

Article 5. TABLE OF AREA, YARD, AND HEIGHT REQUIREMENTS

| DISTRICT | MIN. LOT AREA (SF) | MIN. LOT WIDTH (FT) ¹ | Minimum Yard Requirement | | | |
|--|----------------------------|----------------------------------|--------------------------|-----------------------------|--------------------|-----------------|
| | | | Front (FT) | Side (FT) [Note 2] | Rear (FT) [Note 3] | Height (FT) |
| RA-20 Residential/Agricultural** Single-Family Non-Residential | 20,000 25,000 | 100 100 | 30 30 | 12 12 | 35 35 | 35 35 |
| RA-20A Residential/Agricultural Single-Family Duplex-Two Family Non-Residential | 20,000 25,000 25,000 | 100 110 100 | 30 35 30 | 12 15 ² 12 | 35 35 35 | 35 35 35 |
| R-12 Residential Single-Family | 12,000 | 85* | 30 | 10 | 35 | 35 |
| R-10 Residential Single-Family | 10,000 | 80* | 30 | 10 | 35 | 35 |
| R-8 Residential Single-Family | 8,000 | 75* | 25 | 10 | 30 | 35 |
| R-6 SF Residential Single-Family | 6,000 | 60* | 20 | 8 | 20 | 35 |
| MF Multiple Family ³ | 15,000 ⁴ | 100 ⁴ | 25 ⁴ | 8 ⁴ | 20 ⁴ | 35 ⁴ |
| MH Manufactured Home MH Parks RV Parks MH on single lot | 3 ac. 1 ac. 5,000 | 75 75 80 | 25 25 25 | 25 25 10 | 20 20 30 | 35 35 35 |
| PUD Planned Unit Development ³ | 25 ac. | 5 | 5 | 5 | 5 | 5 |
| O/I Office and Institutional ³ | 12,000 | 80 | 25 | 10 | 15 | 35 |
| B-1 Central Business District | N/A | N/A | N/A | N/A | N/A | 35 |
| B-2 Highway Commercial | 20,000 | 100 | 25 | 15 ⁶ | 20 | 35 |
| LI Light Industrial District | 20,000 | 100 | 35 | 20 | 20 | 50 |
| HI Heavy Industrial District | 20,000 | 100 | 35 | 20 | 20 | 50 |
| CON Conservation | None | None | None | None | None | None |

¹See Section 5-1, Note 1.

²See Section 5-1, Note 4.

³See Section 5-1, Note 5.

⁴See Section 5-1, Note 6.

⁵Shall be determined based upon the applicable zoning district utilized within the PUD.⁶See Section 5-1, Note 7.

Section 5-1: Notes to the Table of Area, Yard, and Height Requirements

Note 1. Minimum lot width is measured at the front yard setback line. For lots fronting completely on the bulb of a cul-de-sac:

- (A) The minimum lot frontage shall be no less than 1/2 of the required minimum lot width measured at the road right-of-way.
- (B) The front yard setback may be increased to no more than 50' to achieve the minimum lot width.

Note 2. Any lot on a corner must meet the front yard setback requirements on both streets.

Note 3. Accessory buildings shall be located in the rear yard not less than five (5) feet from the rear and side property lines. For PUD's: In the R-8 zone, minimum rear yard setback is 25 feet; in the RA-20 zone, minimum rear yard setback is 30 feet. Maximum permissible lot coverage by the principal building and all accessory buildings shall not exceed fifty (50) percent of the total lot area in any residential zoning district.

Note 4. Duplex-Two Family, zero base lot line (individual building with two dwelling units owning one common wall).

*Note 5. *Townhouse for Individual Ownership within the R-8 zoning district.* The following dimensional requirements shall apply (development of townhomes within the O&I, PUD, and MF zoning districts shall comply with the standards outlined within Article 7, Section 7-2):

- (A) Minimum Lot Width: Eighteen (18) feet.
- (B) Minimum Lot Size: One thousand eight hundred (1,800) square feet per deeded unit.
- (C) Maximum Height: Thirty-five (35) feet.
- (D) Minimum Site Area: Fifteen thousand (15,000) contiguous square feet for the entire townhouse development involving the establishment of three or more units on a single site.
- (E) The maximum number of townhouses in any one development approved as an R-8 zoning district conditional use shall be ten (10) dwelling units. For development of townhomes within the O&I, PUD, and MF zoning districts shall comply with the standards outlined within Article 7, Section 7-2.
- (F) Maximum Number of Dwelling Units per Building: Eight (8).

(G) Setbacks:

(1) *Front Yard*. Twenty-five (25) feet.

(2) *Rear Yard*. Twenty (20) feet.

(3) *Side Yard for End Dwelling Units*. Fifteen (15) feet. There shall be no setback between the building line of the dwelling unit and interior side lot lines. In order to ensure proper and functional development under these regulations, it is mandatory that interior dwelling units be constructed to encompass the total building width of the lot, and at least fifty (50) percent of the linear distance of the common building wall dividing the interior living quarters of the two (2) attached dwelling units shall be located between the two (2) said attached dwelling units. No unit shall be connected on more than two sides by a common wall.

(H) *Off-Street Parking*: All townhouse developments shall comply with Section 8-7 Minimum Parking Requirements for each individual townhouse. In addition, all required off-street parking shall be provided in the rear yard of each individual townhouse. Each rear yard shall be accessed by an eighteen (18) foot wide access easement recorded as a permanent easement on the townhouse subdivision plat. All driveways shall be paved with an all-weather material. Townhome developments involving two or less dwelling units shall be exempt from the rear yard parking requirement.

(I) *Recreation and maintenance accessory buildings* are allowed. Minimum setback of an accessory building, attached or detached, from side or rear lot line shall be five (5) feet, provided that the accessory use building is limited to one story in height and not more than one hundred (100) square feet in area per unit.

(J) *Open Space*: Passive and active recreation space shall be provided in accordance with Article 21, Part 5. Townhome developments involving two or less dwelling units shall be exempt from providing passive recreation areas as required under Article 21, Part 5. Developers may provide payment in lieu of open space as provided for in Article 21, Part 5.

(K) *Access for emergency vehicles* to all parts of the complex and to each unit shall be provided.

(L) All townhouse developments shall comply with Article 21, Subdivision Regulations.

**Note 6. Multiple Family Dwelling Development Standards.*

(A) Minimum lot size for Multiple Family Dwelling new construction shall be 15,000 square feet.

- (B) The minimum lot size for conversion of existing structures shall be 5,000 square feet for each unit. All requirements applicable to new construction, including on-site parking, shall be applicable to conversions.
- (C) The minimum distance between two buildings on a single lot shall be not less than twenty-five (25) feet. Depending on construction materials used, more separation may be required by the State of North Carolina Building Code.
- (D) In a multiple family zone, recreation and maintenance accessory buildings are allowed. Minimum setback of an accessory building, attached or detached, from side or rear lot line shall be five (5) feet, provided that the accessory use building is limited to one story in height and not more than one hundred (100) square feet in area per unit.
- (E) Maximum density of development in MF district shall be 11 units per acre.
- (F) Parking shall be according to the provisions of Article 8. Off-Street Parking, Driveways, and Off-Street Loading Requirements.
- (G) Landscaping shall be according to the provisions of Article 11 Buffer Strips and Landscaping.

**Note 7.* Minimum setback for Medical/Dental Clinics in the B-2 zoning district is 10'.