

ZONING

267 Attachment 1

City of Mount Vernon

Schedule of Dimensional Regulations Residential Districts [Amended 7-8-2009 by L.L. No. 2-2009]

District	Maximum Dimensional Requirements					Minimum Dimensional Requirements							
	Floor Area Ratio	Building Height		Coverage (%)		Lot Area (square feet)	Lot Area Per Dwelling Unit (square feet)	Lot Width and Frontage	Yards (See Note 2)				
		(stories)	(feet)	Buildings	Imper-vious Surfaces				Front (feet)	Side		Rear	
										For Principal Use (feet)	For Accessory Structures (feet)	For Principal Use (feet)	For Accessory Structures (feet)
R1-7 One-Family Residence	0.35	3	35	25	45	7,000	—	75	25	Each: 7 Combined: 18	(See Note 2)	20	3
R1-TH One-Family Townhouse Residence	—	3	35	20	35	200,000	7,800	500	25	30	N/A	40	N/A
R1-4.5 One-Family Residence	—	3	35	35	50	4,500	—	50	20	Each: 5 Combined: 12	(See Note 2)	20	3
R1-3.6 One-Family Residence	—	3	35	40	60	3,600	—	40	20	Each: 5 Combined: 12	(See Note 2)	20	3
R2-4.5 Two-Family Residence	—	3	35	40	70	4,500	2,250	50	20	Each: 5 Combined: 12	(See Note 2)	20	3
RMF-6.75 Multifamily Residence	—	3	35	40	70	6,750	2,250	75	20	Each: 7 Combined: 18	(See Note 2)	20	3
RMF-10 Multifamily Residence	—	3	42	40	70	10,000	1,200	75	20	15	(See note 2)	25	3
RMF-15 Multifamily Residence	—	—	70	40	70	15,000	2,250 per unit for the first two, 660 for each additional unit	100	20	20 or 1/3 the height of the highest principal building, whichever is more restrictive	(See Note 2)	25	3
RMF-SC-25 Multifamily Senior Citizen Residence	—	—	90	50	80	25,000	350	100	10	15	(See Note 2)	20	3
H-1 Hospital	—	10	120	80	100	—	—	50	—	(See Note 1)	(See Note 2)	(See Note 1)	3

NOTES

- Where any parcel is contiguous to a residence district, an abutting side yard shall be five feet for the first two stories plus three feet for each additional story thereafter, and an abutting rear yard shall be 15 feet for the first two stories plus two feet for each additional story thereafter.
- See § 267-13.