

Blue Line = Property Boundary Line

Green Line = Established Minimum Lot Width (Front of Property to Measure Front Setback)

Red Line = Property Setbacks (Front, Side, Rear)

Zoning District = RA20R Calculated Acreage = 2.15 acres or 93,654 Square Feet

Public Utilities = Water

Permit Request = Second Dwelling Required Lot Dimension to Place Secondary Dwelling = 30,000 sq. ft.

Required Setbacks = Front 35' Side 20' Rear 25'

14.2 Residential Zoning Minimum Dimensional Requirements

| ZONING DISTRICT | RA-40 | RA-30 | RA-20M | RA-20R |
|--|--------|--------|--------|--------|
| Minimum Lot Area (square feet) | 40,000 | 30,000 | 20,000 | 20,000 |
| Connection to public water and/or sewer including any NCDOT right-of-way (square feet) | 35,000 | 25,000 | 15,000 | 15,000 |
| Minimum Lot Width | 150 ft | 100 ft | 80 ft | 80 ft |
| Minimum Front Yard Setback | 35 ft | 35 ft | 35 ft | 35 ft |
| Minimum Rear Yard Setback | 25 ft | 25 ft | 25 ft | 25 ft |
| Minimum Side Yard Setback | 10 ft | 10 ft | 10 ft | 10 ft |
| Maximum Building Height, Required | 35 ft | 35 ft | 35 ft | 35 ft |
| Minimum Side Yard Setback, Corner Lot | 20 ft | 20 ft | 20 ft | 20 ft |
| Minimum Side Yard Setback, Corner Lot on Major Thoroughfare | 35 ft | 35 ft | 35 ft | 35 ft |

14.1.9 Measuring Setbacks

Required setback distances are generally based on rectangular lots. Nonrectangular lots, lots with three (3) sides or more than four (4) sides, and other irregularly shaped lots require special measurement techniques to ensure proper separation between structures and property lines. The following is provided to aid in determining the appropriate location for measuring building setbacks on irregular lots. The Administrator is authorized to establish the front, rear, and/or side setback and property lines in cases of uncertainty. See Article VII "Development Design Guidelines", Section "Street & Transportation Guidelines", Subsection "Comprehensive Transportation Plan" for additional information regarding measurement of setbacks on properties located along public right(s)-of-way identified on the Harnett County Comprehensive Transportation Plan.

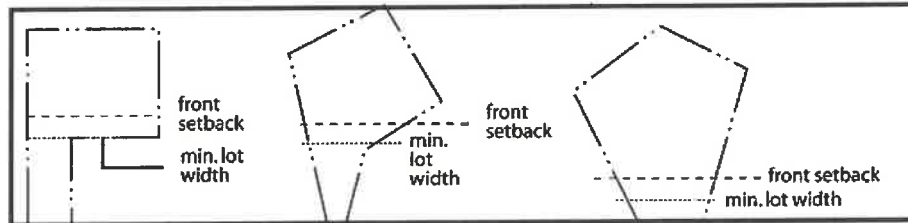
A. Front Setback

1. New Lots

New lots shall be developed so that the minimum required front setback shall be maintained for the same distance back into the property and perpendicular to the front line.

2. Existing Lots

Front setbacks on existing lots shall be measured from the right-of-way, easement, or front property line (as required by this Ordinance) unless said line does not meet the minimum lot width requirement. In such cases, the front setback shall be measured from a point on the lot, nearest the front line, that complies with the minimum lot width requirements of the zoning district in which it is located.



B. Rear Setback

On irregularly shaped lots, the rear setback is measured from an imaginary line that:

1. Is within the lot;
2. Is drawn at a point most distant from the front property line where the lot is 10 feet in width;
3. Is parallel to the front property line; and
4. Extends across the entire width of the lot.

