

**6.3.1 TABLE: DIMENSIONAL REQUIREMENTS –RESIDENTIAL**

	AR	R-40	R-20	R-15	R-10	MF & MFSU	MHP	ALN	PW <sup>1</sup>	PWCA <sup>1</sup>
Minimum Lot Area (sf)	40,000	40,000	20,000	15,000	10,000	1 acre	5 acres 5,714 sf per dwelling	1 acre	1 acre	2 acres
Minimum Lot Width	200	150	100	100	75	200	200	200	150	150
Minimum Side Yard Width	30	30	20	15	15	40	40	40	30	30
Minimum Rear Yard Width	30	30	20	20	20	40	40	40	30	30
Minimum Front Setback	40	40	30	25	25	35	35	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%

<sup>1</sup> Refer to Section 4.5 for additional requirements in the PW and PWCA districts.

<sup>2</sup> 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).

<sup>3</sup> 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).

<b>6.3.2 TABLE: DIMENSIONAL REQUIREMENTS –NON-RESIDENTIAL</b>													
	<b>ARU</b>	<b>OI</b>	<b>NB &amp; NBSU</b>	<b>CC &amp; CCSU</b>	<b>GC</b>	<b>HIC</b>	<b>LI</b>	<b>GI</b>	<b>LO</b>	<b>ESU</b>	<b>EDD</b>	<b>BP</b>	<b>SDSU</b>
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*	20*	15*	0	15*^	15*^	50*	50*	20	20	25	25	TBD
Minimum Rear Yard Width	20*	20*	20*	0	20*^	20*^	50*	50*	20	20	25	25	TBD
Minimum Front Setback	20	20	20	0	20+	20+	35	35	20	50	25	25	TBD
Maximum Building Height	65	40	35	40	40	65	65	65	60	60	45	60	60
<p>* Refer to Table 6.3.3 for Side and Rear Setbacks for Zoning Lots Abutting a Different Zoning District.                      ^ 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                      + 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</p>													

<b>6.3.3 TABLE: SIDE AND REAR SETBACKS FOR LOTS ABUTTING A DIFFERENT ZONING DISTRICT</b>																			
<b>Adjacent -&gt; Proposed</b>	<b>R-40</b>	<b>R-20</b>	<b>R-15</b>	<b>R-10</b>	<b>MF</b>	<b>AR</b>	<b>ARU</b>	<b>OI</b>	<b>NB</b>	<b>CC</b>	<b>GC</b>	<b>HIC</b>	<b>GI</b>	<b>LI</b>	<b>EDD</b>	<b>NB-SU</b>	<b>CC-SU</b>	<b>PW</b>	<b>PWCA</b>
<b>ARU</b>	50	50	50	50	50	50	0	20	20	0	0	0	20	20	20	20	0	50	50
<b>OI</b>	20	20	20	20	20	20	0	0	0	0	0	15	20	20	20	0	0	20	20
<b>NB</b>	15	15	15	15	15	15	0	0	0	0	0	15	15	15	15	0	0	15	15
<b>GC</b>	30	30	20	20	20	30	0	0	0	0	0	0	20	20	20	0	0	30	30
<b>HIC</b>	30	30	20	20	20	30	0	15	15	15	0	0	20	20	20	0	0	30	30
<b>LI</b>	50	50	50	50	50	50	0	50	50	50	50	30	0	0	20	0	0	50	50
<b>GI</b>	50	50	50	50	50	50	0	50	50	50	50	30	0	0	20	0	0	50	50
<b>EDD</b>	25	25	25	25	25	25	25	20	25	25	25	25	25	20	25	25	25	25	25