

ZONING

218 Attachment 2

Town of Mount Pleasant
Schedule of Regulations
Residence Districts
II

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)	Main Building (feet)	Side Lot Line (feet)	Rear Lot Line (feet)		Stories	Feet					
									Least One (feet)	Total of 2 (feet)												
PRD-T-1 Planned Residential Development, Transitional-1 [Added 8-17-1982]	All uses permitted in the R-5A District.	Any accessory uses permitted and as regulated in the R-5A District.	Same as R-10, except that off-street parking accessory to adjacent business or industry shall not be permitted.	No less than 3; no more than 5	200	200	200	70	50	100	70	No restriction	Same as for principal building	450	2½	40	15	1,200	Same as R-10	Same as R-5A and as provided in Article VI	<ol style="list-style-type: none"> Since this is a transitional zoning district between commercial and residential areas, a special permit issued by the Planning Board shall be required prior to the issuance of a building permit. The Planning Board shall seek to minimize any potential adverse impact by requirements it may deem necessary to establish in the special permit or site plan approval procedures and as required below. Before the approval of any parcel of land as a Planned Residential Development Transitional PRD-T, a conceptual site plan shall be approved by the Planning Board. The conceptual site plan shall be in sufficient detail as to fix the approximate locations and grading of all existing and proposed buildings, roads, recreational facilities, parking areas and drives, outdoor activity areas, major landscaping grading and other features of the development. Based upon review of the above information and the following criteria, the Planning Board may recommend approval, approval with conditions or denial of the PRD-T rezoning request to the Town Board. Upon public hearing by the Town Board and rezoning of the parcel for PRD-T purposes, with or without conditions, the Planning Board shall process the site plan review of the proposed project. In reaching a decision as to the suitability of the site for PRD-T zoning, the Planning Board and the Town Board shall judge the suitability of the tract for multifamily development. These considerations and criteria include but are not limited to the following: <ol style="list-style-type: none"> Lot area. Compatibility with officially adopted town, county, regional and state plans. Availability and adequacy of sanitary sewer and water systems to be provided on a central basis. Adequacy of adjacent and nearby public roads to accommodate traffic generated from the multifamily development in addition to accommodating any future development of lands under existing zoning in accordance with the recommendations of the Town Development Plan. Availability and proximity of public transportation facilities. 	

MOUNT PLEASANT CODE

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 II
 (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 (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)									
																							f. Availability and proximity of existing or planned employment facilities. g. Availability and proximity of shopping and other community service. h. The degree to which the proposed development is designed to achieve the planning housing goals as set forth in this chapter and in the Town Development Plan. NOTE: The Planning Board shall be responsible for determining the number of bedrooms in each dwelling unit in connection with its review of site development plans, taking into consideration the floor plans proposed by the applicant and such other information as said Board may determine appropriate. 4. [Amended 10-11-1983] Incentive density. The permitted density on a PRD-T site may be increased by not more than 1/3 beyond the basic permitted density if the applicant agrees to provide housing for elder persons and if the Town Board determines that the provision of such will serve to further the purpose and intent of the section and of the Town Development Plan. The Town Board may limit this increase based upon a consideration of: a. The number and distribution of elderly citizens in the town; b. The need for housing for elderly Americans at the time the particular PRD-T site is under consideration; c. The appropriateness of the location of the proposed site; and d. The environmental suitability of the site and the proposed development design to accommodate such an increased density. This permitted density increase beyond the basic permitted density shall relate to those standards which normally regulate density in Zoning Ordinances and in this schedule, in particular Column 5, area of lot; Column 19, maximum building coverage as percent of lot area; and Column 23, special permit control by the Planning Board limiting the maximum units per acre to a range of 6 to 8.