

TOWN OF MT. PLEASANT ZONING

R-10 ZONING

10,000 SQ.FT. PARCEL

MAX. LOT COVERAGE 20%

NORMAL LOTS

FRONT YARD SETBACK – 30'

SIDE YARD SETBACK – 10' MIN (TOTAL OF 2 SIDES EQUAL 25')

REAR YARD SETBACK – 30'

CORNER LOTS HAVE TWO FRONT YARDS THEREFORE;

FRONT YARD SETBACK – 30'

FRONT YARD SETBACK – 30'

SIDE YARD SETBACK – 10'

REAR YARD SETBACK – 30'

UNDER SIZED LOTS (LESS THAN 10,000 SQFT) WILL NEED ZONING BOARD APPROVALS AND WILL FOLLOW THESE GUIDELINES

WIDTH OF LOT AT FRONT YARD SETBACK	MINIMUM SIDE YARD SETBACK	MINIMUM % 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%

GARDEN SHEDS, TOOL HOUSES, PLAY HOUSE, TREE HOUSES, PLAY APPARATUS, MUST BE PLACED IN THE REAR YARD OR THE SIDE YARD AND AS FOLLOWS

SIDE YARD SETBACK – 5'

REAR YARD SETBACK – 5'

MAIN HOUSE OR DECK -12'

MAX HEIGHT – 12'

NO GREATER THAN 150 SQ FT

DETACHED ASSESSORY STRUCTURES (POOLS INCLUDED)

SIDE YARD SETBACK – 5'

REAR YARD SETBACK – 5'

MAIN HOUSE OR DECK – 12'

MAX. HEIGHT – 15'

FENCES AND RETAINING WALLS: REQUIRE PERMITS

FRONT YARD HEIGHT – 4'

SIDE YARD HEIGHT – 4'

REAR YARD HEIGHT – 6'