

ARTICLE 04

DISTRICT INTENSITY AND BULK STANDARDS

DIVISION 04.000 PURPOSE

The purpose of Article 04 is to establish the basic intensity, bulk performance, bufferyard, and landscaping standards for each zoning district. Site specific standards shall require each development to conduct a carrying capacity analysis. This analysis regulates the maximum intensity based on actual site conditions (see Article 05).

DIVISION 04.100 DISTRICT PERFORMANCE STANDARDS

District performance are the minimum requirements for each use and shall apply to each district.

SECTION 04.110 PERFORMANCE STANDARDS

This Section contains the basic district standards applicable to all uses. Table 04.110 A. contains intensity, lot, bulk, bufferyard, and landscaping standards that vary from district to district. Lot and bulk standards for residential units in planned and attached housing types are in Table 04.110 B. Housing types and lot configurations are illustrated in Figure 04.110. Also, see Article 06 for uses not listed.

SECTION 04.115 MINIMUM LOT SIZE – NON RESIDENTIAL USES

Where a lot exists with one or more structures on it, constructed prior to the adoption of this ordinance, the minimum lot size may be reduced with approval of the Planning Commission providing the following standards shall be met:

- A. Under no circumstances shall the minimum lot size be reduced for a use that is not permitted in the district.
- B. The minimum lot size shall not be reduced by more than 50% unless the Board of Zoning Appeals approves a variance.
- C. The proposed use does not involve any enlargement of a structure if it will increase the degree of any nonconformity.
- D. The parking and loading for the use meet the minimum requirements of this ordinance or the Planning Commission must find that the available parking/loading area for the proposed use and will not create traffic and safety issues for the surrounding properties or traveling public.
- E. The Planning Commission must find that the intensity of the proposed use will not have a detrimental impact on the neighborhood, public health or safety, or create nuisances (e.g. noise and emissions) due to an increase in the volume, frequency, or type of use of the property.
- F. That all other provisions of this ordinance shall be met to the greatest extent practical for the site.

(Ordinance 2808, 08/27/02)

Table 04.110 A. USE AND LOT STANDARDS (See also Section 06.120 and Table 13.140)																
Zoning District & Development Type	District Standards						Site, Lot, and Building Standards									
	Min. OSR/LSR	Density		Floor Area Ratio		Sewer	Minimum**							Maximum		
		Max. Gross	Max. Net	Max. Gross	Max. Net		Site Area	Lot Area***	Lot Width (ft)	Street Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Parking street/other	Height (feet)	Bldg. Cvrgr. (Sq. Ft.)	
Estate (E)																
Single-Family Conventional	0	0.09	0.09	na.	na.	OS/P	10 ac.	10 ac.	400	150	50	150	na.	32	12,500	
Single-Family Conventional - Rural Subdivision	0.05	0.2	0.2	na.	na.	OS/P	3 ac.	3 ac.	280	100	40	100	na.	32	8,000	
Equestrian	0.2	0.22	0.29	na.	na.	OS/P	20 ac.	3 ac.	150	50	25	75	na.	32	5,000	
Single-Family Cluster	0.35	0.52	0.81	na.	na.	P	10 ac.	1 ac.	150	35	12	40	na.	32	4,000	
Planned	0.6	0.63	2.5	na.	na.	P	40 ac.	See Table 04.110 B.								
Institutional Residential	0	0.25 rms.	0.25 rms.	na.	na.	P	20 ac.	20 ac.	500	100	100	100	75/50	32	10,000	
All Other Uses	0.8	na.	na.	0.09	0.45	P	10 ac.	10 ac.	400	150	50	150	75/50	32	12,500	
Suburban (S)																
Single-Family Conventional	0.1	1.98	2.16	na.	na.	P	12,000 sf.	12,000 s.f.	90	30	10	35	na.	32	3,200	
Single-Family Cluster	0.25	2.16	3.13	na.	na.	P	5 ac.	10,500 sf.	80	25	8	35	na.	32	2,600	
Planned	0.35	2.7	5.2	na.	na.	P	6 ac.	See Table 04.110 B.								
Manufactured Home Park	0.45	2.7	6	na.	na.	P	15 ac.	See Table 04.110 B.								
Institutional Residential	0	2.0 rms.	2.0 rms.	na.	na.	P	5 ac.	5 ac.	300	75	40	75	50/30	32	10,000	
All Other Uses	0	na.	na.	0.1	0.45	P	4 ac.	4 ac.	280	100	40	100	75/40	32	8,000	
Suburban Commercial (SC)																
Planned	0.3	3	6.8	na.	na.	P	10 ac.	See Table 04.110 B.								
Institutional Residential	0.3	2.00 rms.	2.00 rms.	na.	na.	P	5 ac.	5 ac.	300	75	40	75	50/30	32	5,000	
Shopping Center	0.3	na.	na.	0.13	0.35	P	5 ac.	5 ac.	300	30 bt.	10	20	30/10	25		
Retail	0.3	na.	na.	0.13	0.35	P	1 ac.	1 ac.	150	30 bt.	10	20	30/10	25		
Office and All Other Uses	0.3	na.	na.	0.17	0.58	P	1 ac.	1 ac.	150	30 bt.	10	20	30/10	40		
Thoroughfare Access (TA)																
Single-Family Conventional	0.12	4.15	6.16	na.	na.	P	8,500 s.f.	8,500 s.f.	Use Village House Table 04.110 B.							
Single-Family Attached	0.2	6.75	9	na.	na.	P	12,750 s.f.	12,750 s.f.	Use Twin, Atrium, Weak-link, or Town houses Table 04.110 B.							
Planned	0.25	8.25	12	na.	na.	P	4 ac.	See Table 04.110 B.								
Multi-Family	0.2	12	18	na.	na.	P	15,000 sf.	15,000 sf.	100	25	12	25	20/8	32	na.	
Manufactured Home Park	0.25	5	7.45	na.	na.	P	15 ac.	See Table 04.110 B.								
Institutional Residential	0.2	15 rms	15 rms	na.	na.	P	2 ac.	2 ac.	180	75	30	100	40/15	32	5,000	
Retail	0.2	na.	na.	0.26	0.33	P	20,000 sf.	20,000 sf.	100	25	10	20	15/5	30	na.	
Office	0.2	na.	na.	0.38	0.58	P	10,000 sf.	10,000 sf.	80	25	10	20	15/5	30	na.	
Commercial Lodging	0.2	na.	na.	0.38	0.58	P	20,000 sf.	20,000 sf.	100	25	20	20	15/5	55	na.	
All Other	0.2	na.	na.	0.3	0.41	P	1 ac.	1 ac.	150	25	20	20	15/5	32	na.	
Neighborhood Conservation* 1, 2																
NC-R3, Single Family	0	na.	na.	na.	na.	P	6,000 sf.	6,000 sf.	50	25	5	25	na.	45	1,500	
NC-R3, Duplex	0	na.	na.	na.	na.	P	3,000 sf./du	3,000 sf./du	50	25	5	25	na.	45	na.	
NC-R3, Multi-Family	0	na.	na.	na.	na.	P	1,500 sf./du (6,000 sf. min.)	1,500 sf./du (6,000 sf. min.)	50	25	5	25	na.	45	na.	

Table 04.110 A. USE AND LOT STANDARDS (See also Section 06.120 and Table 13.140)

Zoning District & Development Type	District Standards						Site, Lot, and Building Standards								
	Min. OSR/LSR	Density		Floor Area Ratio		Sewer	Minimum**							Maximum	
		Max. Gross	Max. Net	Max. Gross	Max. Net		Site Area	Lot Area***	Lot Width (ft)	Street Yard (ft)	Side Yard (ft)	Rear Yard (ft)	Parking street/other	Height (feet)	Bldg. Cvrg. (Sq. Ft.)
NC-R3, Other	0	na.	na.	na.	na.	P	7,500 sf.	7,500 sf.	50	25	5	25	na.	45	na.
NC-R2, Single Family	0	na.	na.	na.	na.	P	6,000 sf.	6,000 sf.	50	25	5	25	na.	35	na.
NC-R2, Duplex	0	na.	na.	na.	na.	P	5,000 sf.	5,000 sf.	50	25	5	25	na.	35	na.
NC-R2 Other	0	na.	na.	na.	na.	P	7,500 sf.	7,500 sf.	50	25	5	25	na.	35	na.
NC-R1	0	na.	na.	na.	na.	P	6,000 sf.	6,000 sf.	50	25	6	25	na.	35	na.
Downtown (D)															
Single-Family Conventional	0	5.95	5.95	na.	na.	P	5,000 sf.	Use Patio Table 04.110 B.							
Single-Family Attached	0.1	7.5	12	na.	na.	P	1 ac.	Use Duplex, Weaklink, Atrium, Town Houses Table 04.110 B.							
Planned	0.15	11.25	25	na.	na.	P	2 ac.	See Table 04.110 B.							
Multi-Family	0.1	22	30	na.	na.	P	10,000 sf.	10,000 sf.	75	25	8	25	20/8	45	na.
Institutional Residential	0	40 rms	40 rms	na.	na.	P	20,000 sf.	20,000 sf.	100	12	5	20	12/5	45	na.
Retail	0	na.	na.	0.39	0.39	P	10,000 sf.	10,000 sf.	100	0 bt.	0	5	8/0	45	na.
Office/Service/Commercial Lodging	0	na.	na.	0.64	0.64	P	10,000 sf.	10,000 sf.	100	0 bt.	0	5	8/0	45	na.
All Other Uses	0	na.	na.	0.51	0.51	P	10,000 sf.	10,000 sf.	100	0 bt.	0	5	8/0	45	na.
Business Park (BP)															
Office - exterior ring	0.25	na.	na.	0.42	0.64	P	2 ac.	2 ac.	200	30	10/30	10	30/10	45	na.
Industry - exterior ring	0.25	na.	na.	0.38	0.59	P	2 ac.	2 ac.	200	30	10/30	10	30/10	45	na.
All Other Uses - exterior ring	0.25	na.	na.	0.23	0.32	P	1 ac.	1 ac.	150	30	10/30	10	30/10	45	na.
Office - interior ring	0.25	na.	na.	0.51	0.64	P	10 ac.	10,000	80	15	0/15	5	30/10	45	na.
Industry - interior ring	0.25	na.	na.	0.5	0.59	P	10 ac.	10,000	80	15	0/15	5	30/10	45	na.
All other Uses - interior	0.25	na.	na.	0.28	0.32	P	10 ac.	10,000	80	15	0/15	5	30/10	45	na.
Industry (I)															
Industry	0.2	na.	na.	0.51	0.64	P	5 ac.	1 ac.	150	25	15	20	20/10	45	na.
All Other Uses	0.2	na.	na.	0.42	0.53	P	5 ac.	1 ac.	150	25	15	20	20/10	45	na.
OS = On-site P = Public bt = Build To * Lots platted prior to 1983 shall have a minimum lot area of 6000 square feet; lots platted after the year 1983 shall have a minimum lot area of 8500 square feet. 1. All street yards 25' except on collector streets where the minimum street yard shall be 65' from the road's centerline. On arterial streets, the minimum street yard shall be 75' from the road's centerline. 2. On all lots of record prior to this Ordinance's Adoption with widths less than 50', the side yard setbacks shall be 10% of the lot width, not less than 3' 3. If the height exceeds 35', the minimum side yard shall be 8'. ** When expressed in a ratio, the ratio = minimum yard setback/total minimum yard setback *** The minimum lot size for commercial uses shall be waived if all other requirements of the Land Development Ordinance are met and an additional 5% open space is provided.															

Ordinance 2824, 01/28/03

Table 04.110 A. USE AND LOT STANDARDS (Continued)

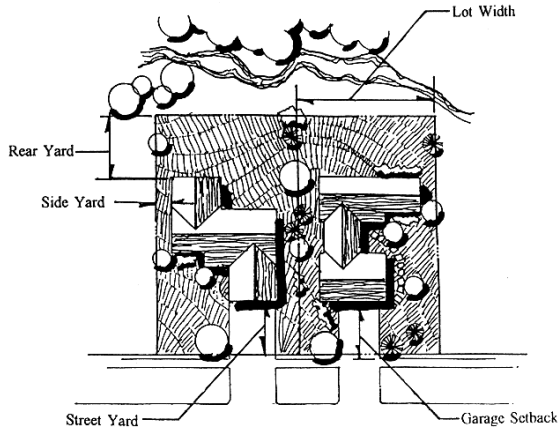
Zoning District & Development Type	Landscaping Plant Units per (See Section 06.120)			Bufferyard Opacity Standards (See Table 13.140)										
	Lot	Acre Open Space	Parking Spaces	Adjoining District							Adjoining Streets			
				E	S	SC	NC	TA	D	BP	I	Arterial	Collector	Minor
Estate (E)														
Single-Family Conventional (OS)	4/du	4	none	N1	0.1	0.1	0.2	0.2	0.2	0.2	0.2	0.4	st1	st1
Single-Family Conventional (P)	4/du	4	none	N1	0.1	0.1	0.2	0.2	0.2	0.2	0.2	0.4	st1	st1
Equestrian	4/du	4	none	N1	0.1	0.1	0.2	0.2	0.2	0.2	0.2	0.4	st1	st1
Single-Family Cluster	2/du	4	none	N1	0.1	0.1	0.2	0.2	0.2	0.2	0.2	0.4	st1	st1
Planned	2/du	4	none	0.1	0.1	0.1	0.2	0.2	0.2	0.2	0.2	0.4	st1	st1
Institutional Residential	3/ac	4	1/18	0.1	0.1	0.1	0.2	0.2	0.2	0.2	0.2	0.4	st1	st1
Suburban (S)														
Single-Family Conventional	2/du	4	none	0.2	N1	0.1	0.2	0.2	0.2	0.2	0.2	0.4	st1	st1
Single-Family Cluster	1/du	4	none	0.2	N1	0.1	0.2	0.2	0.2	0.2	0.2	0.4	st1	st1
Planned	1/du	4	1/18	0.2	N1	0.1	0.2	0.2	0.2	0.2	0.2	0.4	st1	st1
Manufactured Home Park	1/du	4	1/18	0.4	0.4	0.4	0.4	0.4	0.4	0.2	0.2	0.4	0.4	0.4
Institutional Residential	3/du	4	1/18	0.2	N1	0.1	0.2	0.2	0.2	0.2	0.2	0.4	st1	st1
Suburban Commercial (SC)														
Planned	1/du	5	none	0.4	0.4	N1	0.5	0.1	N1	N1	0.1	st1	st1	st1
Institutional Residential	3/du	5	none	0.4	0.4	N1	0.5	0.1	N1	N1	0.1	st1	st1	st1
Shopping Center	8/ac	5	1/18	0.4	0.4	N1	0.5	0.1	N1	N1	0.1	st1	st1	st1
Retail	8/ac	5	1/18	0.4	0.4	N1	0.5	0.1	N1	N1	0.1	st1	st1	st1
Office and All Other Uses	8/ac	5	1/18	0.4	0.4	N1	0.5	0.1	N1	N1	0.1	st1	st1	st1
Thoroughfare Access (TA)														
Single-Family Conventional	1/du	5	none	0.5	0.5	0.2	0.6	N1	0.1	0.1	0.3	st1	st1	st1
Single-Family Attached	1/du	5	1/18	0.5	0.5	0.2	0.6	N1	0.1	0.1	0.3	st1	st1	st1
Planned	1/du	5	1/18	0.5	0.5	0.2	0.6	N1	0.1	0.1	0.3	st1	st1	st1
Multi-Family	1/du	5	1/18	0.5	0.5	0.2	0.4	N1	0.1	0.1	0.3	st1	st1	st1
Manufactured Home Park	1/du	5	1/18	0.5	0.5	0.2	0.6	0.4	0.2	0.2	0.3	st1	st1	st1
Institutional Residential	3/ac.	5	1/18	0.5	0.5	0.2	0.6	N1	0.1	0.1	0.3	st1	st1	st1
Retail	6/ac.	5	1/18	0.6	0.6	0.4	0.6	N1	0.1	0.1	0.3	st1	st1	st1
Office	8/ac.	5	1/18	0.6	0.6	0.4	0.6	N1	0.1	0.1	0.3	st1	st1	st1
Commercial lodging	8/ac.	5	1/18	0.6	0.6	0.4	0.6	N1	0.1	0.1	0.3	st1	st1	st1
All Other Uses	6/ac.	5	1/18	0.6	0.6	0.4	0.6	N1	0.1	0.1	0.3	st1	st1	st1
Neighborhood Conservation														
NC-R3 Single Family	1/du	4	none	0.2	0.2	0.2	0.2	N1	N1	N1	0.3	st1	st1	st1
NC-R2, Single Family	1/du	4	none	0.2	0.2	0.2	0.2	N1	N1	N1	0.3	st1	st1	st1
NC-R1	1/du	4	none	0.2	0.2	0.2	0.2	N1	N1	N1	0.3	st1	st1	st1
Downtown (D)														
Single-Family Conventional	1/du	6	1/18	0.6	0.6	0.2	0.6	N1	N1	N1	0.3	st1	st1	st1
Single-Family Attached	1/du	6	1/18	0.6	0.6	0.2	0.6	N1	N1	N1	0.3	st1	st1	st1
Planned	0.5/du	6	1/18	0.6	0.6	0.2	0.6	N1	N1	N1	0.3	st1	st1	st1
Multi-Family	0.5/du	6	1/18	0.6	0.6	0.2	0.6	N1	N1	N1	0.3	st1	st1	st1
Institutional Residential	3/ac.	6	1/18	0.6	0.6	0.2	0.6	N1	N1	N1	0.3	st1	st1	st1
Retail	4/ac.	6	1/18	0.6	0.6	0.2	0.6	N1	N1	N1	0.3	st1	st1	st1
Office/Service/Commercial Lodging	4/ac.	6	1/18	0.6	0.6	0.2	0.6	N1	N1	N1	0.3	st1	st1	st1
All Other Uses	4/ac.	6	1/18	0.6	0.6	0.2	0.6	N1	N1	N1	0.3	st1	st1	st1
Business Park (BP)														
Office - exterior ring	6/ac.	6	1/18	0.6	0.6	0.2	0.6	N1	N1	N1	0.3	st1	st1	st1
Industry - exterior ring	6/ac.	6	1/18	0.6	0.6	0.2	0.6	N1	N1	N1	0.3	st1	st1	st1
All Other Uses - exterior ring	6/ac.	6	1/18	0.6	0.6	0.2	0.6	N1	N1	N1	0.3	st1	st1	st1
Office - interior ring	10/ac.	6	1/18	0.6	0.6	0.2	0.6	N1	N1	N1	0.3	st1	st1	st1
Industry - interior ring	10/ac.	6	1/18	0.6	0.6	0.2	0.6	N1	N1	N1	0.3	st1	st1	st1
All other Uses - interior ring	10/ac.	6	1/18	0.6	0.6	0.2	0.6	N1	N1	N1	0.3	st1	st1	st1
Industry (I)														
Industry	6/ac.	6	1/18	0.6	0.6	0.2	0.6	N1	N1	N1	0.3	st1	st1	st1
All Other Uses	6/ac.	6	1/18	0.6	0.6	0.2	0.6	N1	N1	N1	0.3	st1	st1	st1

N1 - Special buffer defined in Section 6.230 (Ordinance 2893 08/23/05)

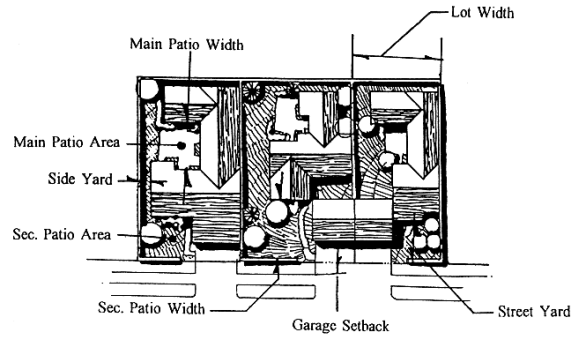
Table 04.110 B LOT STANDARDS FOR ATTACHED AND PLANNED HOUSING TYPES

Development Type	Minimum							Maximum		Patio Minimums		Side Load Garage Setback	Max. Units in a Row
	Site Area	Lot Area	Lot Width	Street Yard	Side Yard	Bldg Spacing	Rear Yard	Height	Bldg Cvrg.	Area	Width		
Single-Family													
Conventional		8,500	80	25/20*	7/15	na.	35	32	2,700				
Lot Line		8,500	75	20/20*	1@20	20	30	28	2,500			8	
Lot Line (NC-R2, NC-R3 only)		6,000	50	25	1@10	na.	25	28	2,400			8	
Village		6,000	60	12/20*	5	na.	25**	32	2,400			6	
Patio		5,000	55	8/20*	patio	8	patio	26	1,900	1,000/48	20/6		
Single-Wide Manufactured		4,000	40	15	8	na.	15	15	1,100				
Double-Wide Manufactured		6,600	66	15	8	na.	15	18	1,960				
Single-Family Attached													
Twin	9,600	4,800	48	20/20*	1@8	12	25	28	2,100				2
Atrium	9,000	3,000	45	0/20*	0	8	0	15		800/48	24/6		8
Weak-link Town House	10,800	3,600	36	15/20*	0	10	25	32	1,900				8
Town House	7,200	2,400	24	15/20*	0	10	20	32	1,300				10
Multi-Family													
Multiplex	8,000	2,000	80	20	6	12	15	32				5	8
Apartment 2-story	8,000	1,800	100	25/15***	12	30	20	35					
Apartment 4-story	8,000	1,500	100	25/15***	12	30	20	45					
Notes: * Setback to garage from sidewalk. ** Rear garage may have 5' rear yard setback provided access to alley. *** Setback to parking.													

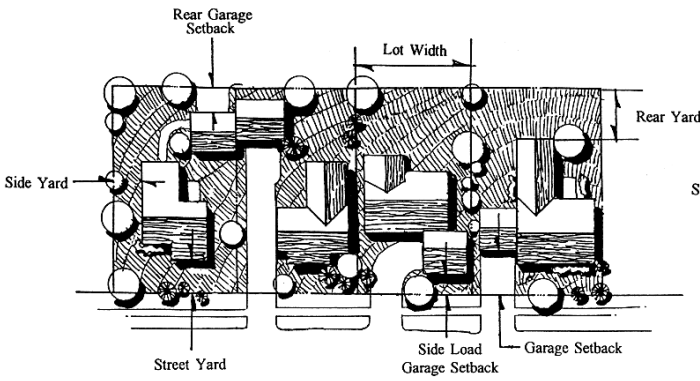
**Figure 04.110
HOUSING TYPES AND LOT CONFIGURATIONS**



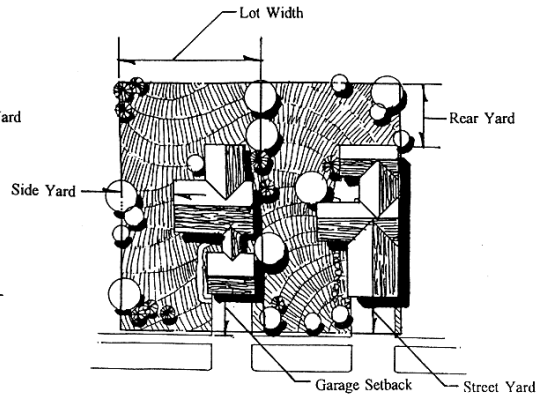
CONVENTIONAL/SINGLE-FAMILY



PATIO HOUSE

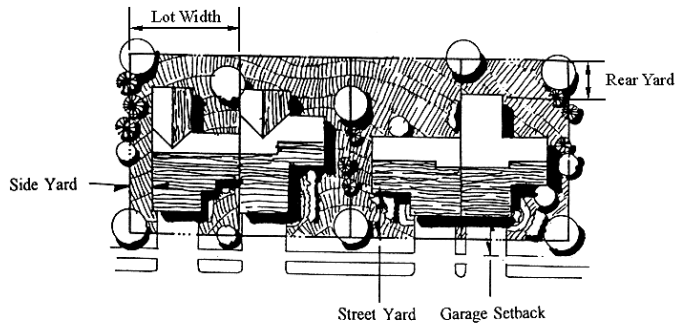


VILLAGE HOUSE

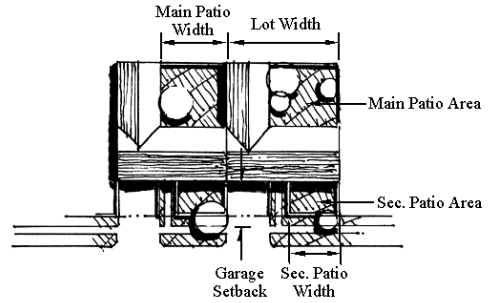


LOT-LINE HOUSE

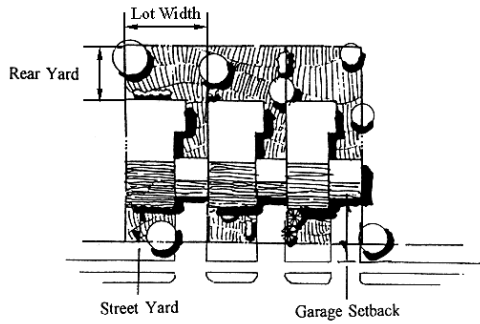
Figure 04.110
HOUSING TYPES AND LOT CONFIGURATIONS (Continued)



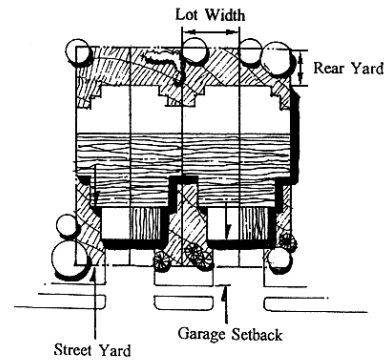
TWIN HOUSE



ATRIUM HOUSE

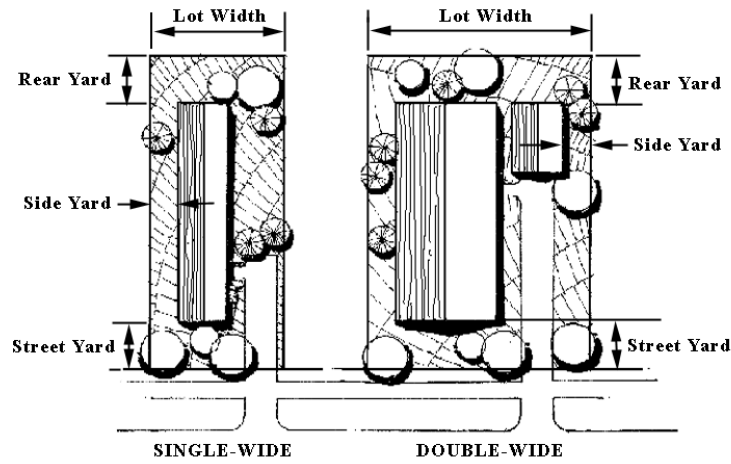
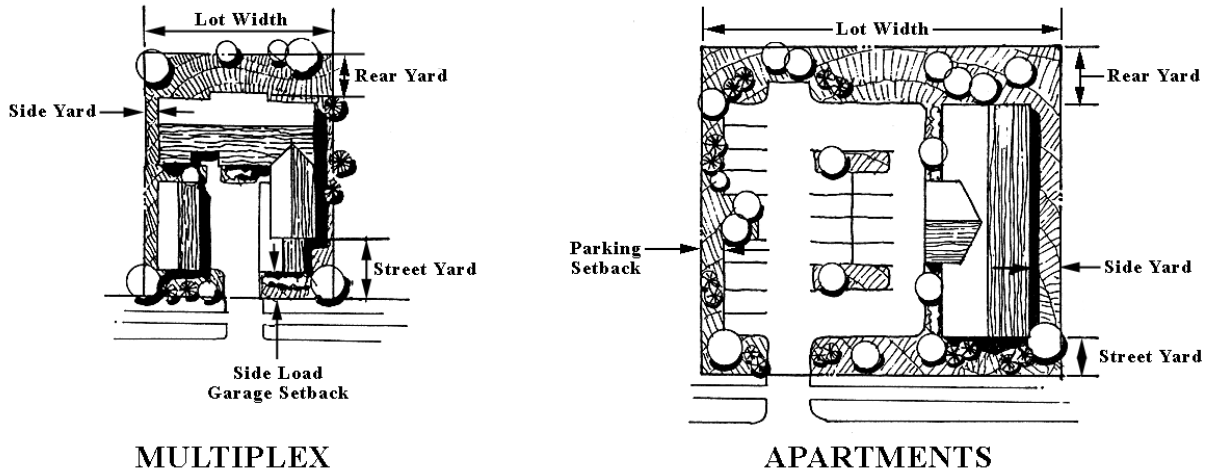


WEAK-LINK TOWNHOUSE



TOWN HOUSE

Figure 04.110
HOUSING TYPES AND LOT CONFIGURATIONS (Continued)



MANUFACTURED HOME

SECTION 04.120 DWELLING UNIT MIX REQUIREMENTS

All planned developments shall meet the mix requirements (Table 04.120) regarding the number of different dwelling unit types that must be provided. The mix provides a variety of housing types to meet all residents= needs. The largest percent of dwelling unit type used must be allowed by right in the subject zoning district (Table 3.110A). If the development is to be phased, each phase shall contain a share of the smallest unit types generally proportional to the percentage of the total dwelling units. (Ordinance 2835, 08/26/03)

Table 04.120 DWELLING UNIT MIX REQUIREMENTS				
Total Units in Project E, S, or SC Districts	Total Units in Project TA or D Districts	Min. Number of Types	Max. % Any Type	Min. % Any Type
1-25	1-40	1	100	20
26-50	41-100	2	70	20
51-150	101-200	3	60	20
151 or more	201 or more	4	40	10