

Industrial Storage / Laydown Yard – Permitted CPI Uses

Carolina Park – CPI (Industrial) zoning. Uses relevant to an unimproved lot intended for outdoor equipment/material storage or a landscape contractor's yard, drawn from Exhibit C – Carolina Park Land Use Table (amended 3/26/2024).

Direct Match

- **Outdoor Storage of Materials or Equipment** – listed as its own principal permitted use; must be screened as required by DRB

Contractor / Landscape Operations

- **Special Trade Contractors (offices/storage)** – general contractor's yard or base of operations
- **Services to Buildings or Dwellings** – incl. landscaping services, janitorial, exterminating, carpet/upholstery cleaning
- **Excavation Contractors** – outdoor storage must be screened
- **Building Equipment or Other Machinery Installation**

Equipment & Vehicle Storage / Rental

- **Vehicle Storage** – incl. bus barns, boat/RV storage, or impound yards
- **Construction Tools or Equipment Rental** – outdoor storage must be screened
- **Commercial or Industrial Machinery or Equipment Rental/Leasing** – outdoor storage must be screened
- **Heavy Duty Truck or Commercial Vehicle Rental** – outdoor storage must be screened
- **Self-Service Storage / Mini-Warehouse** – outdoor storage must be screened

Bulk Material Storage & Sales

- **Stockpiling of Sand, Gravel, or Other Aggregate Materials** – outdoor storage must be screened
- **Construction Material Wholesalers** – brick, cement, concrete, lumber, millwork, plywood, shell, stone, wood panel – must be within its own park and fully screened from adjacent uses
- **Farm Supplies or Equipment Wholesalers** – outdoor storage must be screened
- **Resource Extraction** – borrow pits, mining, quarries, sand/gravel – primarily for site work affiliated with other Carolina Park construction projects

Note: Almost every use above requires outdoor storage/equipment to be “screened as required by DRB.” A perimeter fence alone may not satisfy this – Mount Pleasant’s Design Review Board typically reviews the actual screening (opaque fencing, landscape buffer, etc.) case by case. Confirm specifics with the Town/DRB before finalizing site plans.

Source: Exhibit C, Carolina Park Land Use Table (amended 3/26/2024), CPI column.