

ZONING

218 Attachment 7

Town of Mount Pleasant
Schedule of Regulations
Residence Districts
III
[Added 5-28-1991]

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 (square feet)	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-8 Planned Residential Development Transitional-8, Grande/Cleveland Street	Multifamily dwellings, provided that there shall be no more than 1 dwelling unit for every 4,000 square feet of gross site area.	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.	30,000, with a maximum of 40,000; 4,000 square feet per dwelling unit, except as provided in Column No. 23	100	150	125	25	15	30	20	As per Planning Board approval; see Column No. 23	Same as for principal buildings; see Column Nos. 10 and 11	Same as for principal buildings; see Column No. 12	450; see Column No. 23	2½, except 3 when parking is enclosed within the principal building	35, except 40 when parking is enclosed within the principal building	30	1,200	As required by Article VI, Off-Street Parking and Loading	As required by Article VI, Off-Street Parking and Loading	<ol style="list-style-type: none"> Same as the items in Paragraphs 1, 2 and 3 in Column 23 of the PRD-T-7 Zoning District; also, Paragraph 2 in Column 23 of the PRD-T-6 Zoning District. Ten percent of the gross site area shall be reserved, planned and available for recreation use by occupants of the dwelling units in this district and their invited guests. As an alternative, if such recreation space is not available, the Planning Board may require a one-time recreation fee of \$1,000 per apartment. In an effort to foster affordable housing, the apartments in this district shall be of 1 and 2 bedrooms in size, shall average 1.5 bedrooms per unit and shall range in gross floor area between 450 square feet minimum and 800 square feet maximum. Planning Board approval of apartment floor plans shall be part of site plan approval.