

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

| District         | Minimum Lot Area Square Feet for one dwelling unit | Square Feet Per Dwelling Unit for more than one dwelling unit | Lot Width at the Building Setback Line In Feet (See Lot Width Definition) | Front Setback In Feet | Side Setback In Feet | Rear Setback In Feet | Maximum Height In Feet |
|------------------|--|---|---|-----------------------|----------------------|----------------------|------------------------|
| R-20             | 20,000*  | 30,000  | 80  | 30                    | 10 <sup>2</sup>      | 10                   | 35                     |
| R-15             | 15,000   | N/A   | 80  | 30                    | 10 <sup>2</sup>      | 10                   | 35                     |
| R-8              | 8,000  | N/A   | 70  | 15                    | 10 <sup>2</sup>      | 10                   | 35                     |
| R-6              | 6,000  | 4,500   | 60  | 15                    | 5 <sup>2</sup>       | 10                   | 35                     |
| R-6 two-family   | 9,000  | 4,500   | 70  | 20                    | 10 <sup>2</sup>      | 15                   | 50                     |
| R-6 multi-family | 13,500   | 4,500   | 80  | 25                    | 10 <sup>2</sup>      | 25                   | 50                     |
| R-4              | 6,000  | 4,500   | 60  | 15                    | 5 <sup>2</sup>       | 10                   | 35                     |
| R-4 two-family   | 9,000  | 4,500   | 70  | 20                    | 10 <sup>2</sup>      | 15                   | 50                     |
| R-4 multi-family | 13,500   | 4,500   | 80  | 20                    | 10 <sup>2</sup>      | 15                   | 50                     |
| R-4 Office       | 6,000  | N/A   | 60  | 15                    | 5 <sup>2</sup>       | 10                   | 50                     |
| B-1              | -  | -   | -   | 4                     | 3                    | -                    | -                      |
| B-2              | -  | -   | -   | 40 <sup>4</sup>       | 3                    | -                    | -                      |
| B-3              | -  | -   | -   | 35                    | 10                   | 20                   | 35                     |
| B-4              | -  | -   | -   | 35                    | 20 <sup>6,7</sup>    | 20                   | 35                     |
| B-5              | -  | -   | -   | 25                    | 10                   | 20                   | -                      |
| M-1              | -  | -   | -   | 40 <sup>4</sup>       | 3                    | 3                    | -                      |
| Conditional Uses | 5  | 5   | 5   | 5                     | 5                    | 5                    | 5                      |

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

- 1 Where municipal water or sewer is not available, lot sizes shall be as required by the Surry County Health Department.
- 2 Corner lots must have an additional width of 15 feet along side lot lines.
- 3 None required, but if provided, each side yard shall be at least 4 feet in width.
- 4 From the center line of street or center of proposed major thoroughfare, as per plan adopted by the City and NCDOT.
- 5 Conditional uses shall follow the area, yard, and height requirements of the underlying zoning classifications.
- 6 0 required if an interior lot line within a multi-parcel development of at least 10 acres.
- 7 20 if a peripheral or corner lot on the perimeter of the development or subdivision.