

**§ 154.079 AREA, YARD AND HEIGHT REQUIREMENTS - TABLE.**

Districts	Minimum Lot Size			Minimum Yard Requirements			Maximum Height
	Lot Area (sq ft.)	Square Feet Per Dwelling Unit	Lot Width at the Building	Front Yard Setback (ft.)	Side Yard Setback	Rear Yard Setback	
<b>RA-20 Residential</b>							
Single-family without public or community water or sewer	20,000	20,000	100	40(a)	15	40(b)	35c
Single-family with either public or community water or sewer	15,000	15,000	80	40(a)	15	40(b)	35c
Two-family without public or community water or sewer	30,000	15,000	100	40(a)	15	40(b)	35c
Two-family with either public or community water or sewer	20,000	10,000	100	40(a)	15	40(b)	35c
Multi-	20,000 + 5,000 for each unit		80	35(a)	15	40(b)	35c
Condos and Townhouses	as required by 154.142						
Group Housing	30,000	30,000	100	40	15	40	35
<b>R-20 Residential</b>							
Single-family with public or community water and sewer	12,000	20,000	80	35 (a)	10	30	35c
Single-family with public or community water or sewer	15,000	15,000	80	40(a)	15	40(b)	35c
Single-family without public or community water or sewer	30,000	30,000	100	40(a)	15	40(b)	35c
Condos and Townhouses	as required by 154.142						
Group Housing	30,000	30,000	100	40	15	40	35
<b>R-SF Residential Single-Family</b>							
Single-family with public water and sewer only	6,500	6,500	65	30	8	30	35
<b>R-1 Single-Family Residential</b>	20,000	20,000	100	35	10(i)	25	35
<b>R-2 General Residential</b>							
Single-family & Non-Residential	14,000	14,000	70	30	10(i)	25	35
Two-Family	20,000	10,000	80	30	10(i)	25	35
Multi-Family	10,000	10,000	100	35	10(i)	30	50
<b>R-3 Suburban Residential</b>							
Single-family & Non-Residential	20,000	20,000	100	45	15(i)	40	35
Two-Family	30,000	15,000	110	50	15(i)	40	35
<b>B-1 Central Business</b>	n/a	n/a	25	0(d)	0(d)	0(d)	50
<b>B-2 General Business</b>	n/a	n/a	25	10	10(d)	10(d)	35
<b>B-3 Neighborhood Business</b>	n/a	n/a	25	40	10(d)	10(d)	35
<b>N-B Neighborhood Business</b>	10,000	n/a	60	40	10(d)	10(d)	35
<b>H-C Highway-Commercial</b>	10,000	n/a	60	40	10(d)	10(d)	35(e)
<b>C-R Commercial Recreational</b>	10,000	n/a	60	40			35(e)
<b>I Industrial</b>	10,000	n/a	60	40	10(d)	10(d)	35(e)
<b>L-L Light Industrial</b>	1 acre	n/a	100	40(f)	30(d)	30(d)	50(e)
<b>H-I Heavy Industrial</b>	1 acre	n/a	100	40(f)	30(d)	30(d)	50(e)

**Notes**

- (a) When lots have a double frontage, the required front yard shall be provided on both streets, however, when a lot fronts on Lake Hickory and a publicly dedicated street, the front yard setback shall be measured from the right-of-way of the publicly dedicated street, and it shall not be considered as a double frontage lot.
- (b) An accessory building, as defined in this chapter, may be located in a rear yard, provided the minimum distance of five feet in the RA-20 and R-20 Districts is maintained between the accessory building and the rear and/or side lot line.
- (c) A structure other than a church steeple, flag pole, chimney or similar structures may exceed 35 feet in height provided the depth and total width of side yards required herein is increased by one foot, or fraction thereof, for each foot of building height in excess of 35 feet.
- (d) Where any proposed non-residential use abuts directly upon any residential use, an additional setback of 15 feet shall be required. A densely planted buffer shall be forth in §154.039 along the side and/or rear lot lines abutting the residential use.
- (e) Building may exceed 35 to 50 feet in height, depending on the district, provided that they are set back from the regular building line by the ratio of one foot per each two

feet rise above either 35 or 50 feet, as the case may be. However, in the L -I Light Industrial District, this setback ratio will apply only if such districts abut directly upon residential districts.	
(g)The required side yard shall be determined by the following formula:	$S=(L/10 + (H-35) + 15) \times L (1) (1)$
Where: S=Required side yard area in square feet; H=Height of building in feet; L=Length of building facing the side property line in feet; and 15 feet is the minimum between any point on the building and the side property line(s). Any negative number is calculated as zero and any fraction is rounded up to the nearest whole number.	
(h)The required minimum rear yard for any multi-family building shall be determined by the following formula:	$R= (L/10 + (H-35) + 25) \times L(1)(1)$
Where: R=required area between the structure and any rear property line(s) in square feet; H=height of building in feet; L=length of building facing the rear property in feet; and 25 feet is the minimum distance between any point on the building and the rear property line(s). Any negative number is calculated as zero and any fraction is rounded up to the nearest whole number.	
(l) The required minimum open space of the total project area shall be 10%. For the purpose of calculating the minimum open space, the total project area shall include total acreage in the tract on which the project is to be developed. The open space shall be owned and maintained by a Homeowner's Association.	
(j) When abutting a street, the side yard depth shall be increased by 10 feet.	

1. Lake frontage lots are subject to a 50 foot vegetative buffer. Lake frontage lots in subdivisions recorded BEFORE 2001 are only subject to a 30 foot vegetative buffer, but still must meet minimum yard requirements as noted above.
2. Decks or porches more than 3 feet off the ground and/or covered must meet setbacks as noted above.
3. Any expansion of existing footprints must meet setbacks above.
4. Residential accessory structures must be 10 feet from home and 5 feet from property lines. Pools are considered accessory structures.
5. There are no setback requirements for fences.