

Zoning Summary Chart

Zoning District(S): Downtown Transit Oriented Arts District (DTOAD)

Building Type: Mixed-Use Building (Per Section 2 Of The Proposed DTOAD Zoning)

Zoning Regulation Requirements	Required	Provided
LOT		
LOT DIMENSIONS		
A. LOT AREA	5,000 SF (0.14 Acres)	43,500 SF (0.998 Acres)
B. LOT WIDTH	50.0 Feet	217.0 Feet
USABLE OPEN SPACE		
C. USABLE OPEN SPACE	75 SF/DU	79 SF/DU***
BUILDING PLACEMENT		
BUILDING SETBACKS		
A. COMMON LOT LINE	0 Feet	0 Feet
B. LOT LINE	0 Feet	0 Feet
BUILD TO LINE		
C. BUILDING ALONG PRIMARY STREET (MIN % OF LOT WIDTH)	100%	100%
D. BUILDING ALONG SIDE STREET (MIN % OF LOT WIDTH)	100%	N/A
COVERAGE		
E. BUILDING (MAX)	100%	100%
F. IMPERVIOUS SURFACE (MAX)	100%*	100%
HEIGHT AND MASS		
BUILDING HEIGHT		
A. MAXIMUM BUILDING HEIGHT ALONG S. 2ND AVENUE**	THE GREATER OF 15 STORIES/150'	146 Feet (12 STORIES)
B. MAXIMUM BUILDING HEIGHT ALONG S. 3RD AVENUE**	THE GREATER OF 15 STORIES/150'	161 Feet (12 STORIES)
ACTIVATION		
TRANSPARENCY		
A. GROUND STORY, PRIMARY STREET FACADE, S. 2ND AVENUE (MIN)	60%	COMPLIES***
B. GROUND STORY, PRIMARY STREET FACADE, S. 3RD AVENUE (MIN)	60%	COMPLIES***
C. GROUND STORY, SIDE STREET FACADE (MIN)	40%	N/A
D. BLANK WALL LENGTH, PRIMARY STREET, S. 2ND AVENUE (MAX)	30 Feet	18 Feet***
E. BLANK WALL LENGTH, PRIMARY STREET, S. 3RD AVENUE (MAX)	30 Feet	25 Feet***
F. BLANK WALL LENGTH, SIDE STREET (MAX)	40 Feet	N/A
FUNCTIONAL ENTRIES		
G. AREA OF GARAGE OR SERVICE BAY OPENINGS ALONG STREET-WALL (MAX)	20%	5%***
PERMITTED BUILDING ELEMENTS (YES/NO)		
PORCH	NO	NO
STOOP	NO	NO
BALCONY	YES	YES***
AWNING/CANOPY	YES	YES***

* MAX 100% IMPERVIOUS SURFACE CONTINGENT UPON PROVING ON-SITE STORMWATER DETENTION, RETENTION, AND/OR REUSE. OTHERWISE 80%.


** BUILDING HEIGHT IS MEASURED FROM AVERAGE GRADE ELEVATION ALONG S. 2ND AND S. 3RD AVENUE SEPARATELY.

*** REFER TO ARCHITECTURAL PLANS FOR MORE DETAILS.

General Notes

- THIS PLAN WAS PREPARED FOR THE SUBMISSION OF THE DGEIS FOR MOUNT VERNON, NY .
- THIS PLAN REFERENCES SURVEY BY VHB DATED JULY 12, 2022.
- BUILDING FOOTPRINT REFERENCE ARCHITECTURAL FLOOR PLANS BY PERKINS EASTMAN DATED OCTOBER 31, 2022.

Sign Summary

M.U.T.C.D. Number	Specification		Desc.
	Width	Height	
R1-1	30"	30"	

Unit Mix

FLOOR LEVEL	STUDIOS	1 BR5	2 BR	TOTAL UNITS
12*	0	0	0	0
11	10	14	8	32
10	10	14	8	32
9	10	14	8	32
8	10	14	8	32
7	10	14	8	32
6	10	14	8	32
5	10	14	8	32
4	10	14	8	32
3	10	14	8	32
2	3	7	2	12
1	6	8	3	17
P1	0	0	0	0
TOTALS	99	141	77	317

* THE 12TH FLOOR IS DESIGNATED AS COMMUNITY SPACE

Parking Requirements:

UNITS TO 60% OF AMI*

STUDIO	89 UNITS	x	.15 SPACES/UNIT	=	13.4 SPACES
1 BEDROOM	127 UNITS	x	.25 SPACES/UNIT	=	31.8 SPACES
2 BEDROOM	69 UNITS	x	.35 SPACES/UNIT	=	24.2 SPACES

UNITS TO 90% OF AMI**

STUDIO	10 UNITS	x	.30 SPACES/UNIT	=	3 SPACES
1 BEDROOM	14 UNITS	x	.50 SPACES/UNIT	=	7 SPACES
2 BEDROOM	8 UNITS	x	.70 SPACES/UNIT	=	5.6 SPACES

COMMUNITY RECREATIONAL CENTER	12, 548 SF	x	1 SPACE/2,000 SF	=	6.3 SPACES
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TOTAL PARKING REQUIRED				=	92 SPACES ²
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* 90% OF ALL UNITS AFFORDABLE TO HOUSEHOLDS EARNING 60% OF THE AMI

** 10% OF ALL UNITS AFFORDABLE TO HOUSEHOLDS EARNING 90% OF THE AMI

NOTES:

- REQUIRED PARKING RATES PER SECTION 6 OF THE DTOAD
- PER SECTION 5 OF THE DTOAD, ALLOWABLE PARKING REDUCTIONS OF THE 92 SPACE REQUIREMENT RESULTS IN A REDUCED MINIMUM PARKING SPACE REQUIREMENT OF 46 SPACES

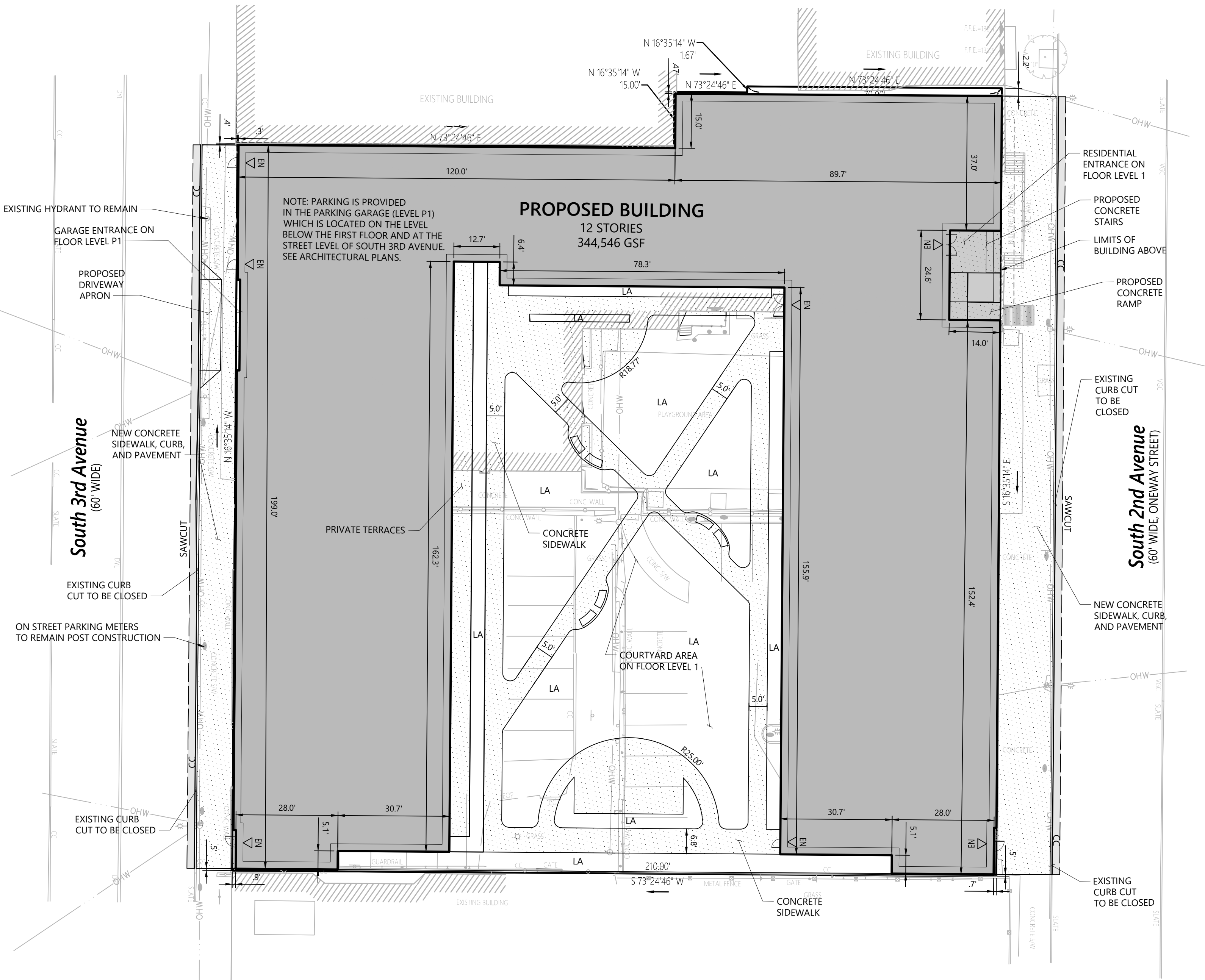
Parking Summary Chart

Description	Size		Spaces	
	Required	Provided	Required	Provided
STANDARD SPACES	9 x 18	9 x 18	43	58
STANDARD ACCESSIBLE SPACES *	8 x 18	9 x 18	3	4
TOTAL SPACES			46**	62***

* SECTION 208.2 OF THE AMERICAN WITH DISABILITIES ACT STANDARDS REQUIRE A MINIMUM OF 3 ACCESSIBLE SPACES FOR PARKING FACILITIES CONTAINING 51 TO 71 SPACES.

** PER SECTION 5 OF THE DTOAD, ALLOWABLE PARKING REDUCTIONS OF THE 92 SPACE REQUIREMENT RESULTS IN A REDUCED MINIMUM PARKING SPACE REQUIREMENT OF 46 SPACES.

*** REFER TO ARCHITECTURAL PLANS FOR PARKING LAYOUT



0 10 20 40 Feet

Proposed Mixed Use Development

20 South 2nd Avenue
Mount Vernon, New York

No.	Revision	Date	Appr'd.

Designed by	SE	Checked by	PNO
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Issued for
Local Approvals

Date
November 11, 2022

Not Approved for Construction



Drawing Number

C-2.0

Sheet 2 of 10

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Project Number

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