

8.2. R-A - RESIDENTIAL AGRICULTURAL DISTRICT.

**Residential  
Agricultural  
District  
“R-A”**

The R-A Residential Agricultural Zone is primarily intended to accommodate low density residential uses as well as agricultural uses. It is anticipated that the RA district will include the more rural areas of the town’s ETJ. Such areas are expected to accommodate some of the town’s future growth and development while at the same time allowing continued agricultural use until such time as more intensive urban development is appropriate. Limited institutional and recreational uses that complement low density residential and agricultural areas are also allowed in RA zones

**Typical Uses and Structures**



Single-Family Stick Built Housing



Government Offices



Farming Operations



Manufactured Housing

# ARTICLE 9: ZONING DISTRICTS- DIMENSIONAL AND OTHER STANDARDS

## ARTICLE 9. ZONING DISTRICTS: DIMENSIONAL AND OTHER STANDARDS

### 9.1. PURPOSE.

9.1.1. It is the purpose of this Ordinance to promote the public health, safety, and general welfare of the residents of White Lake and its extraterritorial planning jurisdiction.

### 9.2. APPLICABLE TO ALL DISTRICTS.

#### 9.2.1. Minimum Lot Area.

9.2.1.1. The minimum lot sizes set forth in this Article are permissible only if and to the extent that adequate water and sewer facilities are or can be made available to serve the lots. Where public water and sewer services are not available, a greater lot area may be required by the Bladen County Health Department.

9.2.1.2. Deviations from the applicable lot size requirements of this Article may be made under special circumstances, for nonconforming lots in accordance with **Section 14.6**.

9.2.1.3. Some uses in the Table of Uses may be required to meet greater lot area requirements. If applicable, the regulations for specific uses will outline the lot area requirements.

*(Ord. 12/1/1997; 7/8/2014, 12-1)*

#### 9.2.2. Residential Density.

9.2.2.1. Unless specified in **Section 9.2.1.3.**, every lot developed for residential purposes shall have at least the amount of square feet per dwelling unit indicated in the following table:

Zoning District	Minimum Square Feet
RA	20,000
R-1	4,250
R-1A	4,250
R-2	3,000
B	3,000

9.2.2.2. In determining the total number of single-family dwelling units permissible on a tract of land, fractions shall be rounded to the nearest whole number.

9.2.2.3. In districts permitting two-family, three-family, four-family, or multi-family dwellings, where the area of the property is such that a portion remains after full requirements have been met for other dwelling units on the same property, the following rules shall apply in determining density, and no relaxation of these rules shall be permitted by a variance. If otherwise permitted by the regulations of a district:

- (a) A total of two units shall be permitted on a lot containing area for one unit and 95% of the area for the second.
- (b) A total of three units shall be permitted on a lot containing area for two units and 90% of the area required for a third.
- (c) A total of four units shall be permitted on a lot containing area for three units and 85% of the area for a fourth.
- (d) One additional unit shall be permitted on a lot containing area for four or more units and 80% of the area required for the additional unit.

9.2.2.4. The overall density of permissible condominium and townhouse projects shall not exceed the requirements of Section 9.2.2.3(a).

*(Ord. 12/1/1997; 7/8/2014, 12-)*

**9.2.3. Minimum Lot Width.**

9.2.3.1. All lots in the following zoning districts shall have at least the lot width indicated in the table below:

Zoning District	Minimum Lot Width
RA	100'
R-1	50'
R-1A	50'
R-2	50'
B	No minimum for nonresidential uses; residential uses shall have 50'.

9.2.3.2. The lot width shall be measured along a straight line connecting the points at which a line that demarcates the required setback from the street intersects with side property lines.

9.2.3.3. No lot created after the effective date of this Ordinance that is less than the recommended width shall be entitled to a variance from any building setback requirement.

9.2.3.4. Deviations from the applicable lot width requirements of this Section may be made for nonconforming lots in accordance with **Section 14.4**.

9.2.3.5. Minimum lot width requirements for individual units in a condominium or townhouse project are waived. However, the development parcel must adhere to the minimum lot width requirements of the zoning district in which it is located.

*(Ord. 12/1/1997; 7/8/2014, 12-3)*

**9.2.4. Lot Access Requirements.**

9.2.4.1. Subject to the remaining provisions of this Section, every lot to be built upon shall abut a public or private street or a private easement and no structure shall be built upon a lot which does not abut a public or private street or a private easement. Lots in the following zoning districts shall have at least the lot frontage indicated in the table below:

<b>Zoning District</b>	<b>Minimum Lot Width</b>
RA	50'
R-1	25'
R-1A	25'
R-2	25'
B	10' for nonresidential uses; residential uses shall have 25'.

NOTE: NCDOT Requirement: A driveway with two-way operations shall have a minimum 20 foot and a maximum of 36-foot width. A driveway with one-way operation shall have a minimum 12 foot and a maximum 24-foot width. The need for wider driveways will be considered on a case-by-case basis only after justification of actual necessity, but should not exceed 50 feet. ***Policy on Street and Driveway Access to North Carolina Highways, July 2003.***

9.2.4.2. Lot access requirements for individual units in condominium and townhouse projects are waived. However, the individual units shall have right of access through common areas containing private streets and/or private drives.

9.2.4.3. Lots of record created prior to July 13, 2021 that have less lot frontage than that required by **Section 9.2.4.1.** are exempt from the requirements of this Section.

*(Ord. 12/1/1997; 7/8/2014, 12-4)*

**9.2.5. Building Setback Requirements.**

9.2.5.1. Except as specifically provided for elsewhere in this Article, no portion of any building may be located on any lot closer to any lot line, to a street right-of-way line, or to the lake than is authorized in the following table:

Street Setback	Zoning District				
	RA	R-1	R-1A	R-2	B
US 701 (from edge of road right-of-way)	20'	20'	20'	20'	20'
NC 41, NC53, SR1515 (from road centerline)	50'	50'	50'	50'	50'
All Other Streets (from edge of road right-of-way)	20'	20'	20'	20'	20'
Side Property Line Setback	10'	6' <sup>1</sup>	6'	6'	0' <sup>2</sup>
Rear Property Line Setback					
Building Height of 15' or Less	20'	20'	6'	6'	0' <sup>2</sup>
Building Height Over 15'	25'	20'	12'	12'	12'
Lake Front Property: Setback measured from High Water Mark	20'	20'	20'	20'	20'

<sup>1</sup> Side yards in R-1 districts adjacent to a street shall have at least a 12' setback.

<sup>2</sup> No minimum for nonresidential uses except if the side or rear lot line abuts a public or private street, private easement, or residential zoning district, there shall be a minimum 6' setback. Permissible residential uses in the B district shall comply with the side and rear setback requirements of the R-2 district.

9.2.5.2. Setback distances shall be measured from the street right-of-way line, street centerline, or property line to a point on the lot that is the nearest extension of any part of the building that is substantially a part of a building itself and not a mere appendage to it nor a building part allowed to encroach into a setback.

9.2.5.3. Building setbacks from approved private streets shall be the same distance as specified in Section 9.2.5.1. but shall be measured from the private street right-of-way, private street easement, or the boundary line of the common area reserved for the private street.

9.2.5.4. Setbacks for flag lots and lots served by access easements shall comply with the requirements of **Section 9.2.9.**

9.2.5.5. Where fifty percent (50%) or more of the lots in a recorded subdivision on the same side of the block as the lot in question are developed with less than the required street setbacks, the average setback of the two principal buildings nearest that lot shall be observed as the required minimum setback.

9.2.5.6. Deviations from the applicable setback requirements of this Section may be made for nonconforming lots in accordance with **Section 14.4**.

*(Ord. 12/1/1997; 7/8/2014, 12-5)*

#### **9.2.6. Building Height Limitations.**

9.2.6.1. No building may exceed a height of 50 feet. Building height shall be measured as the vertical distance from grade to the highest finished roof surface in the case of the flat roofs or to a point at the average height of the highest roof having a pitch.

9.2.6.2. The height limitations of **Section 9.2.6.1** shall not apply to public buildings, church spires, belfries, cupolas and domes not intended for residential purposes, or to monuments, water towers, observation towers, power transmission towers, silos, grain elevators, chimneys, smokestacks, derricks, conveyors, heating and air conditioning equipment, flag poles, radio, television and communication towers, masts, aerials and similar structures, provided such structures meet the required NC Building Code.

*(Ord. 12/1/1997; 7/8/2014, 12-6)*

#### **9.2.7. Dimensional Requirements for Accessory Buildings, Structures and Uses.**

##### **9.2.7.1. Accessory Structures and Uses in Residential Districts**

###### **(a) Location:**

i. In all residential zoning districts, accessory structures and uses must be placed in back of, on the side of, or in front of the principal structure on the lot but must meet the setback requirements for the applicable zoning district.

ii. No accessory structure or building except utility substations shall be erected in any easement.

iii. On any lot in residential zoning districts, all accessory structures and uses shall be at least seventy-five (75) feet from the center line of the street, five (5) feet from any other building on the same lot, and at least twelve (12) feet from any buildings used for human habitation on adjoining lots. No accessory structure or use except utility substations shall be erected in any easement.

- (b) **Setbacks:** All parts of the building, including the footings and posts that support a shed style roof, shall comply with the side and rear line setback requirements of the district in which the accessory building is to be located. In the case of a corner lot, where the rear or side line abuts another streets or alleyway, the street-side setback must be equal to or greater than the front yard minimum setback for the district.
  
- (c) **Height Restrictions:** The height of all accessory structures and buildings shall conform to the height limitations of the zoning district in which it is located.
  
- (d) **Lot Coverage:** Accessory structures to a residential use shall not have a ground floor area which exceeds 50 percent of the ground floor area of the principal building.
  
- (e) **Expansion of Non-Conforming Use Not Permitted:** If a property is nonconforming under the zoning ordinance, then the addition of an accessory use or structure must not violate and restriction concerning the expansion or change involving the nonconforming features of the site.
  
- (f) **Limitation on Number of Accessory Buildings:** In all residential zones there shall be no more than two (2) detached accessory structures per lot. The architectural design of the building shall be similar to that of the principal dwelling. No accessory building that involves or requires any construction features which are commercial or industrial in nature or character shall be permitted.

*(Ord. 12/1/1997; 7/8/2014, 12-7)*