

Residential R-2 Setback

5-1 USE REGULATIONS

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

- (a) single-family dwelling;
- (b) multi-family dwellings;
- (c) manufactured homes which satisfy all of the following criteria: are a minimum of twelve (12) feet in width; are placed upon a permanent foundation, or are skirted with a suitable material; are placed upon an approved single lot;
- (d) growing and harvesting of food and fiber, not including the keeping of livestock and poultry;
- (e) non-commercial schools, parks, playgrounds, libraries places of religious worship, country clubs and recreation clubs;
- (f) cemeteries;
- (g) accessory structures and uses including campers and travel trailers conditioned upon there being an approved septic and well system installed prior to issuance of a building permit;

- (h) home occupations (**special exception permit required**);
- (i) rooming houses, boarding houses, and tourist homes;
- (j) rest homes (**special exception permit required**);
- (k) public utilities;
- (l) off-street parking, in accordance with Article 13 of this ordinance;
- (m) signs in accordance with Article 12 of this ordinance;
- (n) facilities, activities, and operations which are provided by a duly constituted unit of government (**special exception permit required**);
- (o) manufactured homes which do not satisfy all the criteria of 5-1 (c) hereof (**special exception permit required**);
- (p) hair salons and barber shops (**special exception permit required**);
- (q) 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.

5-2 AREA REGULATIONS

Unless specified below, the minimum lot area for a permitted use shall be fifteen thousand (15,000) square feet if the lot is served 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 town houses, served by water and sewer systems approved by the health official, shall have a frontage of one hundred (100) feet or more at the building setback line and minimum road frontage of thirty-five (35) feet, and a minimum gross tract area which is fifty (50) percent of the above required area for each dwelling unit more than one (1) in the case of townhouse type

developments, a minimum lot size of fifteen hundred (1500) square feet, or two (2) times the building floor space, whichever is greater.

- (b) 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 wells.

5-3 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:
 - (1) 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.
 - (2) A setback of seven and one-half (7 1/2) feet on all lot lines shall apply to all lots in River Ridge Subdivision, LaCrosse District, except as noted in (f) (1) above.

5-4 LOT REGULATIONS

- (a) Every lot shall front for a 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.

5-4 HEIGHT REGULATIONS

Refer to building code.

5-5 SPECIAL PROVISIONS FOR CORNER LOTS

In addition to the yard regulations given in Section 5-3 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.

5-6 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**.