



**Rowan County Board of Adjustment**  
130W. Innes Street Salisbury, NC 28144-4341

**STAFF REPORT**  
**BOA 01-23**

**Request**

Richard Shulenburger has submitted a variance application on behalf of property owner OMG Investments LLC requesting a variance to the minimum lot width requirements in section 21-84 of the Rowan County Zoning Ordinance. The requested variance is to allow three lots in a Minor Subdivision to go below the seventy (70) foot minimum lot width requirement on Rowan County Tax Parcel 500-661 located at the 1250 block of Scout Rd, Salisbury, NC.

**Background**

Tax Parcel 500-661 was originally part of a larger 35 acre tract of land referenced as Tax Parcel 500-002. In 2005 Tax Parcel 500-002 was divided into tracts A1, A2, B, C, and D as shown in plat book 9995 page 5440 in the Rowan County Register of Deeds (see exhibit 1). In 2023 the current owner received approval for a recombination plat to combine the portion of Tract D on the east side of Scout Rd with Tract A2 as shown in plat book 9995 page 10648 (see exhibit 2).

The applicant submitted a five (5) lot Minor Subdivision of Tax Parcel 500-661 for review to the Planning and Development Department on October 17<sup>th</sup>, 2023 (see exhibit 3). Lots 1-3 of this Minor Subdivision did not meet the seventy (70) foot minimum lot width requirement, while lots 4-5 were conforming lots. After review, Staff informed the applicant that lots 1-3 did not meet the minimum lot width of seventy (70) feet. On November 6<sup>th</sup>, 2023 the applicant submitted an application for a variance to the minimum lot width requirement.

After the variance was applied for, the applicant submitted a new two (2) lot Minor Subdivision of Tax Parcel 500-661 (see exhibit 4). The two (2) lots in the new Minor Subdivision were the conforming lots from the previous Minor Subdivision. Staff approved the new subdivision on November 15<sup>th</sup>, 2023, creating lots 4-5 of the original division and

reducing Tax Parcel 500-661 to 1.94 acres. The new configuration of Tax Parcel 500-661 contains the area that lots 1-3 occupied on the original Minor Subdivision. The applicant has since obtained zoning permits to construct houses on lots 4 and 5.

### **Property Characteristics**

Tax Parcel 500-661 currently is a 1.94 acre tract located on Scout Rd in between section 1 and section 2 of Summer Place. The lot has approximately 300' of frontage along Scout Rd and a lot dept of 561' when measured at the northern property line, The property is currently zoned Rural Agricultural (RA). The minimum lot standards are 20,000 Sq Ft of area, lot width of 35' at the road right of way, 70' of lot width at the building setback line, and 150' of depth (see exhibit 5). The lot is currently completely wooded.

### **Conditions in the Vicinity**

The property is bordered to its north by a vacant lot that OMG Development has obtained a zoning permit to build a house on. The properties to the west across Scout Rd are large, wooded lots. The property to the south has two residences on it. The property to the east is a common lot owned by the Summer Place Property Owners association.

### **Variance Standards**

Refer to the BOA 01-23 application submitted by the applicant and his responses to the criteria for consideration of the minimum lot width variance request.

### **Variance Procedures**

A Variance request is heard in a quasi-judicial hearing. The BOA shall determine the contested facts and make its decision based on competent, material, and substantial evidence. Prior to granting a variance, the BOA must vote affirmatively on all six (6) criteria from sec 21-322(2) of the Zoning Ordinance with a four-fifths (4/5) vote. Each motion to make an affirmative finding shall set forth the specific reasons or findings of fact supporting such motion. The BOA may impose appropriate conditions reasonably related to the variance request. A motion to deny the variance request may be made on the basis that one (1) or more of the criteria are not satisfied. Such a motion shall include a statement of the specific reasons or findings of fact that support it.

# APPLICATION



Rowan County Department of  
Planning & Development  
402 N. Main Street Ste 204  
Salisbury, NC 28144  
Phone (704) 216-8588  
Fax (704) 638-3130  
[www.rowancountync.gov](http://www.rowancountync.gov)

Case # ZBA 01-23  
Date Filed 11/6/23  
Received By SAS  
Amount Paid \$ 200.00 ck # 15984  
Office Use Only

BoA-020546-2023

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## VARIANCE APPLICATION

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### OWNERSHIP INFORMATION:

Name: OMG INVESTMENTS LLC

Signature: DL

Phone: 704.905.4448 Email: DAVIDGLASS@HOTMAIL.COM

Address: 431 School House Ln, Cmrs #213  
SPRINGBURG, NC 28075

### APPLICANT / AGENT INFORMATION:

Name: RICHARD L. SHULENBURGER

Signature: RICHARD L. SHULENBURGER

Phone: 704-637-9623 Email: SHULENBURGER02@GMAIL.COM

Address: 614 N. MAIN ST, SUITE A  
SPRINGBURG, NC. 28075

### PROPERTY DETAILS:

Variance Requested on Property Located at: Scout Rd

Tax Parcel: 500 661 Zoning District: RA

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### TO THE ROWAN COUNTY ZONING BOARD OF ADJUSTMENT:

I DAVID GLASS, hereby petition the Board of Adjustment for a **VARIANCE** from the provisions of the Rowan County SUBDIVISION Ordinance because, under the interpretation given to me by the Administrator\*, I am prohibited from using the parcel of land described above in a manner shown by the Plot Plan attached to this form. I request a variance from the following provisions of the ordinance (cite Section & Code req.):

SECTION 21-84 OF ZONING ORDINANCE - DIMENSIONAL REQUIREMENTS

## FACTORS RELEVANT TO THE ISSUANCE OF A VARIANCE:

The Board of Adjustment may grant a variance if it concludes that strict enforcement of this ordinance would result in unnecessary hardships for the applicant. The Zoning Board of Adjustment, in granting, shall ensure that the spirit of this ordinance is maintained, public welfare and safety ensured, and substantial justice done. In the following spaces, indicate the facts and argument you plan to render, in order to convince the Board, to properly determine that their conclusions or findings of fact are applicable.

- 1) Unnecessary hardship would result from the strict application of the ordinance. (It shall not be necessary to demonstrate that, in the absence of a variance, no reasonable use can be made of the property);

Lots 1, 2 & 3 HAVE BEEN TURNED DOWN BY STAFF,  
LOSING A LOT WILL MAKE THIS PROJECT NONVIALE.  
THERE IS NO WHERE IN ORDINANCE THAT SAYS LOTS MUST  
MAINTAIN 70' WIDTH UNTIL THE MINIMUM LOT SQUARE FOOTAGE IS ACHIEVED.

- 2) The hardship results from conditions that are peculiar to the property such as location, size, or topography. (Hardships resulting from personal circumstances and / or conditions common to the neighborhood or general public may not be the basis for granting a variance);

THE SHAPE OF THIS PROPERTY AFFORDS PLENTY OF WIDTH  
TO MEET THE REQUIRED 70' WIDTH AT THE REQUIRED 30'  
MINIMUM SET BACK LINE. STAFF SAYS THAT LOTS MUST BE  
70' WIDE UNTIL IT CAPTURES 20,000 SQ. FT. NOT IN ORDINANCE.

- 3) The hardship is not the result of the property owner or applicant's own actions. (The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self created hardship);

N/A

- 4) The requested variance is consistent with the spirit, purpose, and intent of the ordinance, such that public safety is secured and substantial justice is achieved;

LOTS WERE DESIGNED BY SOIL SCIENTIST TO HAVE  
PROPER AREA FOR SEPTIC FIELD, REPAIR AREA AND WELL.  
SEE ATTACHED SHEETS 4&5

5) The variance will not result in a land use otherwise not permitted in the applicable zoning district nor authorize the extension of a nonconforming situation in violation of article VI, or other applicable provisions of this chapter;

IN MY OPINION WE ARE NOT VIOLATING ANY ORDINANCES.

6) If applicable, the setback reduction is no more than fifty (50) percent of that required and the resulting setback is no less than five (5) feet from any property line or right-of-way.

NOT ASKING FOR SETBACK REDUCTIONS.

I certify that all the information presented by me in this application is accurate to the best of my knowledge information and belief.

  
Signature

11/14/23  
Date

\* Includes administrators and enforcement officers with the Department of Planning and Development.

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**OFFICIAL USE ONLY**

1. Signature of Coordinator: \_\_\_\_\_ 2. ZBA Hearing: \_\_\_\_ / \_\_\_\_ / \_\_\_\_  
3. Notifications Mailed: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ 4. Property Posted: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ 5. ZBA Action: Approved \_\_\_\_\_  
Denied \_\_\_\_\_ 6. Date Applicant Notified: \_\_\_\_ / \_\_\_\_ / \_\_\_\_ 7. Date CMO Notified: \_\_\_\_ / \_\_\_\_ / \_\_\_\_

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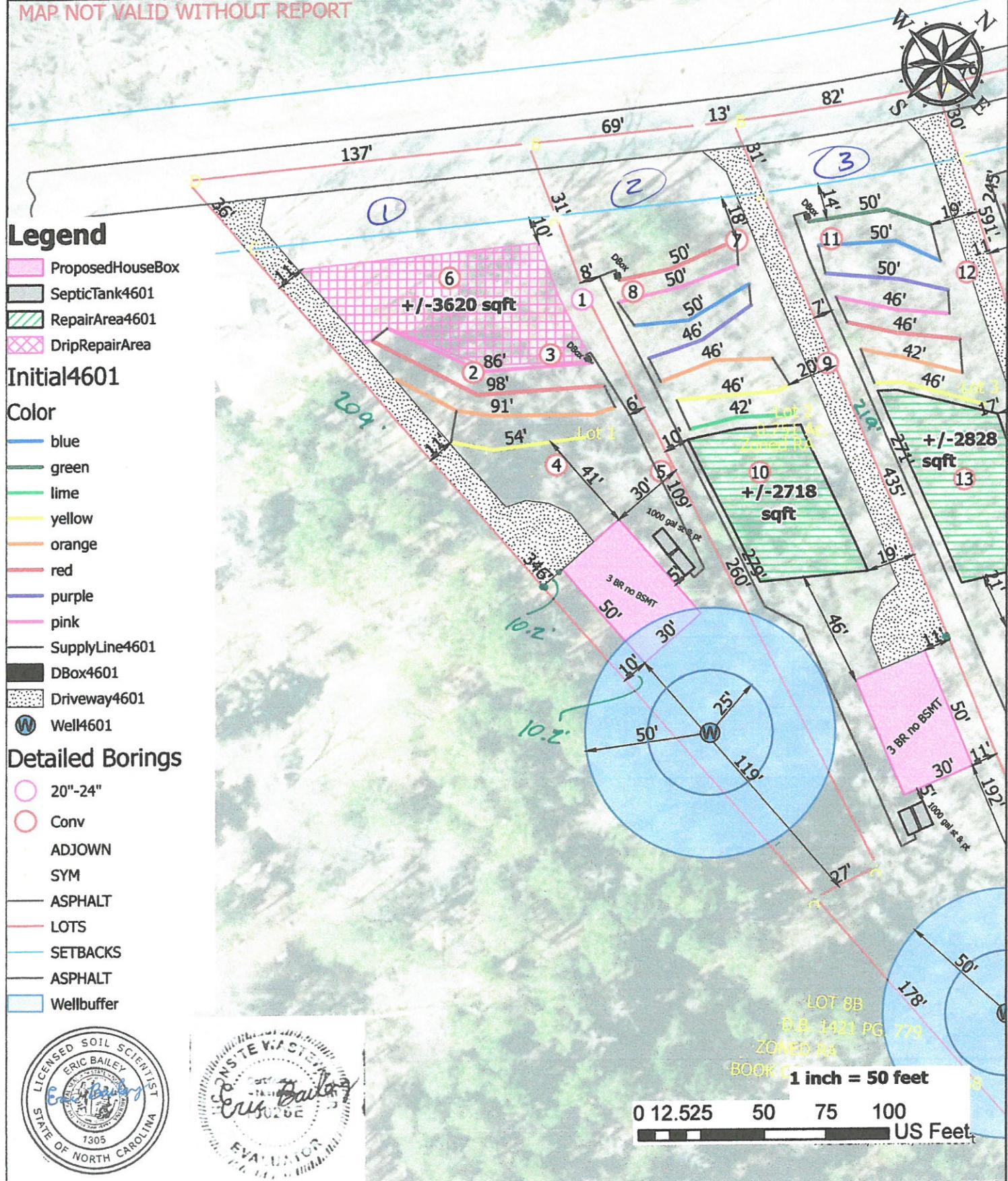
# PIEDMONT ENVIRONMENTAL ASSOCIATES, P.A.

## Site Plan - Lot 1 Scout Rd

216 S. Swing Rd. Suite 1  
Greensboro, NC 27409  
[piedmontsoil.com](http://piedmontsoil.com)

Job# 4601  
Date: 10-11-2023  
Client: Cliff and Amanda Freeman  
County: Rowan

MAP NOT VALID WITHOUT REPORT



Ans 152

40



# PIEDMONT ENVIRONMENTAL ASSOCIATES, P.A.

## Site Plan - Lot 2 Scout Rd

216 S. Swing Rd. Suite 1  
Greensboro, NC 27409  
[piedmontsoil.com](http://piedmontsoil.com)

Job# 4601  
Date: 10-11-2023  
Client: Cliff and Amanda Freeman  
County: Rowan

MAP NOT VALID WITHOUT REPORT

137

69'

3

82'

110

1

1

1

80

110

## Legend

- ProposedHouseBox
- SepticTank4601
- RepairArea4601
- DripRepairArea

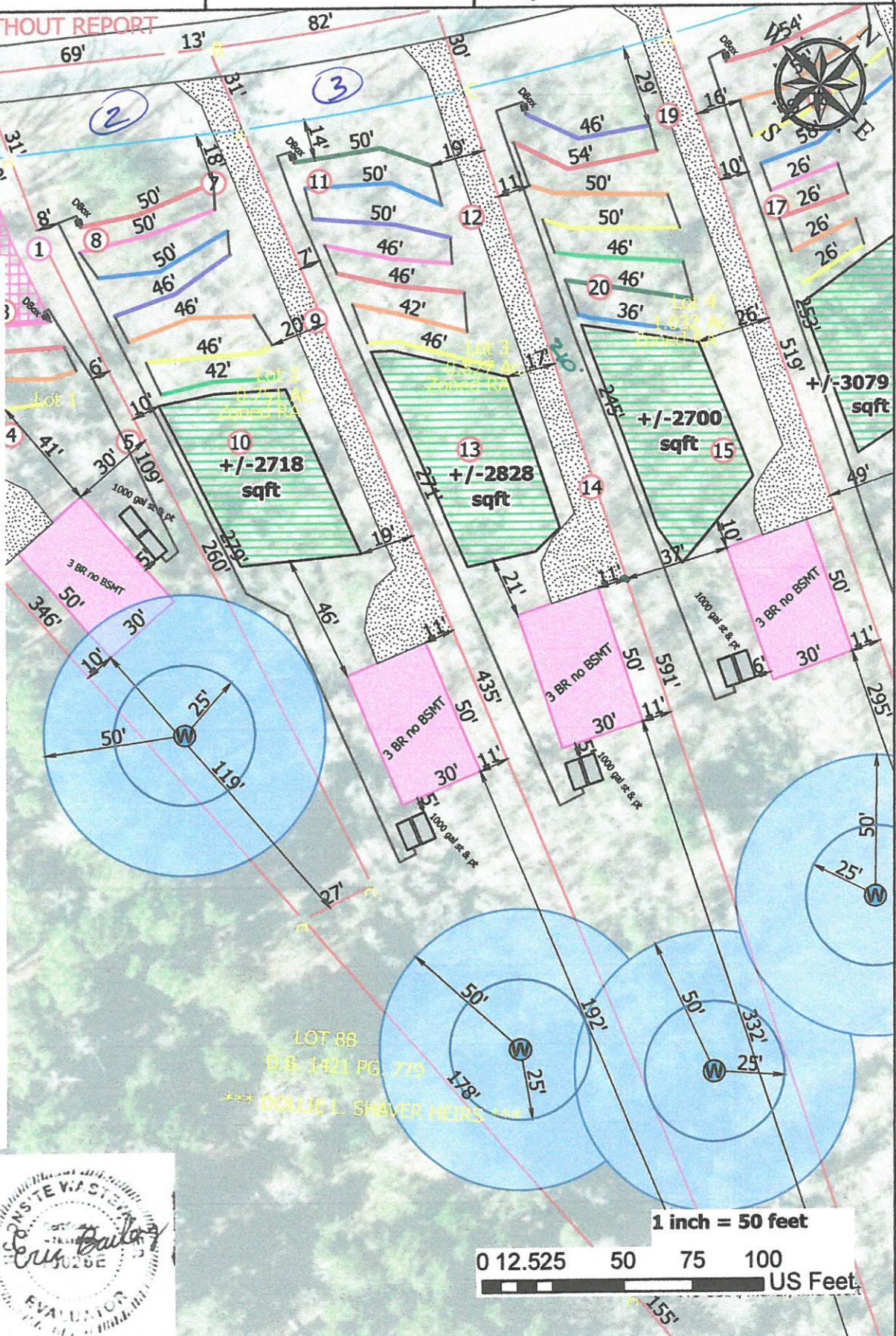
Initial4601

Color

- blue
- green
- lime
- yellow
- orange
- red
- purple
- pink
- SupplyLine4601
- DBox4601

## Detailed Borings

- 20"-24"
- Conv
- ADDOWN
- SYM
- ASPHALT
- LOTS
- SETBACKS
- ASPHALT
- Wellbuffer



Lot 3

5

connecting these two (2) lines.

(Ord. of 1-19-98, § V)

### Sec. 21-84. Table of dimensional requirements.

DISTRICTS	RA	RR	RS	MHP	MFR	AI	CBI	NB	INST	IND
<b>Minimum zone lot size<sup>(1)(3)</sup></b>										
Septic tank and individual or multi-connection well	20,000 sq ft	20,000 sq ft	20,000 sq ft	6 acres	2 acre with 3 du/acre <sup>(2)</sup>	N/A	N/A <sup>(2)</sup>	20,000 sq ft	N/A	N/A
<b>Minimum zone lot size<sup>(1)(3)</sup></b>										
Public water or community water or Public sewer or approved package treatment plant	15,000 sq ft	15,000 sq ft	15,000 sq ft	6 acres	2 acre with 8 du/acre <sup>(2)</sup>	N/A	N/A <sup>(2)</sup>	15,000 sq ft	N/A	N/A
<b>Minimum zone lot size<sup>(1)(3)</sup></b>										
Public water and sewer	10,000 sq ft	10,000 sq ft	10,000 sq ft	6 acres	2 acre with 12 du/acre <sup>(2)</sup>	N/A	N/A <sup>(2)</sup>	10,000 sq ft	N/A	N/A
Minimum lot width at right-of-way	35 ft	35 ft	35 ft	35 ft	35 ft <sup>(6)</sup>	35 ft	35 ft	35 ft	35 ft	35 ft
Minimum lot width at Building setback line	70 ft	70 ft	70 ft	70 ft	70 ft <sup>(6)</sup>	70 ft	70 ft	50 ft	70 ft	70 ft
<b>Minimum lot depth</b>										
Without public water & sewer	150 ft	150 ft	150 ft	150 ft	150 ft <sup>(6)</sup>	100 ft	100 ft <sup>(2)</sup>	100 ft <sup>(2)</sup>	150 ft	150 ft
Public water and sewer	125 ft	125 ft	125 ft	125 ft	125 ft <sup>(6)</sup>	100 ft	100 ft	100 ft	125 ft	150 ft
<b>Principal structure setback</b>										
Front Yard <sup>(4)</sup>	30 ft	30 ft	50 ft	50 ft	50 ft <sup>(6)</sup>	50 ft	50 ft <sup>(2)</sup>	30 ft	30 ft	50 ft
Side street	20 ft	20 ft	25 ft	50 ft	50 ft <sup>(6)</sup>	25 ft	30 ft <sup>(2)</sup>	20 ft	20 ft	30 ft
Side yard <sup>(4)</sup>	10 ft	10 ft	10 ft	50 ft	50 ft <sup>(6)</sup>	10 ft	10 ft or 0 ft <sup>(2)</sup>	10 ft or 0 ft <sup>(7)</sup>	10 ft	10 ft or 0 ft
Rear yard <sup>(4)</sup>	10 ft	10 ft	20 ft	50 ft	50 ft <sup>(6)</sup>	20 ft	10 ft or 0 ft <sup>(2)</sup>	10 ft or 0 ft <sup>(2)(7)</sup>	10 ft	10 ft or 0 ft
<b>Accessory structure setback<sup>(8)</sup></b>										
Front	30 ft	30 ft	50 ft	50 ft <sup>(5)</sup>	50 ft <sup>(6)</sup>	50 ft	10 ft	10 ft	10 ft	10 ft
Any right-of-way	10 ft	10 ft	10 ft	30 ft <sup>(5)</sup>	50 ft <sup>(6)</sup>	10 ft	10 ft	10 ft	10 ft	10 ft
Side and rear yard	10 ft	10 ft	10 ft	10 ft <sup>(5)</sup>	10 ft <sup>(6)</sup>	10 ft	10 ft	10 ft	10 ft	10 ft

- (1) May be increased based on location in regulated watershed.
- (2) For single family use standards for RA district.
- (3) For individual lot size/space standards in an MHP district refer to section 21-60(11)n.
- (4) For individual space setbacks in an MHP district refer to section 21-60(11)d.
- (5) From exterior property lines.
- (6) Requirements may be modified or exempted as provided by section 21-60(16). Dimensional criteria for subdivided lots shall be as provided for in the RA district, excluding external boundaries of the development.
- (7) See "special requirements" for NB district for setbacks from residential zoning districts.
- (8) Refer to section 21-285 for additional standards.



# Exhibit 1

This survey is conducted by  
Norman Grey Ribelin  
Ribelin Land Surveying, Inc.  
333 Surveyors Drive  
Salisbury, N.C. 28146-1538  
Ph. (704) 633-2995

Line	Bearing	Distance
L1	S 62°-18'-14" W	57.32'
L2	S 62°-13'-07" W	59.95'
L3	S 0°-39'-05" W	55.27'
L4	S 0°-46'-55" W	52.44'
L5	S 0°-45'-14" W	59.93'
L6	S 0°-45'-44" W	60.05'
L7	S 0°-56'-09" W	59.74'
L8	S 0°-39'-18" W	60.20'
L9	S 0°-49'-47" W	76.51'
L10	S 0°-33'-03" W	40.19'
L11	S 86°-56'-18" W	100.70'
L12	N 86°-46'-30" W	14.93'
L13	N 87°-16'-30" W	44.98'
L14	N 87°-02'-28" W	59.96'
L15	N 87°-32'-16" W	60.05'
L16	N 86°-52'-07" W	59.94'
L17	N 87°-17'-09" W	59.88'
L18	N 87°-04'-42" W	60.16'
L19	N 87°-16'-37" W	59.92'
L20	N 87°-09'-29" W	60.15'
L21	N 86°-53'-39" W	23.20'
L22	S 12°-30'-00" W	100.00'
L23	S 65°-41'-39" E	37.30'
L24	S 65°-45'-29" E	42.42'
L25	S 65°-45'-44" E	40.24'
L26	S 65°-44'-30" E	42.69'
L27	N 2°-32'-42" E	29.95'
L28	N 2°-33'-14" E	37.93'
L29	N 2°-15'-45" E	66.08'
L30	N 16°-15'-12" W	63.52'
L31	S 12°-30'-05" W	100.00'
L32	S 77°-31'-02" E	70.20'
L33	S 58°-23'-34" E	70.00'
L34	S 58°-25'-17" E	30.30'
L35	S 66°-51'-10" E	29.26'
L36	N 6°-39'-23" E	32.49'
L37	N 12°-24'-33" E	30.13'
L38	S 63°-20'-20" E	30.22'
L39	S 39°-30'-28" W	70.10'
L40	N 86°-05'-04" W	35.92'
L41	N 86°-04'-55" W	36.35'
L42	S 52°-45'-15" W	2.41'
L43	N 11°-10'-37" E	60.06'
L44	N 10°-05'-21" E	3.67'
L45	S 30°-20'-16" E	97.06'

NOTE: SIDE AND REAR  
SETBACKS = 10'.  
10' UTILITY EASEMENT ON EACH  
SIDE OF ALL NEW PROPERTY LINES  
LOTS ARE SERVED BY INDIVIDUAL  
WELL AND SERVICED TANK LOCATIONS.

THIS FINAL PLAT HAS BEEN APPROVED IN ACCORDANCE W/ THE PROVISIONS OF  
THE ROMAN COUNTY SUBDIVISION ORDINANCE ON July 15, 2005.  
SUBDIVISION ADMINISTRATOR John Hamm  
DTE

See Plat of  
Summer Place  
Book or Maps 9995,  
Page 998-A.  
3. FLOODWAY Not Published  
4. WATERSHED MSVPA

5. ZONING RA  
7.15-20 S  
B. 824, Page 597.  
7.15-20 S  
B. 824, Page 597.  
7.15-20 S  
B. 824, Page 597.

Lot 28  
Donna L. &  
David Barnes  
D. B. 918,  
page 118.  
Tax Map  
500A, Parcel  
168.

Lot 29  
Donna L. &  
David Barnes  
D. B. 918,  
page 118.  
Tax Map  
500A, Parcel  
771.

Lot 20  
Donna L. &  
David Barnes  
D. B. 918,  
page 118.  
Tax Map  
500A, Parcel  
1.

Lot 21  
Donna L. &  
David Barnes  
D. B. 918,  
page 118.  
Tax Map  
500A, Parcel  
1.

Lot 19  
Donna L. &  
David Barnes  
D. B. 918,  
page 118.  
Tax Map  
500A, Parcel  
1.

Lot 18  
Donna L. &  
David Barnes  
D. B. 918,  
page 118.  
Tax Map  
500A, Parcel  
1.

Lot 17  
Donna L. &  
David Barnes  
D. B. 918,  
page 118.  
Tax Map  
500A, Parcel  
1.

Lot 16  
Donna L. &  
David Barnes  
D. B. 918,  
page 118.  
Tax Map  
500A, Parcel  
1.

Lot 15  
Donna L. &  
David Barnes  
D. B. 918,  
page 118.  
Tax Map  
500A, Parcel  
1.

Lot 14  
Donna L. &  
David Barnes  
D. B. 918,  
page 118.  
Tax Map  
500A, Parcel  
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Lot 13  
Donna L. &  
David Barnes  
D. B. 918,  
page 118.  
Tax Map  
500A, Parcel  
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Lot 12  
Donna L. &  
David Barnes  
D. B. 918,  
page 118.  
Tax Map  
500A, Parcel  
1.

Lot 11  
Donna L. &  
David Barnes  
D. B. 918,  
page 118.  
Tax Map  
500A, Parcel  
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Lot 10  
Donna L. &  
David Barnes  
D. B. 918,  
page 118.  
Tax Map  
500A, Parcel  
1.

Lot 9  
Donna L. &  
David Barnes  
D. B. 918,  
page 118.  
Tax Map  
500A, Parcel  
1.

Lot 8  
Donna L. &  
David Barnes  
D. B. 918,  
page 118.  
Tax Map  
500A, Parcel  
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Lot 7  
Donna L. &  
David Barnes  
D. B. 918,  
page 118.  
Tax Map  
500A, Parcel  
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Lot 6  
Donna L. &  
David Barnes  
D. B. 918,  
page 118.  
Tax Map  
500A, Parcel  
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Lot 5  
Donna L. &  
David Barnes  
D. B. 918,  
page 118.  
Tax Map  
500A, Parcel  
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Lot 4  
Donna L. &  
David Barnes  
D. B. 918,  
page 118.  
Tax Map  
500A, Parcel  
1.

Lot 3  
Donna L. &  
David Barnes  
D. B. 918,  
page 118.  
Tax Map  
500A, Parcel  
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Lot 2  
Donna L. &  
David Barnes  
D. B. 918,  
page 118.  
Tax Map  
500A, Parcel  
1.

Lot 1  
Donna L. &  
David Barnes  
D. B. 918,  
page 118.  
Tax Map  
500A, Parcel  
1.

Lot 0  
Donna L. &  
David Barnes  
D. B. 918,  
page 118.  
Tax Map  
500A, Parcel  
1.

1. FLOOD ZONE See above for Unnumbered A Zone  
2. FIRM 31050-B 11/1/78  
3. FLOODWAY Not Published  
4. WATERSHED MSVPA

5. ZONING RA  
7.15-20 S  
B. 824, Page 597.

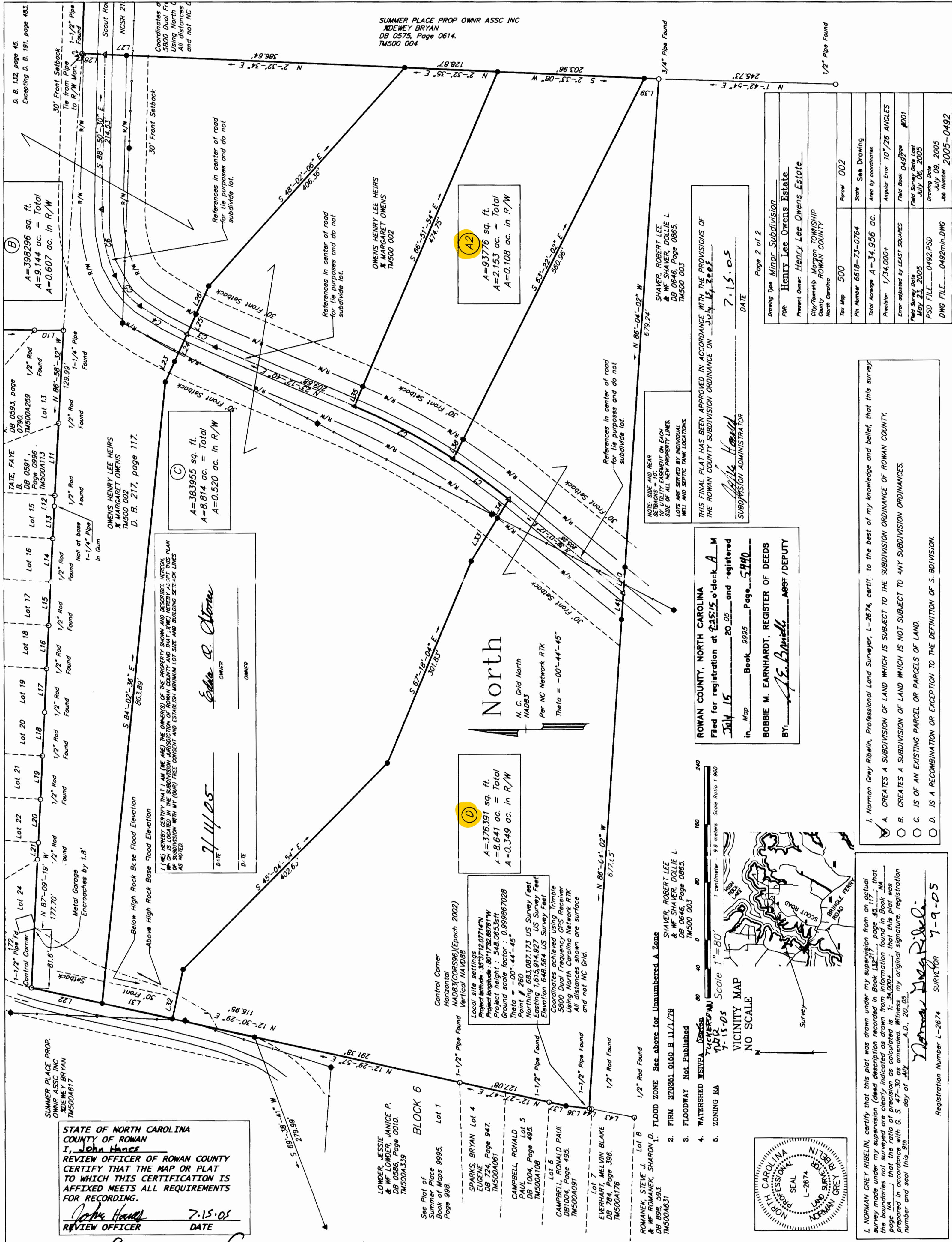
6. FRONT SETBACK  
7.15-20 S  
B. 824, Page 597.

1. FLOOD ZONE See above for Unnumbered A Zone  
2. FIRM 31050-B 11/1/78  
3. FLOODWAY Not Published  
4. WATERSHED MSVPA

5. ZONING RA  
7.15-20 S  
B. 824, Page 597.

6. FRONT SETBACK  
7.15-20 S  
B. 824, Page 597.

1. FLOOD ZONE See above for Unnumbered A Zone  
2. FIRM 31050-B 11/1/78  
3. FLOODWAY Not Published  
4. WATERSHED MSVPA



STATE OF NORTH CAROLINA  
 COUNTY OF ROWAN  
 I, John Hanes  
 REVIEW OFFICER OF ROWAN COUNTY  
 CERTIFY THAT THE MAP OR PLAT  
 TO WHICH THIS CERTIFICATION IS  
 AFFIXED MEETS ALL REQUIREMENTS  
 FOR RECORDING.

John Hanes 7.15.05  
 REVIEW OFFICER DATE

2802 Page 5440 Page 2 of 2

<p>I, NORMAN GREY RIBELIN, certify that this plat was drawn under my supervision from an actual survey made under my supervision (deed description recorded in Book <u>132</u>, page <u>45</u>, that the boundaries not surveyed are clearly indicated as drawn from information found in Book <u>NA</u>, page <u>NA</u>, that the ratio of precision as calculated is 1: <u>34,000+</u>, that this plat was prepared in accordance with G. S. 47-30 as amended. Witness my original signature, registration number and seal this <u>9th</u> day of <u>July</u> <u>A.D. 2005</u>.</p> <p><i>Norman Grey Ribelin</i></p>		<p>I, Norman Grey Ribelin, Professional Land Surveyor, L-2674, certify to the best of my knowledge and belief, that this survey creates a subdivision of land which is subject to the subdivision ordinance of Rowan County.</p> <p><input checked="" type="checkbox"/> A. CREATES A SUBDIVISION OF LAND WHICH IS SUBJECT TO THE SUBDIVISION ORDINANCE OF ROWAN COUNTY.</p> <p><input type="checkbox"/> B. CREATES A SUBDIVISION OF LAND WHICH IS NOT SUBJECT TO ANY SUBDIVISION ORDINANCES.</p> <p><input type="checkbox"/> C. IS OF AN EXISTING PARCEL OR PARCELS OF LAND.</p> <p><input type="checkbox"/> D. IS A RECOMBINATION OR EXCEPTION TO THE DEFINITION OF SUBDIVISION</p>
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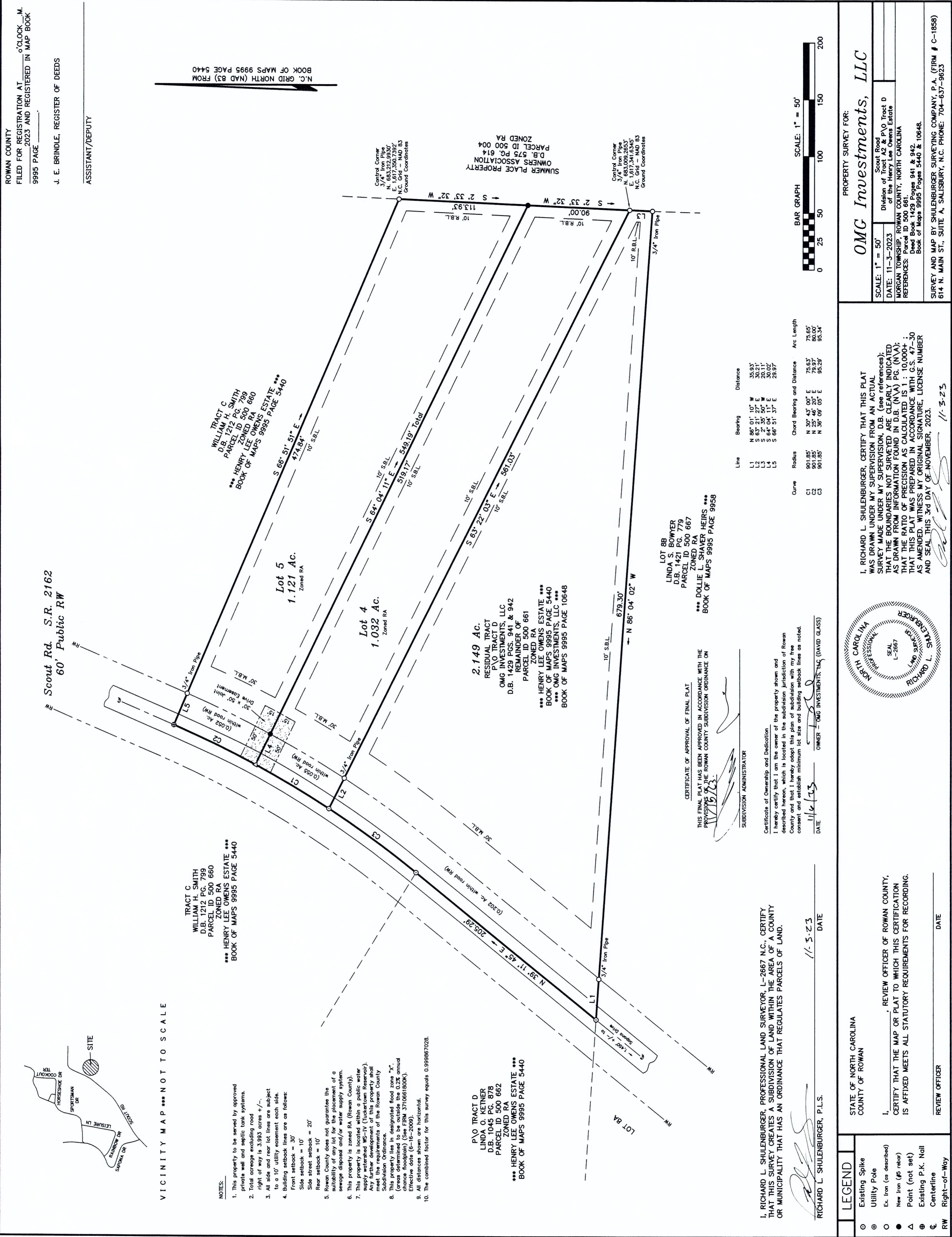
# Exhibit 2



# Exhibit 3



# Exhibit 4



# Exhibit 5

**Sec. 21-84. Table of dimensional requirements.**

DISTRICTS	RA	RR	RS	MHP	MFR	AI	CBI	NB	INST	IND
<b>Minimum zone lot size:</b> <sup>(1)(3)</sup>										
Septic tank and individual or multi-connection well	20,000 sq. ft.	20,000 sq. ft.	20,000 sq. ft.	6 acres	2 acres with 3 du/acre <sup>(2)</sup>	N/A	N/A <sup>(2)</sup>	20,000 sq. ft.	N/A	N/A
<b>Minimum zone lot size:</b> <sup>(1)(3)</sup>										
Public water or community water or Public sewer or approved package treatment plant	15,000 sq. ft.	15,000 sq. ft.	15,000 sq. ft.	6 acres	2 acres with 8 du/acre <sup>(2)</sup>	N/A	N/A <sup>(2)</sup>	15,000 sq. ft.	N/A	N/A
<b>Minimum zone lot size:</b> <sup>(1)(3)</sup>										
Public water and sewer	10,000 sq. ft.	10,000 sq. ft.	10,000 sq. ft.	6 acres	2 acres with 12 du/acre <sup>(2)</sup>	N/A	N/A <sup>(2)</sup>	10,000 sq. ft.	N/A	N/A
Minimum lot width at rights-of-way	35 ft.	35 ft.	35 ft.	35 ft.	35 ft. <sup>(6)</sup>	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.
Minimum lot width at building setback line	70 ft.	70 ft.	70 ft.	70 ft.	70 ft. <sup>(6)</sup>	70 ft.	70 ft.	50 ft.	70 ft.	70 ft.
<b>Minimum lot depth:</b>										
Without public water and sewer	150 ft.	150 ft.	150 ft.	150 ft.	150 ft. <sup>(6)</sup>	100 ft.	100 ft. <sup>(2)</sup>	100 ft. <sup>(2)</sup>	150 ft.	150 ft.
Public water and sewer	125 ft.	125 ft.	125 ft.	125 ft.	125 ft. <sup>(6)</sup>	100 ft.	100 ft.	100 ft.	125 ft.	150 ft.
<b>Principal structure setback:</b>										
Front yard <sup>(4)</sup>	30 ft.	30 ft.	50 ft.	50 ft.	50 ft. <sup>(6)</sup>	50 ft.	50 ft. <sup>(2)</sup>	30 ft.	30 ft.	50 ft.
Side street	20 ft.	20 ft.	25 ft.	50 ft.	50 ft. <sup>(6)</sup>	30 ft.	30 ft. <sup>(2)</sup>	20 ft.	20 ft.	30 ft.
Side yard <sup>(4)</sup>	10 ft.	10 ft.	10 ft.	50 ft.	50 ft. <sup>(6)</sup>	10 ft.	10 ft. or 0 ft. <sup>(2)</sup>	10 ft. or 0 ft. <sup>(7)</sup>	10 ft.	10 ft. or 0 ft.
Rear yard <sup>(4)</sup>	10 ft.	10 ft.	20 ft.	50 ft.	50 ft. <sup>(6)</sup>	10 ft.	10 ft. or	10 ft. or	10 ft.	10 ft. or

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							0 ft. <sup>(2)</sup>	0 ft. <sup>(2)(7)</sup>		0 ft.
<b>Accessory structure setback:</b> <sup>(8)</sup>										
Front	30 ft.	30 ft.	50 ft.	50 ft. <sup>(5)</sup>	50 ft. <sup>(6)</sup>	50 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Any right-of-way	10 ft.	10 ft.	10 ft.	30 ft. <sup>(5)</sup>	50 ft. <sup>(6)</sup>	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
Side and rear yard	10 ft.	10 ft.	10 ft.	10 ft. <sup>(5)</sup>	10 ft. <sup>(6)</sup>	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.

<sup>(1)</sup> May be increased based on location in regulated watershed.

<sup>(2)</sup> For single-family use standards for RA district.

<sup>(3)</sup> For individual lot size/space standards in an MHP district refer to subsection 21-60(11)n.

<sup>(4)</sup> For individual space setbacks in an MHP district refer to subsection 21-60(11)d.

<sup>(5)</sup> From exterior property lines.

<sup>(6)</sup> Requirements may be modified or exempted as provided by section 21-60(16). Dimensional criteria for subdivided lots shall be as provided for in the RA district, excluding external boundaries of the development.

<sup>(7)</sup> See "special requirements" for NB district for setbacks from residential zoning districts.

<sup>(8)</sup> Refer to section 21-285 for additional standards.

(Ord. of 1-19-98, § V; Ord. of 2-1-99(1), § 12; Ord. of 10-18-99(1); Ord. of 6-17-02; Amend. of 3-7-05; Amend. of 11-2-09; Amend. of 3-5-12; Amend. of 1-22-13; Amend. of 4-21-14; Amend. of 9-19-22)

# GIS MAP

