

**ZONING**  
**218 Attachment 10**

**Town of Mount Pleasant**  
**Schedule of Regulations**  
**Nonresidence Districts**  
**I**  
**[Amended 10-24-1978; 3-26-1996; 1-24-2023 by L.L. No. 1-2023]**

1	2	3	4	5	6	7	8	9	10	11	12	13			16	17		19	20	21	22	23
												Detached Accessory Buildings Not Over 15 Feet or 1 Story in Height				Maximum Height of Buildings						
												Minimum Distance From	Main Building (feet)	Side Lot Line (feet)		Rear Lot Line (feet)	Stories					
Minimum Yard Dimensions		Minimum Floor Area per Dwelling Unit (square feet)																				
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 sections relating to each permitted special use.)	Minimum Size of Lot				Side (See Column No. 23.)			Minimum Distance From			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			Width at Front Yard Setback Line (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					
OB1 General Office Building	1. Any principal use permitted in a residence district, subject to the provisions of Article IV. 2. Office building uses as provided in Article IV; site approval by Planning Board required. 3. Laboratories devoted exclusively to research design and experimentation as provided in § 218-70A(6) for OB3 Districts.	1. Any accessory use permitted in a residence district, subject to the provisions of Article IV. 2. Office building accessory uses as provided in Article IV. 3. Warehousing and enclosed storage facilities in conjunction with an office building use on the same site, provided that such facilities are constructed as part of an office building. 4. Child day-care centers.	1. Any special use permitted in a residence district, subject to the provisions of Article IV.	25 acres	500	500	500	150	100	200 <sup>2</sup>	100	See Article IV	Same as for main buildings	Same as for R-40	3	65	20	1,200	Same as R-40	1 for every 2 employees, and 1 for each company vehicle, as provided in Article VI	1. Same as R-40. 2. Front, side and rear setbacks may be reduced by not more than 60%, but not less than building height or 100 feet when located next to public or semipublic lands or commercial or industrial districts.	
OB2 Public Utility Office Building	1. Any principal use permitted in a residence district, subject to the provisions of Article IV. 2. Public utility office building uses as provided in Article IV; site approval by Planning Board required.	1. Any accessory use permitted in a residence district, subject to the provisions of Article IV. 2. Public utility office building accessory uses as provided in Article IV. 3. Child day-care centers.	1. Same as for OB1.	20 acres	400	400	400	150	100	200	100	See Article IV	Same as for main buildings	Same as for R-40	2	40	10	1,200	Same as R-40	1 for every 2 employees, and 1 for each company vehicle, as provided in Article VI	1. Same as R-40.	
OB3 Research Office Building	1. Any principal use permitted in a residence district. 2. Office and research laboratory uses as provided in Article IV. Site approval by Planning Board required. 3. Any municipal service facility, including buildings, garages and storage yards, subject to compliance with §§ 218-22 and 218-28A, B and D; a minimum parcel size of 75,000 square feet; setbacks from all property lines of buildings, structures and storage yards of 50 feet; installation of shaded illumination so as to prevent any nuisance to adjacent residential districts or to traffic on public highways; and adequate evergreen screen planting to protect surrounding properties. These provisions shall take precedence over any other provisions relating to OB3 Districts with respect to municipal service facilities.	1. Any accessory use permitted in a residence district, subject to the provisions of Article IV. 2. Office and research laboratory accessory uses as provided in Article IV. 3. Child day-care centers.	1. Same as for OB1.	25 acres	500	500	500	200	100	200	100	See Article IV	Same as for main buildings	Same as for R-40	3	65	10	1,200	Same as R-40	1 for every 2 employees, and 1 for each company vehicle, as provided in Article VI	1. Same as R-40.	
OB4 Commercial Office Building	1. Commercial office uses as permitted in § 218-71B 2. Child day-care centers.	Accessory uses as provided in § 218-71B	Same as for OB1.	10 acres	None	None	None	Note <sup>1</sup> below	100	200	100	Same as for main buildings; recreation areas and facilities shall be set back 20 feet	None	None	120	None	None	Same as R-40	Adequate for occupants and visitors; 20-foot setbacks from all property lines	1. Same as R-40. 2. Side and rear setbacks may be reduced to 30 feet, but not less than building height, when located next to public or semipublic lands or commercial or industrial districts.		
	Retail sales and service shopping areas, as provided in Article IV	Same as above	Same as above	Part of site of 100 acres or larger	None	None	None	20	20	40	20	Same as above	None	2	35	10% each area, 20% aggregate	None	Same as above	See C-NR	1. Same as R-40.		
	1-family dwellings as provided in Article IV	Same as above	Same as above	Same as above; 10,000 sq. ft.	None	None	None	40	10	30	30	Same as above	Same as R-40	2½	35	20	1,200	Same as above	None	1. Same as R-40. 2. Adequate off-street play areas shall be provided.		
	Multifamily dwellings as provided in Article IV	Same as above	Same as above	Same as above; 40,000 sq. ft.	None	None	None	40	30	60	30	Same as above	Same as R-5A	3	45	30	1,200	Same as above	1¼			

**NOTES:**  
<sup>1</sup> One hundred feet, except that no front yard building setback shall be required in the case of a building or structure which shall connect or integrate buildings located on two parcels of land under common ownership containing not less than 75 acres each and separated by a public highway, provided that in the front yard of any such parcel, no part of such building or structure shall be less than 750 feet from the nearest side line of the parcel, and further provided that any supporting structure constructed at ground level shall be set back at least 25 feet from any existing or future street line.  
<sup>2</sup> Except that, upon subdivision, the interior side yards may be ½ the distance required by § 218-70F.