

ZONING

218 Attachment 14

Town of Mount Pleasant
Schedule of Regulations
Nonresidence Districts
IIC

[Amended 4-14-1970; 10-24-1978; 10-11-1983; 9-10-1984; 3-26-1996; 10-13-2015 by L.L. No. 2-2015]

1 District	2 Permitted Principal Uses	3 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.)	4 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.)	5-8 Minimum Size of Lot				9-12 Minimum Yard Dimensions				13-15 Detached Accessory Buildings Not Over 15 Feet or 1 Story in Height			16 Minimum Floor Area per Dwelling Unit (square feet)	17-18 Maximum Height of Buildings		19 Maximum Building Coverage (percent of lot area)	20 Minimum Usable Open Space on Lot for Each Dwelling Unit (square feet)	21 Mandatory Off-Street Loading Space	22 Minimum Number of Off-Street Parking Spaces	23 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)								
MO-T Medical Office Transitional]	1. Offices for physicians, dentists and similar medical-related professional persons. 2. Office buildings. 3. Child day-care centers.	1. Any accessory uses permitted in the R-20 District.	1. Same as R-20.	2	120	150	300	70	20	50	50	See Article IV	Same as for main buildings	None	3	40	20 Maximum floor area ratio: 0.45 Total maximum building and paved area, including roads: 75%, except where a waiver is provided by the Planning Board	None	None	3 for each 1,000 square feet of gross building area. The Planning Board may vary parking space size based upon automobile size trends.	1. See Article IV. 2. MO-T Zones are permitted only when the following additional requirements are met: a. The site shall only be located within the land area bounded by the Sprain Book Parkway, Route 100 and either an OB-T-3 Zone or another MO-T Zone. b. In no case shall a building used for such purposes be located further than 10,000 feet from a medical center or hospital boundary.	
C-PS Planned Shopping	1. The most restrictive residential use permitted in any abutting district and all principal nonresidential uses permitted in C-NR, provided that the site plan for nonresidential use is approved by the Planning Board in accordance with Article IV. ² 2. Office building uses as permitted in the OB1 District.	1. All accessory uses permitted in C-NR.	1. All special uses permitted in C-NR. ³	1. Same as most restrictive residential use in any abutting district for all dwellings. 2. For all permitted nonresidential uses: 5 200 300 250 50				50	25 (but 50 if abutting on R Residence District, in which case the total of the 2 side yards shall be at least 100 feet total)	50	80	25	Same as for main buildings	None	2.5	35	15	None	Note ¹	At least 3 square feet of parking space for every square foot of business floor area and as provided in Article VI. To facilitate movement of traffic in the parking area and to provide for pedestrian safety from traffic hazards, a concrete sidewalk at least 15 feet in width shall be constructed along the front of all buildings and between the buildings and the parking area.	1. Same as R-40. 2. Same as in OB6. 3. At least 3 square feet of parking area for every square foot of business floor area and as provided in Article VI.	

NOTES:
¹ Same as C-NR, Column 21, above, except that there shall be one loading space for the first 20,000 square feet of business floor area, and one additional loading space for each additional 15,000 square feet of floor area. All loading spaces shall be served by an access driveway paved to a width of at least 30 feet and constructed in accordance with Town of Mount Pleasant highway standards and shall be paved to a depth of 50 feet from all loading platforms. No loading spaces or access driveways thereto shall be so located as to interfere with traffic movement in required parking areas
² Excludes telephone exchanges and motion picture theaters.
³ Excludes the following: gasoline filling stations, tourist homes, boardinghouses, motor vehicle showrooms, apartments in houses in historic buildings, apartments in existing buildings, and golf driving ranges.