

4.05 DIMENSIONAL STANDARDS TABLE

This table and the setback illustration below provides basic design elements for each conventional zoning district. NOTE – these standards may be modified if development type is considered an infill development (*See Article 6 – General Development Standards*).

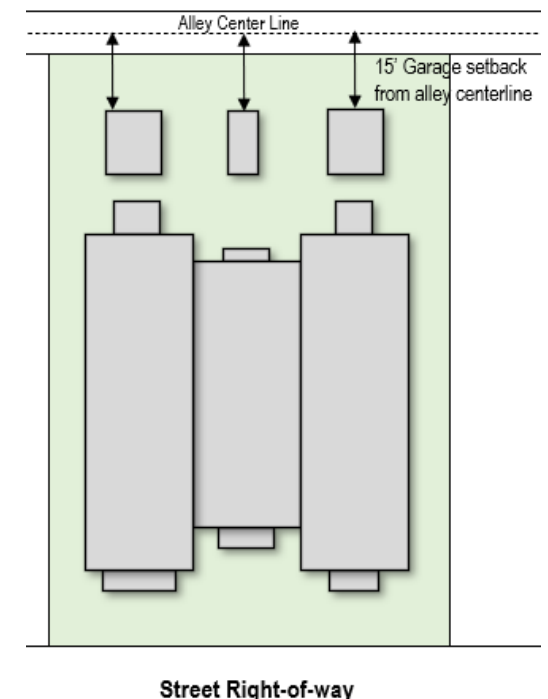
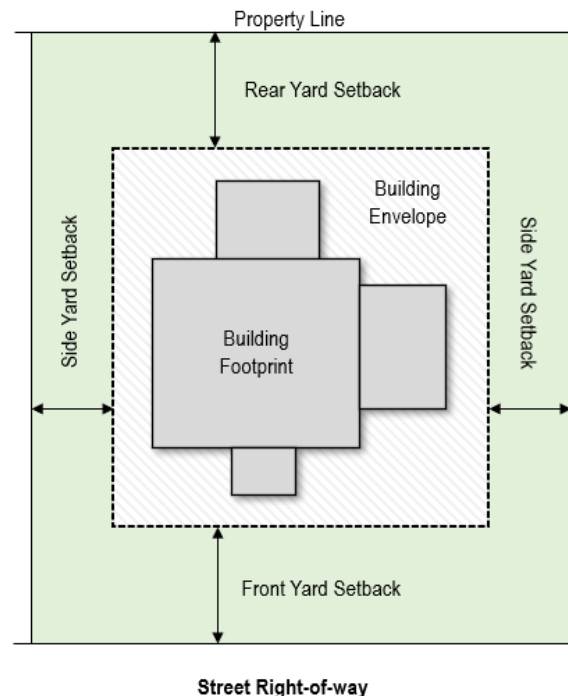
Standard	RA-40	R-20	R-10	R-7	RM	MXU ^[9]	C-1 ^[9]	C-2	C-3	C-4	O&I	I-10	I-100
A. DEVELOPMENT STANDARDS													
1. Min. District Area	N/A	N/A	N/A	N/A	N/A	N/A	N/A	3 acres	N/A	N/A	N/A	N/A	N/A
2. Maximum Density ^[10]	1 unit per acre	2 units per acre	4 units per acre	6 units per acre	6 units per acre	18 units per acre	20 units per acre	N/A	N/A	N/A	N/A	N/A	N/A
3. Lot Coverage (impervious surface)	30%	30%	35%	40%	40%	N/A	N/A	N/A	N/A	N/A	N/A	N/A	50%
B. LOT STANDARDS													
1. Min. Lot Area (sf)	40,000 ^[1]	20,000	10,000	7,000	7,000	N/A	N/A	40,000 ^[5]	20,000	20,000	7,000	10,000	100,000
2. Maximum Building Size	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	10,000	N/A	N/A	N/A
3. Lot Width at Front Setback (min)	75 ft	75 ft	75 ft	50 ft	50 ft	N/A	20 ft	100 ft	75 ft	N/A	50 ft	70 ft	300 ft
4. Lot Depth (min.)	120 ft	120 ft	120 ft	100 ft	100 ft	N/A	N/A	100 ft	75 ft	N/A	50 ft	100 ft	300 ft
C. PRINCIPAL BUILDING													
1. Principal Front Setback	30 ft (min.)	30 ft (min.)	25 ft (min.)	25 ft (min.)	25 ft (min.)	10 ft (max.)	10 ft (max.)	40 ft (min.)	20 ft (min.)	20 ft (min.)	20 ft (min.)	20 ft (min.)	50 ft (min.)
2. Street Side/Secondary Front Setback (min.)	30 ft	30 ft	25 ft	25 ft	25 ft	N/A	N/A	30 ft	20 ft	20 ft	20 ft	20 ft	50 ft
3. Side (from adjacent lot) Setback (min.)	15 ft	10 ft	10 ft	10 ft	10 ft	N/A ^[3]	N/A ^[3]	20 ft	10 ft	10 ft	10 ft	10 ft	30 ft
4. Rear Setback (min.)	25 ft	25 ft	20 ft	20 ft	20 ft	N/A ^[3]	N/A ^[3]	20 ft	20 ft	10 ft	10 ft	20 ft	50 ft
D. ACCESSORY STRUCTURE ^[2]													
1. Side Setback ^[6]	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft	5 ft	10 ft	30 ft
2. Rear Setback ^[6]	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	10 ft	20 ft	50 ft
3. Garage Setback from Alley	15 ft from face of garage to centerline of alley												
4. Other Requirements	N/A	25% max. coverage ^[7]	50% max. coverage ^[7]	50% max. coverage ^[7] ^[8]	50% max. coverage ^[7] ^[8]	50% max. coverage ^[7] ^[8]	50% max. coverage ^[7] ^[8]	N/A	N/A	N/A	N/A	N/A	N/A
E. BUILDING HEIGHT													
1. Principal Building (max.)	35 ft	35 ft	35 ft	35 ft	35 ft	50 ft	50 ft ^[4]	35 ft	35 ft	35 ft	35 ft	35 ft	35 ft

ARTICLE 4
ZONING DISTRICTS

Standard	RA-40	R-20	R-10	R-7	RM	MXU ^[9]	C-1 ^[9]	C-2	C-3	C-4	O&I	I-10	I-100
2. Accessory Structure (max.)	24 ft	Shall not exceed height of principle structure.	Shall not exceed height of principle structure.	Shall not exceed height of principle structure.	Shall not exceed height of principle structure.	Shall not exceed height of principle structure.	N/A	N/A	N/A	N/A	N/A	Shall not exceed height of principle structure	30 ft

NOTES TO TABLE:

- ^[1] May be reduced to 20,000 sf if public water is used & is permitted for septic system by Harnett County.
- ^[2] Accessory structures shall only be located in side or rear yard setback areas.
- ^[3] When a buffer is required, adequate setbacks may be required to accommodate buffer yards.
- ^[4] 50 ft maximum building height unless the outer walls of the additional height are constructed with an indentation of one (1) foot for each two (2) feet above fifty (50) feet.
- ^[5] Minimum lot size for out parcels is 40,000 sf.
- ^[6] If larger than 10' x 12' then accessory structure must meet principle structure setback requirements.
- ^[7] Coverage of rear yard.
- ^[8] Must not exceed 50% of principle structure sf.
- ^[9] See Article 6, Section 6.03 – Infill Residential Design Standards & Section 6.09 – Building Design Standards for additional standards regarding building placement & design.
- ^[10] One accessory dwelling unit may be permitted per lot which does not affect the overall density calculations.



The figures above should be used to visually illustrate setbacks and measurements as listed in 4.05 – Dimensional Standards Table.