

ZONING

218 Attachment 3

Town of Mount Pleasant
Schedule of Regulations
Residence Districts
IIA

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)												
PRD-T-2 Planned Residential Development, Transitional-1 [Added 11-23-1982]	All uses permitted and as regulated in Column 2 of the R-5A District, provided that there shall be no more than 1 dwelling unit for every 8,300 square feet of site area.	Any accessory uses permitted 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 4; no more than 6	200	200	200	70	50	100	70	No restriction	Same as for principal building		450	2 (3 if approved as per No. 1 in Col. 23)	40	15	2,000	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 in accordance with Article III may 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 in § 218-76, Transitional districts. After a public hearing and in those instances in which the Planning Board is of the opinion that it would be in the public's best interest and general welfare, the Board may invoke Condition Nos. 3 and 4, Column 23, of the OB-6 Zone. The Planning Board may also invoke the provisions and requirements listed as Item 5, Column 23, within the C-NR Zone, insofar as they relate to the R-10 District. The Planning Board may approve 3 stories as deemed appropriate and beneficial in accordance with the provisions and requirements of Column No. 23.