

ZONING

218 Attachment 8

Town of Mount Pleasant
Schedule of Regulations
Residence Districts
III

[Amended 10-24-1978; 11-25-1980; 1-24-2023 by L.L. No. 1-2023]

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)	Main Building (feet)	Side Lot Line (feet)	Rear Lot Line (feet)		Stories	Feet												
									Least One (feet)	Total of 2 (feet)																			
R-10 1-Family Residential	Same as R-40.	Same as R-40.	1. Same as R-20, except that religious, charitable and eleemosynary institutions shall not be permitted. 2. Off-street parking accessory to adjacent business or industry. (§ 218-61)	10,000	65	75	100	30	10	25	30	12	5	5	Same as R-40	2½	35	20	1,200	Same as R-40	Same as R-40	1. Same as R-40.							
R-5A Multifamily Residential	1. All principal uses permitted and as regulated in R-10. 2. 2-family dwellings. 3. Multifamily dwellings, provided that there shall be no more than 1 dwelling unit for every 5,000 square feet of site area and provided that the site plan is approved by the Planning Board in accordance with §§ 218-64 and 218-65.	1. Same as R-10. 2. Additional garages for residents of multifamily dwellings, provided that there shall not be more than 1 garage space for each dwelling unit.	1. Same as R-10. 2. Telephone exchange. (§ 218-54)	1. 10,000 for each permitted use except multifamily dwellings. 2. 10 acres for multifamily dwellings.	1. Same as R-10 for all permitted uses except multifamily dwellings. 2. For multifamily dwellings: 250 300 300 75 50 100 75 35 30 30 Average of 750 square feet per dwelling unit for each multifamily dwelling																	1. Same as R-40. 2. The length of any multifamily residential structure shall not exceed 180 feet. 3. No main building of a group on the same lot shall be closer to any other main building of the group than a distance equal to 3 times the height of the taller building or 75 feet, whichever is greater, except that, in the case of 2 end walls without windows facing each other, such buildings shall be no closer than a distance equal to the height of the taller building or 35 feet, whichever is greater, and provided further that if 1 or both of such end walls has windows, this distance shall be doubled. 4. In general, there shall be provided for every dwelling a secondary or service access opening into a rear yard.							
R-3A Multifamily Residential	Same as R-5A, except that there shall be no more than 1 multifamily dwelling unit for every 3,500 square feet of site area.	Same as R-5A	Same as R-5A.	Same as R-5A, except that minimum site for multifamily dwellings shall be 2 acres	1. Same as R-10 for all permitted uses except multifamily dwellings. 2. For multifamily dwellings: 200 200 200 65 40 80 40 25 20 20 Same as R-5A																	Same as R-5A	Same as R-5A	20	1,200	Same as R-40	Same as R-5A	Same as R-5A.	
R-3AU Multifamily Residential	Same as R-3A.	Same as R-3A.	1. Same as R-3A. 2. Conversion of existing public school buildings for housing to accommodate, in whole or in part, elderly persons, i.e., senior citizens, and/or young persons who are commencing a domestic family relationship and with limited income, subject to the requirements of § 218-67.	Same as R-3A.																									