

ZONING

218 Attachment 4

Town of Mount Pleasant  
Schedule of Regulations  
Residence Districts  
IIB

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)												
PRDH-T-1 Planned Residential – Historic Development, Transitional [Added 4-10-1984]	All uses permitted in the R-5A District and as regulated in this PRDH-T-1 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	6	600	300	500	Same as R-10	Same as R-10	Same as R-10	Same as R-10	No restriction	Same as for main 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"> <li>Since this is a transitional zoning district between residential and institutional areas and contains a structure or structures considered by the Town Board to be of historic significance, 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. In the interest of preserving the Troop K barracks buildings, the Planning Board shall have the authority to modify the standards listed in Column Nos. 9, 12, 17, 18, 19 and 20, but in no instance to an extent greater than that necessary to accommodate the existing buildings on the site. The terms "site" and "lot," as used herein, shall refer to the entire property, including easements, transferred by survey by the State of New York to any prospective purchaser.</li> <li>While the basic zoning density for the PRDH-T-1 site shall be that permitted in the R-10 District, because of the historic character and unique local significance of the site, the Planning Board may issue a special permit for the rehabilitation of the historic Troop K barracks structure and related facilities for reuse and construction of additional dwelling units, subject to the normal conditions of special permit uses as set forth in §§ 218-21 through 218-29 and further subject to the following specific conditions, which specific conditions shall be met to the satisfaction of the Planning Board: <ol style="list-style-type: none"> <li>The overall density on the total site shall not be greater than that permitted in the R-5A District; namely, there shall be at least 5,000 square feet of site area for each dwelling unit.</li> <li>There shall be no greater than 25 dwelling units constructed within the original Troop K barracks and is total of 56 dwelling units on the entire PRDH-T-1 site.</li> <li>Overall setbacks on the site shall be maintained in accordance with R-10 standards as established in this Schedule of Regulations.</li> <li>If the Troop K barracks structure is demolished and or removed, the maximum overall density shall be that permitted in the R-10 District.</li> </ol> </li> </ol>	

MOUNT PLEASANT CODE

Town of Mount Pleasant  
 Schedule of Regulations  
 Residence Districts  
 IIB  
 (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)									
																							3. A site plan shall be approved by the Planning Board and shall also be subject to the following specific conditions: a. The standards in Column Nos. 5 through 15 and 19 of this schedule shall apply to the overall lot or site. b. In matters of interpretation or where standards or requirements may appear at variance, the Planning Board shall make the determination in site plan review and may require the more restrictive standard or condition. c. Notwithstanding the above, front, side and rear yards or setbacks may be reduced by not more than 60%, but not less than the building height facing said yard. d. In acting upon any special permit and site plan for approval of a project in the PRDH-T-1 District, the Planning Board may apply any and all aspects of subdivision review and approval as it deems appropriate in the furtherance of the objectives and standards of this district.