

ZONING

218 Attachment 11

Town of Mount Pleasant  
Schedule of Regulations  
Nonresidence Districts

II

[Amended 9-23-1969; 11-24-1970; 5-22-1973; 10-24-1978; 4-8-1980; 5-13-1980; 3-26-1996; 12-9-1997; 9-13-2011; 9-25-2018 by L.L. No. 6-2018; 7-9-2019 by L.L. No. 11-2019]

| 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<br>(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 |   |                   |                   | Minimum Yard Dimensions |                           |                   |             | 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 Spaces | Minimum Number of Off-Street Parking Spaces  | Other Provisions and Requirements  |   |
|                        |   |   |   | Area (acres)        | Width at Front Yard Setback Line (feet) | Mean Width (feet) | Mean Depth (feet) | Front (feet)            | Side (See Column No. 23.) |                   | Rear (feet) | Minimum Distance From  |                            |                      |  | Stories <sup>2</sup>        | Feet <sup>2</sup> |   |   |                                     |  |  |   |
|                        |   |   |   |                     |   |                   |                   |                         | Least One (feet)          | Total of 2 (feet) |             | Main Building (feet)   | Side Lot Line (feet)       | Rear Lot Line (feet) |  |                             |                   |   |   |                                     |  |  |   |
| OB5<br>Office Business | <ol style="list-style-type: none"> <li>Any principal use permitted in a residence district, subject to the provisions of Article IV.</li> <li>Office building uses as provided in Article IV; site approval by the Planning Board required.</li> <li>Laboratories devoted exclusively to research, design and experimentation as provided in § 218-72E.</li> <li>The production, processing and assembly of small, light electronic parts or precision instruments, under the supervision of scientific or engineering personnel, provided that no power equipment exceeding 5 horsepower shall be required for the production or processing thereof.</li> <li>On parcels of 15 acres or more, establishments for the printing, publishing and distribution of newspapers, tabloids and other periodicals in addition to offices, community rooms, paper storage, garages and other accessory spaces and uses required by the above principal function.</li> <li>On parcels of 15 acres or more, developments, planned and designed to function as an integrated unit for commercial, industrial, office, recreational and warehousing uses, including accessory spaces and uses required by the above principal uses and functions, and subject to site plan review and approval by the Planning Board.</li> <li>Child day-care centers.</li> <li>Professional medical offices.</li> <li>Warehousing and enclosed storage facilities.</li> </ol> | <ol style="list-style-type: none"> <li>Any accessory use permitted in a residence district, subject to the provisions of Article IV.</li> <li>Office building accessory uses as provided in Article IV.</li> <li>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.</li> </ol> | <ol style="list-style-type: none"> <li>Same as for OB1.</li> <li>On parcels 5 acres or more in size having frontage on a state highway, any single principal use as permitted in item No. 3, Highway retail stores, Column 2, of the C-RB District, as further regulated by Article IV, § 218-72B.</li> <li>Vape shops (§ 218-63.3).</li> </ol> | 12                  | 500                                     | 500               | 500               | 250                     | 100                       | 200 <sup>1</sup>  | 50          | See Article IV   | Same as for main buildings |                      |  | Same as R-40                | 3                 | 65  | 20  | 1,200                               | <ol style="list-style-type: none"> <li>Same as R-40 above.</li> <li>For laboratories devoted exclusively to research, design and experimentation, 1 space per 75,000 square feet of gross floor area or part thereof, provided that the number of required spaces may be reduced if spaces are shared between contiguous buildings, subject to Planning Board approval.</li> </ol> | <ol style="list-style-type: none"> <li>1 for every 2 employees and 1 for each company vehicle, as provided in Article VI.</li> <li>For laboratories devoted exclusively to research, design and experimentation, 1 space per 475 square feet.</li> </ol> | <ol style="list-style-type: none"> <li>Same as R-40.</li> <li>Front, side and rear setbacks may be reduced by not more than 60%, but not less than the building height or 100 feet when located next to public or semipublic lands or commercial or industrial districts.</li> <li>The Planning Board is hereby authorized to modify the development standards listed in Column Nos. 5 through 23 of the Zoning Schedule of Regulations in accordance with and up to, but not greater than, the degree established in the C-RB Zoning Districts.</li> <li>For parcels in excess of 50 acres, which are utilized as laboratories devoted exclusively to research, design and experimentation as provided in § 218-72E(1)(d), the development standards listed in Column Nos. 5 through 15 of the Zoning Schedule of Regulations shall be the same as those applicable within the C-RB Zoning Districts.</li> </ol> |

NOTES:

<sup>1</sup> Except that, upon subdivision, the interior side yards may be ½ the distance required by § 218-70F.

<sup>2</sup> Except that, in accordance with § 218-72E(1)(e), the maximum height of buildings on parcels in excess of 50 acres may be four stories or 80 feet.

MOUNT PLEASANT CODE

Town of Mount Pleasant  
Schedule of Regulations  
Nonresidence Districts  
II  
(cont'd)

| 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 sections relating to each permitted special use.) | Minimum Size of Lot |   |                   |                   | Minimum Yard Dimensions |  |                   |  | 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 (acres)        | Width at Front Yard Setback Line (feet) | Mean Width (feet) | Mean Depth (feet) | Front (feet)            | Side (See Column No. 23.)  |                   | Rear (feet)  | Minimum Distance From  |                            |                      |  | Stories                     | Feet |   |   |                                    |  |  |  |
|  |  |  |  |                     |   |                   |                   |                         | Least One (feet)   | Total of 2 (feet) |  | Main Building (feet)   | Side Lot Line (feet)       | Rear Lot Line (feet) |  |                             |      |   |   |                                    |  |  |  |
| OB6 Office Building, Distribution, Limited Fabrication [Added 4-14-1976] | 1. Any principal use permitted in an OB1, General Office Building District; an OB2, Public Utility Office Building District; and an OB4 District, § 218-72B(1) through (13), subject to and as regulated by the provisions of Article IV, which specifically relate to these districts, except as modified herein.<br>2. Printing; publishing; the production, processing and assembly of small items such as light electronic parts in data processing or precision instruments, subject to the appropriate provisions of Article IV, § 218-75B.<br>3. Enclosed storage, warehousing and distribution of manufactured goods and products for wholesale, subject to the provisions of Article IV, considered appropriate by the Planning Board, particularly § 218-75B(4).<br>4. Child day-care centers. [Added 3-26-1996] | 1. Customary uses incidental to a permitted use, as approved by the Planning Board, subject to the provisions of Article IV, considered appropriate by the Planning Board, particularly § 218-75B(6).  | 1. Same as for OB1. [Amended 10-24-1978]   | 10                  | None                                    | None              | None              | 100                     | 50, except 100 where it abuts a residential zone or existing residence | 100               | 50, except 100 where it abuts a residential zone or existing residence | See Article IV   | Same as for main buildings |                      |  | Same as R-40                | 3    | 40  | 30<br><br>Maximum floor area ratio: 0.35<br><br>Maximum building and paved area, including roads: 60% | 1,200                              | As provided and required in Articles IV and VI | As required in R-40; also as required in § 218-89, amended | 1. Same as R-40.<br>2. The standards in Column Nos. 5 through 15 and Column 19 of this Schedule of Regulations shall apply to the overall lot or site of 10 acres or more.<br>3. The Planning Board may modify the standards and provisions in Column Nos. 5 through 22 by increasing or decreasing 1 or more of these standards by no more than 10% in the interest of the objectives of this chapter, the quality of the site plan, the proposed use or uses and the particular circumstances of the project under review. [Added 12-7-1982]<br>4. In matters of interpretation or where standards and requirements may appear at variance, the Planning Board shall make the determination in site plan review and may require the more restrictive standard or condition.<br>5. Notwithstanding the above, front, side and rear yards or setbacks may be reduced by not more than 60%, but not less than the building height facing said yard.<br>6. Planning Board site plan approval shall be required for all development and shall be a prerequisite for issuance of building permits. |

NOTES:  
<sup>1</sup> Except that, upon subdivision, the interior side yards may be ½ the distance required by § 218-70F.  
<sup>2</sup> Former Item No. 7, added 4-8-1980, was deleted 12-9-1997.