



TOWN OF MOUNT PLEASANT ZONING

R-10 Zoning -

10,000 Sq. Ft. 100 x 100
 Front - 30 Ft.
 Side - 10 Ft. Min., (Total of two 25 Ft.)
 Rear - 30 Ft.

Maximum Lot Coverage: 20%

Fence Height: 4 Ft. Front
 4 Ft. Side
 6 Ft. Rear

* Within Property Line

Lots that are less than 10,000 sq. Ft required Zoning Board approval for any addition or structure added to property.
 (RE: 50 x 100, 75 x 100 lots)

Corner Lot 2 Front yards, 30 Ft.
 Choice of rear and side yard
 Example - 30 Fronts, 30 Rear, 10 Side.

Detached Accessory Bldg.
 12 Ft. From main building
 or deck. Side 5 Ft., Rear 5 Ft.

Width of lot At front yard setback line (feet)	Under sized Lots	
	Minimum side yard width (feet)	Minimum percentage of lot width for sum of both yards
Less than 65	10	40 %
65 but less than 75	12	40 %
75 but less than 85	12	44 %
85 but less than 100	15	48 %

Minimum usable Open space on Lot for Each dwelling Unit - 1,200 Sq. Ft.

R-20 Zoning -

20,000 Sq. Ft. 100 x 200
 Front - 50 Ft.
 Side - 15 Ft. Min., (Total of two 40 Ft.)
 Rear - 50 Ft.

Maximum Lot Coverage: 15%

Fence Height: 4 Ft. Front
 4 Ft. Side
 6 Ft. Rear

* Within Property Line

Corner Lot 2 Front yards, 50 Ft. Front
 50 Ft. Rear
 15 Ft. Side

Detached Accessory Bldg.
 15 Ft. From main building
 or deck. Side 10 Ft., Rear 25

Shed - 25 Ft. From Bldg. or deck
 10 Ft. Side
 10 Ft. Rear

Minimum usable Open space on Lot for Each dwelling Unit - 1,200 Sq. Ft.

R - 40 Zoning -

40,000 Sq. Ft., 200x 200
 Front - 60 Ft.
 Side - 25 Ft. Min., (Total of two 50 Ft.)
 Rear - 50 Ft.

Maximum Lot Coverage: 10%

Fence Height: 6 Ft. Front
 6 Ft. Side
 6 Ft. Rear

* Within Property Line

Corner Lot, 2 Front yards, 60 Ft. Front
 50 Ft. Rear
 25 Ft. Side

Detached Accessory Bldg.
 20 Ft. From main building or deck.
 Side 25 Ft., Rear 50

Shed - 25 Ft. From Bldg. or deck
 10 Ft. Side
 10 Ft. Rear

Minimum usable Open space on Lot for Each dwelling Unit - 1,200 Sq. Ft.

- * TREEHOUSES - detached accessory building setback
- * POOLS _ same as detached accessory building setback, including pool equipment
 Pools must be fenced. 4' fence able to withstand 55 Lb. of horizontal pressure.
 Self-closing/self locking gate.