

Building Better Communities With....



Rand Commercial

FOR SALE

BIDS ACCEPTED UNTIL SEPTEMBER 15, 2025

53 Morningside Avenue, aka School #9, Yonkers, NY

Property Overview

Location: 53 Morningside Avenue, Yonkers, NY 10703

Site Area: ±1.2 acres

Building Size: ±53,000 SF (former school)

Zoning: M (manufacturing/mixed-use)



**Sale Conditions: All offers must be submitted in writing with proof of funds to:
paul.adler@randcommercial.com**

This is an as-is sale with the Buyer to pay Broker's Fees.

Rand Commercial Copyrighted 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted to errors, omissions, change of price or other conditions, withdrawn without notice, and to any special listing conditions by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Building Better Communities With....



Rand
Commercial

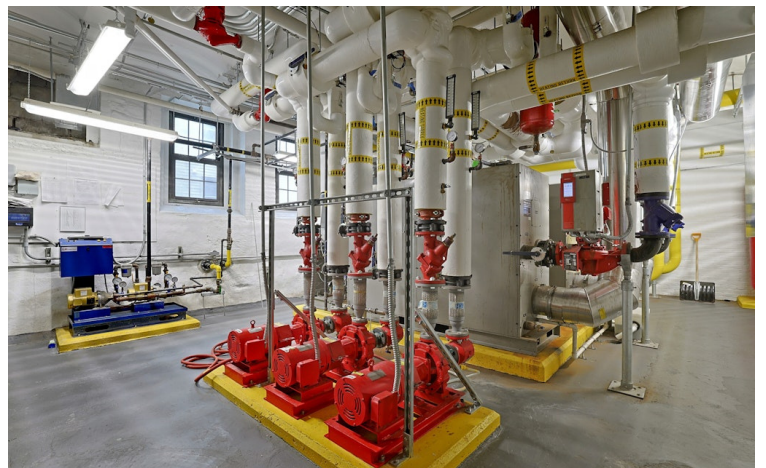
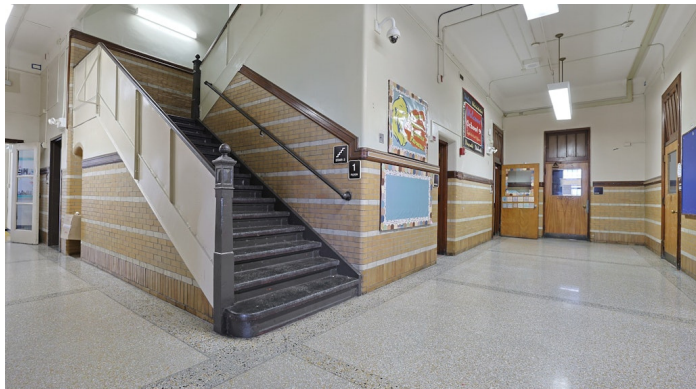


Rand Commercial Copyrighted 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted to errors, omissions, change of price or other conditions, withdrawn without notice, and to any special listing conditions by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Building Better Communities With....



Rand Commercial



Rand Commercial Copyrighted 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted to errors, omissions, change of price or other conditions, withdrawn without notice, and to any special listing conditions by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

Building Better Communities With....



Rand Commercial

Neighborhood & Demographics

Demographics: The Glenwood/“Northwest” Yonkers area, which includes Morningside Ave, features a diverse population of approximately 56,000 residents. In this area, households earn a median income of \$126,500—well above Yonkers’ overall median of about \$66,400.

Diversity: Approximately 38% Hispanic/Latino, 34% White, 14% Black, and 6% Asian .

Walkability: Highly walkable (Walk Score ~75), with convenient pedestrian access to local amenities and transit.

Local Landmarks & Amenities

Healthcare:

St. John’s Riverside Hospital (407 beds) and St. Joseph’s Medical Center (532 beds) are within a 1–2 mile radius — ideal for health-care-oriented development .

Retail & Dining:

Cross County Shopping Center: 100 + shops including Macy’s, Target, Zara, Michael Kors, a cinema, restaurants and ample parking (en.wikipedia.org).

Ridge Hill: upscale open-air mall with dining & entertainment, in nearby Yonkers.

Parks & Recreation:

Untermeyer Park & Gardens: historic 43-acre landscaped botanical gardens with amphitheater and river views, under restoration (en.wikipedia.org).

Dunn Park, Grant Park, Smith Park: all within a short stroll (walkscore.com).

Transit:

Close to Metro-North Hudson Line (Glenwood & Yonkers stations).

Extensive Bee-Line and MTA bus service connects to Manhattan.

Building Better Communities With....



Rand Commercial



Offer Process

Property is offered via sealed bid.

Submit offers with proof of funds by: September 15, 2025 at 12:00PM ET.

Contact & Viewing Information

For full offering memorandum, site plans, neighborhood studies, and to schedule a tour:

Paul Adler, Esq., NYS Associate Broker

845-770-1205 office

Rand Commercial Copyrighted 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted to errors, omissions, change of price or other conditions, withdrawn without notice, and to any special listing conditions by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



Property Description Report For: 53 Morningside Ave, Municipality of City of Yonkers



Status: Active
Roll Section: Wholly Exem
Swis: 551800
Tax Map ID #: 2.-2163-23
Property Class: 612 - School
Site: COM 1
In Ag. District: No
Site Property Class: 612 - School
Zoning Code: M - Apts Med Dens
Neighborhood Code: 00013 - Glenwood
School District: Yonkers
Total Assessment: 2025 - Tentative \$424,000
2024 - \$424,000

Total Acreage/Size: 1.20
Land Assessment: 2025 - Tentative \$65,000
2024 - \$65,000
Full Market Value: 2025 - Tentative \$24,651,200
2024 - \$23,820,200
Equalization Rate: ----
Deed Book:
Grid East: 661043

Property Desc: School 9
Deed Page:
Grid North: 769518

Owners

Board of Education
School 9
1 Larkin Ctr
Yonkers NY 10701

Sales

No Sales Information Available

Utilities

Sewer Type: Comm/public
Utilities: Gas & elec
Water Supply: Comm/public

Inventory

Overall Eff Year Built: 0
Overall Grade: Average
Overall Condition: Normal
Overall Desirability: 3

Buildings

AC%	Sprinkler%	Alarm%	Elevators	Basement Type	Year Built	Eff Year Built	Condition	Quality	Gross Floor Area (sqft)	Stories	Num Indent Bldgs
0	0	100	0		1894		Fair	Average	12340	2	1
0	0	100	0	Unfinished	1929		Fair	Average	28260	3	1

Site Uses

Use	Rentable Area (sqft)	Total Units
School	40,600	0
Non-contrib	9,500	0

Improvements

Structure	Size	Grade	Condition	Year
Walks-concr	8,820.00 sq ft	Average	Normal	2014
Pavng-asphlt	7,300.00 sq ft	Average	Normal	2014
Fence-orn ir	392 × 6	Good	Normal	2014
Fence-chn lk	740 × 4	Average	Normal	2005

Land Types

Type	Size
Primary	0.34 acres
Residual	0.86 acres

Special Districts for 2025 (Tentative)

Description	Units	Percent	Type	Value
CS003-Cent yonkers sewer	0	0%		0

Special Districts for 2024

Description	Units	Percent	Type	Value
CS003-Cent yonkers sewer	0	0%		0

Exemptions

Year	Description	Amount	Exempt %	Start Yr	End Yr	V Flag	H Code	Own %
2025	CITY OWNED	(Tentative)\$424,000	0	1990				0
2024	CITY OWNED	\$424,000	0	1990				0

Taxes

Year	Description	Amount
------	-------------	--------

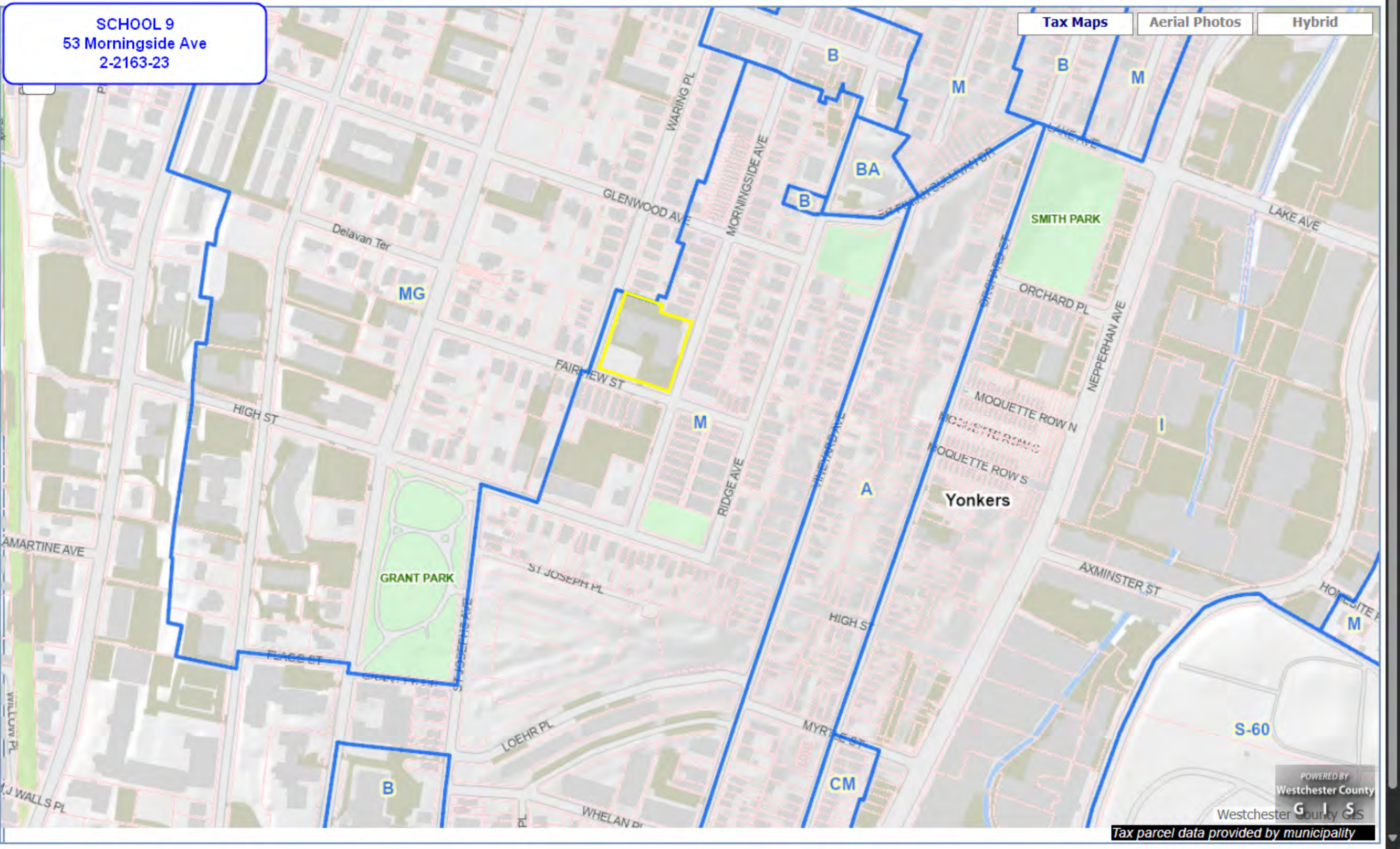
*** Taxes reflect exemptions, but may not include recent changes in assessment.**

SCHOOL 9
53 Morningside Ave
2-2163-23

Tax Maps

Aerial Photos

Hybrid



POWERED BY
Westchester County
GIS

Tax parcel data provided by municipality

SCHOOL 9
53 Morningside Ave
2-2163-23

Glenwood Ave

Waring Pl

Morningside Ave

Fairview St

Image Landsat / Copernicus

Google Earth

40°56'41.26" N 73°53'21.61" W elev 352 ft eye alt 1012 ft

1985

ZONING

43 Attachment 1

City of Yonkers

Table 43-1
Schedule of Use Regulations

[Amended 10-12-2004 by G.O. No. 6-2004; 12-9-2005 by G.O. No. 13-2005; 5-2-2006 by G.O. No. 5-2006; 9-25-2007 by G.O. No. 5-2007; 5-19-2009 by G.O. No. 3-2009; 10-11-2011 by G.O. No. 3-2011; 3-25-2014 by G.O. No. 1-2014; 3-10-2015 by G.O. No. 5-2015; 6-28-2016 by G.O. No. 13-2016; 12-12-2017 by G.O. No. 17-2017; 6-12-2018 by G.O. No. 8-2018; 3-5-2019 by G.O. No. 1-2019; 12-10-2019 by G.O. No. 12-2019; 2-9-2021 by G.O. No. 3-2021; 6-23-2021 by G.O. No. 10-2021; 6-23-2021 by Ord. No. 11-2021; 12-14-2021 by Ord. No. 13-2021; 11-22-2022 by Ord. No. 12-2022; 9-24-2024 by Ord. No. 12-2024]

Use	District																	
	S-200	S-100	S-75	S-60	S-50	T	MG	M	A	OL	B	BA	CB	PMD	A & I	CA ²	L-MX	L-MX Key Streets Uses permitted on the ground floor
Residential Uses ¹																		
Apartment houses	—	—	—	—	—	—	P	P	P	—	P	P	P	P	—	—	P	—
Community residential facilities	—	—	—	—	—	—	S	S	S	—	S	S	—	—	—	—	—	—
Community residential facilities for the disabled for up to 14 persons	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	Ps	Ps	—	—	—	—	Ps	—
Nursing homes	—	—	—	—	—	—	Ps	Ps	Ps	Ps	Ps	Ps	—	—	—	—	—	—
Planned apartment complexes	—	—	—	—	—	—	Ps	Ps	Ps	—	Ps	Ps	—	Ps	—	—	—	—
Planned cluster developments	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	Ps	Ps	—	Ps	—	—	—	—
Planned townhouse complexes	—	—	—	—	—	—	Ps	Ps	Ps	—	Ps	Ps	—	Ps	—	—	P	—
Planned unit residential developments (PURDs)	—	—	—	—	—	—	S	S	S	—	S	S	—	—	—	—	—	—
Planned urban redevelopments	—	—	—	—	—	S	S	S	S	—	S	S	S	—	S	—	—	—
Residential health-care facilities	—	—	—	—	—	—	S	S	S	—	S	S	—	—	—	—	—	—
Row houses (single-family attached dwellings)	—	—	—	—	—	—	Ps	Ps	Ps	—	Ps	Ps	—	—	—	—	—	—
Senior citizen apartment houses	—	—	—	—	—	—	Ps	Ps	Ps	—	Ps	Ps	—	Ps	—	—	P	—
Single-family detached dwellings	P	P	P	P	P	P	P	P	P	—	P	P	—	—	—	—	—	—
Two-family detached dwellings	—	—	—	—	—	P	P	P	P	—	P	P	—	—	—	—	P	—
Two-family attached dwellings	—	—	—	—	—	P	P	P	P	—	P	P	—	—	—	—	P	—

P = Permitted use
Ps = Permitted, with supplemental requirements (see Article VI)
S = Permitted subject to special use requirements (see Article VII)

Notes:
1 = For Downtown District (D-MX, D-IRT, UR-LD, UR-MD, UR-HD) use and dimensional regulations, see Article XVIII.
2 = In the CA Zone, any historic building over 50,000 square feet may have a resident manager or owner-occupant accessory residence. An historic building is one that is either locally designated or on the National Register.

YONKERS CODE

Table 43-1
Schedule of Use Regulations
(Continued)

Use									District																	
Public and Institutional Uses¹	S-200	S-100	S-75	S-60	S-50	T	MG	M	A	Cu	OL	BR	B	BA	CB	DW	GC	C	CM	IP	I	PMD	A&I	CA	L-MX	L-MX Key Streets Uses permitted on the ground floor
Cemeteries and mausoleums	S	S	S	S	S	S	S	S	S	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Children’s day camps	S	S	S	S	S	S	S	S	S	S	—	—	—	—	—	—	—	—	—	—	—	—	—	S	S	—
Colleges/universities	—	—	—	—	—	—	—	—	—	P	—	—	—	—	P	P	P	—	—	—	—	P	—	—	P	—
Convents, monasteries and seminaries	S	S	S	S	S	S	S	S	S	S	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Governmental motor vehicle yards	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	S	S	—	S	—	S	—	—	—
Government uses (non-City of Yonkers)	—	—	—	—	—	—	—	—	—	—	S	S	S	S	—	—	—	S	S	—	S	—	S	—	S	—
Hospitals	—	—	—	—	—	—	—	—	—	—	S	—	S	S	—	—	—	S	S	S	—	—	—	—	S	—
Medical establishments	—	—	—	—	—	—	—	—	—	—	P	P	P	P	P	P	P	P	P	P	P	P	—	—	Ps	—
Municipal uses (City of Yonkers)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Offices of philanthropic institutions	—	—	—	—	—	—	—	—	—	—	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	Ps	—	P	—
Parish houses	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Ps	—
Philanthropic institutions providing social services	—	—	—	—	—	—	—	—	—	—	—	S	S	S	—	—	Ps	S	S	—	—	—	—	—	S	—
Places of worship	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	—	Ps	Ps	—	—	—	—	—	—	—	—	—	Ps	Ps	—
Private recreational clubs or community swimming pools	S	S	S	S	S	S	S	S	S	—	—	—	—	—	—	—	—	S	S	—	—	—	—	S	S	—
Private clubs and community centers	—	—	—	—	—	—	S	S	S	—	—	—	S	S	—	—	—	—	—	—	—	—	—	S	S	—
Private marinas and seaplane landing docks	—	—	—	—	—	—	—	—	S	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Private not-for-profit recreational uses	S	S	S	S	S	S	S	S	S	—	—	—	—	—	—	S	—	—	—	—	—	—	—	—	S	—
Religious retreats	S	S	S	S	S	S	S	S	S	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Satellite facilities of colleges, universities, or theological seminaries	—	—	—	—	—	—	—	—	—	—	—	Ps	—	—	—	—	—	—	—	—	—	—	—	—	—	—
Schools	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	—	—	—	—	—	—	—	—	—	—	—	Ps	—	Ps	Ps	—
Utility substations	—	—	—	—	—	—	—	—	—	—	S	S	S	S	—	—	—	S	S	S	S	—	S	—	—	—

P = Permitted use
Ps = Permitted, with supplemental requirements (see Article VI)
S = Permitted subject to special use requirements (see Article VII)

Notes:
1 = For Downtown District (D-MX, D-IRT, UR-LD, UR-MD, UR-HD) use and dimensional regulations, see Article XVIII.
2 = In the CA Zone, any historic building over 50,000 square feet may have a resident manager or owner-occupant accessory residence. An historic building is one that is either locally designated or on the National Register.

ZONING

Table 43-1
Schedule of Use Regulations
(Continued)

Use	District															
Business, Commercial and Office Uses ^{1,3}	OL	BR	B	BA	CB	DW	GC	C	CM	IP	I	PMD	A & I	CA	L-MX	L-MX Key Streets Uses permitted on the ground floor
Audio, radio, video and television stations and studios	Ps	—	—	—	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	Ps	P	Ps	—
Banks and financial uses	P	P	P	P	P	P	P	P	P	P	—	P	—	—	P	P
Banquet and catering facilities	—	Ps	Ps	Ps	Ps	Ps	P	Ps	—	Ps	—	Ps		P	P	—
Building supply stores ²	—	Ps	—	Ps	Ps	—	—	Ps	Ps	—	Ps	Ps	Ps	—	—	—
Cabarets and nightclubs ²	—	Ps	—	—	Ps	Ps	—	Ps	—	—	—	Ps	—	P	P	P
Commercial recreation uses, indoor ²	—	—	—	P	P	—	—	P	P	—	—	P	—	—	P	P
Commercial recreation uses, outdoor ²	—	—	—	—	P	—	—	P	—	P	P	P	P	—	—	—
Commercial schools	P	P	P	P	P	P	P	P	P	P	P	P	P	—	P	—
Conference centers	—	—	—	—	—	—	—	—	—	—	—	Ps	—	P	Ps	—
Day-care centers	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	Ps	Ps
Department stores ²		—	—	—	P	—	—	—	—	—	—	P	—	—	P	P
Drive-through banks	—	Ps	—	Ps	—	—	—	Ps	Ps	Ps	—	Ps	—	—	—	—
Drive-through restaurants	—	Ps	—	Ps	—	—	—	Ps	Ps	—	—	—	—	—	—	—
Dry-cleaning establishments	—	Ps	Ps	Ps	Ps	—	—	Ps	Ps	—	Ps	Ps	Ps	—	—	—
Eating and drinking establishments	—	P	P	P	P	P	P	P	P	P	P	P	P	—	P	P
Fast-food restaurants	—	P	P	P	P	—	—	—	—	—	—	P	—	—	P	P
Food and beverage stores	—	P	P	P	P	P	P	P	—	—	—	P	—	—	P	P
Funeral parlors or mortuaries	—	—	P	P	—	—	—	P	—	—	—	—	—	—	—	—
Garden centers ²	—	Ps	—	—	Ps	—	—	Ps	Ps	—	—	Ps	—	—	—	—
Health clubs and gymnasiums	—	P	P	P	P	P	P	P	—	—	—	P	—	P	P	P
Hotels	—	Ps	—	Ps	Ps	Ps	Ps	—	—	Ps	—	Ps	—	P	Ps	P

P = Permitted use
Ps = Permitted, with supplemental requirements (see Article VI)
S = Permitted subject to special use requirements (see Article VII)

Notes:
1 = Any business or commercial use which is open to the general public between 12:00 midnight and 6:00 a.m. shall be subject to a special use permit as provided for in § 43-74A of this chapter.
2 = Permitted only on a designated development site.
3 = For Downtown District (D-MX, D-IRT, UR-LD, UR-MD, UR-HD) use and dimensional regulations, see Article XVIII.
4 = Permitted as a nonresidential accessory use in the CA District.

YONKERS CODE

Table 43-1
Schedule of Use Regulations
(Continued)

Use	District															<u>L-MX Key Streets</u> Uses permitted on the ground floor
Business, Commercial and Office Uses^{1,3} (Cont'd)	OL	BR	B	BA	CB	DW	GC	C	CM	IP	I	PMD	A & I	CA	L-MX	
Hotels, by special use permit	S	—	—	—	—	—	—	S	S	—	S	—	—	—	—	—
Indoor markets	—	P	—	P	P	P	—	P	—	—	—	P	—	—	P	P
Live/work buildings	—	—	—	—	S	S	S	—	—	—	—	—	—	—	P	—
Medical establishments	P	P	P	P	P	P	P	P	P	P	P	P	—	—	P	P
Offices	P	P	P	P	P	P	P	P	P	P	P	P	—	P	P	P
Pawnshops and check-cashing stores	—	—	—	—	—	—	—	P	P	—	P	—	—	—	—	—
Personal service establishments	—	P	P	P	P	P	P	P	P	—	—	P	Ps	P ⁴	P	P
Planned executive parks	S	—	—	—	—	—	—	—	S	S	—	—	—	—	—	—
Planned mixed use	—	—	—	—	—	—	—	—	—	Ps	—	—	—	—	—	—
Planned neighborhood commercial development	—	—	—	—	—	—	—	—	S	—	—	—	—	—	—	—
Planned shopping centers ²	—	Ps	—	Ps	P	—	—	Ps	—	—	—	P	—	—	—	—
Planned urban redevelopments	S	S	S	S	S	S	S	S	S	S	S	—	S	—	—	—
Restaurants	—	P	P	P	P	P	P	—	—	—	—	P	Ps	P	P	P
Retail establishments	—	P	P	P	P	P	P	—	—	—	—	P	Ps	P ⁴	P	P
Retail craft uses	—	—	—	—	P	P	—	P	P	—	P	P	P	—	P	P
Sexually oriented businesses	—	—	—	—	—	—	—	—	S	—	S	—	S	—	—	—
Self-storage warehouses	—	Ps	Ps	Ps	—	—	—	—	—	—	—	—	—	—	—	—
Supermarkets ²	—	S	S	S	S	—	—	S	—	—	—	P	—	—	S	S
Telephone switching facilities	—	—	—	—	P	P	P	P	P	P	P	P	P	—	—	—
Theaters and movie theaters	—	P	—	P	P	P	P	P	—	—	—	P	—	P ⁴	P	P
Veterinary offices or hospitals	—	S	S	S	—	—	—	S	—	—	—	P	—	—	P	—
Wholesale price clubs and big-box retail stores ²	—	S	—	—	S	—	—	S	—	—	S	P	S	—	—	—

P = Permitted use
Ps = Permitted, with supplemental requirements (see Article VI)
S = Permitted subject to special use requirements (see Article VII)

Notes:
1 = Any business or commercial use which is open to the general public between 12:00 midnight and 6:00 a.m. shall be subject to a special use permit as provided for in § 43-74A of this chapter.
2 = Permitted only on a designated development site.
3 = For Downtown District (D-MX, D-IRT, UR-LD, UR-MD, UR-HD) use and dimensional regulations, see Article XVIII.
4 = Permitted as a nonresidential accessory use in the CA District.

ZONING

Table 43-1
Schedule of Use Regulations
(Continued)

Use	District														
	BR	B	BA	CB	DW	GC	C	CM	IP	I	PMD	A & I	CA	L-MX	L-MX Key Streets Uses permitted on the ground floor
Motor Vehicle Use ^{1,2}	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	—	Ps	—	—	Ps	—
Automobile rental establishments	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	—	Ps	—	—	Ps	—
Automobile repair shops	—	—	—	—	—	—	Ps	Ps	—	Ps	—	Ps	—	—	—
Automobile sales establishments	Ps	—	Ps	—	—	—	Ps	Ps	—	—	—	—	—	—	—
Automobile service stations	Ps	Ps	Ps	—	—	—	Ps	Ps	—	Ps	—	—	—	—	—
Automobile storage yards	—	—	—	—	—	—	Ps	Ps	—	Ps	—	—	—	—	—
Automobile supply and service stores	—	—	Ps	—	—	—	Ps	Ps	—	Ps	—	Ps	—	S	—
Automobile and/or truck body repair shops	—	—	—	—	—	—	—	—	—	Ps	—	Ps	—	—	—
Automobile washes	—	—	—	—	—	—	Ps	Ps	—	Ps	—	—	—	—	—
Convenience stores in conjunction with automobile service stations	S	S	S	—	—	—	S	S	—	S	—	S	—	—	—
Transport service businesses	—	—	—	—	—	—	Ps	Ps	—	Ps	—	—	—	—	—
Truck and bus depots, and rental, storage and sales establishments	—	—	—	—	—	—	Ps	Ps	—	Ps	—	—	—	—	—
Truck and bus service stations, and repair shops	—	—	—	—	—	—	Ps	Ps	—	Ps	—	Ps	—	—	—
Car sharing service office	—	—	—	—	—	—	—	—	—	—	—	—	—	Ps	—

P = Permitted use
Ps = Permitted, with supplemental requirements (see Article VI)
S = Permitted subject to special use requirements (see Article VII)

Notes:
1 = Any motor vehicle use which is open to the public between 12:00 midnight and 6:00 a.m. shall be subject to a special use permit as provided for in § 43-74A of this chapter.
2 = For Downtown District (D-MX, D-IRT, UR-LD, UR-MD, UR-HD) use and dimensional regulations, see Article XVIII.

Table 43-1
Schedule of Use Regulations
(Continued)

Use	District								
									<u>L-MX Key Streets</u> Uses permitted on the ground floor
Industrial, Warehouse and Storage Uses¹	C	CM	IP	I	PMD	A & I	CA	L-MX	
Breweries and microbreweries	P	P	P	P	—	P	—	P	—
Building supply yards	Ps	Ps	—	Ps	—	Ps	—	—	—
Commercial kennels	S	S	—	S	—	S	—	—	—
Concrete batch plants, mixing or processing, but not manufacturing	—	—	—	P	—	—	—	—	—
Construction and demolition debris transfer stations	—	—	—	S	—	—	—	—	—
Dry-cleaning plants	S	S	—	S	—	S	—	—	—
Heavy industrial uses	—	—	—	P	—	P	—	—	—
Industrial parks	P	P	P	P	—	P	—	—	—
Light industrial uses	P	P	P	P	P	P	—	P	P
Medium industrial uses	P	—	P	P	—	P	—	P	P
Mini-warehouse or self-storage warehouses	Ps	Ps	Ps	Ps	—	—	—	—	—
Motor truck freight terminals and distribution centers	Ps	Ps	Ps	Ps	—	P	—	—	—
Printing plant, photo lithography or reproduction establishments	P	P	P	P	—	P	—	P	P
Quarries, and sand and gravel pits	—	—	—	S	—	—	—	—	—
Research and development laboratories	—	—	—	—	P	—	—	—	—
Rock crushing operations	—	—	—	S	—	—	—	—	—
Stonecutter, monument works	P	P	P	P	—	S	—	—	—
Telecommunications towers	—	S	S	S	S	—	—	—	—
Testing laboratories and pilot plants	S	S	S	S	—	S	—	—	—
Warehousing, storage and wholesaling of nonhazardous and nonflammable materials	P	P	P	P	—	P	—	S	—
Industrial design uses	—	—	—	—	—	—	—	P	P
Laboratories, research and development	—	—	—	—	—	—	—	P	—
Industrial vivarium	—	—	—	—	—	—	—	P	—

P = Permitted use
Ps = Permitted, with supplemental requirements (see Article VI)
S = Permitted subject to special use requirements (see Article VII)

Notes:
1 = For Downtown District (D-MX, D-IRT, UR-LD, UR-MD, UR-HD) use and dimensional regulations, see Article XVIII.

ZONING

Table 43-1
Schedule of Use Regulations
(Continued)

Use	District																
Residential Accessory Uses	S-200	S-100	S-75	S-60	S-50	T	MG	M	A	B	BA	CU	PMD	CB	A & I	CA	L-MX
Accessory residence for resident-manager or owner-occupant (applicable for historic buildings over 50,000 square feet)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	P	—
Amateur radio and TV towers	S	S	S	S	S	S	—	—	—	—	—	—	—	—	—	—	—
Decks and patios	Ps	Ps	Ps	Ps	Ps	Ps	—	—	—	—	—	—	Ps	Ps	—	—	Ps
Doghouses or structures accommodating pets	Ps	Ps	Ps	Ps	Ps	Ps	—	—	—	—	—	—	—	—	—	—	—
Level 1 electric vehicle charging stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Level 2 electric vehicle charging stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Level 3 electric vehicle charging stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Family day care	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	—	—	—	P
Fences and walls	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	—	Ps
Garage and yard sales	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	—	—	—	—
Group family day-care homes	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	—	—	—	P
Home-based businesses	S	S	S	S	S	S	—	—	—	—	—	—	—	—	—	—	S
Home occupations	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	—	—	—	Ps
Parish houses	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	—	—	—	Ps
Piers, docks and boathouses	—	—	—	—	—	—	—	—	Ps	—	—	—	—	—	—	—	—
Pigeon raising coops	Ps	Ps	Ps	Ps	Ps	Ps	—	—	—	—	—	—	—	—	—	—	—
Radio and TV antennas	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	—	Ps
Refuse collection, storage and recycling facilities	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	—	Ps
Satellite antennas	S	S	S	S	S	S	S	S	S	S	S	S	P	S	—	—	S
Signs	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	—	Ps
Storage of recreational vehicles, campers, boats and motor vehicle trailers	Ps	Ps	Ps	Ps	Ps	Ps	—	—	—	—	—	—	—	—	—	—	—
Storage sheds, greenhouses and children’s playhouses	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	—	—
Swimming pools and bathhouses	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	—	Ps
Tennis courts and other sports courts	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	—	Ps
Exercise facilities - resident use only	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	P

P = Permitted use
Ps = Permitted, with supplemental requirements (see Article VI)
S = Permitted subject to special use requirements (see Article VII)

Table 43-1
Schedule of Use Regulations
(Continued)

Use	District															
Nonresidential Accessory Uses	CU	OL	BR	B	BA	CB	DW	GC	C	CM	IP	I	PMD	A & I	CA	L-MX
Amusement games and devices	Ps	—	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	—	Ps	—	Ps	Ps
Automatic teller machines	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	Ps	—	Ps	Ps
Awnings or canopies	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps
Bars or lounge areas serving liquor and brew pubs	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	P	Ps
Christmas tree sales	—	—	Ps	Ps	Ps	Ps	Ps	—	Ps	Ps	—	Ps	—	Ps	—	Ps
Classroom for existing place of worship	—	—	—	—	—	Ps	—	—	—	—	—	—	—	—	—	—
Level 1 electric vehicle charging stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Level 2 electric vehicle charging stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Level 3 electric vehicle charging stations	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Fences and walls	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps
Greenhouses	—	—	Ps	Ps	Ps	—	—	—	Ps	Ps	—	Ps	—	Ps	Ps	Ps
Helistops or heliports	—	—	—	—	—	—	—	—	—	—	—	—	—	S	—	—
Laboratories	Ps	—	—	—	—	—	—	Ps	Ps	Ps	Ps	Ps	—	S	—	Ps
Live entertainment	—	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	P	P
Live/work units	—	—	—	—	—	S	S	—	—	—	—	—	—	—	—	P
Loading berths or spaces	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps
Newspaper vending machines	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps
Outdoor dining areas	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps
Outdoor storage	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	
Railroad sidings	—	—	—	—	—	—	—	—	—	Ps	Ps	Ps	—	Ps	—	—
Refuse collection, storage and recycling facilities	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	Ps	Ps
Retail uses in conjunction with offices	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	—	P	—
Satellite antennas	S	S	S	S	S	S	S	S	S	S	S	S	P	S	Ps	S
Signs	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps
Soda or candy vending machines	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps
Cafeterias	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Ps
Solar energy collectors	Ps	Ps	Ps	Ps	Ps	—	—	—	Ps	Ps	Ps	—	Ps	Ps	Ps	Ps
Temporary flea markets or carnivals	—	—	—	—	—	—	—	—	Ps	Ps	Ps	Ps	—	Ps	—	Ps
Time and temperature signs	—	—	Ps	Ps	—	—	—	—	Ps	Ps	—	—	—	—	—	—
Water tanks	—	—	—	—	—	—	—	—	—	—	—	P	—	—	P	

P = Permitted use
Ps = Permitted, with supplemental requirements (see Article VI)
S = Permitted subject to special use requirements (see Article VII)

ZONING

Table 43-1
Schedule of Use Regulations
(Continued)

Use	District																								
Parking Accessory Uses	S-200	S-100	S-75	S-60	S-50	T	MG	M	A	CU	OL	BR	B	BA	CB	DW	GC	C	CM	IP	I	PMD	A & I	CA	L-MX
Fee-in-lieu of parking	—	—	—	—	—	—	—	—	—	—	—	—	—	—	S	S	S	—	—	—	—	—	—	—	Ps
Shared parking	—	—	—	—	—	—	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	P	S	Ps	Ps
Private garage	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps
Private open-air parking	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps
Semipublic open-air parking	—	—	—	—	—	—	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps
Semipublic parking structure	—	—	—	—	—	—	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps
Car sharing service parking space	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Ps
Curb cuts	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	Ps ¹

P = Permitted use
Ps = Permitted, with supplemental requirements (see Article VI)
S = Permitted subject to special use requirements (see Article VII)

Notes:
1 = See curb cut standards in the Ludlow Mixed-Use District - § 43-242, Parking and access standards.

ZONING

43 Attachment 3

**City of Yonkers
Table 43-3
Schedule of Dimensional Regulations
for Residential Uses¹**

[Amended 10-12-2004 by G.O. No. 6-2004; 5-19-2009 by G.O. No. 3-2009; 10-27-2009 by G.O. 7-2009; 11-22-2022 by Ord. No. 12-2022]

• Minimum Requirements for Residential Uses	District												
	S-200	S-100	S-75	S-60	S-50	T	MG	M	A	B	BA	CB	L-MX
• Lot area (square feet)													
Single- and two-family dwellings	20,000	10,000	7,500	6,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	--	--
Multi-family dwellings	--	--	--	--	--	--	10,000	--	--	--	--	--	--
• Lot width (feet)													
Single- and two-family dwellings	200	100	75	60	50	50	50	50	50	50	50	--	--
Multifamily dwellings	--	--	--	--	--	--	100	--	--	--	--	--	--
• Front yard (feet)													
Single- and two-family dwellings	25	25	25	20	20	20	20	20	20	20	20	--	0 ⁸
Multifamily dwellings	--	--	--	--	--	--	25	15	25	10	10	--	--
• Rear yard (feet)													
Single- and two-family dwellings	25	25	25	25	25	25	25	25	25	25	25	--	10
Multifamily dwellings	--	--	--	--	--	--	25	25	25	25	20	--	--
• Side yard; one/both (feet)													
Single- and two-family dwellings	20/40	15/30	11/23	8/17	6/15	6/15	6/15	6/15	6/15	6/15	6/15	--	--
Multi-family dwellings	--	--	--	--	--	--	25/50	12/25	16/32	16/32	16/32	--	--
• Side front yard of corner lot (feet)													
Single- and two-family dwellings	25	25	20	12	10	10	10	10	20	10	10	--	--
Multifamily dwellings	--	--	--	--	--	--	25	10	20	10	10	--	--
• Average lot area per family (square feet)													
Single-family dwellings	20,000	10,000	7,500	6,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	--	--
Two-family dwellings	--	--	--	--	--	2,500	2,500	2,500	2,500	2,500	2,500	--	--
Multifamily dwellings	--	--	--	--	--	--	1,000	800	--	--	--	--	--
• Gross floor area (square feet)													
Apartments	--	--	--	--	--	350	350	350	350	350	350	350	--

YONKERS CODE

• Minimum Requirements for Residential Uses	District												
	S-200	S-100	S-75	S-60	S-50	T	MG	M	A	B	BA	CB	L-MX
• Building coverage (%)													
Single- and two-family dwellings	30	30	35	40	40	40	40	40	40	40	40	--	70
Multifamily dwellings	--	--	--	--	--	--	40	40	40	40	40	90 ⁴	
• Height (stories/feet)													
Single- and two-family dwellings ²	2½/35	2½/35	2½/35	2½/35	2½/35	2½/35	2½/35	2½/35	2½/35	2½/35	2½/35	--	65 ^{6,7}
Multifamily dwellings	--	--	--	--	--	--	3/35	-/65	-- ³	--/35	-- ³	--/50 ⁴	
• Floor area ratio													
Single- and two-family dwellings													
Base floor area ratio	0.56	0.56	0.60	0.68	0.75	1.00	1.00	1.00	1.00	1.00	1.00	--	
Portion of lot exceeding:													
5,000 square feet ⁵	--	--	--	--	0.50	0.67	0.67	0.67	0.67	0.67	0.67	--	--
6,000 square feet	--	--	--	0.46	--	--	--	--	--	--	--	--	
7,500 square feet	--	--	0.40	--	--	--	--	--	--	--	--	--	
10,000 square feet	--	0.38	--	--	--	--	--	--	--	--	--	--	
20,000 square feet	0.38	--	--	--	--	--	--	--	--	--	--	--	
Multifamily dwellings	--	--	--	--	--	--	1.20	1.25	3.00	1.25	3.00	5.00 ⁴	

Notes:

¹ For the purposes of this schedule only:

- A. The dimensional requirements for single- and two-family dwellings in the schedule includes single-family detached dwellings and two-family detached dwellings as defined in this chapter.
- B. The dimensional requirements for multi-family dwellings in the schedule includes apartment houses, senior citizen apartment houses, nursing homes, residential health-care facilities and community residence facilities as defined in this chapter.
- C. The dimensional requirements for row houses (attached single-family houses) as defined in this chapter are in Article VI, Supplementary Use and Dimensional Regulations at § 43-34F.
- D. Dimensional requirements for planned residential developments are located in Article VI, Supplementary Use and Dimensional Regulations, and Article VII, Special Use Permits, as follows:
 - (1) Planned apartment complexes: § 43-34C.
 - (2) Planned cluster developments: § 43-34D.
 - (3) Planned townhouse complexes: § 43-34E.
 - (4) Planned unit residential developments: § 43-72B.
 - (5) Planned urban redevelopment: § 43-72C.
- E. The dimensional regulations contained in this chart shall not be controlling upon municipal uses.

² The minimum permitted height of a single- or two-family dwelling shall be one story or 15 feet, whichever is greater.

³ The maximum permitted height in the A and BA Districts shall be 1 1/2 times the width of the street right-of-way on which it fronts. If it fronts on more than one street, the maximum permitted height shall be 1 1/2 times the width of the wider street right-of-way.

⁴ On a designated development site, the maximum permitted building coverage shall be 100%, the minimum height shall be two stories or 25 feet, whichever is greater, and the maximum height shall be 400 feet, and the maximum permitted floor area ratio shall be 6.00.

⁵ For single- and two-family dwellings, the floor area ratio for the lot area that exceeds the minimum lot size in that zone will be 0.67 of the zone's base floor area ratio.

⁶ Unless permitted height by § 43-238 and Map G: L-MX Height District Map.

ZONING

Notes continued:

⁷ Minimum building height, 25 feet and two stories.

⁸ If a setback is provided, it must be five feet.

YONKERS CODE

City of Yonkers Table 43-3 Schedule of Dimensional Regulations for Nonresidential Uses⁷

[Amended 5-19-2009 by G.O. No. 3-2009; 3-5-2019 by Ord. No. 1-2019; 11-22-2022 by Ord. No. 12-2022]

• Minimum Requirements for Nonresidential Uses	District										L-MX
	S-200	S-100	S-75	S-60	S-50	T	MG	M	A	CA	
• Lot area (square feet)	20,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	--
• Lot width (feet)	200	150	150	150	150	150	150	150	150	150	--
• Front yard (feet)	25	25	25	20	20	20	25	25	25	25	0 ⁸
• Rear yard (feet)	25	25	25	25	25	25	25	25	25	25	10
• Side yard, one/both (feet)	12/24	12/24	12/24	12/24	12/24	12/24	12/24	12/24	12/24	15/30	--
• Side-front yard of corner lot (feet)	25	25	25	20	20	20	25	25	25	25	--
• Space between buildings on the same lot (feet)	15	15	15	15	15	15	40	40	40	20	
• Maximum Permitted for Nonresidential Uses											
• Building coverage (%)	30	30	35	40	40	40	40	40	40	40	70
• Height ³ (stories/feet)	2 ½/35	2 ½/35	2 ½/35	2 ½/35	2 ½/35	2 ½/35	3/36	3/36	--/-- ¹	3/39	65 ^{9,10}
• Floor Area Ratio	0.75	0.75	0.80	0.90	1.00	1.00	1.00	1.20	1.25	1.25	--

Notes:

¹ The maximum permitted height in the A, BA and C Districts shall be 1 ½ times the width of the street right-of-way on which it fronts. If it fronts on more than one street, the maximum permitted height shall be 1 ½ times the width of the wider street right-of-way.

² In the CB, DW and GC Districts, the minimum height shall be two stories or 25 feet, whichever is greater. In the CB District, the maximum height shall be 400 feet on a designated development site. In the GC District, the maximum height shall be 220 feet on a designated development site.

³ Exceptions to these requirements are provided for in § 43-33O.

⁴ In the B and BA Districts, in the case of a building that is partly used for residential uses and partly for nonresidential uses, the maximum permitted lot coverage shall be 40% for all floors used in whole or in part for residential uses and 70% for all floors used exclusively for nonresidential uses. If only the first floor is used exclusively for nonresidential uses, the maximum permitted coverage of 70% of the lot area shall be limited to not more than 20 feet above the street, and above that level the 40% coverage limitation shall apply. For the purposes of this subsection, a private garage on the first floor may be construed as a nonresidential use.

⁵ The side yard setback in the B and BA Districts may be zero feet. However, when abutting a residential district, the side yard setback shall be a minimum of five feet.

⁶ The maximum permitted height in the I District shall be two times the width of the street right-of-way on which it fronts. If it fronts on more than one street, the maximum permitted height shall be two times the width of the wider street right-of-way.

⁷ The dimensional regulations contained in this chart shall not be controlling upon municipal uses.

⁸ If a setback is provided, it must be five feet.

⁹ Unless permitted height by § 43-238 and Map G: L-MX Height District Map.

ZONING

Notes continued:

¹⁰ Minimum building height, 25 feet and two stories.

**City of Yonkers
Table 43-3
Schedule of Dimensional Regulations
for Nonresidential Uses⁷
(Continued)**

• Minimum requirements for Nonresidential Uses	District											
	Cu	OL	BR	B	BA	CB	DW	GC	CM	C	IP	I
• Lot area (square feet)	15,000	7,500	10,000	--	--	--	--	--	10,000	--	175,000	--
• Lot width (feet)	150	75	100	--	--	--	--	--	100	--	250	--
• Front yard (feet)	25	25	25	10	10	--	--	--	20	--	50	--
• Rear yard (feet)	25	25	25	25	20	10 ⁸	10	10 ⁹	20	20	50	20
• Side yard, one/both (feet)	15/30	10/32	25/50	-- ⁵	--/-- ⁵	--	--	--	16/32	5/10	50/100	--/-- ⁵
• Side-front yard of corner lot (feet)	25	25	25	--	--	--	--	--	20	--	50	--
• Space between buildings on the same lot (feet)	20	40	40	--	--	--	--	--	15	--	50	--
• Maximums Permitted for Nonresidential Uses												
• Building coverage (%)	40	40	40	70 ⁴	70 ⁴	90 ⁸	90	90 ⁸	50	70	40	75
• Height ² (stories/feet)	3/39	3/45	--/48	--/35	--/-- ¹	--/50 ²	5/66 ²	--/100 ²	2/35	--/-- ¹	2/35	--/-- ⁶
• Floor Area Ratio	1.25	0.8	1.50	1.50	5.00	5.00 ⁸	4.50	9.00	1.00	6.00	0.80	7.50

Notes:

¹ The maximum permitted height in the A, BA and C Districts shall be 1 ½ times the width of the street right-of-way on which it fronts. If it fronts on more than one street, the maximum permitted height shall be 1 ½ times the width of the wider street right-of-way.

² In the CB, DW and GC Districts, the minimum height shall be two stories or 25 feet, whichever is greater.

³ Exceptions to these requirements are provided for in § 43-33O.

⁴ In the B and BA Districts, in the case of a building that is partly used for residential uses and partly for nonresidential uses, the maximum permitted lot coverage shall be 40% for all floors used in whole or in part for residential uses and 70% for all floors used exclusively for nonresidential uses. If only the first floor is used exclusively for nonresidential uses, the maximum permitted coverage of 70% of the lot area shall be limited to not more than 20 feet above the street, and above that level the 40% coverage limitation shall apply. For the purposes of this subsection, a private garage on the first floor may be construed as a nonresidential use.

⁵ The side yard setback in the B, BA, and I Districts may be zero feet.

⁶ The maximum permitted height in the I District shall be two times the width of the street right-of-way on which it fronts. If it fronts on more than one street, the maximum permitted height shall be two times the width of the wider street right-of-way.

YONKERS CODE

Notes continued:

⁷ The dimensional regulations contained in this chart shall not be controlling upon municipal uses.

⁸ On a designated development site, there shall be no required rear yard, the maximum permitted building coverage shall be 100%, and the maximum permitted floor area ratio shall be 6.00.

⁹ On a designated development site, there shall be no required rear yard; the maximum permitted building coverage shall be 100%.