

FEB 20, 2006

175-54 Dimensional Standards.

Table 175-54, Table of Dimensional Requirements shows the dimensional provisions that apply to buildings and structures in the various zones.

TABLE 175-54 TABLE OF DIMENSIONAL REQUIREMENTS

STANDARD	DISTRICTS												
	Residence A (RA)	Residence B (RB)	Residence C (RC)	Rural (R)	Central Business (CB)	Professional Office (PO)	Church Hill (CH)	Courthouse (C)	Coe's Corner (CC)	OR-Route 108 (OR)	Multi-Unit Dwelling/ Office Res. (MUDOR)	Office, Research Light Ind. (ORLI)	Durham Business Park (DBP)
Minimum Lot Size - Single-Family Residence that is not part of a Conservation Subdivision - Multiunit Housing - Allowed Nonresidential Use - Any Other Allowed Use	20,000 SF NA 20,000 SF 20,000 SF	40,000 SF NA 40,000 SF 40,000 SF	150,000 SF NA 150,000 SF	150,000 SF NA 150,000 SF 150,000 SF	NA 5,000 SF 5,000 SF 5,000 SF	10,000 SF 10,000 SF 10,000 SF 10,000 SF	5,000 SF 5,000 SF 5,000 SF 5,000 SF	5,000 SF 5,000 SF 5,000 SF 5,000 SF	30,000 SF 30,000 SF 30,000 SF 30,000 SF	40,000 SF 80,000 SF 80,000 SF 80,000 SF	NA 40,000 SF 40,000 SF 40,000 SF	40,000 SF 40,000 SF 40,000 SF 40,000 SF	40,000 SF NA 40,000 SF 40,000 SF
Minimum Lot Area Per Dwelling Unit¹	20,000 SF	40,000 SF	150,000 SF ²	150,000 SF ²	1,200 SF	3,000 SF	4,200 SF	4,200 SF	4,200 SF	4,200 SF	1,200 SF	4,200 SF	NA
Minimum Usable Area Per Dwelling Unit in a Conservation Subdivision¹	20,000 SF	40,000 SF	150,000 SF	150,000 SF	1,200 SF	3,000 SF	4,200 SF	4,200 SF	4,200 SF	4,200 SF	1,200 SF	4,200 SF	NA
Minimum Lot Frontage - Minor Street - Collector Street - Arterial Street	100 FT	150 FT	300 FT	300 FT	50 FT	100 FT	50 FT	50 FT	100 FT	50 FT 100 FT 200 FT	150 FT	150 FT	150 FT
Minimum Front Yard Setback - Minor Street ¹ - Collector Street - Arterial Street	30 FT 30 FT 40 FT	30 FT 30 FT 40 FT	30 FT 30 FT 40 FT	30 FT 30 FT 40 FT	None Also see Note 5	30 FT 30 FT 50 FT	None	15 FT 15 FT 15 FT	30 FT 30 FT 50 FT	50 FT 50 FT See Note 6	30 FT 30 FT 100 FT	30 FT 30 FT 50 FT	30 FT 30 FT 50 FT
Maximum Front Yard Setback	NA	NA	NA	NA	See Note 5	NA	NA	25 ft	NA	NA	NA	NA	NA

CURRENT

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Minimum Lot Size - Single-Family Residence that is not part of a Conservation Subdivision - Multituit Housing - Allowed Nonresidential Use - Any Other Allowed Use	20,000 SF NA 20,000 SF 20,000 SF	40,000 SF NA 40,000 SF 40,000 SF	150,000 SF NA 150,000 SF	150,000 SF NA 150,000 SF	NA 5,000 SF 5,000 SF 5,000 SF	10,000 SF 10,000 SF 10,000 SF 10,000 SF	5,000 SF 5,000 SF 5,000 SF 5,000 SF	5,000 SF 5,000 SF 5,000 SF 5,000 SF	30,000 SF 30,000 SF 30,000 SF 30,000 SF	40,000 SF 80,000 SF 80,000 SF 80,000 SF	40,000 SF 40,000 SF 40,000 SF 40,000 SF	150,000 SF 150,000 SF 150,000 SF 150,000 SF	40,000 SF NA 40,000 SF 40,000 SF
Minimum Lot Area Per Dwelling Unit ¹	20,000 SF	40,000 SF	150,000 SF ²	150,000 SF ²	1,200 SF	3,000 SF	4,200 SF	4,200 SF	4,200 SF	4,200 SF	40,000 SF	150,000 SF	40,000 SF
Minimum Usable Area Per Dwelling Unit in a Conservation Subdivision ³	20,000 SF	40,000 SF	150,000 SF	150,000 SF	1,200 SF	3,000 SF	4,200 SF	4,200 SF	4,200 SF	4,200 SF	40,000 SF	150,000 SF	40,000 SF
Minimum Lot Frontage - Minor Street - Collector Street - Arterial Street	100 FT	150 FT	300 FT	300 FT	50 FT	100 FT	50 FT	50 FT	100 FT	100 FT	100 FT	150 FT	150 FT
Minimum Front Yard Setback - Minor Street ¹ - Collector Street - Arterial Street	30 FT 30 FT 40 FT	30 FT 30 FT 40 FT	30 FT 30 FT 40 FT	30 FT 30 FT 40 FT	None - except per Note 5	30 FT 30 FT 50 FT	15 FT 15 FT 15 FT	15 FT 15 FT 15 FT	30 FT 30 FT 50 FT	50 FT 50 FT See Note 6	30 FT 30 FT 100 FT	30 FT 30 FT 50 FT	30 FT 30 FT 50 FT
Maximum Front Yard Setback	NA	NA	NA	NA	See Note 5	NA	NA	25 ft	NA	NA	NA	NA	NA
Minimum Side Yard Setback ⁴	10 FT	20 FT	50 FT	50 FT	NA	15 FT	5 FT	10 FT	15 FT	25 FT	20 FT	20 FT	20 FT