

ZONING

218 Attachment 12

Town of Mount Pleasant
Schedule of Regulations
Nonresidence Districts
IIA

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)									
OB-T-1 Office Business Transitional-1 [Added 6-22-1982]	1. All uses permitted in the OB1 General Office Building District, except laboratories listed as a permitted principal use therein. 2. Child day-care centers. [Added 3-26-1996]	1. Any accessory use permitted and as regulated in the OB1 General Office Building District, except that those accessory uses normally conducted in conjunction with laboratories shall not be permitted.	1. Professional office building for doctors, lawyers or other professionals licensed by the State of New York	1	200	200	200	50	50	100	50	No restriction	Same as for principal building			Same as OB1	2	40	15	12,000	Same as OB1, unless waived by the Planning Board	3 for each 1,000 square feet of gross building area, exclusive of parking areas within the building envelope, and as provided in Article VI	1. Same as OB1. 2. Since this is a transitional zoning district between office and residential areas, a special permit issued by the Planning Board shall be required prior to the issuance of a building permit. The Planning Board shall seek to minimize any potential adverse impact by imposing requirements it may deem necessary to establish in the special permit or site plan approval procedure. 3. Each professional building shall be limited in building coverage to 8,500 square feet. 4. Architectural and landscape design shall be such as to set a high design standard and provide ample buffering for neighboring uses. 5. The building shall be located on the site so as to simplify and minimize the practical difficulties in any land-taking for road improvements. 6. Previously zoned OB1 property can not be considered to be under Transitional T Zones.
OB-T-2 Office Park Transitional-2 [Added 3-22-1983]	1. All uses permitted in the OB6 Office Building District.	1. Any accessory uses permitted and as regulated in the OB6 Office Building District.	1. Same as OB6.	6	400	300	600	150	50, except where abutting residential districts, then 100	100	80	See Article IV	Same as for principal building			Same as OB6	3	40	10 Maximum floor area ratio: 0.30 Total building plus paving: 50%	12,000	Same as OB6, unless waived by the Planning Board	3 for each 1,000 square feet of gross building area, exclusive of parking areas within the building envelope, or as provided in Article VI, whichever is greater. The Planning Board may vary parking space size based upon automobile size trends.	1. Same as OB6. 2. Since this is a transitional zoning district between commercial and residential areas, a special permit issued by the Planning Board shall be required prior to the issuance of a building permit. The Planning Board shall seek to minimize any potential adverse impact by imposing requirements it may deem necessary to establish in the special permit or site plan approval procedure. 3. Each professional building shall be limited in building coverage to 15,000 square feet. 4. Architectural and landscape design shall be such as to set a high design standard and provide ample buffering for neighboring uses. 5. The building shall be located on the site so as to simplify and minimize any adverse environmental impact. 6. Previously zoned OB6 properties cannot be considered to be under T Zones.