

ZONING

218 Attachment 18

**Town of Mount Pleasant
Schedule of Regulations
Nonresidence Districts VI
[Added 11-22-2022 by L.L. No. 9-2022]**

1 District	2 Permitted Principal Use	3 Permitted Accessory Uses (Accessory Uses and Buildings Shall Conform to All Regulations of This Schedule Applicable to Principal Uses and Buildings)	4 Permitted Special Uses Subject to Additional Standards	5 Min. Size of Lot (ac.)	6 Min. Yard Dimensions (feet)	7 Detached Accessory Buildings Not Over 15 Feet or 1 Story in height	8 Min. Floor Area Per Dwelling Unit (square feet)	9 Max Height of Buildings	10 Max Building Coverage (percent of lot area)	11 Min. Usable Open Space on Lot for Each Dwelling Unit (square feet)	12 Mandatory Off-Street Loading Space	13 Minimum Number of Off-Street Parking Spaces	14 Other Provisions and Requirements
OB-Master Plan (MP)	<ol style="list-style-type: none"> 1. Office building uses, including governmental and municipal uses; 2. Laboratories and research and observation facilities; 3. Light manufacturing/finishing/assembling of products; 4. Professional offices, including medical; 5. Warehousing and distribution uses/self-storage; 6. Restaurants, including outdoor dining; 7. Ambulatory surgery or urgent care health center; 8. Licensed child day-care centers; 9. Grocery retail uses; 10. Low impact housing; 11. Indoor and outdoor physical recreational facilities; 12. Movie theaters; 13. Playgrounds, parks, sports fields; 14. Nonprofit libraries; 15. Educational centers; 16. Film production and ancillary uses; 17. Hotels; and 18. Museums. 	Customary accessory uses associated with the operation of the principal or specially permitted uses (e.g., IT structures, generators).	Assisted living residences (ALR) as defined in § 218-3 Definitions and Article III. ^{1, 2}	Per approved Master Plan	No front or side yard setback. Rear is 30.	Per approved Master Plan	Per approved Master Plan	Per approved Master Plan	Per approved Master Plan	Per approved Master Plan	A parking management plan may be submitted in conjunction with its Master Plan for approval by the Planning Board.	A parking management plan may be submitted in conjunction with its Master Plan for approval by the Planning Board.	<ol style="list-style-type: none"> 1. Rear setbacks may be reduced by not more than 60%. 2. In matters of interpretation or where standards or requirements may appear at variance, the Master Plan shall control.

¹ The provisions of § 218-63.2 apply to this specially permitted use, except that the bulk, parking and sign regulations set forth in § 218-63.2D, F(2)(d), (h), F(3), H, J and M shall not apply for the OB-MP zone. Furthermore, the special permit criteria shall be considered by the Planning Board during site plan approval in the OB-MP zone. The bulk standards and parking standards set forth in this Schedule of Regulations shall apply.

² There is a limit of one ALR facility in the MP Zone with a maximum capacity of 200 units.