

**CITY OF MOUNT AIRY ZONING ORDINANCE**

**Article VII Schedule of Area, Yard and Height Requirements**

District	Minimum Lot Area Square Feet for One (1) Dwelling unit	Square Feet per Dwelling Unit for more than One (1) Dwelling Unit	Lot Width at the Building Line In Feet (See Lot Width Definition)	Front Setback in Feet	Side Setback in Feet	Side Street Setback in Feet	Rear Setback in Feet	Maximum Height in Feet
R-20	20,000*	10,000	80	30	10	20	10	35
R-15	15,000	N/A	80	30	10	20	10	35
R-8	8,000	N/A	70	15	10	15	10	35
R-6	6,000	4,500	60	15	5	15	10	35
R-6 Two-family	9,000	4,500	70	20	10	20	15	50
R-6 Multi-family	<i>See SR 7 - Multi-Family Dwelling</i>							
R-4	6,000	4,500	60	15	5	15	10	35
R-4 Two-family	9,000	4,500	70	20	10	20	15	50
R-4 Multi-family	<i>See SR7 - Multi-Family Dwelling</i>							
R-4 Office	6,000	N/A	60	15	5	15	10	50
B-1	-	-	-	-	-	-	-	-
B-2	-	-	-	40 <sup>2,4</sup>	3 <sup>2</sup>	30 <sup>2,4</sup>	- <sup>2</sup>	- <sup>2</sup>
B-3	-	-	-	35	10	25	20	35
B-4	-	-	-	35	20 <sup>6,7</sup>	25	20	35
B-5	-	-	-	25	10	15	20	-
M-1	-	-	-	40 <sup>4</sup>	- <sup>3</sup>	30 <sup>4</sup>	- <sup>2,3</sup>	-
Conditional Uses	- <sup>5</sup>	- <sup>5</sup>	- <sup>5</sup>	- <sup>5</sup>	- <sup>5</sup>	- <sup>5</sup>	- <sup>5</sup>	- <sup>5</sup>

\* If public water and sewer are available. If not available, minimum lot size is 30,000 square feet.

<sup>1</sup> Where municipal water or sewer is not available, lot sizes shall be as required by the Surry County Health Department.

<sup>2</sup> See SR 7 for Multi-Family Dwelling.

<sup>3</sup> None required, but if provided, each side yard shall be at least 4' in width.

<sup>4</sup> From the center line of street or center of proposed major thoroughfare, as per plan adopted by the City and NCDOT.

<sup>5</sup> Special uses shall follow the area, yard, and height requirements of the underlying zoning classifications.

<sup>6</sup> 0' required if an interior lot line within a multi-parcel development of at least 10 acres.

<sup>7</sup> 20' if a peripheral or corner lot on the perimeter of the development or subdivision.