

ZONING

218 Attachment 13

Town of Mount Pleasant
Schedule of Regulations
Nonresidence Districts
IIB

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-3 Office Park Transitional-3 [Added 7-19-1983]	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.	7	400	400	300	100	50, except where abutting residential districts, then 100	100	80	See Article IV	Same as for main buildings	None	3	40	15 Maximum floor area ratio: 0.45 Total maximum building and paved area, including roads: 60%	None	Same as OB6 unless waived by the Planning Board	3 for each 1,000 square feet of gross building area exclusive of parking area 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.	See Article IV	
OB-T-7 Professional Office- Transitional [Added 2-14-1989]	1. Offices for individuals, companies or consortiums providing a professional service to clients, including engineering, architecture, landscaping and landscape architecture, physicians, dentists, business services consultants and similar businesses or uses; office building. 2. Child day-care centers. [Added 3-26-1996]	1. Any accessory uses permitted and as regulated in the R-20 District.	1. Same as R-20, including medical laboratories and related uses.	1	60	75	300	70	10	25	100	See Article IV	Same as for principal building	None	3	40	20 Floor area ratio: 0.45 Total maximum building and paved coverage, including roads, except where a waiver is provided by the Planning Board: 75%	None	Non	3 for each 1,000 square feet of gross building area. The Planning Board may vary parking space size based upon automobile size trends.	An evergreen landscaping and buffer screen planting plan shall be submitted for both the Colling/Grealy and the Waylonis properties for the purpose of screening the westerly and northerly property boundaries from view from adjacent properties. All junked, abandoned or unused vehicles shall be removed from both premises. Also, see Article IV.	