

ZONING

218 Attachment 15

Town of Mount Pleasant
Schedule of Regulations
Nonresidence Districts

III

[Amended 9-23-1969; 10-24-1978; 2-24-1981; 4-26-1983; 12-20-1983; 12-30-1985; 12-13-2016 by L.L. No. 10-2016; 1-24-2023 by L.L. No. 1-2023]

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)	Main Building (feet)	Side Lot Line (feet)	Rear Lot Line (feet)		Stories	Feet					
									Least One (feet)	Total of 2 (feet)												
C-NR Neighborhood Retail	<ol style="list-style-type: none"> All principal uses permitted in a Residence R-10 District. Stores for sale of goods at retail or performance of customary personal services or services clearly incident to retail sales, but no fabrication or manufacturing except incidental to and on the same premises with such retail sale. Business, professional or banking offices. Restaurants, cafes or other places serving food or beverage. Parking lots for transient motor vehicles, but not for storage of new or used motor vehicles for sale or hire or for motor vehicles that are dismantled. Telephone exchanges, not including outdoor service or storage yards. 	<ol style="list-style-type: none"> All accessory uses permitted and as regulated in R-10. Any accessory building or use customarily incident to a permitted use. Nonflashing signs pertaining to a permitted use and located on the same lot therewith. Such signs shall not have a total sign area greater than 1 square foot for each foot of building frontage, shall not extend above the top of any wall of a building on which displayed and shall not be displayed on a separate structure, shall not project into any required side or rear yard or into the street right-of-way more than 6 inches and shall not face any side or rear line of an adjoining lot in a residence district. Exterior spotlighting or other illumination of buildings or grounds, except that there shall be no unshaded light sources, and light shall be so located that their beams are not directed into adjoining properties or into the public highways. 	<ol style="list-style-type: none"> All special uses permitted and as regulated in R-10. Gasoline filling stations. (§ 218-33) Tourist homes. (§ 218-56) Showrooms for new or used motor vehicle sales, including related parking lots, service facilities and offices accessory thereto. (§ 218-62) Combination of stores for sale of goods at retail and/or other principal uses permitted in this district, subject to site plan review and approval by the Planning Board and further subject to the special permit conditions listed in § 218-69. 1 or more small apartments in historic buildings, subject to the conditions set forth in §§ 218-21 to 218-28 and as further modified by § 218-68A(1). Medical care and treatment facilities for household-pet-type animals. (§ 218-58C) Residential apartments in existing buildings. [§ 218-68A(2)] Massage establishments. 	<ol style="list-style-type: none"> Same as R-10 for dwellings. For all permitted nonresidential uses: No requirement, but total floor area of buildings shall not exceed area of lot 	No requirement	15	None	None	No requirement except as specified in Column No. 23	30	12	Same as for main buildings	5	None	2½	35	None	None	<ol style="list-style-type: none"> For the first 4,000 square feet of business floor area or major portion thereof; and 1 additional for each additional 10,000 square feet of floor area or major portion thereof; and as provided in Article VI 	<ol style="list-style-type: none"> For each retail business, at least 3 square feet of parking space for each square foot of floor area. For each place dispensing food or drink, at least 6 square feet of parking space for each square foot of floor area. For other permitted business uses, at least 2 square feet of parking space for each square foot of floor area. See Article VI for additional regulations. 	<ol style="list-style-type: none"> Same as R-40. No front yard required except that: <ol style="list-style-type: none"> If parking is provided in the front yard, buildings shall be set back at least 50 feet from the street line. If a lot adjoins any R District or is within 100 feet of any R District line on the same side of the street and on the same block, the front yard requirements of the aforesaid R District shall apply. No side yard required, but if provided shall be at least 4 feet, except where a lot adjoins any R District, in which case the side yard requirement of the R District shall apply. All permitted business operations and related storage, except for the parking of motor vehicles, shall be conducted entirely within a building. Site plan approval by the Planning Board, as required in the C-PS District, and in accordance with Article IV and other requirements of this chapter. The Planning Board shall have the power, in approving site plans providing for subdivision of the initial site in a C-NR District, to vary the requirements of the chapter as to height limitations, yard setbacks, minimum interior yard dimensions, floor area and required parking, provided that the Planning Board shall determine that such variations are in the public interest in order to foster high-quality development and redevelopment and in compliance with the general purpose and intent of this chapter, and will ensure compatibility with uses on adjoining properties. In no case shall the reduction of any minimum requirement be greater than 60% of said requirement. Such variations shall apply only to the particular site plan, and proposals thereon, which is under review. [Added 9-23-1969] 	