Use												Distric	t											
Public and Institutional Uses ¹	S-200	S-100	8-75	S-60	S-50	Т	MG	M	A	Cu	OL	BR	В	BA	СВ	DW	GC	C	CM	IP	Į	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															
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:

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

Use							D	istrict						
Business, Commercial and Office Uses ^{1,3}	OL	BR	В	BA	СВ	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 ²		Ps		Ps	Ps			Ps	Ps		Ps	Ps	Ps	
Cabarets and nightclubs ²		Ps			Ps	Ps		Ps				Ps		P
Commercial recreation uses, indoor ²				P	P			P	P			P	р	•
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	
Conference centers	Г	Г	1	Г	Г	-	Г	r	1	Г	1	Ps	r	Ps
	D-	D-	D-	D-	D-	D-	D-	D.		n-	D.		D.	PS
Day-care centers	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	
Department stores ²		-			P	\longrightarrow				-		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 ²		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	Т	"	ı			- 1		District	<u> </u>			1	<u> </u>	
Business, Commercial and Office Uses ^{1,3} (Cont'd)	OL	BR	В	BA	СВ	DW	GC	С	СМ	IP	I	PMD	A & I	CA
				_			+	C	C					_
Hotels, by special use permit	S							S	S		S			
Hotels, by special use permit Indoor markets	S	 P		 P	 P	 P		P			<u>S</u> 	 P		
Hotels, by special use permit			+				-				-			
(Cont'd) Hotels, by special use permit Indoor markets Live/work buildings		P		P	P	P		P						
Indoor markets	-	P		P	P S	P S	 S	P 				P	P	P
Indoor markets Live/work buildings Medical establishments	 P	P P	 P	P P	P S P	P S P	 S P	P P	 P	 P	 P	P P	P	P
Indoor markets Live/work buildings Medical establishments Offices	 P P	P P	 P P	P P	P S P	P S P	 S P	P P P	 P P	 P P	 P P	P P	P Ps	P P4
Indoor markets Live/work buildings Medical establishments Offices Pawnshops and check-cashing stores	 P P	P P	 P P	P P	P S P P	P S P	 S P P	P P P	 P P	 P P	 P P	P P P		
Indoor markets Live/work buildings Medical establishments Offices Pawnshops and check-cashing stores Personal service establishments	 P P	P P P	 P P P	P P P	P S P P P	P S P P	S P P P	P P P	 P P P	 P P	P P	P P P		
Indoor markets Live/work buildings Medical establishments Offices Pawnshops and check-cashing stores Personal service establishments Planned executive parks	 P P	P P P	 P P P	P P P	P S P P P	P S P P	S P P P	P P P	 P P P	 P P S	P P	P P P		
Indoor markets Live/work buildings Medical establishments Offices Pawnshops and check-cashing stores Personal service establishments Planned executive parks Planned mixed use		P P P	P P P	P P	P S P P P	P S P P P	S P P P	P P P	 P P P P S	P P S PS	P P P	P P P		
Indoor markets Live/work buildings Medical establishments Offices Pawnshops and check-cashing stores Personal service establishments Planned executive parks Planned mixed use Planned neighborhood commercial development	 P P S	P P	 P P P	P P	P S P P P	P S P P P	S P P P	P P P P	 P P P P S		 P P P 	P P P		
Indoor markets Live/work buildings Medical establishments Offices Pawnshops and check-cashing stores Personal service establishments Planned executive parks Planned mixed use Planned neighborhood commercial development Planned shopping centers²	P P S	P P Ps		P P Ps	P S P P P P	P S P P P	S P P P	P P P Ps	P P P S S	P P S PS	P P P	P P P	Ps	
Indoor markets Live/work buildings Medical establishments Offices Pawnshops and check-cashing stores Personal service establishments Planned executive parks Planned mixed use Planned neighborhood commercial development Planned shopping centers² Planned urban redevelopments		P P Ps S		P P Ps S	P S P P P S S	P S P P P S S	S P P P S	P P P Ps S	P P P S S S S		P P P S	P P P P	Ps S	P ⁴
Indoor markets Live/work buildings Medical establishments Offices Pawnshops and check-cashing stores Personal service establishments Planned executive parks Planned mixed use Planned neighborhood commercial development Planned shopping centers² Planned urban redevelopments Restaurants		P P Ps S P		P P Ps S P	P S P P S P	P S P P P S P P	S P P P S P P	P P P Ps S	P P P S S S S	P P P S PS S S S		P P P P P P P	Ps S Ps	P ⁴
Indoor markets Live/work buildings Medical establishments Offices Pawnshops and check-cashing stores Personal service establishments Planned executive parks Planned mixed use Planned neighborhood commercial development Planned shopping centers² Planned urban redevelopments Restaurants Retail establishments		P P Ps S P P		P P S S P P	P S P P S P P	P S P P S P P	S P P P S P P P P	P P P Ps S	P P P P S S S			P P P P P	Ps S Ps Ps	P ⁴
Indoor markets Live/work buildings Medical establishments Offices Pawnshops and check-cashing stores Personal service establishments Planned executive parks Planned mixed use Planned neighborhood commercial development Planned shopping centers² Planned urban redevelopments Restaurants Retail establishments Retail craft uses		P P P P P P P P P P P P P P P P P P P		P Ps S P P	P S P P P	P S P P P P	S P P P S P P	P P P P S S P	P P P S S S P			P P P P P	Ps S Ps Ps Ps	P ⁴
Indoor markets Live/work buildings Medical establishments Offices Pawnshops and check-cashing stores Personal service establishments Planned executive parks Planned mixed use Planned neighborhood commercial development Planned shopping centers² Planned urban redevelopments Restaurants Retail establishments Retail craft uses Self-storage warehouses		P Ps S P P Ps		P Ps S P P Ps	P S P P P	P S P P P	S P P P S P P S P S	P P P P Ps S P P	P P S S S P			P P P P P	Ps S Ps Ps Ps	P ⁴
Indoor markets Live/work buildings Medical establishments Offices Pawnshops and check-cashing stores Personal service establishments Planned executive parks Planned mixed use Planned neighborhood commercial development Planned shopping centers² Planned urban redevelopments Restaurants Retail establishments Retail craft uses Self-storage warehouses Sexually oriented businesses		P Ps S P P Ps Ps		P Ps Ps Ps	P S P P P	P S P P P P	S P P P S P P	P P P S S P	P P P S			P P P P P	Ps S Ps Ps Ps	P ⁴
Indoor markets Live/work buildings Medical establishments Offices Pawnshops and check-cashing stores Personal service establishments Planned executive parks Planned mixed use Planned neighborhood commercial development Planned shopping centers² Planned urban redevelopments Restaurants Retail establishments Retail craft uses Self-storage warehouses Sexually oriented businesses Supermarkets²		P Ps S P P S S		P Ps S P P Ps S	P S P P P P S S S S S S S S S S S S S S	P S P P P P	S P P P	P P P P Ps S P P S S	P P S S S P P S S S S T S S T S S T S S T S S T S S T S S T S S S T S S S T S S S T S S S T S S S S	P P P S PS S		P P P P P P P P P P P P P P P P P P P	Ps S Ps Ps Ps S	P ⁴
Indoor markets Live/work buildings Medical establishments Offices Pawnshops and check-cashing stores Personal service establishments Planned executive parks Planned mixed use Planned neighborhood commercial development Planned shopping centers² Planned urban redevelopments Restaurants Retail establishments Retail craft uses Self-storage warehouses Sexually oriented businesses Supermarkets² Telephone switching facilities		P P P P P P S S P P P S S S		P Ps S P P S S	P S P P P S P P P P P P P P P P P P P P	P S P P P	S P P P S P P P P P P P P P P P P P P P	P P P P Ps S P S P P	P P P P S S S S P			P P P P P P P P P P P P P P	Ps S Ps Ps Ps S	P ⁴

Metaixilia	Use Motor Vehicle Uses ^{1,2} BR B BA CB DW Automobile rental establishments Ps Ps Ps Ps Ps Ps														strict		I IP			1 -	03.425	.	0. 1	<u>C</u>
						_		_			_	_	GC		C	CM	L		I	 	PMD	A d	ķ1	CA
Automobile repair shops Automobile sales establishments Ps Ps													Ps	\perp	Ps	Ps	\perp			_	Ps		\perp	
															Ps	Ps	$\overline{}$		Ps	_		P	S	
		\rightarrow		\perp							Ps	Ps				_		\bot	$-\!$					
	Ps		Ps		Ps						Ps	Ps	_		Ps	_			$-\!$	_				
Automobile sto	-										Ps	Ps	_		Ps	_				_				
Automobile sup					-				Ps						Ps	Ps			Ps	_			S	_
	utomobile and/or truck body repair shops							\perp			\perp						\perp		Ps	_		P	S	_
	atomobile washes			-	\rightarrow		\perp							Ps	Ps			Ps	_			$-\!$	_	
	onvenience stores in conjunction with atomobile service stations		S		S		S	-		-			S	S			S			5	S			
	ransport service businesses		+ -	\rightarrow		+			+			_	Ps	Ps	-		Ps	+		+-	-+	_		
	ruck and bus depots, and rental, storage and sales			\rightarrow		+			-			_	Ps	Ps	$\overline{}$		Ps	+		+-	-+	_		
stablishments		`							-			15	rs			15								
Truck and bus	service s	tations, a	nd repair	shops	- -	\dashv		+		 -	+	+		\top	Ps	Ps	\dashv		Ps	+		P	S	_
				Use							<u> </u>						Di	strict						_
Industrial V	Varaha	use and	Storage								+	C	$\overline{}$	CM		IP	I		_	ИD	$\overline{}$	A & I	CA	٨
Industrial, Warehouse and Storage Uses ¹											+		+		-				11	ıυ	+-		- C	-
Breweries and microbreweries Building supply yards												P	4	P	_	P	P		 		—	P		_
Building supply yards											\perp	Ps	丄	Ps			P				\bot	Ps	<u> </u>	
Commercial kennels												S		S			S	3				S		
Concrete batch plants, mixing or processing, but not manufacturing											\top		\top				P)			\top			
Construction and demolition debris transfer stations													十				S	5			\top			_
Dry-cleaning plants											\top	S	十	S	1		S	3			\top	S		_
Heavy industrial uses											+		+		+-		P		+		+	P	+	_
Industrial parks										+	P	+	P	+-	P	P		\vdash		+	P	+	_	
Light industrial uses									+	P	+	p	_	P	P		 	p		p	+	_		
Medium industrial uses								+	1	+	1	\bot				<u> </u>			1	+	_			
									P	_		_	P		P			+	P	—	_			
Motor truck freight terminals and distribution centers									_	Ps	┸	Ps	_	Ps		Ps			\bot	Ps	—	_		
Printing plant, photo lithography or reproduction establishments									丄	P	丄	P	\perp	P	P				\bot	P	\perp			
Quarries, and sand and gravel pits												┸				S	3			\perp				
Research and development laboratories												Т]	P					
Rock crushing operations													Т				S	3			\top			
Self-storage warehouses										十	Ps	十	Ps	1	Ps	P	s	\vdash		\top		\vdash	_	
Stonecutter, r			cs								+	P	+	P	+-	P	P	,	-		+	P	+-	_
											+		+	S	+-	S	S		 	S	+	S	+	_
Telecommunications towers Testing leberatories and pilot plants											+	S	+	S	_	S	S		 '		$+\!-$	S	+	_
Testing laboratories and pilot plants Warehousing, storage and wholesaling of nonhazardous and nonflammable											+	P	+	P	-	P	P		-		$+\!\!-$	P	+	_
materials	g, storag	e and wi	noiesaiii	ng or nor	nnazaruo	ous an	ій попі	патт	iable			Р	-	P		P	P					Р		
Use	I											District							<u> </u>		—			_
Public and	\vdash																							Т
Institutional Uses ¹	l																							
Cont'd)	S-200	S-100	S-75	S-60	S-50	Т	MG	M	A	Cu	OL	BR	В	BA	СВ	DW	GC	c	СМ	IP	<u> </u>	PMD	A & I	
Places of	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps	Ps			Ps	Ps										Ť
vorship Private	S	S	S	S	S	S	S	S	S				-					S	S		\vdash			+
recreational	5	8	5	6	8	3	5	5	5	-				-	-		-	8	8			-	-	
clubs or community																								
swimming pools	<u> </u>	igsquare						_					_	_							igsquare		<u> </u>	1
Private clubs and	-	-			-	-	S	S	S				S	S	-		-	-				-	-	
community	<u> </u>	igsqcut	igsquare											<u> </u>							↓	<u> </u>	<u> </u>	1
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rivate marinas nd seaplane		igsquare	igsquare																		igsqcut		<u> </u>	1
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Private marinas and seaplane anding docks	S	, i																						
Private marinas and seaplane anding docks Private not-for- profit recreational uses	S		 '	S	S	S	S	S	S					-										ſ
Private marinas and seaplane anding docks Private not-for- profit ecreational uses	S	s	S		l			1	ı				-					<u> </u>				1 '		1
Private marinas and seaplane anding docks Private not-for- profit ecreational uses Religious etreats			S									Ps	I	I										
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Private marinas and seaplane anding docks Private not-for- profit recreational uses Religious retreats Satellite facilities of colleges, universities or heloogical	S	S			-			-				Ps	-											
Private marinas and seaplane anding docks Private not-for- profit eccreational uses Religious etreats Satellite facilities of colleges, universities or	S	S			 Ps	Ps	 Ps	Ps	 Ps			Ps										Ps Ps		_