

ZONING

267 Attachment 3

City of Mount Vernon

Off-Street Parking and Loading Space Requirements
 [Amended 4-28-1999, approved 4-30-1999; 7-8-2009 by L.L. No. 2-2009; 5-28-2025, approved 5-28-2025]

| Use | Minimum Number of Parking Spaces | Minimum Number of Loading Spaces |
|--|--|---|
| Residential | | |
| One-family dwellings (R1-3,6) | 1 per dwelling unit, which shall be in a garage | |
| One-family dwellings (R1-4,5 + R1-7) | 2 per dwelling unit, at least one of which shall be in a garage | |
| Two-family dwellings (R2-4,5) | 1 per dwelling unit, both of which shall be in a garage | |
| Attached one-family dwelling units | 2 per dwelling unit, at least 1 of which shall be in a garage | |
| Multifamily dwellings | 2 per dwelling unit; 0.25 per dwelling unit for publicly assisted senior citizen housing | |
| Recreation | | |
| Athletic facilities accessory to a private school, university or college | 0.1 per seat | |
| Tennis courts | 5 per court | |
| Squash, handball, racquetball and similar courts | 2 per court | |
| Bowling alleys | 4 per alley | |
| Theaters | 1 per 3 seats | |
| Commercial indoor recreation facilities and health clubs | 5 per 1,000 square feet of GFA | Up to 10,000 square feet: 1 For each additional 100,000 square feet or major portion thereof: 1 additional |
| Indoor recreation or amusement facilities ² | | |
| Semipublic | | |
| Hospitals | 2.5 per bed or 1 per 400 square feet of GFA, whichever is greater | 1 per 100,000 square feet of GFA or major portion thereof |
| Churches or other places of worship | 1 per 3 seats, plus 1 per 100 square feet of floor space used for additional public assembly | |
| Convents/monasteries | 0.1 per bed | |
| Community facilities | | |
| Dormitory-care facilities | 1 per 3 beds | 0 to 30 beds: none; 31 to 100 beds: 1; 101 to 200 beds: 2; over 200 beds: 3 |
| Libraries | 3.3 per 1,000 square feet of GFA | |
| Commercial | | |

MOUNT VERNON CODE

| Use | Minimum Number of Parking Spaces | Minimum Number of Loading Spaces |
|---|---|---|
| Business, professional or governmental offices | 1 per 300 square feet of GFA | 0 to 5,000 square feet: none; 5,000 to 75,000 square feet: 1; each additional 75,000 square feet or major portion thereof: 1 additional |
| Medical/dental offices | 1 per 300 square feet of GFA | Same as above |
| Animal hospitals | Same as medical/dental offices | Same as above |
| Office in residence of a professional person | 2 | Same as above |
| Hotels | 1 per guest room, plus 1 per employee, plus additional spaces as required for other uses | 1 for the first 100 units, plus 1 for each additional 100 units or major portion thereof, plus additional spaces as required for other uses |
| Retail stores, shops and personal service establishments | 1 per 200 square feet | 0 to 5,000 square feet: none; 5,000 to 15,000 square feet: 1; 15,000 to 30,000 square feet: 2; 30,000 to 60,000 square feet: 3; 60,000 to 100,000 square feet: 4; for each additional 50,000 square feet or major portion thereof: 1 additional |
| Retail laundries or retail dry cleaners | Same as above | Same as above |
| Banks | 5 per teller station, or 1 per 300 square feet of GFA, whichever is greater, plus 5 queuing spaces per drive-up window | Same as above |
| Restaurants | 1 per 3 seats or 1 per 100 square feet of GFA, whichever is greater | Same as above |
| Restaurants, carry-out | Same as above | Same as above |
| Restaurants, fast-food | Same as above | Same as above |
| Bars, nightclubs and catering halls | Same as above, plus 5 queuing spaces per drive-up window | Same as above |
| Funeral parlors | 1 per 3 seats or 1 per 100 square feet of GFA, whichever is greater | 0 to 5,000 square feet: none; 5,000 to 15,000 square feet: 1; 15,000 to 30,000 square feet: 2; 30,000 to 60,000 square feet: 3; 60,000 to 100,000 square feet: 4; for each additional 50,000 square feet or major portion thereof: 1 additional |
| Motor vehicle filling stations | For assembly rooms: 1 per 50 square feet of GFA or 1 per 3 seats, whichever is greater, plus 1 per commercial vehicle kept on the lot | Same as above |
| Motor vehicle service and repair facilities | 1 per pump island, plus 5 per service bay | Same as above |
| Motor vehicle dealerships | 5 per service bay | Same as above |
| Motor vehicle body repair shops | Sales: 1 per 300 square feet of GFA; Service: 5 per service bay | Same as above |
| Car wash | 5 per service bay | Same as above |
| Industrial | 10 queuing spaces per bay, plus 1 per 1,000 square feet of GFA | Same as above |
| Manufacturing, fabrication, finishing or assembling of products | 1 per 1,000 square feet of GFA, plus 1 per commercial vehicle kept on the lot | 0 to 10,000 square feet: 1, plus 1 for each additional 20,000 square feet or major portion thereof |
| Wholesale business, storage, distribution or warehousing | 1 per 3,000 square feet of GFA, plus 1 per commercial vehicle kept on the lot | Same as above |