

Town of Ramseur, NC
Zoning Ordinance

ARTICLE IX. TABLE OF AREA, YARD AND HEIGHT REQUIREMENTS

Area, yard and height requirements for the various districts shall be as follows:

Zoning District	Minimum Lot Size Sq. Ft.	Minimum Yard Requirements in Ft.			Maximum Height	
	Lot Area	Avg. Lot Width	Front Yard Setback (a)	Side Yard Setback	Rear Yard Setback	In Ft.
RA-20 Residential						
Single Family	20,000	100	50	10 (c)	20	35 (b)
Multi-family						
3 dwelling units	22,000	100	35	10 (c)	20	35 (b)
4 dwelling units	24,000	100	35	10 (c)	20	35 (b)
5 or more dwelling units	25,000 + 2,000 for each unit over 5	100	35	10 (c)	20	35 (b)
RA-16 Residential						
Single Family	16,000	85	40	8 (c)	20	35 (b)
Duplex	16,500	100	40	8 (c)	20	35 (b)
Multi-family						
3 dwelling units	18,000	115	40	8 (c)	20	35 (b)
4 dwelling units	19,000	125	40	8 (c)	20	35 (b)
5 or more dwelling units	20,000 + 1,000 for each unit over 5	150	40	8 (c)	20	35 (b)
Neighborhood Business			40	10 (d)	20 (d)	35
Institutional and Community			20	10 (d)		50 (e)
Business			20	6 (d)	20 (d)	50 (e)
Industrial			20	6 (d)	20 (d)	50 (e)

- (a) Front yard setback measured from front property line to front line of main building.
 (b) Height may exceed 35 ft. if the front yard depth and the total width of side yards are increased by 5 feet for each story or fraction of a story over 35 feet.
 (c) Corner lots must have an additional width of 10 feet along the side street line.
 (d) These setbacks required when a lot abuts the side of a lot zoned residential, or where the rear of the lot abuts a residential lot.
 (e) Buildings over 50 ft. in height shall be set back from the front lot line at a ratio of 1 foot for each 2 feet above 50 ft.

Section 2. Notes to the Table of Area, Yard and Building Requirements

Section 2.1. Modification of required yards.

- a) Where lots comprising 25% or more of the frontage on the same street within the block are developed with buildings having an average front yard with a variation in depth of not more than 8 feet, no building erected or altered shall project beyond the average front yard so established, provided this regulation shall not be construed so as to require a front yard depth of more than 30 feet. Provided further, no front yard depth need exceed the average provided for the two adjoining buildings one on either side, if such two adjoining buildings are less than 200 feet apart. Provided further that when the geographic grade or contour of the lot is such as that compliance with this section is impossible or will impose an undue hardship upon the property owner, the Board of Adjustment will establish a front yard depth suitable and practical for such lot.
- b) Where lots have a double frontage, the required front yard shall be provided on both sides.
- c) In any district a permitted use may be constructed by right on any lot made non-conforming by the adoption of the March 24, 1980 zoning ordinance as long as:
 - a) approval is granted by the zoning enforcement officer, and
 - b) the structure and customary accessory buildings do not encroach into required front, rear and side yard setbacks. If a proposed building on a nonconforming lot is approved by the zoning enforcement officer but would encroach into a required setback, a variance shall be sought from the Board of Adjustment.
- d) Front yards on through lots: On through lots the minimum front yards for the respective districts shall apply wherever such lots have frontage on a public street.
- e) Projection of sills, eaves, etc., into required yards: Every part of a required yard shall be open and unobstructed from its lowest level to the sky, except for the ordinary projections of sills, belt courses, chimneys, flues, buttresses, ornamental features, and eaves, provided, however, that none of the aforesaid projections shall project into a minimum side yard more than twenty-four (24) inches.
- f) Projection of fire escapes, etc., into required yards: Open or lattice enclosed fire escapes, fireproof outside stairways, and balconies opening upon fire towers, projecting into a minimum yard not more than four (4) feet shall be permitted where so placed as not to obstruct light and ventilation.
- g) Visibility at intersections: On a corner lot in any residential district no planting, structure, fence wall or obstruction to vision more than four (4) feet in height shall be placed or maintained within the triangular area formed by the intersecting street right-of-way lines and a straight line connecting points on said street lines each of which is twenty-five (25) feet distant from the point of intersection.
- h) Height limitations: The height limitations of this ordinance shall not apply to church spires, belfries, cupolas and domes not intended for human occupancy, monuments, water tower, observation towers, chimneys, transmission towers, smokestacks, conveyors, flag poles, radio towers, television towers, masts,

aerials, and similar structures, except as otherwise provided in the vicinity of airports.

- i) Yards abutting railroad tracks: No yard shall be required along the side or rear of a non-residential lot where the side or rear respectively of such lot abuts a railroad track which is or will be used to provide railroad service to the lot.

Section 2.2 Modification of height limits

- a) Measurement of building height (general): Except as otherwise provided in this ordinance, the height of a building shall be the vertical distance from the mean elevation of the finished grade along the front of the building, or from the established grade where the building is within ten (10) feet of the street line to the highest point. No building height (roof pitch/slope) can be less than 5x12 on all new residential construction within the corporate limits of the Town of Ramseur.
- b) Parapet walls and cornices: Nothing in this ordinance shall apply to prevent the erection above the height limit of a parapet wall or cornice, extending above such height limit not more than five (5) feet.
- c) Appurtenant structures on roofs: Skylights, domes, flagpoles, cooling towers and structures for the housing of elevator equipment, stairways, tanks, fans, air conditioning or similar equipment required for the operation or maintenance of buildings may be erected above the height limit in any district.