

ZONING

218 Attachment 6

Town of Mount Pleasant  
Schedule of Regulations  
Residence Districts  
IID  
[Added 5-14-1991; amended 5-28-1991; 3-24-1992]

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)									
PRD-T-7 Planned Residential Development, Transitional-7, Overlook Estates at North Kensico Avenue	Multifamily and 2-family dwellings	Same as R-3A	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	2.4 with a maximum of 27 dwelling units, except as provided in Column 23	125	25	240	30	15	40	30	No restriction	Same as for principal buildings			450	2½	35	30	1,200	As required by Art. VI, Off-Street Parking and Loading	As required by Art. VI, Off-Street Parking and Loading	<ol style="list-style-type: none"> <li>After a parcel of land has been rezoned by the Town Board, a site plan shall be approved by the Planning Board. Any subsequent change shall also require site plan approval by the Planning Board. The Planning Board shall seek to minimize any potential adverse impact by requirements it may deem necessary to establish in the site plan approval procedures.</li> <li>The Planning Board shall have the power in approving site plans to vary the requirements of this chapter with respect to yard setbacks and building height, provided that the Planning Board shall determine that such variations are in the public interest in order to foster high-quality development and redevelopment and are in compliance with the general purposes and intent of this chapter and will ensure compatibility with uses on adjoining properties. In no case shall the setback reductions be greater than 60% nor shall the height be allowed to go above 3 stories and/or 40 feet.</li> <li>The density may be increased to a total of 35 dwelling units, provided that 5 of these units be affordable housing as defined in this chapter. Where, because of an increased density, sufficient usable open space as required under Column 20 cannot be provided, the usable open space requirement under Column 20 shall be reduced to 275 square feet per initial bedroom per unit, plus 225 square feet per additional bedroom per unit, only if the applicant provides adequate recreation area in the magnitude of 10% of the site and improved with adequate recreation facilities in accordance with Local Law No. 1-1991 or the Land Subdivision Regulations of the Town of Mount Pleasant,<sup>2</sup> whichever is applicable. Such recreation area which may comply with the definition of usable open space shall be counted towards the usable open space requirement.</li> </ol>

NOTES:

<sup>2</sup> Editor's Note: See Ch. 149, Art. II, Parkland and Recreation Land in Developments, and Chapter A227, Subdivision Regulations, respectively.

MOUNT PLEASANT CODE

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				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)									
																							4. Where, because of an increased density under Item 3 above, topographic or other physical restriction, adequate recreation area cannot be provided in the magnitude of 10% of the site, the Planning Board may require the applicant to supply the appropriate recreation fees, credit being given for any recreation land which is provided, in accordance with Local Law No. 1-1991 or the Land Subdivision Regulations of the Town of Mount Pleasant, <sup>1</sup> whichever is applicable, and the Schedule of Fees of the Town of Mount Pleasant. <sup>2</sup> 5. If at the time of site plan application, an application for subdivision approval is also made for individual unit ownership or other purposes, the subdivision application fee shall be waived as the additional time required for subdivision review would be minimal. The purpose for this waiver is to limit discrimination between different forms of ownership. 6. No certificate of occupancy shall be issued until all structures and uses which do not conform to the provisions of this chapter are removed and discontinued.

NOTES:

<sup>1</sup> Editor's Note: See Ch. 149, Art. II, Parkland and Recreation Land in Developments, and Chapter A227, Subdivision Regulations, respectively.

<sup>2</sup> Editor's Note: See Chapter A224, Fees.