

ZONING

218 Attachment 16

Town of Mount Pleasant
Schedule of Regulations Nonresidence Districts
IV

[Amended 9-23-1969; 3-27-1973; 10-24-1978; 6-12-1984; 10-11-1988; 12-14-1994; 3-26-1996; 12-13-2016 by L.L. No. 10-2016; 9-25-2018 by L.L. No. 6-2018; 4-28-2020 by L.L. No. 3-2020; 1-24-2023 by L.L. No. 1-2023]

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 Minimum Size of Lot				9 Minimum Yard Dimensions				13 Detached Accessory Buildings Not Over 15 Feet or 1 Story in Height			16 Minimum Floor Area per Dwelling Unit (square feet)	17 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
				6 Area (square feet)	7 Width at Front Yard Setback (feet)	8 Mean Width (feet)	Mean Depth (feet)	10 Front (feet)	11 Side (See Column No. 23.)		12 Rear (feet)	14 Minimum Distance From				Stories	Feet					
									Least One (feet)	Total of 2 (feet)		Main Building (feet)	Side Lot Line (feet)	Rear Lot Line (feet)								
C-RB Highway Commercial ^{1,2}	1. Restaurant, cafe or other place serving food or beverage. 2. Business, professional, banking and general offices. Professional offices shall include, but not be limited to, medical diagnostic and treatment facilities and research and/or development facilities. 3. Freestanding highway-oriented retail stores, including but not limited to: a. Furniture or antique shops. b. Home appliance shops. c. Carpet or floor-covering stores. d. Automotive accessory stores. e. Garden or farm supply and equipment stores. f. Other similar retail stores or service establishments serving the motoring public and usually located along a highway. 4. Motion-picture or other theaters, but not including outdoor or drive-in theaters. 5. Indoor recreation facilities, such as but not limited to bowling alleys, indoor tennis courts. 6. Warehouse and storage facilities; provided, however, that such use does not exceed 50% of the gross floor area of the principal use. 7. Child day-care centers.	1. Any accessory building or use customarily incidental to a permitted use. 2. Signs and exterior lighting as permitted in items 3 and 4 of C-NR above.	1. All special uses permitted and as regulated in R-40. 2. Motels. (§ 218-42) 3. Gasoline filling stations. (§ 218-33) 4. Motor vehicle repair garages only in conjunction with permitted special use No. 3 above. (§ 218-34) 5. Tourist homes (§ 218-56) 6. Truck terminals, transfer and storage points (§ 218-57) 7. Golf driving ranges. (§ 218-37) 8. Veterinary hospitals, boarding and care of small animals. (§ 218-58) 9. Nonclub swimming facilities. (§ 218-60) 10. Residential homes for adults. (§ 218-66A) 11. Printing sales, services and limited on-site production activities and facilities. (§ 218-39) 12. Massage establishments 13. Vape shops. (§ 218-63.3)	40,000	80	100	175	75	No requirement except as specified for side yards in Column No. 23	30	15	Same as for main buildings	None	2	35	None	None	Same as C-NR	Same as C-NR	1. Same as C-NR, except that a front yard is required.		
C-GC General Commercial	1. All principal uses permitted in C-NR. 2. Motion-picture or other theaters, but not including outdoor or drive-in theaters. 3. Assembly halls, dance halls, bowling alleys, billiard or pool rooms. 4. Wholesale or storage businesses. 5. Printing shops, heating, air-conditioning, plumbing or electrical businesses. 6. Laundries, dry-cleaning plants, creameries, ice cream plants.	1. All accessory uses permitted in C-NR.	1. All special uses permitted in C-NR, except that no massage establishments shall be permitted. 2. Motor vehicle repair garages. (§ 218-34) 3. Lumberyard, storage of building materials or fuels. (§ 218-41) 4. Radio, television and other electronic transmission stations and towers. (§ 218-50) 5. Limited fabrication. (§ 218-39) 6. Vape shops. (§ 218-63.3) 7. Child day-care center (§ 218-99)	No requirement, but total floor area of buildings shall not exceed 1 1/2 times the area of the lot	15	None	None	No requirement except as specified for side yards in Column No. 23.	30	12	Same as for main buildings	5	None	3	45	None	None	Same as C-NR	Same as C-NR	1. Same as C-NR		

NOTES:

¹ Column 2, Permitted Principal Uses for District C-RB, Highway Commercial, as amended 2-13-1973, was amended in its entirety 10-11-1988.

² Column 3, Permitted Accessory Uses for District C-RB, Highway Commercial, was amended in its entirety 10-11-1988.

MOUNT PLEASANT CODE

Town of Mount Pleasant
Schedule of Regulations Nonresidence Districts
IV
(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 (square feet)	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-GC General Commercial (cont'd)	7. Parking lots or showrooms for new or used motor vehicles for sale or hire, but not for dismantled vehicles. 8. Bottling plants. 9. Municipal garages, public works storage yards. 10. Any business similar to those above, but not including any manufacturing or fabrication, except incidentally, or any use which would be a nuisance to surrounding properties because of the emission of noise, smoke, odor, vibration or light.																						
M1 Planned Light Industry	1. Any lawful, nonresidential use as provided in Article IV, and including any nonresidential use listed above.	1. Customary accessory uses to a permitted use as provided in Article IV.	1. Any nonresidential special uses permitted in any other district, except that no massage establishments shall be permitted. 2. Adult entertainment use businesses. (§ 218-63)	10 acres See Article IV for additional requirements.	250	300		100	100	200	100	See Article IV.	Same as for main buildings	None	2	40	20	None	1 space for every 10,000 square feet of floor area or major portion thereof	1 for every 2 employees as provided in Article IV			
M2 Light Industry	1. Same as M1.	1. Same as M1.	1. Same as M1 above. 2. Junkyards. (§ 218-59)	None See Article IV for additional requirements.	15	None	None	No requirement except as specified in Column No. 23 See Article IV for additional requirements.			30	12	Same as for main buildings	5	None	2	35	50	None	Same as M1	Same as M1	1. Same as C-NR, except that a front yard of at least 100 feet shall be provided if a residence district is located directly across a public street from an M2 District.	