Section 9.2 Tables of Dimensional Requirement

All uses and structures in the general use zoning districts shall comply with the dimensional requirements listed in Table 9.2 a, except as may be otherwise provided by this Ordinance. Minimum lot sizes listed in the Table below are subject to modification based on open space requirements, subdivision requirements, or alternate design provisions within this Ordinance. Watershed protection overlay districts may require lower impervious coverage.

All uses and structures within the Village Place and Pinehurst South Form Based Districts shall comply with the dimensional requirements in Table 9.2b. Modification to those requirements may also be subject to open space requirements, subdivision requirements, or alternate design provisions within this Ordinance. Watershed protection overlay districts may require lower impervious coverage or allowed density.

9.2a Table of Dimensional Requirements

USE TYPES	P	C	RD	R- 210	R-30	R-2	20 R	-15	R-10) R	-8	R-5	R-M	F NC	Н	HD	VCF	ОР	VR	VMU	vc
USE TYPES	PC	RD	R- 210	R-30	R-2	0	R-15	R-1	0	R-8	R-5	5	R-MF	NC	Н	HD	VCP	OP	VR	VMU	vc
Minimum Lot Size (3)	-	5 ac	5 ac	30,0 sf	00 20, sf	000	15,000 sf	10, sf	000	8,000 sf	5,0 sf	000	5,500 sf	10,000 sf	1 ac	15 ac	8,000 sf (2)	20,000 sf	5,500 sf	20,000 sf	5000 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	50'	200'	60'	20'	20'		20'	20'		20'	20'	,	36' (1)	75'	100'	100'	25'	75'	25'	25'	25'
Minimum Front Yard Setback(3)	40'	100'	100'	40'	40'		30'	30'		20'	20'		30' (1)	25'	40'	75'	20'	25'	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'	0'(6)	15'	0'(6)	0' (6)	0'(6)
Side Street Setback(3)	25'	50'	50'	20'	20'		20'	20'		15'	15'	'	20' (1)	15'	20'	75'	10'	20'	10'	0' min -10' max	10' 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'	r	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) and (8)	12%	24%	24%	30%	35%	%	37.5%	40%	%	42.5% (8)	459	%	60%	70%	70%	70%	70%	70%	70%	70%	90%
Maximum Residential Density (DWQ)		-		-	-		-	-		-	-		6 units per acre		-		-		8 units per acre	-	-

USE TYPES	PC	RD	R- 210	R-30	R-20	R-15	R-10	R-8	R-5	R-MF	NC	Н	HD	VCP	ОР	VR	VMU	VC
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'

TABLE 9.2b

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

	LOT TYPES													
VILLAGE PLACE & PINEHURST SOUTH	Mixed Comm		Single	Family Attached	l Lot		ily Detached ge Lot	Single F Detached M		Single Family Detached Villa Lot VP Blocks: N, O PS Blocks: E, H, I				
FORM BASED DISTRICT TABLE OF	VP Block	s: A-M	,	P Blocks: N, O		VP Bloc	ks: N, O	VP Blocks	s: N, O					
DIMENSIONAL REQUIREMENTS	PS Blocks: A-	D, F, G		PS Blocks: H		PS Block	s: 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°	101	15'	151	15*	15'	15'	20'	20°	20'	20'			
Minimum Lot Width	241	341	22'	28'	371	34'	42'	52'	621	72'	82'			
Minimum Lot Depth	601	60'	75'	75'	751	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'	101	N/A	0'-5'	15*	N/A	15'	N/A	201	N/A	20'			
Min. Rear Yard Setback for Principal Structure	15 min.; 20' (2)	15 min.; 20' (2)	25'	251	251	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) (2) (3) If a setback between buildings is desired, it shall be a minimum of 5° If parking is on-lot in rear, the setback increases to 20°
- 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)