

## Residential R-1A Setback

### 4A-1 USE REGULATIONS

A building or land shall be used only for the following purposes:

- (a) single-family dwellings;
  - (b) duplexes;
  - (c) multi-family dwellings, the maximum number of which shall not exceed the restrictions imposed under Section 4A-2 hereof;
  - (d) attached single-family dwellings (townhouses), but not more than ten (10) units per row or cluster;
  - (e) schools, parks, playgrounds, libraries, places of religious worship; country clubs and recreational clubs;
  - (f) facilities, activities, and operations which are provided by a duly constituted unit of government;
  - (g) public utilities;
  - (h) accessory structures and uses excluding campers and travel trailers;
  - (i) cemeteries;
  - (j) off street parking in accordance with Article 13 of this ordinance;
  - (k) signs in accordance with Article 12 of this ordinance;
- (l) 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.**

### 4A-2 AREA REGULATIONS

Unless otherwise specified, 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.

- (a) Tracts of land to be used for multiple-family development, including condominiums and townhouses served by water and sewer systems approved by the health official, shall have a width of one hundred (100) feet or more at the building setback line, a minimum road frontage on a state maintained roadway of fifty (50) feet, and
  - (1) A minimum gross tract area which is twenty thousand (20,000) square feet for the first unit and four thousand (4,000) square feet for each additional dwelling unit, unless approved in a **Special Exception Permit**, but in no case less than one (1) acre in size.
- (b)
  - (1) On property which **is not served** by a central sewer system, a maximum of four (4) dwelling units per acre shall be allowed.
  - (2) On property which **is served** by a central sewer system, a maximum of eight (8) dwelling units per acre shall be permitted without a **Special Exception Permit**, but subject to any other regulations (e.g., Health Department requirements) which may limit the maximum to a total less than eight (8).
  - (3) For property which **is served** by a central sewer system, a **Special Exception Permit** shall be required to permit more than eight (8) dwelling units per acre.

#### 4A-3 YARD REGULATIONS

For all single-family dwellings and all multi-family dwellings, the following yard regulations apply:

- (a) No part of any structure shall be located any closer than thirty-five (35) feet to any right-of-way which is fifty (50) feet or larger OR any closer than sixty (60) 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 twenty-five (25) 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.

#### 4A-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 seventy-five (75) feet wide at the building setback line if served by both central water and central sewer systems; one hundred (100) feet wide at the building setback line if served by either central water or central sewer systems; one hundred twenty-five (125) feet wide at the building setback line if served by neither central water or central sewer systems.

#### 4A-5 HEIGHT REGULATIONS

Multi-family structures shall not exceed three (3) stories in height.

#### 4A-6 SPECIAL PROVISIONS FOR CORNER LOTS

In addition to the yard regulations given in Section 4A-3 above, no main building or accessory building shall be located any closer than twenty-five (25) feet to the side of the lot abutting the side street.

#### 4A-7 FENCE RESTRICTIONS

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