

# 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
<b>Residential</b>		
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	
<b>Recreation</b>		
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 <sup>2</sup>		
<b>Semipublic</b>		
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	
<b>Community facilities</b>		
Domiciliary-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	
<b>Commercial</b>		

MOUNT VERNON CODE

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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	
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
<b>Industrial</b>		
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

## ZONING

### NOTES:

1. "GFA" means "gross floor area."
2. The off-street parking requirements for indoor recreation or amusement facilities shall be determined on a case-by-case basis during site plan review. Applicants shall be required to submit a parking demand analysis that includes i) data from the Institute of Traffic Engineers (ITE) or similar industry standards; ii) field observations or counts, if available; and iii) any other source material deemed appropriate by the Planning Board. Final parking requirements shall be determined by the Planning Board in consultation with the Department of Planning and Community Development.