

VILLAGE OF VERNON
SCHEDULE A
DIMENSIONAL AND USE REGULATIONS¹

District	Permitted Principal Uses See Article IV, District Regulations, for Complete List	Uses Permitted by Special Permit of Zoning Board of Appeals ²	Minimum Lot Size		Maximum Lot Coverage (%)	Minimum Yard Dimensions (feet)				Maximum Building Height (stories)	Maximum Building Height (feet)	
			Area (square feet)	Width at Building Line (feet)		Front	Side		Rear			
							One	Total				
Residence	1-family		10,000	80	25	25	5	20		2½	35	
	2-family		15,000	100	25	25	5	20		2½	35	
	Churches		NA	NA	FAR .25	50	20	50	25% lot depth	NA	NA	
	Medical building ³		NA	NA	FAR .25	Same				NA	NA	
	Schools, libraries		NA	NA	FAR .25	50	20	50		NA	NA	
	Parks, fire stations		NA	NA	FAR .25	50	25	50		NA	NA	
	Off-street parking		NA	NA	NA	5	5	10		NA	NA	
	Accessory uses		NA	NA	10		Same as principal use			1½	15	
	Private swimming pool ³		NA	NA	40%	NA	5	10	5	NA	NA	
					Req'd Rear Yd.							
		3- or 4-family in existing structures		6,000/DU	100	25	25	5	20		2½	35
		Municipal or public utility structure		NA	NA	NA	25	5	10	25% lot depth	2½	35
		Funeral home		15,000	80	25	50	15	30		2½	35
	Cemeteries ⁴		NA	NA	NA	NA	NA	NA	NA	NA	NA	
	Home occupation		NA	NA	NA	NA	NA	NA	NA	NA	NA	
Residence	R1 District Uses		Same as listed for use in R1									
	3- or 4-family in existing structures		Same as listed for use in R1									
	Multifamily		20,000	90	FAR .40	40	15	30	15	3	35	
	Business or professional office		10,000	75	FAR .45	40	15	30	15	3	35	
	Customary accessory uses		NA	NA	NA		Same as principal use			1½	15	
		Municipal or public utility structure		Same as listed for use in R1								
		Funeral home		Same as listed for use in R1								
		Home occupation		Same as listed for use in R1								
		Nursing home		NA	NA	FAR .25	50	15	30	25% lot depth	2½	35
		Group home		NA	NA	FAR .25	50	15	30	25% lot depth	2½	35
Business	R1 District uses		4,000/DU	40	30	10	5	10	25	2½	35	
	Multifamily dwellings		2,500/DU	50	40	10	5	10	25	3	35	
	Hotels, motels, tourist homes and rooming houses		NA	NA	50	25	10	25	25	3	35	
	3- or 4-family in existing structures		2,500/DU	50	40	10	5	20	25	2½	35	
	B1 uses in § 200-14B1(f) through (i)		NA	NA	NA	NA	NA	NA	25	3	35	
		Gasoline station		10,000	100	NA	75	10	20	25	1	15
		Public garage		10,000	100	60	75	10	20	25	2½	35
		Drive-in food service		10,000	100	60	75	10	20	25	2½	35
		Restaurant		10,000	100	60	75	10	20	25	2½	35
		Musical studio		4,000	40	NA	25	10	25	25	2½	35
	Auto sales/principal ⁵											
	Auto sales/accessory ⁵											
Business	All permitted uses:											
	Dwellings		Same as listed for same use in B1									
	Business		NA	75	60	75	NA	NA	NA	3	35	
	All special permit uses		NA	75	60	75	NA	NA	NA	3	35	
Industrial	B2 uses except residences		Same as listed for same use in B2									
	M1 uses in § 200-17B1(b) through (f)		NA	NA	60	25	25	50	25	NA	45	
Industrial	All special permit uses		Same as listed for special uses in B2									
	All uses and supplementary standards and requirements, except minimum residential living area, shall be as finally approved by the Planning Board, using the requirements above as guidelines. Minimum residential living area shall be as required in § 200-26.											
Industrial	See § 200-19 for Planned Mobile Home District requirements.											

3: No applicable requirement.
 4: Floor area ratio (see § 200-5, Terms defined).
 5: Dwelling unit.
 Standards are subject to additional requirements set forth in this chapter.
 Mayor's Note: [Amended at time of adoption of Code; see Ch. 1, General Provisions, Art. I.]
 Mayor's Note: [Added 4-5-1990]
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