

Section 6.9 - Residential District R-6

6.9.1 INTENT

R-6 Residential District is established as a District in which the principal uses of land are for residences. The regulations of this District are intended to foster *medium-density* residential uses. R-6 residential district is provided to encourage the development of compact neighborhoods and the redevelopment of existing, under-utilized lots. In addition to creating a District specific that will accommodate and review multi-family housing development.

6.9.2 USES PERMITTED

- Single Family Homes
- Duplexes
- Parsonages, Manses, Parish Houses
- Public Parks, Playgrounds, Nature Preserves, & Recreational areas
- Community and Retirement Centers
- Religious Uses
- Municipal Facilities, Emergency Services

6.9.3 CONDITIONAL USES

- Multi-Family: Condos, Townhomes, Apartments
- Manufactured Housing; (meeting conditions of 6.9.11 at *minimum*)
- Group Homes
- Bed and Breakfast, Boarding and Rooming Houses

6.9.4 LOT PRIVISIONS FOR SINGLE FAMILY DWELLING UNITS

Minimum Lot Area shall be 6,000 sq. feet (with public water and public sewer).

Minimum Lot Width shall be 50 feet at the building line for lots that are less than 8,000 sq. feet.

Minimum Required Front Yard shall be 20 feet from the front property line and 40 feet along NC and US numbered highways.

Minimum Required Side Yard shall be 10 feet as measured from the side property line.

Minimum Required Rear Yard shall be 20 feet as measured from the rear property line.

Maximum Building Height shall not exceed 35 feet.

Maximum Permissible Lot Coverage of the principal building and all accessory buildings shall not total more than 35 percent of the total lot area. (Ex 2,100 sq. feet for Minimum Lot Size)

Corner Lots: Side yards of Corner Lots, which abut a public or private street, shall have the minimum setback as the front yard setback.

6.9.5 OFF-STREET PARKING AND LOADING

6.9.6 SIGNS

6.9.10 ACCESSORY USES

Storage Buildings

6.9.11 CLASS "A" DOUBLE OR MULTI-SECTION MANUFACTURED HOUSING

Materials

1. The exterior siding consists of wood, hardboard, vinyl, brick or aluminum and shall be comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.
2. The roof shall be finished with a type of shingle that is commonly used in standard residential construction.
3. Class "A" manufactured homes must be placed on a permanent foundation of block, brick, or stone on a footing.

Configurations

1. The minimum width (the width being the narrower of the two overall dimensions) of the main body of the manufactured home as assembled on the site shall be at least twenty-four (24) feet and for a distance extending along the length (the length being the longer of the two overall dimensions) of at least fifty-two (52) feet.
2. Stairs, porches, entrance platforms and other means of entrance and exit to the manufactured home shall be installed and constructed in accordance with the standards set by the NC Department of Insurance.
3. The pitch of the roof of the manufactured home shall have a minimum vertical rise of five (5) feet for each twelve (12) feet of horizontal run.
4. The roof of the manufactured home shall have an overhang (eave) extending at least ten (10) inches from each vertical exterior wall. A site installed gutter may be counted in the width of the eave.

Techniques

1. The manufactured home is set up on the site in accordance with the standards set by the NC Department of Insurance.
2. The manufactured home *entryway* shall front the street.

3. The tongue, axes, transporting lights, and removable towing apparatus are removed after placement on the lot and before occupancy.

Section 6.2 - Residential District R-20

6.2.1 INTENT

R-20 Residential District is established as a District in which the principal uses of land are for family residences. The regulations of this District are intended to foster *low-density* residential uses and to limit conflicting uses in this District. Additionally, these regulations are meant to encourage orderly Residential Development in the R-20 District.

6.2.2 USES PERMITTED

- Single Family Homes
- Manufactured Housing Neighborhoods (subject to Section 13.0)
- Parsonages, Manses, Parish Houses
- Schools: Non-residential Elementary and/or Secondary schools meeting the Education Standard Laws of the State of North Carolina
- Public Parks, Playgrounds, Nature Preserves, & Recreational areas
- Community and Retirement Centers
- Health care and Health care related facilities to include (but not limited to) the following: Diagnostic Laboratories; Medical Facilities (including, but not limited to Facilities offering: Diagnostic, Therapeutic, and Alternative Medicine); Chiropractic Facilities; Psychological Home Health Care Services; Medical Research Facilities; any other Health Care Related Facility that provides services but not to include Chemical or Drug Manufacturing
- Non-Regulated Day Care Centers
- Uses and Buildings customarily associated to Uses Permitted

6.2.3 USES PERMITTED WITH CONDITIONS (See Section 7.0 for Conditions)

- Churches, Chapels, Temples, Synagogues, Rectories
- Swimming Pools
- ~~Multiple Family Homes, limited to: Triplex and Quadplex Homes~~
- Customary Home Occupations
- Regulated Day Care Centers
- Essential Services Class 1, Class 2

- Schools: Residential Elementary and/or Secondary schools meeting the Education Standard Laws of the State of North Carolina
- Recreational Facilities

6.2.3.1 CONDITIONAL USES

- Essential Services Class 3
- Duplex
- Group Homes
- Bed and Breakfast, Boarding and Rooming Houses
- Country Club