

## Residential R-2A Setback

### 5A-1 Use Regulations

- (a) A building single-family dwellings, not including manufactured homes.
- (b) Growing and harvesting of food and fiber, not including the keeping of livestock and poultry.
- (c) Parks, country clubs and non-commercial recreation centers.
- (d) Accessory structures and use excluding campers and travel trailers
- (e) Public utilities
- (f) Facilities, activities and operations which are provided by a duly constituted unit of government (**special exception required**).
- (g) Off street parking in accordance with Article 13 of this ordinance.
- (h) Signs in accordance with Article 12 of this ordinance.
- (i) Tourist homes, bed and breakfast (**special exception required**).
- (j) Keeping of horses for recreational purposes by the property owner only with required special conditions.
  - (1) The keeping of horses shall be the accessory to a single-family residential unit solely for the recreational purposes of the family living on the premises.
  - (2) The minimum parcel size for the keeping of horses shall be four (4) grassable acres on which two (2) horses may be kept. Additional horses may be kept at a ratio of one (1) horse for each additional two (2) grassable acres of land to a maximum of four (4) horses.
  - (3) A stable must be provided for the housing of all horses. Any stable or structure used for the keeping of horses shall meet the following setback requirements:
    - Street property line - one hundred fifty (150) feet from the right-of-way
    - Side property line - fifty (50) feet

Rear property line - sixty-five (65)  
Feet

- (4) All pastures, runs or similar areas used for horse keeping shall be surrounded by secure web fencing a minimum of six (6) feet in height or fencing of higher quality and maintained yearly. Fences shall not block any easements. No electric fencing will be allowed.
  - (5) Horses shall not be stabled, pastured or otherwise kept within one hundred fifty (150) feet of creeks, streams or lakes unless it can be proven to the satisfaction of the Zoning administrator that any runoff will be away from lakes, streams or creeks so that the public health will not be negatively impacted. In such case, a one hundred (100) feet buffer must be maintained.
  - (6) Manure or animal waste shall not be stored, stockpiled or permitted to accumulate on the residential property.
  - (7) Riding stables and the boarding of horses which are not owned by the resident family shall be prohibited. There will be no breeding or raising of horses allowed on the property.
  - (8) The Zoning Administrator retains the right to require removal of some or all off all the horses on the resident's property, if, at any time, the applicant violates the conditions set forth above.
- (k) The placement of a second single family dwelling on the same parcel of land shall require that the parcel be a minimum of two (2) acres in size and requiring a **special exception permit. In addition to the parcel size and a special exception permit, the distance between the dwellings shall be a minimum of thirty (30) feet.**

## 5A-2 Area Regulations

The minimum lot area for permitted use, together with its accessory uses shall be five (5) acres or more. For permitted uses utilizing individual wells and sewage disposal systems, the required area for any such use shall be approved by the health official. The Zoning Administrator may require a greater area if determined necessary.

## 5A-3 Yard Regulations

The following yard regulations apply:

- (a) No part of any dwelling shall be located any closer than seventy-five (75) to any right-of-way which is fifty (50) feet or larger or any closer than one hundred (100) feet to the centerline of any right-of-way which is less than fifty (50) feet.
- (b) No part of any dwelling shall be located any closer than ten (10) feet to any side lot line.
- (c) No part of any accessory structure (storage building, garage or carport) shall be located any closer than ten (10) feet to any side lot line.
- (d) No part of any dwelling shall be located any closer than thirty (30) feet to any rear lot line.
- (e) No part of any accessory structure shall be located any closer than five (5) feet to any rear lot line.
- (f) Exception to the setback requirements for dwellings: no setback shall be required from any property line shared with property owned by the US Army Corp of Engineers for the Kerr Lake impoundment. A fifteen (15) feet setback shall be required from any property line shared with property owned by Virginia/Dominion Power on the Lake Gaston impoundment.

## 5A-4 Lot Regulations

- (a) Every lot shall front at least one hundred twenty-five (125) feet on a dedicated and opened

public road and fifty (50) feet if the lot fronts on a cul-de-sac.

- (b) Every lot shall be at least three hundred (300) feet wide at the building setback line.

5A-5 Height Restrictions.

Refer to the building code.

5A-6 Special Provisions for corner lots.

In addition to the yard regulations given in 5A-3 above, no dwelling or accessory building shall be located any closer than thirty-five (35) feet to the side of the lot abutting the side street.