

Single-Family Residential Construction Zoning Chart

Requirement	RS-1 Single-family	RS-2 Single-family	R-2 Med. Density	C-1 Neighborhood Commercial	S-1 Special District
Min. Lot Size/ # BRs Permitted	15,000 s.f.*	15,000 s.f.*	15,000 s.f.*	15,000 s.f.*	15,000 s.f. (dep. on soils)
Minimum Lot Width	75' at BSL	75' at BSL	75' at BSL	75' at BSL	75' at BSL
Minimum front yard**	25'	25'	25'	25'	25'
Minimum side yard**	10'	10'	10'**	10'	10'
Minimum rear yard**	25'	20'	20% of lot depth; not to exceed 20'	25'	None
Maximum lot coverage ¹	30%	30%	30%	30%	60%
Height Limit	35' ***	52' ***	35' ***	35' ***	Call for info
Parking Req's (in add'n to 10'x10' turn-around if access-ed off NC 12)	N/2 where N=Septic Capacity in Persons, plus 12' drive aisle	N/2 where N=Septic Capacity in Persons, plus 12' drive aisle	N/2 where N=Septic Capacity in Persons, plus 12' drive aisle	N/2 where N=Septic Capacity in Persons, plus 12' drive aisle	N/2 where N=Septic Capacity in Persons, plus 12' drive aisle

* Number of bedrooms permitted:

- Up to 9,999 square feet: four bedrooms or bedroom equivalents
- 10,000-14,999 square feet: five bedrooms or bedroom equivalents
- 15,000-19,999 square feet: six bedrooms or bedroom equivalents
- 20,000-24,999 square feet: seven bedrooms or bedroom equivalents
- 25,000+ square feet: maximum of eight bedrooms or bedroom equivalents

**Additional 10-foot side yard adjacent to the street is required for a corner lot. Nonconforming lots of record as of November 20, 1975 (and in S-1 district prior to 9/8/87) may have reduced dimensional requirements.

*** Building height - *Height means the vertical distance measured from the tallest roofline of a building (not counting chimneys and similar features subject to exception) to the top of the slab at the approximate center of the structure or to the finished grade where no slab is present. Finished grade below the slab shall be established in accordance with the Town's land disturbing activities regulations.*

Special flood zone regulations. *In any A or V special flood hazard area, height will be measured as follows:*

- (1) *In cases where BFE is higher than the finished grade or average finished grade, the height measurement shall begin at the top of the slab at grade with non-habitable space or from BFE when no portion of the structure is located at grade, whichever is applicable.*
- (2) *Where the finished grade or average finished grade is greater than BFE: for A zones the height measurement shall begin at finished grade or average finished grade; for V zones the height measurement shall begin at two (2) feet above the finished grade or average finished grade consistent with the Town's standards for free and clear of obstruction, as defined in the Town's Flood Damage Prevention Ordinance.*

NOTE: POOLS, DECKS, SHEDS, PATIOS, GAZEBOS AND SIMILAR STRUCTURES MUST MEET ALL FRONT, SIDE, AND REAR YARD BUILDING SETBACK REQUIREMENTS. ROOF OVERHANG MAY EXTEND NO MORE THAN 12" INTO SETBACKS. DRIVE AISLES AND PARKING SPACES MAY NOT BE ANY CLOSER THAN 5' TO A FRONT, SIDE, OR REAR LOT LINE.

¹ Maximum lot coverage includes buildings and their overhangs, accessory structures, all paved and impervious areas including parking areas, driveways, swimming pools, patios, covered decks, gazebos, peat pods and similar features but not including fences, uncovered decks and open arbors, pergolas and similar structures located over pervious surfaces. A maximum 3' front roof overhang may encroach the minimum building setback line (front only). Nonconforming lots of record as of November 20, 1975 may have increased lot coverage maximums.