

**ARTICLE 6. TABLE OF AREA, YARD, AND HEIGHT REQUIREMENTS (See Notes 1 through 9)**

DISTRICT	MINIMUM LOT SIZE		MINIMUM YARD REGULATIONS				Maximum Height of Structure (Feet)
	Area in Sq.Ft.	Lot Width (Feet)	Front Yard Setback (Feet)	Side Yard Width (Feet)	On Corner Lot by Street (Feet)	Rear Yard Setback (Feet)	
R-10 Residential District without public water or sewer with public water or sewer with public water and sewer	20,000 15,000 10,000	100 feet for lot areas of 15,000 SF or over; 80 feet for lot areas less than 15,000 SF	30	10	20	25	35
R-20 Residential Agricultural District with or without public water or sewer	20,000	100	30	10	20	25	35
MF Multi-Family Residential District	10,000 - two dwelling units plus 3,000 for every unit over two	100	30	15	20	30	35

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O/I Office and Institutional District	12,000	80	25	10	20	15 [see Note 2(B)]	35
C-1 Central Business District	5,000	25	[see Note 2(C)]	None [see Note 2(D)]	[see Note 2(D)]	10 [see Notes 2(B)&(E)]	35
C-2 Neighborhood Business District	6,000	50	30 [see Note 2(F)]	None [see Note 2(G)]	20	20	35
C-3 General Business District	20,000	100	30 [see Note 2(F)]	10 [see Note 2(H)]	20	20	35
LI Light Industrial District	15,000	100	25	15	20	20	80
HI Heavy Industrial District	30,000	150	25 [see Note 2(F)]	20 [see Note 2(I)]	20	20 [see Note 2(I)]	80
O-S Open Space District	None	None	50	25	20	25	35

## Section 6-1: Notes to the Table of Area, Yard, and Height Requirements

**Note 1. Front Yard Modifications in Residential Districts.** Where fifty (50) percent or more of the lots in any block or within six hundred (600) feet on both sides of the proposed structure, whichever is less, is composed of lots which have been developed with buildings whose front yards are less than the minimum required front yard as specified in the Dimensional Requirements, the required front yard shall be the average depth of front yards of the developed lots, or the minimum front yard as specified in Article 6 (zoning districts and the Table of Area, Yard, and Height Requirements), whichever is less. Provided further that if any lot lies between two buildings which are less than one hundred (100) feet apart, the required front yard for such lot shall be no greater than the average front yard of the two adjoining lots or twenty-five (25) feet, whichever is more.

**Note 2. Other Yard Modifications.** The following provide modifications to minimum yard regulations:

- (A) Where through lots occur, the required front yard shall be provided on both streets. Architectural features such as open fire escapes, steps, outside stairways, and uncovered porches may not project more than four (4) feet into any required yard. Sills, cornices, eaves, gutters, buttresses, ornamental features, and similar items may not project into any required yard more than thirty (30) inches.
- (B) Twenty-five (25) feet where abutting a residential use or residential district.
- (C) Average of front yard depths of buildings on adjacent lots to each side, if both developed; or one half front yard setback of adjacent lot to side, if only one is developed, but in any case a setback from the street curb line sufficient for a minimum twelve (12) foot wide sidewalk.
- (D) However, where a side yard is provided, though not required, such yard shall be at least four (4) feet for fire protection access, except as follows:

Abutting residential district: Ten (10) feet.

On corner lots by street: Same as front yard

Where building contains a dwelling as an accessory use: Ten (10) feet (except on corner lots by the street)

- (E) Unless abutting a public alley, in which case no rear yard is required.
- (F) Within the first ten (10) feet next to the street shall be no signs, parking, or any use other than landscaping.
  
- (G) Except when abutting a residential district, the side yard will be twelve (12) feet.
  
- (H) Except when abutting a residential district, the side yard will be twenty (20) feet.
  
- (I) Except when abutting a residential district, the side yard and rear yard will be fifty (50) feet.

**Note 3. Height Limit Exceptions.** Church steeples, chimneys, belfries, water tanks or towers, fire towers, flag poles, spires, monuments, cupolas, domes, antennas (except satellite dish antennas), and similar structures and necessary mechanical appurtenances may be erected to any height in accordance with any other ordinances (i.e., Fire Code) of the Town of Lillington. There are no exceptions to the telecommunication tower height requirements contained in Article 17.

**Note 4. Retaining Walls.** The setback and yard requirements of this Ordinance shall not apply to a retaining wall not more than three (3) feet high, as measured from the lowest ground elevation to the top of the wall. The Board of Adjustment may permit a retaining wall greater than three (3) feet in height where it finds that due to the topography of the lot such a wall is necessary.

**Note 5. Lot Size without all Public Utilities or One Public Utility.**

- (A) All lots where not served by public sewer and water shall be at least twenty thousand (20,000) square feet in area, and not less than one hundred (100) feet wide at the front setback line.
  
- (B) All lots served by one (1) but not both public water or public sewer shall be at least fifteen thousand (15,000) square feet in area, and not less than one hundred (100) feet wide at the front setback line.
  
- (C) In all cases, the applicable requirements of Article 5 (Watershed protection Overlay Districts) shall be met.

**Note 6. Zero Lot Lines.** Where individual dwelling units are to be sold in a duplex or multi-family building and it is desired to deed the land under the dwelling unit to the purchaser, such as in the case of townhouses or patio homes, zero lot line lots may be used; that is, no minimum lot size or yard requirements are needed, provided that the total area of the development meets the minimum lot size in its district, that the development remains under single control through a property owners' association or similar means, and that minimum yards and buffers as required in its district are preserved around each building, and around the entire perimeter of the development. Such a planned development is a subdivision and must be approved as such through the requirements of any subdivision regulations in effect as well as meeting the requirements of the Zoning Ordinance. Single-family structures shall be offset adjacent to one side lot line with no more than one single-family structure adjacent to the same side lot line. Zero lot lines are allowed in approved planned unit developments.

**Note 7. Dwelling, Multi-Family – Apartments.** The following dimensional requirements shall also be met in addition to complying with Article 6, Table of Area, Yard, and Height Requirements:

- (1) Minimum required lot area for first dwelling unit: Ten thousand (10,000) square feet.
- (2) Minimum additional lot area per dwelling unit for each unit in excess of one: Two thousand (2,000) square feet.
- (3) Minimum required mean lot width for the first dwelling unit: Forty six (46) feet.
- (4) Additional required mean lot width per dwelling unit in excess of one: Ten (10) feet.
- (5) The minimum required living area for a dwelling unit shall be four hundred fifty (450) square feet.
- (6) All Watershed Protection Overlay District requirements applicable to multi-family development shall be met.

The Planning Board shall also find that all other requirements of this district are complied with to provide for light, air, play areas, and off-street parking.

**Note 8. Accessory Buildings.**

- (A) **C-2, C-3, and O-S Districts.** Accessory buildings shall meet the same side yard requirements of the district in which it is located and shall be located in the rear yard not closer to the rear lot line than ten (10) feet or closer to another building than ten (10) feet.
- (B) **C-1 District.** Accessory buildings shall be located in the rear yard not closer to any lot line than ten (10) feet and not closer to a street right-of-way than fifteen (15) feet.
- (C) **Industrial Districts.** Accessory buildings shall meet the same side yard requirements of the district in which it is located and shall be located in the rear yard not closer than twenty (20) feet or closer to another building than ten (10) feet.
- (D) **Residential Districts.** Accessory buildings associated with residential uses may be constructed in the side and rear yard provided they are located no closer than five (5) feet to any adjoining rear yard lot line and keep compliance with appropriate side yard setback, except on the street side yard of a corner lot where the setback shall be one-half ( $\frac{1}{2}$ ) of the distance of the required front yard setback up to a maximum of fifteen (15) feet.

**Note 9. Watershed Protection Overlay District Standards.** The provisions of Article 5 (Watershed Protection Overlay Districts) shall be met in addition to the requirements of this Article. In cases where the requirements of Article 5 are more stringent than those of this Article, the more restrictive requirement shall apply.