

ZONING

Table 43-2 List of Use Regulations by District (Continued)

(Note: This table is provided for ease of reference.
In the case of conflict or dispute, Table 43-1 shall control.)

BA District: general business and apartment houses, high-density [Amended 10-12-2004 by G.O. No. 6-2004]

Principal Uses

Permitted uses:

- Apartment houses
- Single-family detached dwellings
- Two-family detached dwellings
- Municipal uses (City of Yonkers)
- Banks and financial uses
- Commercial recreation uses, indoor
- Commercial schools
- Eating and drinking establishments
- Fast-food restaurants
- Food and beverage stores
- Funeral parlors or mortuaries
- Health clubs and gymnasiums
- Indoor markets
- Medical and dental offices
- Offices
- Personal service establishments
- Restaurants
- Retail establishments
- Theaters and movie theaters

Permitted uses (with supplemental requirements):

- Community residential facilities
- Nursing homes
- Planned apartment complexes
- Planned cluster developments
- Planned townhouse complexes
- Row houses (single-family attached dwellings)
- Senior citizen apartment houses
- Offices of philanthropic institutions
- Places of worship
- Banquet and catering facilities
- Building supply stores
- Day-care centers
- Drive-through banks
- Drive-through restaurants
- Dry-cleaning establishments
- Hotels
- Planned shopping centers
- Automobile rental establishment
- Automobile sales establishments Automobile service stations
- Automobile supply and service stores

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Uses permitted subject to special use requirements:

- Community residential facilities
- Planned unit residential developments (PURDs)
- Planned urban redevelopments
- Supermarkets
- Residential health-care facilities
- Government uses (non-City of Yonkers)
- Hospitals
- Medical clinics
- Philanthropic institutions providing social services
- Private social and fraternal clubs and community centers
- Utility substations
- Veterinary offices or hospitals
- Convenience stores in conjunction with automobile service stations

Accessory Uses

Permitted uses:

None

Permitted uses (with supplemental requirements):

- Family day-care
- Fences and walls
- Garage and yard sales
- Group family day-care
- Home occupations
- Parish houses
- Radio and TV antennas
- Refuse collection, storage and recycling facilities
- Signs
- Storage sheds, greenhouses and children's playhouses
- Swimming pools and bathhouses
- Tennis courts and other sports courts
- Amusement games and devices
- Automatic teller machines
- Awnings
- Bars or lounge areas serving liquor and brew pubs
- Christmas tree sales
- Greenhouses
- Live entertainment
- Loading berths or spaces
- Newspaper vending machines
- Outdoor dining areas
- Outdoor storage
- Retail uses in conjunction with office
- Soda or candy vending machines
- Shared parking
- Private garage
- Private open-air parking
- Semipublic open-air parking
- Semipublic parking structure