



UNIONCOUNTY

north carolina

Road Frontage and Lot Size – TXT-2024-003

Board of County Commissioners
Public Hearing
December 2, 2024



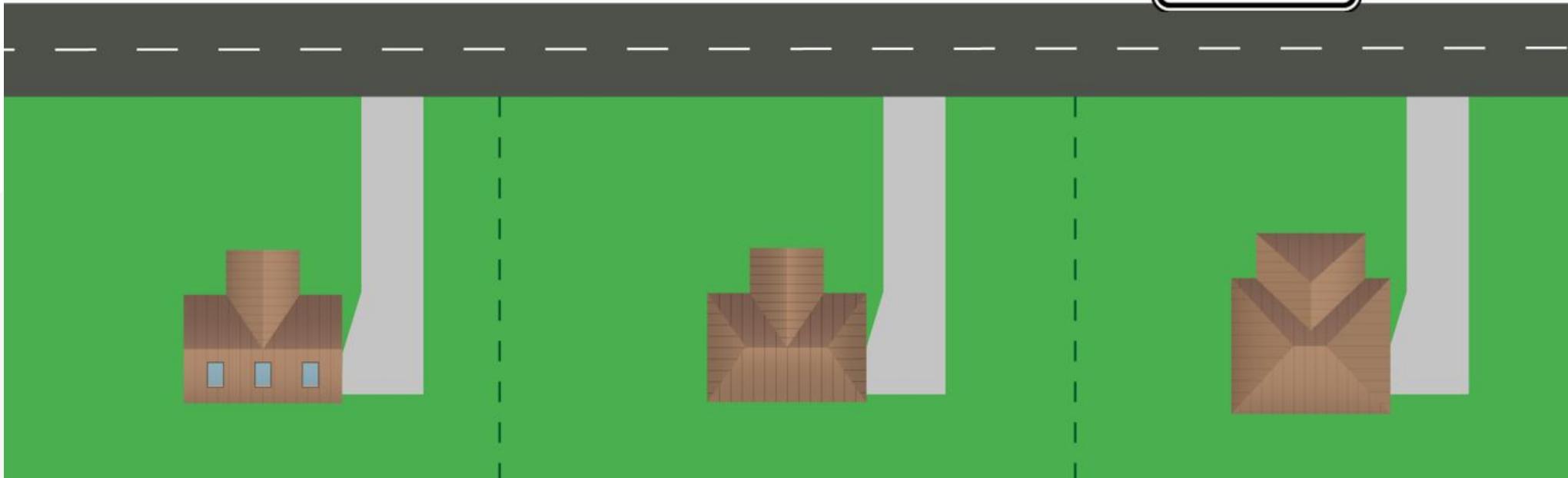
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Lot frontage and lot size

- 1) Increase minimum road frontage and lot size requirement on lots taking direct access to an arterial street.
- 2) Frontage requirement would vary based on the posted speed of the road
- 3) Minimum lot sizes would vary based on arterial frontage vs local street frontage and speed limit

Higher speed roads = larger lots and increased road frontage

- Larger Lots
- Less Driveways & Intersections
- Faster Speed Limits



Slower speed roads = smaller lots and less road frontage

- Smaller Lots
- More Driveways & Intersections
- Slower Speed Limits

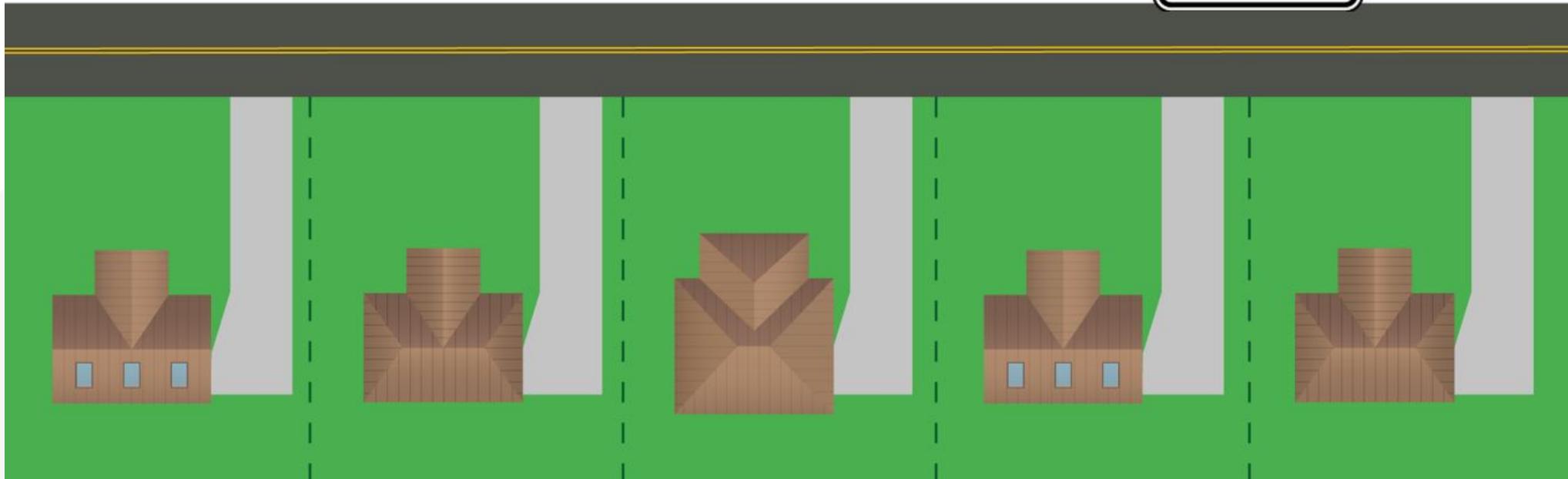


Table 5-2: R District Lot and Building Regulations – Conventional Development

Section 5.030 Lot and Building Regulations

Table 5-2: R District Lot and Building Regulations--Conventional Development (amended 8-6-2018)

Figure 5-1	Regulations	RA-200	R-40 RA-40	R-20 RA-20	R-15	R-10	R-8	R-6	R-4
	Minimum Lot Size								
L1	Area (square feet)	200,000	40,000	20,000	15,000	10,000	8,000	6,000	4,000
	Area per dwelling unit (sq. ft.)								
	Detached House	200,000	40,000	20,000	15,000	10,000	8,000	6,000	4,000
	Two-unit house	NA	30,000	15,000	11,250	7,500	6,000	4,500	3,000
	Townhouse	NA	NA	NA	NA	6,250	5,000	3,750	2,000
	Multi-unit building	NA	NA	NA	NA	6,250	5,000	3,750	2,000
L2	Width (feet) [1]	300	120	100	80	70	60	50	35
	Minimum Setbacks (feet)								
S1	Street/front [2]	40	40	40	30	30	30	25	20
S2	Side [3]	15	15	12	10	10	10	8	5
S3	Rear	40	40	40	30	30	30	25	25
S4	Corner Side	20	20	20	15	15	15	12.5	12.5
	Max. Building Height (feet)	35	35	35	35	35	50	50	50
	Max. Coverage for bldgs. & structures	40%	40%	40%	40%	40%	40%	40%	40%

[1] Lot width does not apply to townhouses

[2] Corner lots – one street side yard shall be ½ of the required street/front setback

[3] For townhouses, side setbacks apply to end units only.

[4] Non-residential uses allowed in residential districts may exceed the 35 ft. height limitation but shall not exceed 50 ft. in overall height.

[5] Lot sizes and width listed in this table apply only to properties which do not have public road frontage or which have frontage on public which have speed limits of less than 40 mph. For lots fronting on roads with a posted speed limit of 40mph or greater, please refer to section 60.070-A (3) for additional requirements.

Section 60.070 Lots and Access

Section 60.070 Lots and Access

60.070-A Lots

1. The size, shape and orientation of lots must comply with applicable zoning district standards and be appropriate for the location, topography and physical features present and for the type of development and use contemplated.
2. Minimum lot dimensions, building setback lines and lot areas must conform to applicable zoning district requirements.
3. In all residential zoning districts except RA-200, for lots with frontage on public roads with a speed limit of 40 mph or greater, the following standards apply:
 - a. For lots with frontage on public roads with a speed limit between 40 mph and 54 mph, the minimum lot size shall be 60,000 square feet, with a minimum of 150 feet of road frontage.
 - b. For lots with frontage on public roads with a speed limit of 55 mph or higher, the minimum lot size shall be 80,000 square feet with a minimum 240 feet of road frontage (unless it meets the criteria of subsection (c) immediately below.
 - c. For lots with frontage on public roads with a speed limit of 55 mph or higher that are less than two miles in length, the minimum lot size shall be 60,000 square feet with a minimum of 150 feet of road frontage.

Questions



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