

**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 | Side Street Setback In Feet | Rear Setback In Feet | Maximum Height In Feet |
|------------------|--|---|---|-----------------------|----------------------|-----------------------------|----------------------|------------------------|
| R-20 | 20,000* | 30,000 | 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 | See SR 7 – Multi-Family Dwelling | | | | | | | |
| 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 | See SR 7 – Multi-Family Dwelling | | | | | | | |
| R-4 Office | 6,000 | N/A | 60 | 15 | 5 | 15 | 10 | 50 |
| B-1 | - | - | - | - | - | - | - | - |
| B-2 | - | - | - | 40 ^{2,4} | 3 ² | 30 ^{2,4} | _ ² | _ ² |
| B-3 | - | - | - | 35 | 10 | 25 | 20 | 35 |
| B-4 | - | - | - | 35 | 20 ^{6,7} | 25 | 20 | 35 |
| B-5 | - | - | - | 25 | 10 | 15 | 20 | - |
| M-1 | - | - | - | 40 ⁴ | _ ^{2,3} | 30 ⁴ | _ ^{2,3} | - |
| Conditional Uses | _ ⁵ | _ 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 See SR 7 – Multi-Family Dwelling

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.

(Ord. No. 2013-012, 1-17-13)