

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		
Domiliary-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		

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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, plus 5 queuing spaces per drive-up window	Same as above
Bars, nightclubs and catering halls	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
Funeral parlors	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 filling stations	1 per pump island, plus 5 per service bay	Same as above
Motor vehicle service and repair facilities	5 per service bay	Same as above
Motor vehicle dealerships	Sales: 1 per 300 square feet of GFA; Service: 5 per service bay	Same as above
Motor vehicle body repair shops	5 per service bay	Same as above
Car wash	10 queuing spaces per bay, plus 1 per 1,000 square feet of GFA	Same as above
Industrial		
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