

ZONING

218 Attachment 5

Town of Mount Pleasant  
Schedule of Regulations  
Residence Districts  
IIC

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 Line (feet)	8 Mean Width (feet)	Mean Depth (feet)	10 Side (See Column No. 23.)		12 Rear (feet)	15 Minimum Distance From			Stories		18 Feet						
								11 Least One (feet)	11 Total of 2 (feet)		13 Main Building (feet)	14 Side Lot Line (feet)	15 Rear Lot Line (feet)									
PRD-T-5 Planned Residential Development, Transitional-5 [Added 1-29-1986]	All uses permitted, but not as regulated, in the R-5A District.	Any accessory uses permitted and as regulated in the R-5A District.	Nursery schools. (§ 218-44)	3 acres, no more than 7 acres	200	200	200	70	50	50 <sup>1</sup>	50	As approved by Planning Board	Same as for principal building	450	2½	35	20	1,200	Same as R-10	Same as R-5A and as provided in Article VI	1. Same as PRD-T-1 and PRD-T-2. 2. This site may be used as a recipient site should the town enact Development Rights Transfer (DRT) Zoning at some future date.	
PRD-T-6 Planned Residential Development, Transitional-6, Quarry/Kensington [Added 9-10-1986]	1. Detached or attached single-family residences. 2. 2-family residences, provided that there shall be no more than 1 dwelling unit for every 5,000 square feet of site area.	Any accessory uses permitted and as regulated in the R-10 District.	Same as R-10, except that off-street parking accessory to adjacent business or industry, rooming or boarding houses and telephone exchanges shall not be permitted.	5,000 per dwelling unit, except that lots or parcels of 4,500 square feet or larger in single ownership at the time of adoption of these provisions may be used and developed for 1 single-family dwelling	50	As per site plan approved by Planning Board	As per site plan approved by Planning Board	30	5	17.5	30	As approved by Planning Board	Same as for principal building	750	2½	35	25	1,200	Same as R-10	2 per dwelling unit	1. Before the approval of any parcel of land within the PRD-T-6 District, a conceptual site plan shall be approved by the Planning Board. The conceptual site plan shall be in sufficient detail as to fix the appropriate locations and grading of all existing and proposed buildings, roads, recreational facilities, parking areas and drives, outdoor activity areas, major landscaping and grading and other features of the development. 2. 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. 3. Based upon review of the above information and zoning district criteria, the Planning Board shall, after public notice, conduct a public hearing on approval of the issuance of the special permit, with or without conditions. Upon approval of the required special permit, the Planning Board shall process the final site plan review of the proposed development.	

NOTES:  
<sup>1</sup> Except where 1 side yard is bordered by a 90-foot perpetual buffer conservation area.