

| 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 |
| 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  |
| Colleges/universities                                | --       | --    | --   | --   | --   | -- | -- | -- | -- | 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     |    |
| Hospitals  | --       | --    | --   | --   | --   | -- | -- | -- | -- | -- | S  | -- | S  | S  | -- | -- | --  | S  | S  | S  | -- |     |       |    |
| Medical establishments                               | --       | --    | --   | --   | --   | -- | -- | -- | -- | -- | P  | P  | P  | P  | P  | P  | P   | P  | P  | P  | P  | P   |       |    |
| 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  |
| Offices of philanthropic institutions                | --       | --    | --   | --   | --   | -- | -- | -- | -- | -- | Ps | Ps | Ps | Ps | Ps | Ps | Ps  | Ps | Ps | Ps | Ps |     | Ps    |    |
| Parish houses  | Ps       | Ps    | Ps   | Ps   | Ps   | Ps | Ps | Ps | Ps | Ps | -- | -- | -- | -- | -- | -- | --  | -- | -- | -- | -- |     |       |    |
| Philanthropic institutions providing social services | --       | --    | --   | --   | --   | -- | -- | -- | -- | -- | -- | S  | S  | S  | -- | -- | Ps- | 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.

| Use   | District |    |    |    |    |    |    |    |    |    |    |     |       |    |
|---|----------|----|----|----|----|----|----|----|----|----|----|-----|-------|----|
| Business, Commercial and Office Uses <sup>1,3</sup>     | OL       | BR | B  | BA | CB | DW | GC | C  | CM | IP | I  | PMD | A & I | CA |
| Audio, radio, video and television stations and studios | Ps       | -- | -- | -- | Ps | Ps | Ps | Ps | Ps | Ps | Ps |     | Ps    | P  |
| Banks and financial uses                                | 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  |
| Building supply stores <sup>2</sup>                     | --       | Ps | -- | Ps | Ps | -- | -- | Ps | Ps | -- | Ps | Ps  | Ps    |    |
| Cabarets and nightclubs <sup>2</sup>                    | --       | Ps | -- | -- | Ps | Ps | -- | Ps | -- | -- | -- | Ps  |       | P  |
| Commercial recreation uses, indoor <sup>2</sup>         | --       | -- | -- | P  | P  | -- | -- | P  | P  | -- | -- | P   | p     |    |
| Commercial recreation uses, outdoor <sup>2</sup>        | --       | -- | -- | -- | P  | -- | -- | P  | -- | P  | P  | P   | P     |    |
| Commercial schools                                      | P        | P  | P  | P  | P  | P  | P  | P  | P  | P  | P  | P   | P     |    |
| Conference centers                                      |          |    |    |    |    |    |    |    |    |    |    | Ps  |       | Ps |
| Day-care centers  | Ps       | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps | Ps  | Ps    |    |
| Department stores <sup>2</sup>                          |          |    |    |    | 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     |    |
| Fast-food restaurants                                   | --       | P  | P  | P  | P  | -- | -- | -- | -- | -- | -- | P   |       |    |
| Food and beverage stores                                | --       | P  | P  | P  | P  | P  | P  | P  | -- | -- | -- | P   |       |    |
| Funeral parlors or mortuaries                           | --       | -- | P  | P  | -- | -- | -- | P  | -- | -- | -- |     |       |    |
| Garden centers <sup>2</sup>                             | --       | Ps | -- | -- | Ps | -- | -- | Ps | Ps | -- | -- | Ps  |       |    |
| Health clubs and gymnasiums                             | --       | P  | P  | P  | P  | P  | P  | P  | -- | -- | -- | P   | P     | P  |
| Hotels  | --       | Ps | -- | Ps | Ps | Ps | Ps | -- | -- | Ps | -- | Ps  |       | P  |

| Use  | District |    |    |    |    |    |    |    |    |    |    |     |       |                |
|--|----------|----|----|----|----|----|----|----|----|----|----|-----|-------|----------------|
| Business, Commercial and Office Uses <sup>1,3</sup> (Cont’d) | OL       | BR | B  | BA | CB | DW | GC | C  | CM | IP | I  | PMD | A & I | CA             |
| Hotels, by special use permit                                | S        | -- | -- | -- | -- | -- | -- | S  | S  | -- | S  | --  |       |                |
| Indoor markets   | --       | P  | -- | P  | P  | P  | -- | P  | -- | -- | -- | P   |       |                |
| Live/work buildings  | --       | -- | -- | -- | S  | S  | S  | -- | -- | -- | -- |     |       |                |
| Medical establishments                                       | 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              |
| Pawnshops and check-cashing stores                           | --       | -- | -- | -- | -- | -- | -- | P  | P  | -- | P  |     |       |                |
| Personal service establishments                              | --       | P  | P  | P  | P  | P  | P  | P  | P  | -- | -- | P   | Ps    | P <sup>4</sup> |
| Planned executive parks                                      | S        | -- | -- | -- | -- | -- | -- | -- | S  | S  | -- |     |       |                |
| Planned mixed use  |          |    |    |    |    |    |    |    |    | PS |    |     |       |                |
| Planned neighborhood commercial development                  | --       | -- | -- | -- | -- | -- | -- | -- | S  | -- | -- | --  |       |                |
| Planned shopping centers <sup>2</sup>                        | --       | 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              |
| Retail establishments  | --       | P  | P  | P  | P  | P  | P  | -- | -- | -- | -- | P   | Ps    | P <sup>4</sup> |
| Retail craft uses  | --       | -- | -- | -- | P  | P  | -- | P  | P  | -- | P  | P   | P     |                |
| Self-storage warehouses                                      | --       | Ps | Ps | Ps | -- | -- | -- | -- | -- | -- | -- | --  | --    |                |
| Sexually oriented businesses                                 | --       | -- | -- | -- | -- | -- | -- | -- | S  | -- | S  |     | S     |                |
| Supermarkets <sup>2</sup>                                    | --       | S  | S  | S  | S  | -- | -- | S  | -- | -- | -- | P   |       |                |
| Telephone switching facilities                               | --       | -- | -- | -- | P  | P  | P  | P  | P  | P  | P  | P   | P     |                |
| Theaters and movie theaters                                  | --       | P  | -- | P  | P  | P  | P  | P  | -- | -- | -- | P   |       | P <sup>4</sup> |
| Veterinary offices or hospitals                              | --       | S  | S  | S  | -- | -- | -- | S  | -- | -- | -- | P   |       |                |
| Wholesale price clubs and big-box retail stores <sup>2</sup> | --       | S  | -- | -- | S  | -- | -- | S  | -- | -- | S  | P   | S     |                |

| Use   |  | District |    |    |    |          |    |    |    |     |       |     |       |    |
|---|--|----------|----|----|----|----------|----|----|----|-----|-------|-----|-------|----|
| Motor Vehicle Uses <sup>1,2</sup>   |  | BR       | B  | BA | CB | DW       | GC | C  | CM | IP  | I     | PMD | A & I | CA |
| Automobile rental establishments  |  | 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    |    |
| 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    |    |
| Use   |  |          |    |    |    | District |    |    |    |     |       |     |       |    |
| Industrial, Warehouse and Storage Uses <sup>1</sup>                             |  |          |    |    |    | C        | CM | IP | I  | PMD | A & I | CA  |       |    |
| Breweries and microbreweries  |  |          |    |    |    | 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     |     |       |    |
| Medium industrial uses  |  |          |    |    |    | P        | -- | P  | P  |     | P     |     |       |    |
| Motor truck freight terminals and distribution centers                          |  |          |    |    |    | Ps       | Ps | Ps | Ps |     | Ps    |     |       |    |
| Printing plant, photo lithography or reproduction establishments                |  |          |    |    |    | P        | P  | P  | P  |     | P     |     |       |    |
| Quarries, and sand and gravel pits  |  |          |    |    |    | --       | -- | -- | S  |     |       |     |       |    |
| Research and development laboratories   |  |          |    |    |    |          |    |    |    | P   |       |     |       |    |
| Rock crushing operations  |  |          |    |    |    | --       | -- | -- | S  |     |       |     |       |    |
| Self-storage warehouses   |  |          |    |    |    | Ps       | Ps | Ps | Ps |     |       |     |       |    |
| Stonecutter, monument works   |  |          |    |    |    | P        | P  | P  | P  |     | P     |     |       |    |
| Telecommunications towers   |  |          |    |    |    | --       | S  | 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     |     |       |    |

| Use  | District |       |      |      |      |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |    |     |       |    |
|--|----------|-------|------|------|------|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|-------|----|
| Public and Institutional Uses <sup>1</sup><br>(Cont'd)                   | 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 |
| Places of worship  | 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  |
| Private clubs and community centers                                      | --       | --    | --   | --   | --   | -- | 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  | -- | -- | -- | -- | -- | --  | --    | -- |
| 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 |
| Utility substations  | --       | --    | --   | --   | --   | -- | -- | -- | -- | -- | S  | S  | S  | S  | -- | -- | -- | S  | S  | S  | S  | --  | S     | -- |