

Section 6.1 - Building Lot Standards and Dimensional Requirements

TABLE 2. DIMENSIONAL REQUIREMENTS FOR A RESIDENTIAL DISTRICT

Type of Residential Dwelling	MINIMUM LOT DIMENSIONS				MINIMUM SETBACK IN FEET				MAX LOT COVERAGE	MAXIMUM HEIGHT	
	Lot Area in Square Feet	Lot Width at Minimum Setback	Lot Frontage Exception Cul-de-Sac	Lot Frontage on Cul-de-Sac	Front Yard Setback <sup>(3)</sup>	Side Yard Setback Adjoining a Street	Side Yard Setback	Rear Yard Setback	Lot Coverage in Percent	Height in Stories	Height in Feet <sup>(4)</sup>
Single-Family Detached <sup>(1)(2)</sup>	20,000	125	60	60	50	25	15	40	29	2	35
Single-Family Detached <sup>(1)(2)</sup>	30,000	130	70	70	60	30	20	40	20	2	35
Single-Family Detached <sup>(1)(2)</sup>	40,000	140	70	70	60	40	20	50	20	2	35
Two-Family Semi-Attached (Duplex)	Subject to the requirements of the Conditional Zoning District for the use.										
Single-Family Attached (Town-home)	Subject to the requirements of the Conditional Zoning District for the use.										
Multifamily (Apartments)	Subject to the requirements of the Conditional Zoning District for the use.										
Nonresidential Uses	Subject to the requirements of the Conditional Zoning District for the use.										

- (1) See Section 4.4.1.
- (2) R (Residential) District variable minimum lot size depending upon type of water supply and wastewater disposal systems available and utilized:
  - a. Twenty thousand (20,000) square feet - Approved public\* water supply and approved public\* wastewater disposal systems; or
  - b. Thirty thousand (30,000) square feet - Approved public\* or private community\*\* water supply or individual well approved public\* or private community\*\* wastewater disposal systems, including approved packaged wastewater treatments plants; or individual private septic tanks and drain fields and approved public\* or private community\*\* water supply; or
  - c. Forty thousand (40,000) square feet - Approved private well and septic tank with drain field systems on individual lot or lots.
    - \* An approved public system is a public utility such as Charlotte-Mecklenburg Utilities.
    - \*\* An approved private community system is a privately owned and operated system that provides services to the general public.
- (3) See Sections 6.1.3 (Front Yard Exceptions) and 6.1.4 (Measurements of Setbacks or Building Lines).
- (4) See Section 6.1.6 (Heights of Buildings and Exemptions) for measurement requirements and uses permitted to exceed the height limitations.