

Table 4-2-1 Table of Density and Dimensional Requirements

Zoning District	Minimum Lot Area (Sq Ft.)	Minimum Lot Width (Ft) **	Front Yard Setback (Ft.)	Side Yard Setback (Ft.)	Rear Yard Setback (Ft.)	Maximum Building Height (Ft)	Maximum Lot Coverage ***	Development Standards
RA-20 and R-20								
Single-family dwelling	20,000*	85	30	10 a	25 g	40	40%	
R-15								
Single-family dwelling	15,000	85	30	10 a	25 g	35	30%	
R-12								
Single-family dwelling	12,000	80	30	10 a	25 g	35	30%	
R-10								
Single-family dwelling	10,000	70	30	10 a	25 g	35	30%	
R-8								
Single-family dwelling	8,000	85	30	10 a	20 g	40	40%	
Two-family dwelling	10,000	85	30	10 a	20 g	40	40%	
Multi-family dwelling k	--	85	30	10 a	20 g	50	40%	Sec.4-7.3, E
1 st two dwelling units	10,000							
Each additional dwelling unit	4,350							
R-6								
Single-family dwelling	6,000	85	30	10 a	20 g	40	40%	
Two-family dwelling	8,000	85	30	10 a	20 g	40	40%	
Multi-family dwelling k	--	85	30	10 a	20 g	50	40%	Sec.4-7.3, E
1 st two dwelling units	8,000							
Each additional dwelling unit	3,100							
Other Types of Residential Development (see referenced Development Standards Section)								
Patio homes								Sec.4-7.3, B
Condominiums								Sec.4-7.3, C
Manufactured home parks								Sec.4-7.3, D
Townhouses								Sec.4-7.3, F
Live/Work units								Sec.4-7.3, M
Planned Unit Developments								Sec.4-7.3, N
Residential Cluster Developments								Sec.4-7.3, O
Traditional Neighborhood Developments								Sec.4-7.3, P
Manufactured home on individual lot (in MH Overlay								Sec.4-7.3, A

District only)								
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O&I Office & Institutional								
	8,000	70	30	10	20	40		
Commercial Zoning Districts								
B-1 Central Business	N/A	N/A	15 <i>b</i>	<i>c, d</i>	20 <i>c</i>	50 <i>h</i>		
B-2 General Business	6,000	50	40 <i>b</i>	<i>c, d</i>	30 <i>c</i>	70 (amended 04/07/08)		
B-3 Neighborhood Business	43,560	N/A	20	20 <i>i</i>	20	35		
Industrial Zoning Districts								
M-1 Heavy Manufacturing	N/A	50	30	25	20	150 (amended 01/12/15)		
M-2 Light Manufacturing	N/A	50	50 <i>e</i>	20 <i>a</i>	20	150 (amended 01/12/15)		

* A minimum of 20,000 sq. ft. is required for lots with public water but not public sewer and 30,000 sq. ft. is required for lots with neither public water nor public sewer or the minimum lot area as determined by the health department to be necessary for an on-site septic system and/or well system, whichever is larger.

** In all zoning districts, the frontage of an individual lot on a public street shall not be reduced below 40 feet.

*** Maximum lot coverage includes principal and accessory buildings

N/A Not applicable.

a Corner lots add 8 feet to the street side setback.

b The minimum required front yard setback shall be developed for sidewalk, grass, and/or landscape plantings and necessary driveway entrances.

c Side or rear property lines that abut a residential zoning district shall contain a buffer strip in compliance with the standards of Section 6-3.

d Structures may be built on the property line or a minimum of 5 feet from the property line. Any structure built on the property line must have fire walls that comply with the NC State Building Code.

e Except for necessary driveways, the front yard shall not have off-street parking except for visitors and office employees. Parking for non-office employees shall be behind or beside the structure.

f (Reserved)

g Setbacks of detached accessory buildings from rear and side lot lines are governed by Section 4-2, B, 1.

h In the B-1 Central Business Zoning District, every building erected or structurally altered to exceed 50 feet shall be set back from the front line at the ratio of 1 foot for 2 feet rise above said 50 feet but in no case shall the required setback exceed 10 feet. Where lots comprising more than half of the frontage on one side of a block are zoned residential and the lots comprising the remainder of said frontage are zoned business, the height regulations for the residential district shall apply to the lots zoned business.

i In the B-3 Neighborhood Business Zoning District, no side yard shall be required except that (1) buildings erected for dwelling and business purposes shall comply with the side yard regulations of the adjoining residential district and (2) where a lot abuts upon a side of a lot zoned less than 10 feet in width.

j (Reserved)

k Includes condominiums and townhouses.

Notes:

- Setback distances shall be measured from the street right-of-way line or property line to a point on the lot that is the nearest extension of any part of the building that is substantially a part of the building itself and not a mere appendage to it nor a building part allowed to encroach into a setback (see Section 4-3, C).
- Whenever a greater building setback is required by the NC Building Code, such greater setback shall be provided.
- See Section 4-3, H for calculating setback distance from private streets and for situations where no road private street right-of-way or easement exists.
- See Section 10-2, D for setbacks on nonconforming lots of record.