

Residential R-1 Setback

4-1 USE REGULATIONS

- (a) A building single-family dwellings, not including manufactured homes;
 - (b) growing and harvesting of food and fiber, not including the keeping of livestock and poultry;
 - (c) schools, parks, playgrounds, libraries, places of religious worship, country clubs, and noncommercial recreation center;
 - (d) cemeteries;
 - (e) accessory structures and uses excluding campers and travel trailers;
 - (f) public utilities;
 - (g) facilities, activities and operations which are provided by a duly constituted unit of government (special exception permit required);
 - (h) off-street parking in accordance with Article 13 of this ordinance; and
 - (i) signs in accordance with Article 12 of this ordinance;
 - (j) tourist homes/bed and breakfasts (special exception permit required);
- (k) The placement of a second single family dwelling on the same parcel of land shall require that the parcel be a minimum of two (2) acres in size and requiring a **special exception permit**. **In addition to the parcel size and a special exception permit, the distance between the dwellings shall be a minimum of thirty (30) feet.**

4-2 AREA REGULATION

The minimum lot area for a permitted use shall be fifteen thousand (15,000) square feet if the lot is served by both central water and sewer; twenty-five thousand (25,000) square feet if the lot is served by either central water or sewer; or thirty thousand (30,000) square feet if the lot is served by neither central water nor sewer. The local health official may require a larger land area for the safe installation and operation of individual sewage treatment and waste water disposal systems and water supply walls.

4-3 YARD REGULATIONS

- (a) No part of any structure shall be located any closer than fifty (50) feet to any right-of-way which is fifty (50) feet or larger OR any closer than seventy-five (75) feet to the centerline of any right-of-way which is less than fifty (50) feet.
- (b) No part of any main structure shall be located any closer than ten (10) feet to any side lot line.
- (c) No part of any accessory structure shall be located any closer than five (5) feet to any side lot line.
- (d) No part of any main structure shall be located any closer than thirty (30) feet to any rear lot line.
- (e) No part of any accessory structure shall be located any closer than five (5) feet to any rear lot line.
- (f) Exception to the setback requirements: No setback shall be required from any property line shared with property owned by the Army Corp of Engineers for the Kerr Lake impoundments. A fifteen (15) feet setback shall be required from any property line shared with property owned by Virginia/Dominion Power on the Lake Gaston impoundment.

4-4 LOT REGULATIONS

- (a) Every lot shall front at least thirty-five (35) feet on a dedicated and opened public street.
- (b) Every lot shall be at least one-hundred twenty-five (125) feet wide at the building setback line, if served by neither central water nor central sewer systems; one hundred (100) feet wide at the building setback line, if served by either central water or central sewer systems; seventy-five (75) feet wide at the building setback line if served by both central water and central sewer systems.

4-5 HEIGHT RESTRICTIONS

Refer to building code.

4-6 SPECIAL PROVISIONS FOR CORNER LOTS

In addition to the yard regulations given in Section 4-3 above, no main building or accessory building shall be located any closer than thirty-five (35) feet to the side of the lot abutting the side street.

4-7 FENCE RESTRICTIONS

The top of any fence shall not be more than eight (8) feet in height than the elevation of such property line. A fence of a greater height shall require a **Special Exception Permit**.