



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 |

| ZONING DISTRICT | RA-40 | RA-30 | RA-20M | RA-20R |
|---|-------|-------|--------|--------|
| Minimum Side Yard Setback, Corner Lot on Major Thoroughfare | 35 ft | 35 ft | 35 ft | 35 ft |