

Article 4: Dimensional Requirements

Section 4.01: Required Minimums

The dimensional standards set forth in the following table shall be the minimum requirements for land development unless otherwise specifically set forth in this Ordinance.

Zoning District	Use Type	Lot Area ¹	Lot Width	Front Yard Setback	Side Yard Setback ²	Rear Yard Setback ³	Maximum Lot Coverage	Maximum Height ⁵
R-20	Residential	20,000	80 ft.	40 ft.	15 ft.	30 ft.	30 %	35 ft.
	Non-residential	20,000	80 ft.	50 ft.	30 ft.	40 ft.	30 %	35 ft.
R-12	Residential	12,000	80 ft.	30 ft.	12 ft.	25 ft.	35 %	35 ft.
	Non-residential	12,000	80 ft.	40 ft.	25 ft.	35 ft.	35 %	35 ft.
R-9	Residential	9,000	70 ft.	25 ft.	12 ft.	20 ft.	35 %	35 ft.
	Non-residential	9,000	70 ft.	30 ft.	20 ft.	25 ft.	35 %	35 ft.
R-8	Single-family detached	8,000	60 ft.	25 ft.	12 ft.	20 ft.	35 %	35 ft.
	All other residential	6,000 ⁴	70 ft.	30 ft.	15 ft.	20 ft.	40 %	35 ft.
	Non-residential	8,000	70 ft.	30 ft.	20 ft.	25 ft.	40 %	35 ft.
R-7, R-7A	Single-family detached	7,000	50 ft.	25 ft.	10 ft.	20 ft.	40 %	35 ft.
	Duplex; two family	5,250 ⁴	70 ft.	30 ft.	15 ft.	25 ft.	40 %	35 ft.
	All other residential	5,250 ⁴	70 ft.	30 ft.	20 ft.	30 ft.	45 %	35 ft.
	Non-residential	7,000	70 ft.	30 ft.	15 ft.	25 ft.	40 %	35 ft.
O-I	All Uses	7,000	70 ft.	30 ft.	10 ft. ⁶	20 ft.	50 %	60 ft.
B-1⁹	All Uses	7,000	70 ft.	25 ft.	10 ft. ⁶	15 ft. ⁷	60 %	35 ft.
B-2	Residential ⁸	.8	.8	.8	.8	.8	.8	.8
	Non-residential	N/R	N/R	N/R	N/R ⁶	N/R ⁷	N/R	60 ft.
B-3	All Uses	7,000	70 ft.	30 ft.	10 ft. ⁶	N/R ⁷	N/R	60 ft.
I-1	All Uses	7,000	N/R	25 ft.	N/R ⁶	N/R ⁷	N/R	70 ft.
I-2	All Uses	7,000	N/R	30 ft.	N/R ⁶	N/R ⁷	N/R	70 ft.
O-S	All Uses	N/R	N/R	N/R	N/R	N/R	N/R	35 ft.

Notes:

N/R indicates that such item is not regulated by this Ordinance.

1. Where the Richmond County Health Department or Watershed Protection Regulations require greater lot area, the more restrictive shall apply.
2. The side yard setback with street frontage on a corner lot shall be the same as the front yard setback.
3. The rear yard setback with street frontage on a through lot shall be the same as the front yard setback.
4. Minimum lot area required per dwelling unit.
5. See Section 4.07 for additional information on height limitations.
6. There shall be a minimum fifteen (15) foot side yard setback when abutting a residential zoning district.
7. There shall be a minimum twenty (20) foot rear yard setback when abutting a residential zoning district.
8. See requirements for R-7.
9. See Section 4.08 for limitations on maximum gross floor area.

Section 4.02: Minimum Lot Area

The minimum lot area for any lot created after the effective date of this Ordinance shall comply with the minimum square footage requirements set forth in Section 4.01 above unless otherwise specifically set forth in this Ordinance.

Section 4.03: Minimum Lot Widths

- (A) No lot shall be created that is so narrow or otherwise so irregularly shaped that it would be impracticable to construct on it a building that could be used for purposes that are permissible in that zoning district, and could satisfy any applicable setback requirements for that district.
- (B) Without limiting the generality of the foregoing standard, the above table indicates minimum lot widths that are recommended and are deemed presumptively to satisfy the standard set forth in subsection (A). The lot width shall be measured along the required front yard setback.
- (C) No lot created after the effective date of this Ordinance that is less than the recommended width shall be entitled to a variance from any building setback requirement.

Section 4.04: Building Setback Requirements

- (A) Except as otherwise specifically set forth in this Ordinance, no portion of any building shall be located on any lot closer to any lot boundary line or to the street right-of-way line than is authorized in the table set forth in this Article.
- (B) If the street right-of-way line is readily determinable by reference to a recorded map, set irons, or other means, then the setback shall be measured from such right-of-way line. If the right-of-way line is not so determinable, then the setback shall be measured from the edge of the street or back of the curb, whichever results in a stricter setback standard.
- (C) As used in this section, the term "lot boundary line" shall refer to lot boundaries other than those that abut streets.
- (D) Setback distances shall be measured from the lot boundary line or street right-of-way line to a point on the lot that is directly below the nearest extension of any part of the building that is substantially a part of the building itself and not a mere appendage to it (such as a flagpole, mechanical unit etc.).
- (E) Whenever a private road that serves more than two (2) lots or more than two (2) dwelling units or that serves any nonresidential use tending to generate traffic equivalent to more than three (3) dwelling units is located along a lot boundary line, then buildings and freestanding signs shall be setback from the edge of the private road just as if such road were a public street.

Section 4.05: Supplemental Front Yard Regulations

- (A) Where lots comprising forty percent (40%) or more of the frontage in any block face are already developed with buildings whose front yards are less than the minimum required front yard as specified in this ordinance, no structure shall be erected, reconstructed, altered or moved so as to project closer to the right-of-way line of the street on which it faces than the average building line established by such existing buildings.
- (B) The front yard setback requirements as specified in the table above shall apply to each street frontage of a through lot, and each shall be considered a front yard.
- (C) The front yard setback requirements as specified in the table above shall apply to the side yard with street frontage of a corner lot, and each shall be considered a front yard.

Section 4.06: Supplemental Yard Regulations

- (A) Sills, belt courses, buttresses, ornamental features, eaves, but not porches, may project into a required side yard not more than thirty (30) inches, and into a required front or rear yard not more than four (4) feet.
- (B) Open or enclosed fire escapes, fireproof outside stairways, and balconies may project into a required yard not more than four (4) feet. A minimum six (6) foot side yard shall be maintained.
- (C) The ordinary projections of chimneys and flues may be erected where the Administrator finds that such apparatuses are so placed as to not obstruct light and ventilation for the structure in question and adjoining structures.
- (D) Eaves and awnings attached to existing structures for solar energy and/or protection, may extend into a required yard not more than four (4) feet. A minimum six (6) foot side yard shall be maintained.

Section 4.07: Building Height Limitations

The following regulations shall apply in all zoning districts, unless otherwise specifically set forth in this Ordinance.

- (A) Chimneys, water tanks, towers, scenery lofts, elevators shafts, smokestacks, ornamental spires, wireless or broadcasting towers, cupolas, domes, false mansards, parapet walls, and similar structures and necessary mechanical appurtenances may be erected to a height twenty-five (25) feet above the maximum building height indicated by the table above.
- (B) All structures shall comply with the Richmond County Airport Hazard Zoning regulations where applicable. (See Appendix D)
- (C) No other building or structure or appurtenance shall exceed the height limits as set forth in the table above, unless the required depth and width of the yards in all directions shall be increased one (1) foot for each one (1) foot of height in excess of the maximum permitted by the table above; and further that the Rockingham Fire Department shall approve such maximum height extensions.
- (D) Telecommunication and broadcasting towers shall be exempt from the height limitation set forth in the table above provided such structures comply with all applicable requirements set forth in Article 12.

Section 4.08: Maximum Floor Area in B-1 Zoning District

The maximum gross floor area for each non-residential establishment in the B-1 zoning district shall be limited to seven thousand (7,000) square feet.

Section 4.09: Residential Cluster Subdivisions

- (A) A residential cluster subdivision shall be defined as a residential subdivision that divides land into not more than the number of lots permissible in a conventional subdivision of the same property in the same zone, but where the required minimum lot area, lot width, and setbacks of the individual lots may be reduced in order to gain common open space.
- (B) The purpose of cluster subdivision regulations is to provide an optional land development procedure which results in the preservation of open space and natural areas; the protection of environmentally sensitive areas such as streams, floodplains, floodways, and wetlands; and the promotion of more efficient, cost effective subdivision design and infrastructure networks.

- (C) Cluster subdivisions shall be permitted in the R-20, R-12, R-9, and R-8 zoning districts on tracts of land of at least ten (10) acres in area. Cluster subdivisions shall not be permitted in the R-7 and R-7A zoning districts.
- (D) The minimum lot size in a cluster subdivision may be decreased below the minimum requirements set forth in Section 4.01 provided no lot shall be less than six thousand (6,000) square feet in area, and provided the maximum density of the proposed cluster subdivision shall not exceed the maximum density for a conventional subdivision on the same property. For purposes of determining maximum density, the Board of Adjustment may require the submission of a sketch plan for a conventional subdivision layout on the same property where a cluster subdivision is proposed in order to determine if non-buildable areas such as floodways, wetlands, water bodies, extreme topography or other site characteristics would limit density to less than that set forth in Section 4.01.
- (E) The requirements for minimum lot width and minimum setbacks set forth in Section 4.01 for the R-7 district shall be applicable to cluster subdivisions regardless of the zoning classification of the property where a cluster subdivision is proposed.
- (F) A minimum of twenty-five (25) percent of the total acreage of the tract proposed for a cluster subdivision shall be reserved as open space. Such open space shall comply with the following requirements:
- (1) Open space shall abut sixty (60) percent of the lots within the proposed subdivision and shall be well distributed throughout the subdivision.
 - (2) All open space shall be linked, either directly or across street rights-of-way unless such open space is a minimum of twenty (20) acres in size.
 - (3) Where a cluster subdivision abuts another subdivision, an open space area at least fifty (50) feet in width shall be provided between the two subdivisions unless the difference in average lot sizes of the adjoining lots in the two subdivisions is not greater than fifteen (15) percent.
 - (4) The final subdivision plat to be recorded in the Richmond County Register of Deeds shall distinctly delineate all areas reserved as open space and shall bear the following notation: *"This area is reserved as permanent open space pursuant to the authority of City of Rockingham Board of Adjustment and City of Rockingham Unified Development Ordinance. Further subdivision, development, or land disturbing activity is prohibited on this property."*
 - (5) A conservation easement shall be granted to the City of Rockingham for all areas reserved as open space.
- (G) All lots created, as part of a cluster subdivision shall have access to a public sanitary sewer system and a public water supply system.
- (H) Only single-family detached residential units shall be permitted on lots located in cluster subdivisions.
- (I) Cluster subdivisions shall be subject to the maximum lot coverage requirements set forth in Section 4.01 for the R-7 zone.