

6.3.1 TABLE: DIMENSIONAL REQUIREMENTS –RESIDENTIAL

	AR	R-40	R-20	R-15	R-10	MF & MFSU	MHP	ALN	PW ¹	PWCA ¹
Minimum Lot Area (sf)	40,000	40,000	20,000	15,000	10,000	1 acre <u>(required development tract area)</u>	5 acres 5,714-sf per dwelling <u>(required development tract area)</u>	1 acre	1 acre	2 acres
<u>Maximum Density (Dwelling Units per Acre)²</u>	<u>1</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>20/30³</u>	<u>7</u>		<u>1</u>	<u>1</u>
Minimum Lot Width	200	150	100	100	75	200 NA	200 NA	200	150	150
Minimum Side Yard Width	30	30	20	15	15	40 ⁴	40 ⁴	40	30	30
Minimum Rear Yard Width	30	30	20	20	20	40 ⁴	40 ⁴	40	30	30
Minimum Front Setback	40	40	30	25	25	35 ⁴	35 ⁴	35	30	30
Maximum Building Height	65	45	45	45	45	45	35	35	45	45
Maximum Impervious Surface (% of gross lot)	NA	NA	NA	NA	NA	NA	NA	NA	30%	6%

¹ Refer to Section 4.5, Other Zoning Districts, for additional requirements in the PW and PWCA districts.

² ~~The maximum density for attached dwellings in the MF or MFSU district is 20 units per acre (subject to rounding as defined in Section 9.1.4).~~
Dwelling Unit Yield. Accessory dwelling units are not counted toward maximum dwelling unit per acre.

³ ~~An attached dwelling application that proposes all units to be affordable to households making 80% AMI or less at the time of construction may propose up to 30 units per acre as a maximum density (subject to rounding as defined in Section 9.1.4).~~
30 units per acre allowed where all units in development are affordable to households making 80% AMI (Area Median Income) or less at time of construction.

⁴ Setbacks measured from exterior property lines of development tract. Interior setbacks governed by applicable use-specific standards (see Section 5.2, Use-specific Standards).

6.3.2 TABLE: DIMENSIONAL REQUIREMENTS –NON-RESIDENTIAL

	ARU	OI	NB & NBSU	CC & CCSU	GC	HIC	LI	GI	LO	ESU	EDD	BP	SDSU
Minimum Lot Area (sf or acre)	3 acres	10,000	10,000	None	10,000	10,000	40,000	40,000	1 acre	2 acres	40,000	40,000	TBD
Attached dwelling minimum lot size (min sf per unit)	3,630 sf 12 DU/ac	NA	NA TBD (SUP)	NA TBD (SUP)	NA	NA	NA	NA TBD (SUP)	NA	TBD	NA	NA	TBD
Minimum Lot Width	100	75	75	0	75	75	100	200	75	100	75	75	TBD
Minimum Side Yard Width	20 ^{*1}	20 ^{*1}	15 ^{*1}	0	15 ^{*1}	15 ^{*1}	50 ^{*1}	50 ^{*1}	20	20	25	25	TBD
Minimum Rear Yard Width	20 ^{*1}	20 ^{*1}	20 ^{*1}	0	20 ^{*1}	20 ^{*1}	50 ^{*1}	50 ^{*1}	20	20	25	25	TBD
Minimum Front Setback	20	20	20	0	20 ⁺²	20 ⁺²	35	35	20	50 20	25	25	TBD
Maximum Building Height	65	40	35	40	40	65	65	65	60	60	45	60	60

^{*1} Refer to Table 6.3.3 for Side and Rear Setbacks for Zoning Lots Abutting a Different Zoning District.

^Δ For parcels abutting South Churton Street between Interstate-40 and the Eno River, parking must observe at 10' landscaped setback from a side or rear property line. Please refer to Section 6.10.3

⁺² 30-foot minimum and 100-foot maximum setback applies to For parcels abutting South Churton Street between Interstate-40 and the Eno River, the minimum front yard setback is 30 feet and the maximum front yard setback is 100 feet, measured from the Churton Street right of way boundary.

TBD – This standard will be determined during the SPECIAL Use Permit review process

6.3.3 TABLE: SIDE AND REAR SETBACKS FOR LOTS ABUTTING A DIFFERENT ZONING DISTRICT

Adjacent -> Proposed	R-40	R-20	R-15	R-10	MF	AR	ARU	OI	NB	CC	GC	HIC	GI	LI	EDD	NB-SU	CC-SU	PW	PWCA
ARU	50	50	50	50	50	50	0	20	20	0	0	0	20	20	20 <u>0</u>	20	0	50	50
OI	20	20	20	20	20	20	0	0	0	0	0	15	20	20	20 <u>15</u>	0	0	20	20
NB	15	15	15	15	15	15	0	0	0	0	0	15	15	15	15	0	0	15	15
GC	30	30	20	20	20	30	0	0	0	0	0	0	20	20	20 <u>0</u>	0	0	30	30
HIC	30	30	20	20	20	30	0	15	15	15	0	0	20	20	20 <u>0</u>	0	0	30	30
LI	50	50	50	50	50	50	0	50	50	50	50	30	0	0	20	0	0	50	50
GI	50	50	50	50	50	50	0	50	50	50	50	30	0	0	20	0	0	50	50
EDD	25	25	25	25	25	25	25 <u>0</u>	20 <u>15</u>	25 <u>15</u>	25 <u>15</u>	25 <u>0</u>	25 <u>0</u>	25 <u>20</u>	20	25 <u>0</u>	25 <u>0</u>	25 <u>0</u>	25	25