

# TOWN OF MT. PLEASANT ZONING

## R-40 ZONING

40,000 SQ.FT. PARCEL

MAX. LOT COVERAGE 10%

### **NORMAL LOTS**

FRONT YARD SETBACK – 60'

SIDE YARD SETBACK – 25' MIN (TOTAL OF 2 SIDES EQUAL 50')

REAR YARD SETBACK – 50'

### **CORNER LOTS HAVE TWO FRONT YARDS THEREFORE;**

FRONT YARD SETBACK – 60'

FRONT YARD SETBACK – 60'

SIDE YARD SETBACK – 25'

REAR YARD SETBACK – 50'

### **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 – 10'

REAR YARD SETBACK – 10'

MAIN HOUSE OR DECK -25'

MAX HEIGHT – 15'

NO GREATER THAN 250 SQ FT

### **DETACHED ASSESSORY STRUCTURES (POOLS INCLUDED)**

SIDE YARD SETBACK – 25'

REAR YARD SETBACK – 50'

MAIN HOUSE OR DECK – 20'

MAX. HEIGHT – 15'

### **FENCES AND RETAINING WALLS: REQUIRE PERMITS**

FRONT YARD HEIGHT – 6'

SIDE YARD HEIGHT – 6'

REAR YARD HEIGHT – 6'

**\*\*IN ORDER TO SUB-DIVIDE A PARCEL YOU MUST HAVE 2 PARCELS THAT EQUAL 40,000 SQFT EACH\*\***