

Section 4. Table of Area,
Yard, Height Requirements

DISTRICT	AREA IN SQUARE FEET	FRONT YARD WIDTH IN FEET	FRONT YARD DEPTH IN FEET	REAR YARD DEPTH IN FEET	SIDE YARD WIDTH IN FEET	IN FEET	ACCESSORY BUILDINGS
RA-20							
Single Unit							
(i) (l)	20,000	100	40	25	15 (a) (j) (k)	35 (b)	20% of Required rear yard; 15' from rear of principal bldg; 5' from ay lot line (o) (p)
Double Unit							
Manufactured Homes	30,000	110	40	25	15 (a) (j) (k)	35 (b)	"
Nonresidential Unit	20,000	100	40	25	15 (a) (j) (k)	35 (b)	"
	30,000	200	40	25	20 (a) (j) (k)	35 (b)	" (o) (p) (r)
R-20							
Single Unit							
(i) (l)	20,000	100	40	25	15 (a) (j) (k)	35 (b)	20% of Required rear yard; 15' from rear of principal bldg; 5' from ay lot line (o) (p)
Double Unit							
Nonresidential Unit	30,000	110	40	25	15 (a) (j) (k)	35 (b)	"
	30,000	200	40	25	20 (a) (j) (k)	35 (b)	" (o) (p) (r)
RS-12							
Single Unit							
(i) (l)	12,000	80	35	20	10 (a) (j) (k)	35 (b)	20% of Required rear yard; 15' from rear of principal bldg; 5' from ay lot line (o) (p)
Double Unit							
Nonresidential Unit	18,000	100	35	20	10 (a) (j) (k)	35 (b)	"
	30,000	150	35	20	20 (a) (j) (k)	35 (b)	" (o) (p) (r)

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R-12							20% of Required rear yard; 15' from rear of principal bldg; 5' from ay lot line (o) (p)
Single Unit (i) (l)	12,000	80	35	20	10 (a) (j) (k)	35 (b)	
Double Unit	18,000	90	35	20	10 (a) (j) (k)	35 (b)	"
Multi-Unit (townhouses, condominiums, apartments)	18,000 for first two units 3,007.1 for each additional unit (f) (g)	100	35	20	15 (a) (c) (i) (k)	35 (b)	"
Nonresidential Unit	30,000	150	35	20	20 (a) (j) (k)	35 (b)	" (o) (p) (r)
R-6							20% of Required rear yard; 15' from rear of principal bldg; 5' from ay lot line (o) (p)
Single Unit (i) (l)	6,000	60	30	20	8 (a) (j) (k)	35 (b)	
Double Unit	9,000	70	30	20	8 (a) (j) (k)	35 (b)	"
Multi-Unit (townhouses, condominiums, apartments)	9,000 for first two units 2,160 for each additional unit (f) (g)	75	30	20	12 (a) (c) (i) (k)	35 (b)	"
Nonresidential Unit	12,000	120	30	20	15 (a) (j) (k)	35 (b)	" (o) (p) (r)
O & J							20% of Required rear yard; 15' from rear of principal bldg; 5' from ay lot line (o) (p)
Single family unit and Non-residential (h) (i) (l)	6,000	60	25	20	8 (a) (j) (k)	35 (b)	
Double Unit	9,000	70	30	20	8 (a) (j) (k)	35 (b)	" (o) (p)

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B-C							
(i)	0	0	0	0	0 (Except 10' width buffer where lot abuts residential zone) (d) (h) (i) (j) (k)	0	0
B-G							
(i) (m)			10 (e)		0 (Except 10' width buffer where lot abuts residential zone) (d) (h) (i) (j) (k)	0	0
B-N							
(i)			10 (e)		0 (Except 10' width buffer where lot abuts residential zone) (d) (h) (i) (j) (k)	35 0	
B-H							
(i) (n)		100	15 (e)		15 20 (h) (i) (k)	35 0	
I-1							
(i)		100	15 (e)		15 20 (h) (i) (k)	35 0	
I-2							
(i)		100	15 (e)		15 20 (h) (i) (k)	35 0	
C							
	0	0	15	20	15	35 (o) (p)	20% of Required rear yard; 15' from rear of principal bldg; 5' from ay lot line

NOTES TO THE TABLE OF AREA, YARD AND HEIGHT REQUIREMENTS

- (a) Where the side yard is located on a corner, the minimum required width is:
- 30 feet in RA-20
 - 30 feet in R-20
 - 25 Feet in RS-12
 - 25 feet in R-12
 - 25 feet in R-6
 - 25 feet in O & I
- (b) In the RA-20 and R-20 zones no structure shall exceed thirty-five (35) feet in height. In the RS-12, R-12, O&I, I-1 and I-2 zones, no structure shall exceed thirty-five (35) feet in height unless the depth of front and total width of required side yards shall be increased five (5) feet for each ten (10) feet or fraction thereof of building height in excess of thirty-five (35) feet. Church spires, flagpoles, antennas, chimneys and similar accessories to buildings are exempt from height limitation.
- (c) Where a multi-family structure contains units with rear exits into a side yard, the side yard shall be increased from fifteen (15) feet to twenty-five (25) feet.
- (d) In the B-C, B-G and B-N districts where a side yard, not required, is provided, it shall be at least five (5) feet in width.
- (e) In the B-G, B-N, B-H, I-1 and I-2 zones the required front yard shall be reserved for sidewalks, grass, plants and the necessary entrances, exist and driveways. In O & I, the first ten (10) feet parallel to the street right-of-way shall be reserved for sidewalks, grass, plants, and the necessary entrances, exists and driveways. Off-street parking shall be developed only on space behind this front yard area.
- (f) The maximum density for townhouses in RS-12 is 10.5 units per acre; for multi-unit structures (townhouses, condominiums, apartments) in R-12 is 10.5 units per acre and in R-6 18 units per acre. In the R-6 and R-12 districts a bonus of one 1.5 units per acre shall be permitted if the multi-family development provides an outdoor recreation area of sufficient space for physical activities, including, but not limited to swimming pools, tennis courts, equipped playground areas or walking trails, that are available at the time of development. The recreation area must be a minimum of 2500 square feet or 50 square feet per unit.
- (g) For multi unit structures (townhouses, condominiums and apartments) the following regulations pertaining to location and arrangement on the plot shall apply:

Relationship of Residential Structures to Public Streets or Open Courts: In all multi-family developments in which each residential structure faces an open court, the minimum required lot width fronting on a public street shall be sixty (60) feet.

Size of Courts: The depth of a court shall not exceed one and one-half (1 1/2) times the width. The minimum distance between residential structures on opposite sides of a court shall be seventy (70) feet between one (1) story structures and ninety (90) feet between two (2) or more stories.

Arrangement of Residential Structures on the Plot; Residential structures shall be considered separate from each other unless one residential structure shares a common party wall with another. A front wall line of any residential structure shall not be set back of the rear wall line of any adjacent residential structure on the same court; or on the same street in cases where the adjacent residential structures both front on the same street.

Minimum Distance Between Structures: twenty (20) feet for one (1) story residential structures; thirty (30) feet for two (2) story residential structures.

Automobile Parking: Automobile parking spaces and drives shall not be located closer than twenty (20) feet to the front or rear of any residential structure. For parking requirements see Article V, 1.4 of this ordinance.

Variances: The Board of Adjustment may allow variances from these group housing development standards if it finds that the variances will give equal or better air and privacy to the residential structures in the development without hindering the Fire Department in combating fires in the structures, or will not adversely affect the character of the adjacent property. (Ord. of 2-13-68).

- (h) Where a lot zoned B-C, B-G, B-N, B-H,O & I, I-1 or I-2 abuts lot in a residential district or land occupied by a residential use permitted by this ordinance, there shall be provided and maintained along said property line, a continuous visual buffer, at least six (6) feet high. The buffer shall be a compact evergreen hedge or other type of evergreen foliage screening, or shall be a combined fence and shrubbery screen, the latter facing the residential use.
- (i) Side and rear lot setbacks are measured from the furthest extremity of the building.
- (j) Open Space Requirements -- no part of a yard, court or other open space provided around any building or structure for the purpose of complying with the provisions of this ordinance shall be included as a part of a yard or other open space required under this ordinance for another building or structure. Every part of a required yard shall be open and unobstructed from its lowest level to the sky, except for the ordinary projects of sills, chimneys, flues, buttresses, ornamental features, and eaves; provided, however, that none of the aforesaid projects shall project into a minimum side yard more than one-third (1/3) of the width of such yard nor more than twenty-four (24 inches). Open or lattice enclosed fire escapes, fireproof outside stairways, and balconies opening upon fire towers projecting into a yard not more than five (5) feet shall be permitted where placed so as not to obstruct light and ventilation.

- (k) Visibility at intersections -- On a corner lot in any district nothing shall be erected, placed, planted or allowed to grow in such a manner as to materially impede vision between a height of 2 1/2 feet and 10 feet in a triangular area formed by a diagonal line between two points on the right-of-way lines, 20 feet from where they intersect.
- (l) Regardless of minimum area requirements for lots in various districts, any permitted use in any zoning district on a lot without sewer must be located on a lot with a minimum of 20,000 square feet.
- (m) All general business uses in the B-G district located on corner lots abutting Scales Street south of Woodrow Street shall front and have their main entrances on Scales Street.
- (n) All highway business uses in the B-H district located on streets identified as thoroughfares on the Reidsville Thoroughfare Plan must front on the thoroughfare.
- (o) Detached carports and garages may be located in the side yard area with the following side yard setback requirements:

DISTRICT	SIDE YARD SETBACK
RA-20	15'
R-20	15'
RS-12	10'
R-12	10'
R-6	8'
O&I	8'

In addition to the setback requirements the following will apply:

When a detached carport or garage is located on a corner lot, the setback for a corner side yard shall apply.

No part of the structure shall be located in the front yard.

The detached carport or garage shall meet the NC State Building Code in regards to distance between detached structure and principal dwelling.

When a detached garage or carport is located more than 15 feet to the rear of the principal building, the setback requirements for accessory buildings shall apply.

- (p) Carports of a temporary nature consisting of no more than a roof and support poles properly anchored to the ground shall be exempt from the sideyard setback requirements of this Zoning Ordinance in all Zoning Districts with the following standards:

The carport is located in a driveway.

The carport is not located in front of the principal building.

No portion of the carport encroaches upon another property.

The carport continues to be properly maintained and in good condition.

The carport will be used exclusively as a cover for vehicular machinery and not for general storage.

There will be no electrical or mechanical devices attached to the carport.

- (r) Occupied accessory buildings including but not limited to fellowship halls, family life centers, auditoriums and gymnasiums is permitted to meet the same front, side, corner side and rear setbacks as the principal building in the district in which it is located.