

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'	10'	20'	10'	10'	10'
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TABLE 9.2b

9.2b Table of Dimensional Requirements for Village Place and Pinehurst South Form Based Districts

VILLAGE PLACE & PINEHURST SOUTH FORM BASED DISTRICT TABLE OF DIMENSIONAL REQUIREMENTS	LOT TYPES											
	<i>Mixed-Use Commercial</i>		<i>Single Family Attached Lot</i>			<i>Single Family Detached Cottage Lot</i>		<i>Single Family Detached Manor Lot</i>		<i>Single Family Detached Villa Lot</i>		
	VP Blocks: A-M		VP Blocks: N, O			VP Blocks: N, O		VP Blocks: N, O		VP Blocks: N, O		
	PS Blocks: A-D, F, G		PS Blocks: H			PS Blocks: E, H, I		PS Blocks: E, H, I		PS Blocks: E, H, I		
	Mid-Block Rear Loaded	Rear Loaded Corner	Mid-Block Rear Loaded	Mid-Block Rear Loaded End Unit	Rear Loaded Corner	Rear Loaded Mid-Block	Rear Loaded Corner	Rear Loaded Mid-Block	Rear Loaded Corner	Front Loaded	Front Loaded Corner	
Front Build-to Line	10'	10'	15'	15'	15'	15'	15'	20'	20'	20'	20'	
Minimum Lot Width	24'	34'	22'	28'	37'	34'	42'	52'	62'	72'	82'	
Minimum Lot Depth	60'	60'	75'	75'	75'	75'	75'	80'	80'	80'	80'	
% Frontage on Build-To Line	75%	75%	50%	50%	50%	50%	50%	50%	50%	50%	50%	
Interior Side Setback (1)	0'-5'(1)	0'-5'(1)	0'	0'-5'	0'	6'	6'	10'	10'	10'	10'	
Side Build-to Line	0'	10'	N/A	0'-5'	15'	N/A	15'	N/A	20'	N/A	20'	
Min. Rear Yard Setback for Principal Structure	15 min.; 20' (2)	15 min.; 20' (2)	25'	25'	25'	25'	25'	25'	25'	25'	25'	
Building Height *see Regulating Plan for maximum and minimum stories	2 stories: 35' 3 stories: 50'	2 stories: 35' 3 stories: 50'	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	35' max	
Maximum Lot Covered by Impervious Surface	90%	90%	70%	70%	70%	70%	70%	70%	70%	70%	70%	
Minimum Separation of Accessory Structure from Primary Structure (3)	5'	5'	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	

	Mid-Block Rear Loaded	Rear Loaded Corner	Mid-Block Rear Loaded	Mid-Block Rear Loaded End Unit	Rear Loaded Corner	Rear Loaded Mid-Block	Rear Loaded Corner	Rear Loaded Mid-Block	Rear Loaded Corner	Front Loaded	Front Loaded Corner
Accessory Structure Rear Setback (3)	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'	10'
Accessory Structure Side Setback (3)	5' (3)	5' (3)	5' (3)	5' (3)	5' (3)	5' (3)	5' (3)	10' (3)	10' (3)	10' (3)	10' (3)
Minimum Amount of Open Space per Overall Development	8%	8%	15%	15%	15%	15%	15%	15%	15%	15%	15%
Maximum Residential Density (gross) Village Place Form Based District		12 units per acre	12 units per acre	12 units per acre	10 units per acre	10 units per acre	10 units per acre	10 units per acre	10 units per acre	10 units per acre	10 units per acre
Maximum Residential Density (gross) Pinehurst South Form Based District		10 units per acre	10 units per acre	10 units per acre	7 units per acre	7 units per acre	7 units per acre	7 units per acre	7 units per acre	7 units per acre	7 units per acre

- (1) If a setback between buildings is desired, it shall be a minimum of 5'
- (2) If parking is on-lot in rear, the setback increases to 20'
- (3) Accessory structures to be located completely behind primary structures

Table of Dimensional Requirements Abbreviations:

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.

(Ord. 14-35, passed 09-24-2014; Ord. 15-13, passed 07-14-2015; Ord. 16-17, passed 10-25-2016; Ord. 21-12, passed 07-27-2021; Ord. 23-13, passed 5-23-2023)