

ZONING

218 Attachment 1

Town of Mount Pleasant  
Schedule of Regulations  
Residence Districts  
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[Amended 6-13-1989; 5-23-2000; 4-10-2018 by L.L. No. 2-2018; 6-9-2020 by L.L. No. 4-2020; 1-24-2023 by L.L. No. 1-2023]

1	2	3	4	5				6				7			8			9			10			11			12			13			14			15			16			17			18			19			20			21			22			23		
				Minimum Size of Lot				Minimum Yard Dimensions (feet)				Detached Accessory Buildings Not Over 15 Feet or 1 Story in Height			Minimum Floor Area per Dwelling Unit (square feet)	Maximum Height of Buildings		Maximum Building Coverage (percent of lot area)	Minimum Usable Open Space on Lot for Each Dwelling Unit (square feet)	Mandatory Off-Street Loading Space	Minimum Number of Off-Street Parking Spaces	Other Provisions and Requirements																																								
				Area (square feet)	Width at Front Yard Setback Line in (feet)	Mean Width (feet)	Mean Depth (feet)	Front (feet)	Least One (feet)	Total of 2 (feet)	Rear (feet)	Main Building (feet)	Side Lot Line (feet)	Rear Lot Line (feet)		Stories	Feet																																													
R-40 One-Family Residential	<ol style="list-style-type: none"> <li>One-family dwellings.</li> <li>Churches and other places of worship.</li> <li>Public elementary and high schools.</li> <li>Railways: railroad or public service passenger stations, including accessory services therein, and right-of-way, not including switching, storage or freight yards or sidings.</li> <li>Playgrounds, parks, parkways, libraries, firehouses, police stations to other municipal uses, not including incinerators or dumps, municipal garages or public works yards.</li> <li>Recreation areas, playgrounds, parks, swimming pools, libraries and other buildings, the use of which shall be limited solely to school district and/or municipal purposes, constructed by an individual or corporation and to be dedicated as a gift to a school district and/or municipality, provided that evidence is submitted that such school district or municipality has indicated its willingness to accept such gift.</li> <li>Municipal, state or national historic sites or museums open to the public under specific or general visitation policies and meeting the general standards of the National Trust Historic House Museum Public Visitation Program or other owner-related private visitation, educational, eleemosynary or philanthropic program, such use to be subject to site plan review by the Planning Board.</li> </ol>	<ol style="list-style-type: none"> <li>Customary home occupations and offices and studios of physicians, dentists, architects, engineers, and similar professional persons, when conducted in dwellings by the inhabitants thereof, with not more than 1 nonresident employee in any dwelling.</li> <li>Keeping of not more than 2 nontransient roomers or boarders in any dwelling.</li> <li>Private garden houses, toolhouses, playhouses, swimming pools (if fenced), tennis courts, greenhouses or similar private accessory uses, not used for commercial or public purposes.</li> <li>Private garages for 1 passenger vehicle for each 4,000 square feet of lot area, except that a garage for more than 3 passenger vehicles shall be prohibited.</li> <li>Private garages for 1 commercial vehicle not exceeding ¾-ton capacity when used in connection with a permitted home occupation or professional office.</li> <li>a. Parish houses, rectories and Sunday school rooms. b. Child day-care centers owned and operated by a church or other place of worship on the premises of and in conjunction with such church or other place of worship, provided that the lot is at least one acre in area and is located on a state or county highway. The requirements of § 218-99A shall be applicable to such child day-care centers.</li> <li>Signs not exceeding 2 square feet in area identifying a professional office or home occupation; signs not exceeding 6 square feet in area pertaining to a permitted use, other than a professional office or home occupation, including sale, lease or rent of land or building on which displayed. Signs must be nonmoving and nonflashing, and light sources, if any, shall not be exposed.</li> <li>Off-street parking areas for private passenger cars.</li> <li>1 apartment unit, without a kitchen or kitchen facilities, for the exclusive use of domestic employees of the residents of the main house and located in a permitted accessory building, provided that the lot is at least 1 acre in area.</li> </ol>	<ol style="list-style-type: none"> <li>Parochial and private elementary and high schools and colleges. (§ 218-45)</li> <li>Nursery schools. (§ 218-44)</li> <li>Hospitals. (§ 218-38)</li> <li>Religious, charitable and eleemosynary institutions, not including institutions for the insane or feeble-minded. (§ 218-51)</li> <li>Public utility substations serving the local area only. (§ 218-48)</li> <li>Watershed and water supply facilities. (§ 218-55)</li> <li>Camps and private, nonprofit riding clubs, stables and dog kennels. (§§ 218-30, 218-46 and 218-47)</li> <li>Farms, farm uses, customary farm occupations, nurseries, greenhouses, cold-storage plants, as defined in this chapter, but not including the sale of produce. (§ 218-32)</li> <li>Gatehouses, guesthouses or caretakers' cottages or similar accessory uses to estate residence uses. (§ 218-35)</li> <li>Nonprofit membership clubs. (§ 218-43)</li> <li>Public utility transmission lines, but not including gas booster stations or storage tanks. (§ 218-49)</li> <li>Retail businesses accessory to a cemetery. (§ 218-52)</li> <li>Limited-office uses. (§ 218-40)</li> <li>Convalescent or nursing homes. (§ 218-31)</li> <li>Public utility facilities. (§ 218-48B)</li> <li>Car storage facility (§ 218-61.1)</li> </ol>	40,000	100	150	175	60	25	50	50	20	Same as for main buildings	1,000 for 1 floor or 1,200 total of 2 floors	2½	35	10	1,200	None, except as required for all nonresidential uses as provided in Article VI	<ol style="list-style-type: none"> <li>1 for each dwelling unit.</li> <li>For other uses, as provided in Article VI.</li> </ol>	<ol style="list-style-type: none"> <li>On streets of 50-foot width or more, the front yard setback shall be measured from the street line.</li> <li>On streets of less than 50-foot width, the front yard setback shall be measured from the center line of the street, and 25 feet shall be added to the required front yard setback.</li> <li>On a corner lot, a front yard shall be provided on each street.</li> <li>A rear yard shall be provided on a corner lot, and the owner shall have the privilege of electing which yard is to be the rear yard.</li> <li>Car storage facilities permitted by a special permit, with the applicable dimensional, bulk, area, parking and use requirements specified in § 218-61.1, which standards shall control over any inconsistent provisions in this Table or elsewhere in Chapter 218.</li> </ol>																																									

MOUNT PLEASANT CODE

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23
District	Permitted Principal Uses	Permitted Accessory Uses (Accessory uses and buildings shall conform to all regulations of this schedule applicable to principal uses and buildings, except as provided in Column Nos. 13, 14 and 15.)	Permitted Special Uses Subject to Conformance to Additional Standards as provided in Article III (The numbers in parentheses refer to the specific section relating to each permitted special use.)	Minimum Size of Lot			Minimum Yard Dimensions (feet)				Detached Accessory Buildings Not Over 15 Feet or 1 Story in Height			Minimum  Floor Area per Dwelling Unit (square feet)	Maximum Height of Buildings		Maximum Building Coverage (percent of lot area)	Minimum Usable Open Space on Lot for Each Dwelling Unit (square feet)	Mandatory Off-Street Loading Space	Minimum Number of Off-Street Parking Spaces	Other Provisions and Requirements	
				Area (square feet)	Width at Front Yard Setback Line in (feet)	Mean Width (feet)	Mean Depth (feet)	Front (feet)	Least One (feet)	Total of 2 (feet)	Rear (feet)	Main Building (feet)	Side Lot Line (feet)		Rear Lot Line (feet)	Stories						Feet
R-20 One-Family Residential	Same as R-40.	Same as R-40.	1. Same as R-40, except that camps and private, nonprofit riding clubs, stables and dog kennels and farms, farm uses, customary farm occupations, nurseries, greenhouses and cold-storage plants shall not be permitted 2. Arrays of ground-mounted solar panels for the generation of electricity and battery energy storage facilities, with the Planning Board designated as approving agency	20,000	85	100	150	50	15	40	50	15	10	25	Same as R-40	2½	35	15	1,200	Same as R-40	Same as R-40	Same as R-40.