

Vacant Land
Located at
Midland Avenue and Bronx River Road
Yonkers, New York

ZONING ANALYSIS

The subject site is located in a BR Zoning District. Permitted uses within BR Zoning Districts include medical establishments, municipal uses, banks and financial uses, commercial schools, eat and drinking establishments, fast food restaurants, food and beverage stores, health clubs and gymnasiums, indoor markets, offices, personal service establishments, restaurant and retail establishments, and theaters and movie theaters. Many more uses are permitted within the BR Zoning District with supplemental requirements or subject to special uses requirements. However, BR Zoning Districts do not allow for residential use.

Parking accessory uses permitted, with supplemental requirements, include share parking, private garage, private open-air parking, semipublic open-air parking, and semipublic parking structures.

The minimum requirements for nonresidential uses include 10,000 square feet of lot area, a lot width of 100 feet, a front yard of 25 feet and a rear yard of 25 feet. Maximum requirements permitted for nonresidential uses include a 40% building coverage ratio, a height of 48 feet, and a maximum floor to area ration (FAR) of 1.5.