

LAND DEVELOPMENT

100 Attachment 3

**Table 1  
Lot Regulations  
Town of Grottoes**

District	Permitted Use	Minimum Lot Requirements			Minimum Yard Requirements (feet)				Maximum Height (feet)	Accessory Buildings Distance From (feet)				Other Requirements
		With Public Water and Sewer (square feet)	Other (square feet)	Setback <sup>a</sup> (feet)	Frontage at Setback Line	1 Side	2 Sides	Rear		Principal Building	Side Lot Line	Rear Lot Line	Maximum Height <sup>b,c,d,e,f</sup> (feet)	
C-1 Conservation	N/A	12,000	21,000	25	100	10	20	25	35	N/A	N/A	N/A	N/A	N/A
R-1 Low-Density Residential	Single-family	12,000	21,000	25	100	10	20	25	35	10	5	5	35	Minimum 1,500 square feet of living space
R-2 Residential	Single-family residential	12,000	21,000 <sup>k</sup>	25	100	10	20	25	35	10	5	5	35	-----
R-3 Residential Limited	Single- and 2-family residential	12,000 <sup>g</sup> ; 3,000 each additional unit	21,000 <sup>k</sup>	25	100	10	20	25	35	10	5	5	35	-----
R-4 Medium-Density Residential	Single-, 2- and 4-family residential	12,000	21,000	25	100	10	20	25	35	10	5	5	35	-----
R-5 Multifamily Residential	Multifamily	1 unit per lot	21,000	30	100	10	20	25	35	20	10	10	35	Maximum density: 12 units per acre <sup>h</sup>
R-6 Manufactured Housing	Manufactured home subdivisions [Amended 3-5-1992]	12,000	21,000	25	100	10	20	25	35	10	5	5	35	-----
R-7 Planned Unit Development	Residential	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	Detailed plan <sup>h</sup> required: 20 units per acre
R-8 Residential	Single-family residential	21,000	21,000	30	175	15	30	35	35	10	5	5	35	2 units per acre
B-1 General Business	Commercial development	None	<sup>i</sup>	0 <sup>i</sup>	50	<sup>j</sup>	<sup>j</sup>	20	35	20	15	15	35	-----
B-2 Planned Business	Commercial development	None	<sup>i</sup>	25	50	<sup>j</sup>	<sup>j</sup>	20	35	20	15	15	35	Detailed plan <sup>h</sup> required
B-3 Business District	Commercial and residential development	None	<sup>i</sup>	25	50	<sup>i</sup>	<sup>i</sup>	20	35	20	15	15	35	-----
M-1 Light Industrial	Light industrial	None	<sup>i</sup>	25	N/A	25	50	25	45	40	20	20	45	-----
I-1 General Industrial	Industrial	None	<sup>i</sup>	25	N/A	25	50	25	45	40	20	20	45	-----

NOTES:

<sup>a</sup> Minimum setback requirements of this chapter for yards facing streets shall not apply to any lot where the average setback on developed lots within the same block and zoning district and fronting on the same street is less than the minimum. In such cases, the setback on such lot may be less than the required setback, but not less than the average of the existing setbacks on the existing lot.

<sup>b</sup> The height limit for dwellings may be increased up to a total of forty-five (45) feet and up to three (3) stories, provided that each side yard is twenty (20) feet, plus one (1) foot or more of side yard for each additional foot of building height over thirty-five (35) feet.

<sup>c</sup> A public or semipublic building such as a school, church or library may be erected to a height of sixty (60) feet from grade, provided that required front, side and rear yards shall be increased one (1) foot for each foot in height over thirty-five (35) feet.

<sup>d</sup> Church spires, belfries, cupolas, munciple water towers, chimneys, flues, flagpoles, television antenna and radio aeriels are exempt. Parapet walls may be up to four (4) feet above the height of the building on which the walls rest.

<sup>e</sup> Accessory buildings over one (1) story in height shall be at least ten (10) feet from any lot line. All accessory buildings shall not exceed the main building in height.

<sup>f</sup> For buildings over forty-five (45) feet in height, approval shall be obtained from the Administrator. Chimneys, flues, cooling towers, flagpoles, radio or communication towers or their accessory facilities not normally occupied by workmen are excluded from this limitation. Parapet walls are permitted up to four (4) feet above the limited height of the building on which the walls rest.

<sup>g</sup> The development of each single-family detached dwelling shall require an existing lot size of twelve thousand (12,000) square feet in the R-3 Residential Limited District.

<sup>h</sup> Densities and use variations are approvable based upon the plan submitted for the proposed development.

<sup>i</sup> For permitted used utilizing individual sewage disposal systems, the required area for any such use shall be approved by the Health Official. The Administrator shall require greater area as considered necessary by the Health Official.

<sup>j</sup> Property located in a business district which adjoins any residential district or is separated from any residential district by a public street or way shall have a ten (10) foot side yard on the side or sides adjoining or adjacent to the residential district.

<sup>k</sup> The Zoning Administrator may permit a single-family home to be built on three (3) contiguous lots, one (1) of which must be a corner lot, i.e., a lot which abuts two (2) streets, if the total square footage area of the three (3) lots is not less than nine thousand (9,000) square feet. However, this exception shall not apply to lots located on Dogwood Avenue or Gum Avenue and may occur only once in each half block where permitted. [Added 1-10-1994]

<sup>l</sup> In any zoning district where attached duplexes are permitted, there should be a zero-foot setback from the interior side lot line so that either side may be sold. [Added 11-5-1998]

<sup>m</sup> [Amended 10-11-1999]