

## Article 8 Dimensional Requirements

### Section 8-1 Single and Duplex Residential Dimensional Requirements

Districts	Minimum Lot Area (a) (sq. ft)	Minimum yard Requirements				Maximum Coverage By Principal and all Accessory Uses	Maximum Height (ft)	Accessory Buildings
		Lot width at the building line(ft)	Front (b) (ft)	Side (ft)	Rear (ft)			
R-20 Residential	20,000	100	40	12, except 15 when abutting a public road	20	50%	35	Accessory buildings shall not be located in a front
R-12 Residential	12,000	80	30	10, except 15 when abutting a public road	20	50%	35	yard or within 20 ft of any street R-O-W or 5 ft of any street not a R-O-W
R-10, R-MH Residential	SF: 10,000 Duplex :16,000	80 100	30	10, except 15 when abutting a public road	20	50%	35	

- (a) The Yadkin County Health Department may impose a larger lot size on a case - by - case situation for individual septic tank systems.
- (b) Front setback measured from the R-O-W or the front property line, whichever is greater.

**Section 8-2 Multi-family Residential Dimensional Requirements**

Districts	Minimum Lot Area (a) (sq. ft)	Minimum yard Requirements				Maximum Coverage By Principal and all Accessory Uses	Maximum Height (ft)
		Lot Width at the building line(ft)	Front (b) (ft)	Side (ft)	Rear (ft)		
R-10 Residential - <i>(Multifamily developments shall also comply with Article 11, Section 11-4)</i>	10,000 1st DU + 6,000 2nd DU+ 3,000 for each addition DU in the same building (DU=Dwelling Unit)	80 for 1st DU + 20 for each additional DU	30	10, except 15 when abutting a public road	30	50%	35

- (a) The Yadkin County Health Department may impose a larger lot size on a case-by-case situation for individual septic tank systems.
- (b) Front setback measured from the R-O-W or the front property line, whichever is greater.

**Section 8-3 Nonresidential Dimensional Requirements**

Districts	Minimum Lot Size(a) (sq. ft)	Minimum Yard Requirements				Maximum Coverage By Principal and all Accessory Uses	Maximum Height
		Lot width at the building line (ft)	Front(b) (ft)	Side(c) (ft)	Rear(c) (ft)		
B-1	0	0	30	0(d)	0(d)	75%	50
B-2	0	0	50	10/25(e)	20/30(e)	75%	50
B-3	0	0	30	10/25(e)	10/25(e)	50%	50
M-1	40,000	200	50	15/50(e)	20/50(e)	None specified	50

- (a) The Yadkin County Health Department may impose a larger lot size on a case-by-case situation for septic tank systems.
- (b) The front setback line is measured from the R-O-W or the front property line, whichever is greater.
- (c) When business, institutional, or manufacturing uses adjoin a residential district a buffer shall be provided. A buffer shall consist of a strip ten (10) feet in width, consisting of a compact evergreen hedge, or other type of evergreen foliage screening, or a screening fence, or wall constructed to provide at least equivalent screening from adjoining properties. If a fence is used, the ten (10) foot width shall be waived. A buffer shall be at least five (5) feet, but not more than seven (7) feet in height. Hedges or plants shall have an initial height of six (6) feet or be of such variety that an average height of six (6) feet could be expected by normal growth within two (2) years from the time of planting. No building, driveway, or parking area shall occupy any part of the buffer strip.
- (d) No side or rear yards are required, but if one is provided it shall be at least 10 ft wide or 15 ft wide if the use is adjoining a residential district.
- (e) The larger setback is required when adjoining a residential district.

**Section 8-4                      Height Limitation Exemptions**

The height limitations of this ordinance shall not apply to church spires, belfries, cupolas, and domes not intended for human occupancy; and monuments, water towers, observation towers, transmission towers, chimneys, smokestacks, conveyors, flagpoles, radio towers, television towers, masts, aerials, and similar structures, except as otherwise provided in the vicinity of airports.

**Section 8-5                      Front Yard Setback Modifications for Dwellings**

When existing buildings within one hundred (100) feet of either side of the proposed building lot, on the same side of the street, in the same block, and in the same use district have setbacks less than those required, the requirements of this ordinance shall not apply. In such cases, the front yard on such lots may be less than the required front yard but not less than the average of the existing front yards, or a distance of ten (10) feet from the street right-of-way, whichever is greater.

**Section 8-6                      Swimming Pools**

All outdoor swimming pools shall be completely enclosed by a fence or wall. All fence openings or points of entry into the pool area enclosure shall be equipped with self latching devices designed for and capable of keeping such gate securely closed. These latches shall be located in such a manner as to make it difficult for a child to gain access to the pool area. The fence and gates shall be durably constructed and be of such construction as to deter climbing. All newly constructed pools shall have such fence and gate at least six (6) feet in height. All pools in existence at the time of this ordinance may have such fence and gate at least four (4) feet in height. This section shall apply to all new and existing pools.