

ZONING REGULATIONS

405 Attachment 1

City of Mount Vernon

Table of Permitted Uses

[R.O. 2004 405 Attachment 1; Ord. No. 2.151 §2, 11-27-2012; Ord. No. 2.159 §3, 7-23-2013; Ord. No. 2.175 §1, 8-26-2014;
Ord. No. 2.178 §3, 5-26-2015; Ord. No. 2.186, 12-27-2016; Ord. No. 2.192, 2-12-2019; Ord. No. 2.194, 7-9-2019;
Ord. No. 2.198, 5-12-2020; Ord. No. 2.204, 2-8-2022]

Use Regulations	Zoning Districts												Use Standards
	Residential					Non-Residential							
	A-R	R-1	R-2	R-3	MP	B-1	B-1A	B-2	B-3	M-1	M-2	MU-1	
Accessory Uses		P	P	P	P	P			P	P	P	P	B, BB
Cottage Business							P	P	P	P		P	DD
Cottage Industry							P	P	P	P		P	EE
Home Occupations	P	P	P	P	P	P	P	P	P	P	P	P	K
Temporary Uses	P	P	P	P	P	P		P	P	P	P	P	X
Agricultural uses													
Agricultural Processing											C	C	
Agriculture, General	P												C
Agriculture, Limited	C										C		
Residential uses													
Apartment				P								P	Q
Apartment Efficiency				C								P	
Assisted Living				P				P	C			P	
Backyard Cottage		C	P	P								P	DD
Boardinghouse			P	P								P	
Duplex			P	P								P	AA
Group Home, Limited (1-8)		P	P	P	P							P	J
Group Home, General (9+)				C				C				P	J
Group Residential				C				C				P	

MOUNT VERNON CITY CODE

Use Regulations	Zoning Districts												Use Standards
	Residential					Non-Residential							
	A-R	R-1	R-2	R-3	MP	B-1	B-1A	B-2	B-3	M-1	M-2	MU-1	
Manufactured Home-Residential Design	P	P	P	P	P							P	O
Manufactured Home					P							P	P
Mobile Home												P	
Modular Home	P	P	P	P	P							P	
Manufactured Home Park					P							P	P
Multifamily				P								P	Q
Single-Family, Attached			P	P	P		P					P	AA
Single-Family, Detached	P	P	P	P	P		P					P	V
Transitional Living Facility									C			P	Y
Commercial uses													
Adult Entertainment Establishment											C		D
Adult Entertainment Facility													
Agricultural Sales and Service							P	P	P	P	P	P	
Animal Care, General							C	C	C	P	P	P	M
Animal Care, Limited							P	P	P	P	P	P	
Bank or Financial Institution							P	P	P	P		P	
Bar or Tavern							P	P	P	P		P	
Bed-and-Breakfast	C	C	C	C	C		P	C	C			P	E
Car Wash								P	C	P		P	
Construction Sales and Service								P	P	P	P	P	
Day Care, Limited (1-6 individuals)	P	P	P	P	C		P					P	H
Day Care, General (7-10 individuals)	C	C	C	C			P					P	H
Day Care, Commercial							P	P	P	C	C	P	H
Catering							P		P			P	
Food Store							P	P	P			P	
Greenhouses, Nurseries										P	P	P	
Health Club						C	P	P	P	P		P	
Kennel										C	C	P	M

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	A-R	R-1	R-2	R-3	MP	B-1	B-1A	B-2	B-3	M-1	M-2	MU-1	
Hotel, Motel or Tourist Court								P	P	P		P	
Manufactured Home Sales										P		P	
Manufactured Structures										C	C	P	
Office, General						P	P	P	P	P		P	
Parking Lot, Commercial						P	P	P	P	P		P	
Print Shop						C	P	P	P			P	
Recreation and Entertainment, Indoor							P	C	P	P		P	
Recreation and Entertainment, Outdoor								C	C	P		P	R
Repair Service							P	P	P	P	P	P	
Research Service						P	P	C	C	P	P	P	
Restaurant, Fast-Food							P	P	P	P		P	
Restaurant, General						C	P	P	P	P		P	
Retail Sales and Service						C	P	P	P	P		P	
Safety Service	C	C	C	C	C	C	C	C	C	C	C	P	
Service Station, Automotive								P	P	P	P		
Service Station, Truck Stop									P				
Studio, Television, Film, Radio, Music							P	P	P	P	C	P	
Vehicle and Equipment Sales								P	P	P			Z
Vehicle/Equipment Storage Yard									C	P	P		Z
Vehicle Repair, General								C	C	P	P	P	Z
Vehicle Repair, Limited								C	P	P	P	P	Z
Warehouse, Residential Storage							C	C	P	P	P	P	
Public, quasi-public and recreation													
Airport or Airstrip	C									C	C		
Auditorium or Stadium								C	P	P	C	P	T
Cemetery, Crematory, Mausoleum	C	C	C	C	C	C		C	C	C	C		F

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	A-R	R-1	R-2	R-3	MP	B-1	B-1A	B-2	B-3	M-1	M-2	MU-1	
Churches, Chapels, Temples, Synagogues	P	P	P	P	P	P	P	P	P	P	P	P	
College or University	P						C		P	P		P	
Communication Tower	C							C	C	C	P	P	
Convalescent Care				C				C	C			P	G
Correctional Facility											C		
Cultural Service							P	P	P	P	C	P	
Funeral Home							C	C	C	P		P	
Golf Course	C	C	C	C	C				C	P		P	I
Government Service						P	P	P	P	P	P	P	
Heliport or Helipad						C			P	P	P	P	
Hospital								P	P	P		P	L
Library		C	C	C	C		P	C	P	P		P	
Medical Service							P	P	P	P	P	P	
Military Service							P	C	C	C	C	P	
Parks and Recreation	C	C	C	C	C	C		C	C	C	C	P	
Post Office							P	P	P	P		P	
Recreational Vehicle Park									C	C		P	S
Religious Assembly	P	P	P	P	P	P	P	P	P	P	P	P	
School, Elementary, Middle or High	P	P	P	P	P	P	P	P	P	P	P	P	
Shooting Range											C		
Vocational School						C	C	C	C			P	
Manufacturing, industrial and extractive uses													
Asphalt or Concrete Plant											C		
Basic Industry											C		
Concentrated Feeding Operations											C		C
Food/Bakery Product Manufacturing							P		C	P	P	P	
Freight Terminal								C		C	P		
Gas and Fuel Sales/Storage									C	C	P		

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	A-R	R-1	R-2	R-3	MP	B-1	B-1A	B-2	B-3	M-1	M-2	MU-1	
Grain Elevator											P		
Hazardous Operation											C		
Landfill											C		N
Laundry Plant										P	P	P	
Manufacturing and Assembly										P	P	P	
Manufactured Structures										C	C	P	
Mining or Quarrying											C		N
Oil or Gas Drilling/Refining											C		
Printing and Publishing						C	P			P	P	P	
Salvage Yard											C		U
Solid Waste Collection/Processing										C	C		W
Solid Waste Transfer Station										C	P		
Stockyard											C		
Transit Facility		C	C	C	C	C		P	P	P	P		
Utility, Major		C	C	C	C	C		C	C	C	C	P	
Utility, Minor	P	P	P	P	P	P		P	P	P	P	P	
Warehousing and Wholesale											P	P	P
Welding or Machine Shop											C	P	P
Medical Marijuana													
Medical Marijuana Dispensary Facility						P	P	P	P				
Medical Marijuana Cultivation Facility	P									P	P		
Medical Marijuana-Infused Products Manufacturing Facility	P									P	P		