

Mount Vernon 2025 to 2045 Comprehensive Plan Update

**MIDDLE HOUSING AND C-2 CODE
UPDATES**



Mount Vernon Planning Commission and Citizen Advisory Committee

9.16.2025

AGENDA



Tonight

- Complete Missing Middle Design Standards Review - continued from last meeting (9.02.2025)
 - High Density Multi-Family in C-2 Zone
 - Middle Housing Types and Density
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Middle Housing Code Updates: Design Standards



- Current design standards will be changed and integrated into the individual zoning district chapter.
- Design Standards that can be regulated for Middle Housing:
 - Orientation of front door and/or covered entry, and pedestrian access
 - Transparency
 - Landscaping
 - Unit articulation
 - Minimum usable open space
 - Garage, carport, and driveway standards
- Cottage housing and courtyard housing types have additional design requirements.

Middle Housing Code Updates: Design Standards

Landscaping

- Current SF standard:
 - based on lot size
- Current MF standard:
 - 20% gross site area; with 40% of that as tree, shrub, and ground cover
- MH Model Code:
 - Encourages perimeter landscaping and/or requirements that preserve/enhance tree canopy.

| | Lots 5,000 sf or smaller | Lots 5,001 sf to 7,000 sf | Lots 7,001 sf and greater |
|---|--------------------------|---------------------------------|--|
| 2 inch minimum caliper deciduous trees | 1 located in front yard | 1 planted in front yard | 1 planted in front yard and 1 planted in the rear yard |
| 7 feet minimum evergreen tree | N/A | 1 planted in front or rear yard | 1 planted in front or rear yard |
| 3 feet minimum ornamental tree | 1 planted in front yard | 1 planted in front or rear yard | 1 planted in front or rear yard |
| 2 gallon minimum shrubs (2) | 20 | 30 | 40 |
| 1 gallon minimum ground cover | 10 | 15 | 20 |

Table 2 – min landscaping for SF. Mount Veron’s Design Standards.

Middle Housing Code Updates: Design Standards



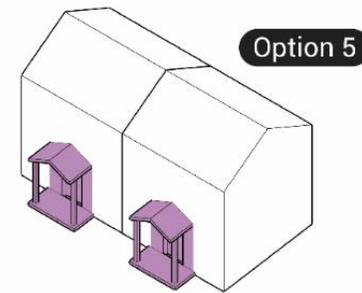
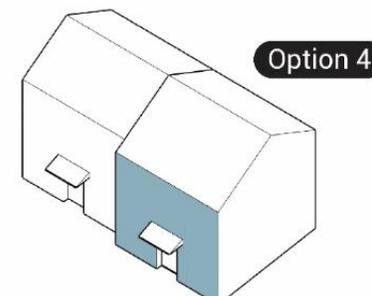
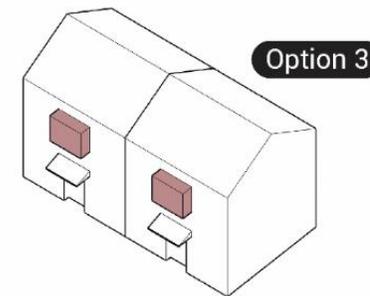
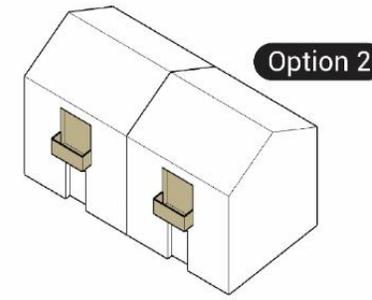
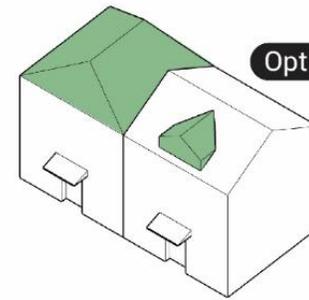
Unit Articulation

- Current SF standard:
 - Modulation required on all facades facing street
 - Facades longer than 30ft have additional requirements.
- Current MF standard:
 - All portions visible from public or private street, open space, parking area, or pedestrian way.
 - Facades longer than 120ft have additional requirements.

Middle Housing Code Updates: Design Standards

Unit Articulation

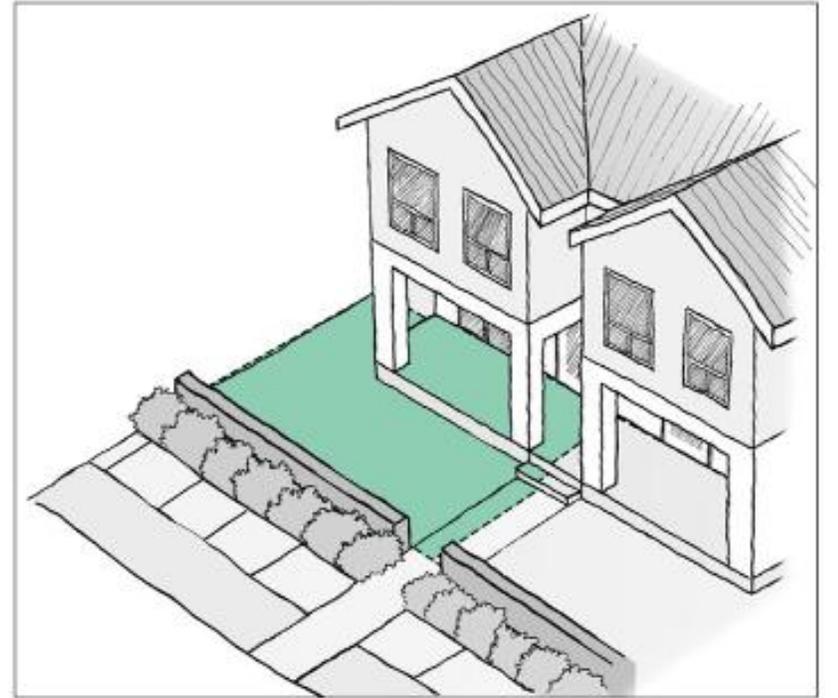
- MH Model Code:
 - Include at least one unit articulation option per unit:
 - 1 - Roofline change or dormer
 - 2 - Balcony
 - 3 - Bay window
 - 4 - Offset façade
 - 5 - Roofed porch



Middle Housing Code Updates: Design Standards

Minimum usable open space

- Current SF standard:
 - No set amount but set features.
- Current MF standard:
 - 100sf space per unit;
 - Can be shared
 - 25% can be indoor
 - 40% can be rooftop
- MH Model Code:
 - At least 10% of lot area, with 10-15ft minimum dimension.
 - Flexibility for lots with more units.



Middle Housing Code Updates: Design Standards

Minimum usable open space

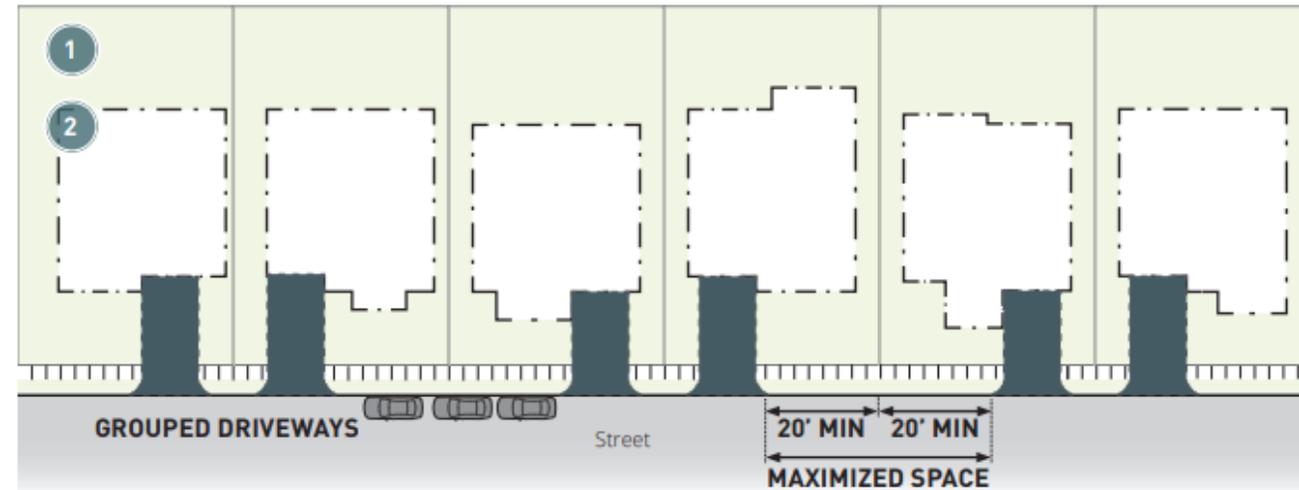
- Common versus private



Middle Housing Code Updates: Design Standards

Garage, carport, and driveway standards

- Current SF driveway standard:
 - Maximize on-street parking and uninterrupted sidewalks.
 - Driveways spaced/located to provide 20-ft along frontage.
- Current SF garage standard:
 - Don't overshadow pedestrian entry.
 - Required design elements

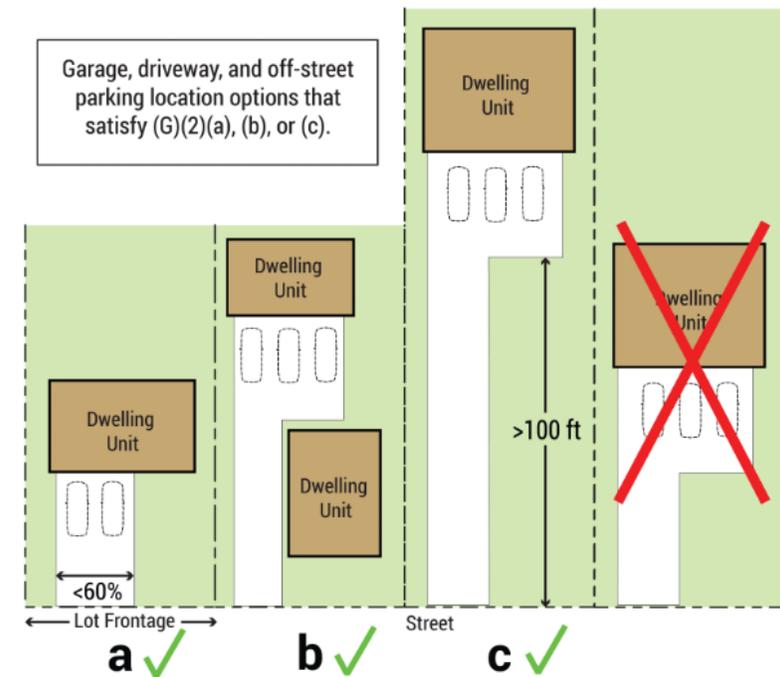


Example organization of driveways to maximize on street parking and meet design standards

Middle Housing Code Updates: Design Standards

Garage, carport, and driveway standards

- MH Model Code:
 - Additional garage setback (20ft; 3ft from alley)
 - Total width not to exceed 32ft per frontage



C-2 & Middle Housing Code Updates



- Presentation and review of proposed, draft code amendments incorporating high density multi-family uses into the C-2 zoning district
 - Presentation and review of proposed, draft code amendments incorporating middle housing into identified residential zoning districts
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