



**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  |