

**Dammon Engineering Inc.**

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**FAX COVER SHEET**

FAX NUMBER TRANSMITTED TO: 781-9819  
TO: Brian Riene  
FROM: Brandon  
CLIENT/MATTER: Pearl River Storage  
REFERENCE: \_\_\_\_\_  
DATE: 10-20-06 NO. OF PAGES INCLUDING COVER SHEET: 3

COMMENTS: I contacted Pearl River to get the setbacks for this property, and some of them seem pretty outrageous. I have attached the zoning regulations for the area. Just wanted to make sure you are OK with these setbacks before continuing with the design, because they are obviously eating up a good portion of the lot. Contact for Pearl River is Ms. Libby 863-5800 if you want to contest these set-backs.  
Brandon

IF YOU EXPERIENCE ANY PROBLEMS RECEIVING THIS FAX, PLEASE CALL (985) 649-5832,  
OR FAX (985) 641-5950

**TOWN OF PEARL RIVER  
DISTRICT ZONING REGULATIONS  
M-1 INDUSTRIAL**

**PERMITTED USE OF LAND & STRUCTURES:**

**PERMITTED PRINCIPAL USE:**

No dwelling units allowed unless said dwellings are occupied by the custodial owner or manager of the business established in which the dwelling is located.

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**PERMITTED ACCESSORY USE:**

A.) Accessory buildings, signs, and other uses pertinent to principal use.

**NO HAND MADE SIGNS- 1 SIGN PER BUSINESS ALLOWED.**

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**USES PERMITTED BY SPECIAL PERMIT:**

Any use of exceptional nuisance, noxious or injurious to human life by reason of dust, smoke, odor, gas, fumes, refuse, noise or vibrations.

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**MINIMUM LOT SIZE:**

Area in square feet: 12,600

**NOTE: NO MAXIMUM HEIGHT OF BUILDINGS**

Width in feet: 100'

1 side not less than 90'

Any and/all buildings on said lot cannot exceed 40%

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**MINIMUM YARD DIMENSIONS IN FEET:**

Front Depth: 35'

Side Yard #1: 10'

Rear Depth: Twice the height of building

Side Yard #2: 40'

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**ACCESSORY BUILDING:**

Maximum height over 50' by special permit only

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**OFF STREET PARKING & LOADING**

All parking shall be to the side or to the rear of the principal building.

Maximum provisions for off street loading & must meet state requirements including handicap parking.

**PARKING AREA MUST BE PAVED OR ASPHALTED.**

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**PENALTIES**

**A COMPLETE SET OF ENGINEER DRAWINGS MUST BE GAVE TO THE TOWN HALL BEFORE ANY CONSTRUCTION CAN BE STARTED.**

**IF YOU BUILD UP YOUR PROPERTY CAUSING FLOODING TO ADJOINING PROPERTY, YOU MUST DIG A SWALE/DITCH & MAINTAIN IT ON YOUR PROPERTY.**

**A MINIMUM 8" TEMPORARY CONSTRUCTION CULVERT MUST BE PLACED IN ALL DRAINAGE DITCHES DURING CONSTRUCTION.**

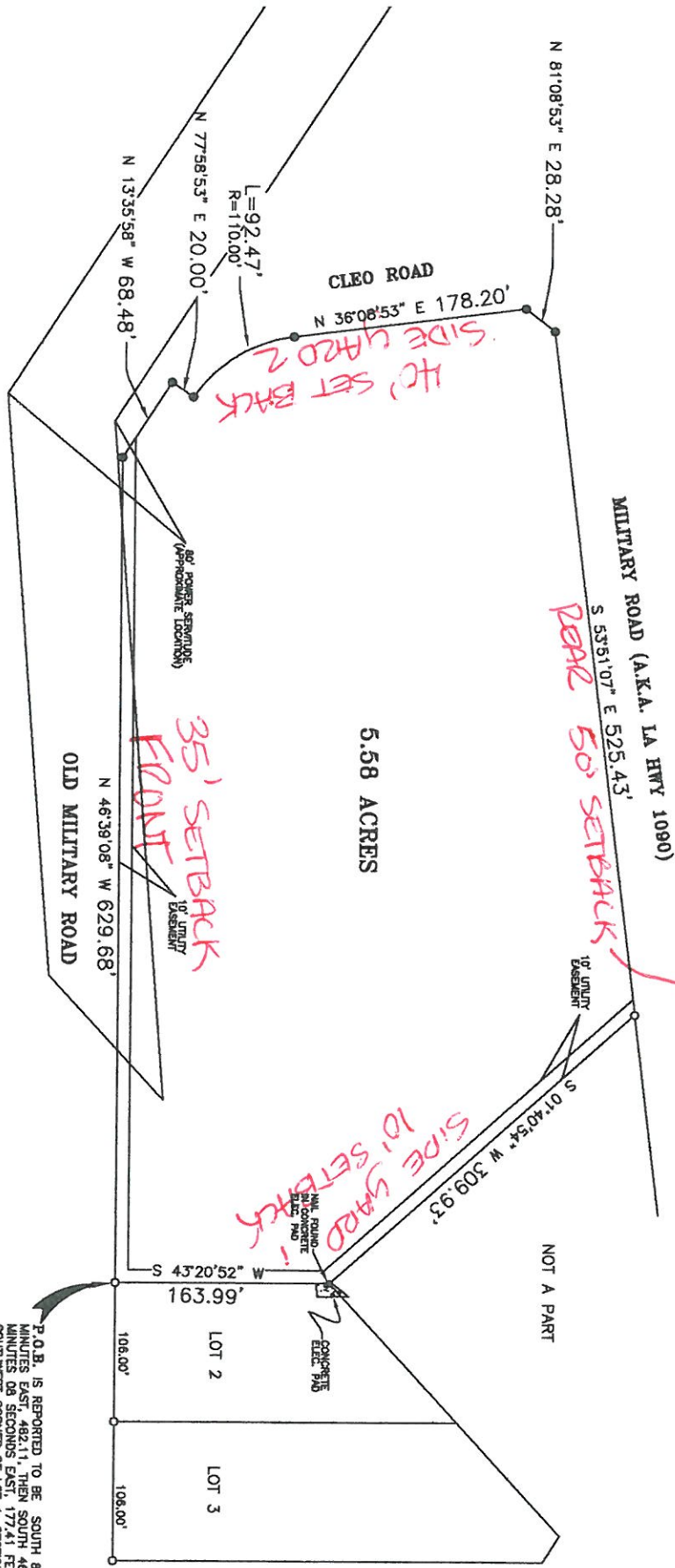
**THE FRONT OF ALL METAL BUILDINGS MUST BE DRESSED UP WITH BRICK, VINYL, STUCCO, ETC. AND THE FRONT APPEARANCE MUST BE APPROVED.**

**MUST COMPLY WITH LANDSCAPE AND FENCE ORDINANCES.**

**NO JUNK CARS ARE ALLOWED: A JUNK CAR IS DEFINED AS ANY NONOPERATING, WRECKED, JUNKED OR PARTIALLY DISMANTLED VEHICLE REMAINING ON ANY PROPERTY WITHIN THE TOWN OF PEARL RIVER.**

**THE TOWN REQUIRES FIRE HYDRANTS FOR ANY NEW DEVELOPMENT. THE DEVELOPER WILL PAY FOR THE HYDRANTS, PLUST TIME AND COST FOR THE TOWN TO INSTALL THE HYDRANTS.**

**FAILURE TO COMPLY WITH THESE REGULATIONS COULD RESULT IN A \$500.00 FINE/ 60 DAYS IN JAIL OR BOTH, IN ADDITION TO ALL COST AND EXPENSES INVOLVED. COLOR CODED GREEN ON TOWN ZONING MAP.**



*HC) SET BACK  
SIDE YARD 2*

*REAR 50' SETBACK*

*35' SETBACK  
FRONT*

*SIDE YARD  
10' SETBACK*

*BASED ON HEIGHT OF  
OFFICE BLDG FOR  
MINI-STORAGE  
-TR- HANSH TR-*



P.O.B. IS REPORTED TO BE SOUTH 89 DEGREES 24 MINUTES EAST 482.14 FEET SOUTH 46 DEGREES 39 MINUTES 06 SECONDS EAST 172.74 FEET FROM THE SOUTHWEST CORNER OF LOT 1, SECTION 13, TOWNSHIP 8 SOUTH, RANGE 14 EAST.