

Building Better Communities With.....

Rand Commercial

**FIRST TIME OFFERED FOR SALE
DEVELOPMENT OPPORTUNITY
245-253 S BROADWAY, YONKERS, NEW YORK**

**Nearly 17,000+/-SF of existing retail space on .33 acre with 130' road frontage.
Offered at \$2,850,000**



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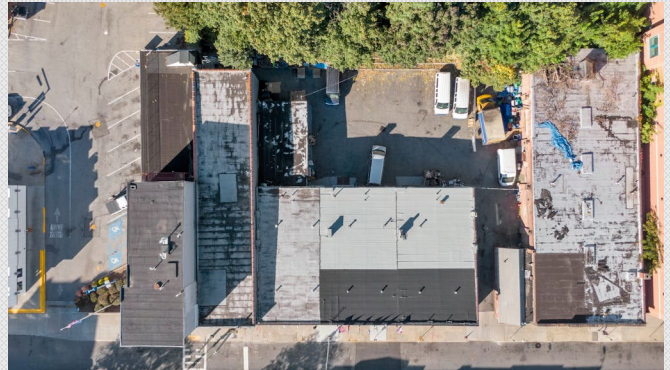
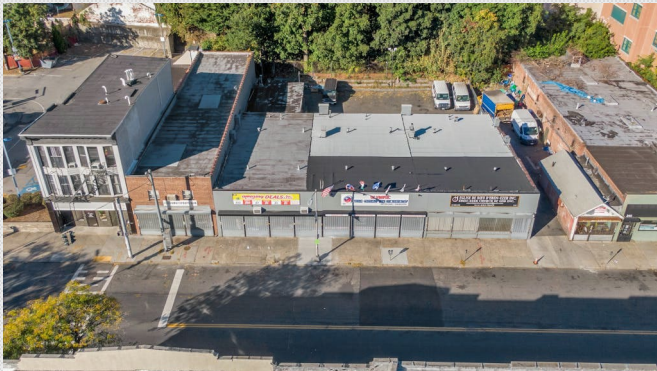
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Building Better Communities With.....

Rand Commercial

**245-253 S BROADWAY
YONKERS, NEW YORK**



Building Better Communities With.....



**245-253 S BROADWAY
YONKERS, NEW YORK
BR ZONING**

Permitted uses:

- Municipal uses (City of Yonkers)
- Banks and financial uses
- Commercial schools
- Eating and drinking establishments
- Fast-food restaurants
- Food and beverage stores
- Health clubs and gymnasiums
- Indoor markets
- Medical and dental offices
- Offices
- Personal service establishments
- Restaurants
- Retail establishments
- Theaters and movie theater

Permitted uses

(with supplemental requirements):

- Offices of philanthropic institutions
- Banquet and catering facilities
- Building and supply stores
- Cabarets and nightclubs
- Day-care centers
- Drive-through banks
- Drive-through restaurants
- Dry-cleaning establishments
- Garden centers
- Hotels
- Planned shopping centers
- Automobile rental or sales establishments
- Automobile service stations
- Satellite facilities of colleges, universities or theological seminaries

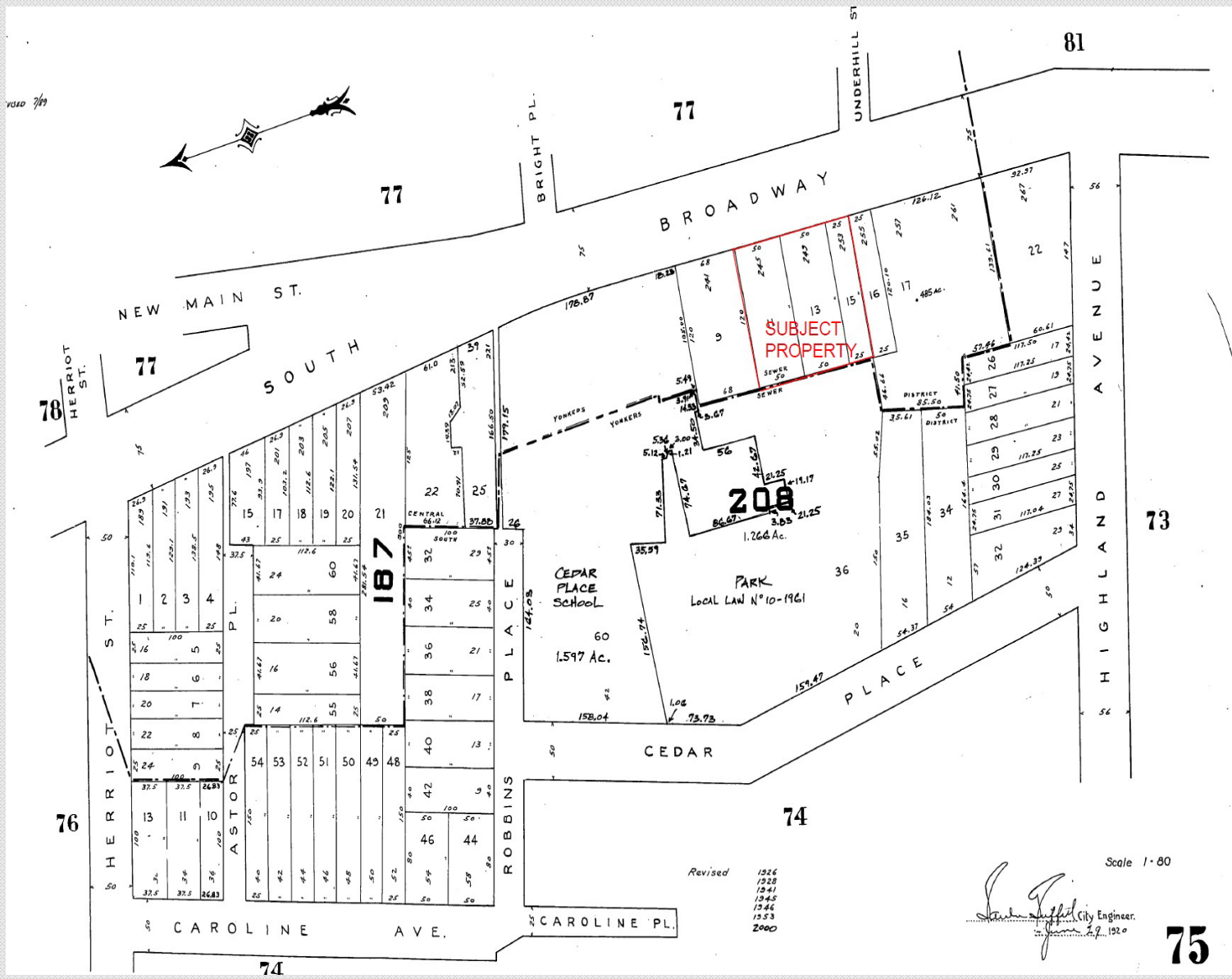
Accessory Uses:

- Amusement games and devices
- Automatic teller machines
- Awnings
- Bars or lounge areas serving liquor and brew pubs
- Christmas tree sales
- Fences and walls
- Greenhouses
- Live entertainment
- Loading berths or spaces
- Newspaper vending machines
- Outdoor dining areas
- Outdoor storage
- Refuse collection, storage and recycling

Building Better Communities With.....



245-253 S BROADWAY
YONKERS, NEW YORK



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]

Use	District																	L-MX Key Streets Uses permitted on the ground floor
	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	
Residential Uses¹																		
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																							L-MX Key Streets Uses permitted on the ground floor		
	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
Public and Institutional Uses¹																										
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	—	—	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															L-MX Key Streets Uses permitted on the ground floor
	OL	BR	B	BA	CB	DW	GC	C	CM	IP	I	PMD	A & I	CA	L-MX	
Business, Commercial and Office Uses^{1,3}																
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															L-MX Key Streets Uses permitted on the ground floor
	OL	BR	B	BA	CB	DW	GC	C	CM	IP	I	PMD	A & I	CA	L-MX	
Business, Commercial and Office Uses^{1,3} (Cont'd)																
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														<u>L-MX Key Streets</u> Uses permitted on the ground floor
	BR	B	BA	CB	DW	GC	C	CM	IP	I	PMD	A & I	CA	L-MX	
Motor Vehicle Use^{1,2}															
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.

YONKERS CODE

**Table 43-1
Schedule of Use Regulations
(Continued)**

Use	District								<u>L-MX Key Streets</u> Uses permitted on the ground floor
	C	CM	IP	I	PMD	A & I	CA	L-MX	
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

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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																
	S-200	S-100	S-75	S-60	S-50	T	MG	M	A	B	BA	CU	PMD	CB	A & I	CA	L-MX
Residential Accessory Uses																P	
Accessory residence for resident-manager or owner-occupant (applicable for historic buildings over 50,000 square feet)	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—
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	—	—	—	—	—	—	—	—	—	—	—
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)

YONKERS CODE

**Table 43-1
Schedule of Use Regulations
(Continued)**

Use	District															
	CU	OL	BR	B	BA	CB	DW	GC	C	CM	IP	I	PMD	A & I	CA	L-MX
Nonresidential Accessory Uses																
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	—	—	—	—	—	—	—	—	—	—
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	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	—

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S = Permitted subject to special use requirements (see Article VII)

ZONING

**Table 43-1
Schedule of Use Regulations
(Continued)**

Use	District																										
	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	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	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	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	Ps	Ps
Semipublic parking structure	—	—	—	—	—	—	Ps	Ps	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.