



Village of Pinehurst

Pinehurst Development Ordinance - 9.2a Table of Dimensional Requirements

Use Types	Zoning Districts																	
	PC	RD	R-210	R-30	R-20	R-15	R-10	R-8	R-5	R-MF	NC	H	HD	OP	VCP	VR	VMU	VC
Minimum Lot Size (3)	-	5 acre	5 acre	30,000 sf	20,000 sf	15,000 sf	10,000 sf	8,000 sf	5,000 sf	5,500 sf	10,000 sf	1 acre	15 acre	20,000 sf	8,000 sf (2)	5,500 sf	20,000 sf	5,000 sf
Minimum Lot Width at Setback Line (3)	-	-	100'	100'	80 (4)'	75' (4)	75' (4)	60' (4)	40' (4)	50' (1)	-	-	400'	100'	-	-	-	-
Minimum Lot Width at Street Line	100'	200'	60'	20'	20'	20'	20'	20'	20'	36' (1)	75'	100'	100'	75'	25'	25'	25'	25'
Minimum Front Yard Setback (3)	40'	100'	100'	40'	40'	30'	30'	20'	20'	30' (1)	25'	40'	75'	25'	20'	10'	0' min - 10' max	0' min - 10' max
Minimum Side Yard Setback (3)	25'	50'	40'	20'	15' (4)	15' (4)	15' (4)	10' (4)	10' (4)	0' (1) & (5)	10'	20'	50'	15'	0' (6)	0' (6)	0' (6)	0' (6)
Side Street Setback (3)	25'	50'	50'	20'	20'	20'	20'	15'	15'	20' (1)	15'	20'	75'	20'	10'	10'	0' min - 10' max	0' min - 10' max
Minimum Rear Yard Setback (3)	25'	50'	50'	30'	30'	30'	25'	20'	20'	25' (1)	20'	30'	75'	20'	20'	20'	5'	5'
Lakefront/Golf Course Setback from the Property Line	60'	-	60'	60'	30'	30'	30'	30'	30'	30/60'	30'	30'	30'	30'	30'	30'	30'	30'
Maximum Building Height	35'	50'	35'	35'	35'	35'	35'	35'	35'	35'	35'	50'	75'	35'	35'	35'	50'	50'
Maximum Lot Covered by Impervious Surface (3) (7) & (8)	12%	24%	24%	30%	35%	37.5%	40%	42.5% (8)	45%	60%	70%	70%	70%	70%	70%	70%	70%	90%
Maximum Residential Density (DWC)	-	-	-	-	-	-	-	-	-	6 units/acre	-	-	-	-	-	8 units/acre	-	-
Minimum Accessory Building or Structure Side Setback from Property Line	20'	50'	15'	10'	10'	10'	10'	10'	5'	15' (1)	10'	20'	25'	10'	10'	5'	5'	5'
Minimum Accessory Building or Structure Rear Setback from Property Line	20'	50'	15'	10'	10'	10'	10'	10'	10'	15' (1)	10'	20'	25'	10'	10'	10'	5'	5'
Minimum Accessory Building or Structure Setback from Lakefront or Golf Course	30'	30'	30'	30'	30'	30'	30'	30'	30'	30' (1)	30'	30'	30'	30'	30'	30'	30'	30'
Minimum Accessory Building or Structure Setback from Public or Private Street Right(s) of Way(ROW)	25'	50'	50'	20'	20'	20'	20'	15'	15'	20' (1)	15'	20'	25'	20'	10'	10'	10'	10'
Minimum Principal Building Size (heated sf)	-	-	2,000	2,000	2,000	1,800	1,800	1,500	600	-	-	-	-	-	-	-	-	-

1. Setback requirements shall apply to the perimeter of the parent tract or tracts prior to development.

2. All development shall be treated as multi-family (apartments or condo) or townhouse development (detached or attached).

3. See Section 9.17.1.11a for dimensional standards applicable only to Residential Subdivisions in R-210, R-30, R-20, R-15, R-10 or R-8 Districts meeting the Required Open Space regulations of this Ordinance. 4. Corner lots are required to add five (5) feet to the minimum lot width at setback line; and are required to add five (5) feet for the corner street side setback

5.0' (15' minimum if detached)

6.0' (5' minimum if detached)

7. Impervious surface coverage may be limited by State Watershed Requirements and may require special intensity allocation.

8. The maximum lot covered by impervious surface in the R-8 Zoning District shall not prevent a newly constructed single story home from having up to 2,400 sq. ft. under roof. In order to minimize impervious surface when this provision is used, the only other impervious surface that may be placed on the property is a driveway not exceeding 18' in width, a sidewalk going directly from the driveway to the front door and a patio not to exceed 64 sq. ft. Additionally, a front load garage shall be placed at the front setback. This provision shall not apply to the expansion of an existing single story home. All other regulations still apply.