

§ 154.105 DIMENSIONAL REQUIREMENTS.

The following are tables of the dimensional requirement, split in two tables.

<i>District</i>	<i>Min. Lot Area in Sq. Ft.¹</i>	<i>Density</i>	
		<i>Min. Land Area Per Dwelling Unit In Sq. Ft.</i>	<i>Max. No. Dwelling Units Per Acre</i>
<i>R-1 Low Density Singe-Family Residential</i>	40,000 (See § 154.074(A))	40,000 (See § 154.074(A))	N/A

<i>District</i>	<i>Min. Lot Area in Sq. Ft.¹</i>	<i>Density</i>	
		<i>Min. Land Area Per Dwelling Unit In Sq. Ft.</i>	<i>Max. No. Dwelling Units Per Acre</i>
<i>R-2 Single-Family Residential</i>	15,000	15,000	N/A
<i>R-2A Single-Family Residential</i>	4,000	4,000	N/A
<i>R-3 Multi-Family High Density Residential</i>	15,000 for single-family except when located in cluster or PUD development. Refer to § 154.117(I) and § 154.117(F)	15,000 for single-family except when located in a cluster or PUD development. For all cluster and PUD densities, refer to next column	6 S-F cluster ⁶ 6 S-F PUD 12 one bedroom 12 two bedroom 8 three bedroom 6 four bedroom
<i>R-3B Multi-Family High Density Residential</i>	15,000 for S-F except when located in cluster or PUD	15,000 for S-F except when located in cluster or PUD	6 S-F cluster ⁶ 6 S-F PUD or 12 bedrooms/acre

<i>District</i>	<i>Min. Lot Area in Sq. Ft.¹</i>	<i>Density</i>	
		<i>Min. Land Area Per Dwelling Unit In Sq. Ft.</i>	<i>Max. No. Dwelling Units Per Acre</i>
<i>R-3A Multi-Family High Density Residential</i>	15,000 for S-F except when located in cluster or PUD	15,000 for S-F except when located in cluster or PUD	8 S-F cluster ⁶ 8 S-F PUD or 16 bedrooms/acre
<i>CS-1 Commercial Service</i>	21,780	N/A	N/A
<i>CS-2 Commercial Service</i>	10,980	N/A	N/A
<i>PS Public-Private Service</i>	21,780	N/A	N/A
<i>BMR Resort¹⁵</i>	No minimum lot size	N/A	N/A
<i>WS-II⁸</i>	43,560 ^{10,12}	43,560	1
<i>WS-II-C⁹</i>	87,120 ¹⁰	87,120	.5
<i>MH Manufactured Homes</i>	15,000	15,000	N/A

¹ Minimum lot area shall be subject to approval from the appropriate governing Health Department. Lots subdivided prior to October 12, 1982 are not subject to the minimum lot area set forth in this section. All lots subdivided after this date shall be of a minimum area equal to or greater than the lot size set forth herein.

² In the R-1, R-2 and R-3 Districts, lots shall have a minimum of 30 feet in width at the front lot line. In the CS-2 District, lots shall have a minimum of 50 feet in width at the front line.
⁴ The minimum setback from a road right-of-way shall be 20 feet.
⁵ When a commercial use is adjacent to a residential zone, the minimum setback shall be 20 feet, of which ten feet shall be a buffer zone.
⁶ See Subdivision Regulations for minimum average lot width and setback requirements in cluster developments.
⁷ The setback requirements shall not apply to exterior walkways that are no greater than four feet in width.
⁸ For uses other than single-family residential, permitted development shall be allowed for a maximum of 12% built-upon area for the WS-II District.
⁹ For uses other than single-family residential, permitted development shall be allowed for a minimum of 6% built-upon area in the WS-II-C District.
¹⁰ Minimum lot area may be reduced to 1/6 acre where cluster development is permitted.
¹¹ Side and rear setbacks may be ten feet where located in a cluster development pursuant to § 154.105 of the Subdivision Regulations.
¹² Where WS-II overlays the R-1 District, minimum lot size may be reduced to 40,000 sq. ft. provided average lot size per development is a minimum of 43,560. In the same manner, where WS-II overlays R-2, the minimum lot size may be 15,000 sq. ft. with an average lot size per development of 43,560 sq. ft. Where WS-II-C overlays these zones the same minimum lot sized would apply but the average lot size would be 87,120 sq. ft.

<i>District</i>	<i>Min. Lot Area in Sq. Ft.¹</i>	<i>Density</i>	
		<i>Min. Land Area Per Dwelling Unit In Sq. Ft.</i>	<i>Max. No. Dwelling Units Per Acre</i>
¹³ Structures shall be located no less than ten feet from another structure.			
¹⁴ Minimum setback on lot lines abutting golf course is 30 feet.			
¹⁵ District added by amendment February 9, 1999.			
¹⁶ A maximum of a two-foot roof overhang may extend into the required yard.			
¹⁷ Setbacks amended by ordinance passed March 13, 2007.			

<i>District</i>	<i>Minimum Average Lot Width²</i>	<i>Minimum Setback Requirements in Feet^(6,7,14,16) (Measured to wall of structure)</i>			<i>Maximum Height in Feet</i>	<i>Min. Dwelling Area (sq. ft.)¹⁸</i>
		<i>Front Yard from the Front Property Line Adjacent to Road^{2, 4, 8, 17}</i>	<i>Side Yard¹¹</i>	<i>Rear Yard¹¹</i>		
<i>R-1 Low Density Single-Family Residential</i>	100 ft.	20 from the lot line or 32 feet from the center line of the road, whichever is greater	15	15	Refer to § 154.140	800

R-2 Single-Family Residential	100 ft.	20 from the lot line or 32 feet from the center line of the road, whichever is greater	15	15	Refer to § 154.140	800
R-2A Single-Family Residential	30 ft.	0	0 ¹³	0 ¹³	Refer to § 154.140	800
R-3A Multi-Family High Density Residential	100 ft.	20 from the lot line or 32 feet from the center line of the road, whichever is greater	15	15	Refer to § 154.140	800

District	Minimum Average Lot Width ²	Minimum Setback Requirements in Feet ^(6,7,14,16) (Measured to wall of structure)			Maximum Height in Feet	Min. Dwelling Area (sq. ft.)¹⁸
		Front Yard from the Front Property Line Adjacent to Road ^{2, 4, 8, 17}	Side Yard ¹¹	Rear Yard ¹¹		
R-3B Multi-Family High Density Residential	100 ft.	20 from the lot line or 32 feet from the center line of the road, whichever is greater	15	15	Refer to § 154.140	800
CS-1 Commercial Service	No minimum	20 from the lot line or 32 feet from the center line of the road, whichever is greater	10	10	Refer to § 154.140	800
CS-2 Commercial Service	No minimum	20 from the lot line or 32 feet from the center line of the road, whichever is greater ⁵	10 ⁵	10 ⁵	Refer to § 154.140	800
PS Public-Private Service	No minimum	20 from the lot line or 32 feet from the center line of the road, whichever is greater	10	10	Refer to § 154.140	N/A
BMR Resort¹⁵	No minimum	20 from the lot line or 32 feet from the center line of the road, whichever is greater	10	10	Refer to § 154.140	800

WS-II⁸	100 ft.	20 from the lot line or 32 feet from the center line of the road, whichever is greater	15	15	Refer to § 154.140	See requirements for underlying base zoning district
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District	Minimum Average Lot Width²	Minimum Setback Requirements in Feet^(6,7,14,16) (Measured to wall of structure)			Maximum Height in Feet	Min. Dwelling Area (sq. ft.)¹⁸
		Front Yard from the Front Property Line Adjacent to Road^{2, 4, 8, 17}	Side Yard¹¹	Rear Yard¹¹		
WS-II-C⁹	200 ft.	20 from the lot line or 32 feet from the center line of the road, whichever is greater	15	15	Refer to § 154.140	See requirements for underlying base zoning district
MH Manufactured Homes	100 ft.	20 from the lot line or 32 feet from the center line of the road, whichever is greater	15	15	Refer to § 154.140	N/A

¹ Minimum lot area shall be subject to approval from the Watauga County Health Department. In no case, however, shall the lot area be less than specified in this subchapter.

² In the R-1, R-2 and R-3 Districts, lots shall have a minimum of 30 feet in width at the front lot line. In the CS-2 District, lots shall have a minimum of 50 feet in width at the front line.

⁴ The minimum setback from a road right-of-way shall be 20 feet. This requirement ensures that double frontage lots have adequate setbacks from all roads, not just for the side designated as the “front”.

⁵ When a commercial use is adjacent to a residential zone, the minimum setback shall be 20 feet, of which ten feet shall be a buffer zone.

⁶ See Subdivision Regulations for minimum average lot width and setback requirements in cluster developments.

⁷ The setback requirements shall not apply to exterior walkways that are no greater than four feet in width.

⁸ For uses other than single-family residential, permitted development shall be allowed for a maximum of 12% built-upon area for th WS-II District.

⁹ For uses other than single-family residential, permitted development shall be allowed for a minimum of 6% built-upon area in the WS-II-C District.

¹⁰ Minimum lot are may be reduced to 1/6 acre where cluster development is permitted.

¹¹ Side and rear setbacks may be ten feet where located in a cluster development pursuant to § 145.105 of the Subdivision Regulations.

¹² Where WS-II overlays the R-1 District, minimum lot size may be reduced to 40,000 sq. ft. provided average lot size per development is a minimum of 43,560. In the same manner, where WS-II overlays R-2, the minimum lot size may be 15,000 sq. ft. with an average lot size per development of 43,560 sq. ft. Where WS-II-C overlays these zones the same minimum lot sized would apply but the average lot size would be 87,120 sq. ft.

¹³ Structures shall be located no less than ten feet from another structure.

<i>District</i>	<i>Minimum Average Lot Width</i> ²	<i>Minimum Setback Requirements in Feet</i> ^(6,7,14,16) <i>(Measured to wall of structure)</i>			<i>Maximum Height in Feet</i>	<i>Min. Dwelling Area (sq. ft.)</i> ¹⁸
		<i>Front Yard from the Front Property Line Adjacent to Road</i> ^{2, 4, 8, 17}	<i>Side Yard</i> ¹¹	<i>Rear Yard</i> ¹¹		
¹⁴ Minimum setback on lot lines abutting golf course is 30 feet.						
¹⁵ District added by amendment February 9, 1999.						
¹⁶ A maximum of a two-foot roof overhang may extend into the required yard.						
¹⁷ Setbacks amended by ordinance passed March 13, 2007.						
¹⁸ Minimum dwelling areas listed apply to single family, detached dwelling units only. Per N.C.G.S. § 160D-702(c) minimum square footage shall not apply to any structure subject to regulation under the North Carolina Residential Code for one- and two-family dwellings.						

(1989 Code, Title V, Ch. 51, Art. IX, § 900) (Ord. 2015-01, passed 4-14-2015; Ord. 2017-02, passed 1-10-2017; Res. 2018-04, passed 5-8-2018; Ord. 2021-03, passed 6-8-2021)