

ARTICLE 9. ZONING DISTRICTS: DIMENSIONAL AND OTHER STANDARDS

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**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               |

**ARTICLE 9: ZONING DISTRICTS- DIMENSIONAL AND OTHER STANDARDS**

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.**

**ARTICLE 9: ZONING DISTRICTS- DIMENSIONAL AND OTHER STANDARDS**

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:

| Zoning District | Minimum Lot Width   |
|-----------------|---|
| 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)

**ARTICLE 9: ZONING DISTRICTS- DIMENSIONAL AND OTHER STANDARDS**

**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 Mean High Water Mark Lake Property Line Setback | 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.

**ARTICLE 9: ZONING DISTRICTS- DIMENSIONAL AND OTHER STANDARDS**

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.

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- (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)*

**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:

**ARTICLE 9: ZONING DISTRICTS- DIMENSIONAL AND OTHER STANDARDS**

| 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:

- (e) A total of two units shall be permitted on a lot containing area for one unit and 95% of the area for the second.
- (f) 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.
- (g) A total of four units shall be permitted on a lot containing area for three units and 85% of the area for a fourth.
- (h) 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'. |

**ARTICLE 9: ZONING DISTRICTS- DIMENSIONAL AND OTHER STANDARDS**

- 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:

| Zoning District | Minimum Lot Width   |
|-----------------|---|
| 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)



**ARTICLE 9: ZONING DISTRICTS- DIMENSIONAL AND OTHER STANDARDS**

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**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 Mean High Water Mark Lake Property Line Setback | 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.

**ARTICLE 9: ZONING DISTRICTS- DIMENSIONAL AND OTHER STANDARDS**

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:**

iv. 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.

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

vi. 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.

**(g) 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.

**ARTICLE 9: ZONING DISTRICTS- DIMENSIONAL AND OTHER STANDARDS**

- (h) **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.
- (i) **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.
- (j) **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.
- (k) **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)*

**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**.
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*(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               |

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|     |       |
|-----|-------|
| 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:

- (i) A total of two units shall be permitted on a lot containing area for one unit and 95% of the area for the second.
- (j) 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.
- (k) A total of four units shall be permitted on a lot containing area for three units and 85% of the area for a fourth.
- (l) 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.

**ARTICLE 9: ZONING DISTRICTS- DIMENSIONAL AND OTHER STANDARDS**

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:

| Zoning District | Minimum Lot Width   |
|-----------------|---|
| 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)

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**ARTICLE 9: ZONING DISTRICTS- DIMENSIONAL AND OTHER STANDARDS**

**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 Mean High Water Mark Lake Property Line Setback | 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.



**ARTICLE 9: ZONING DISTRICTS- DIMENSIONAL AND OTHER STANDARDS**

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:**

vii. 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.

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

ix. 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.

**(l) 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.

**ARTICLE 9: ZONING DISTRICTS- DIMENSIONAL AND OTHER STANDARDS**

- (m) **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.
- (n) **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.
- (o) **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.
- (p) **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.

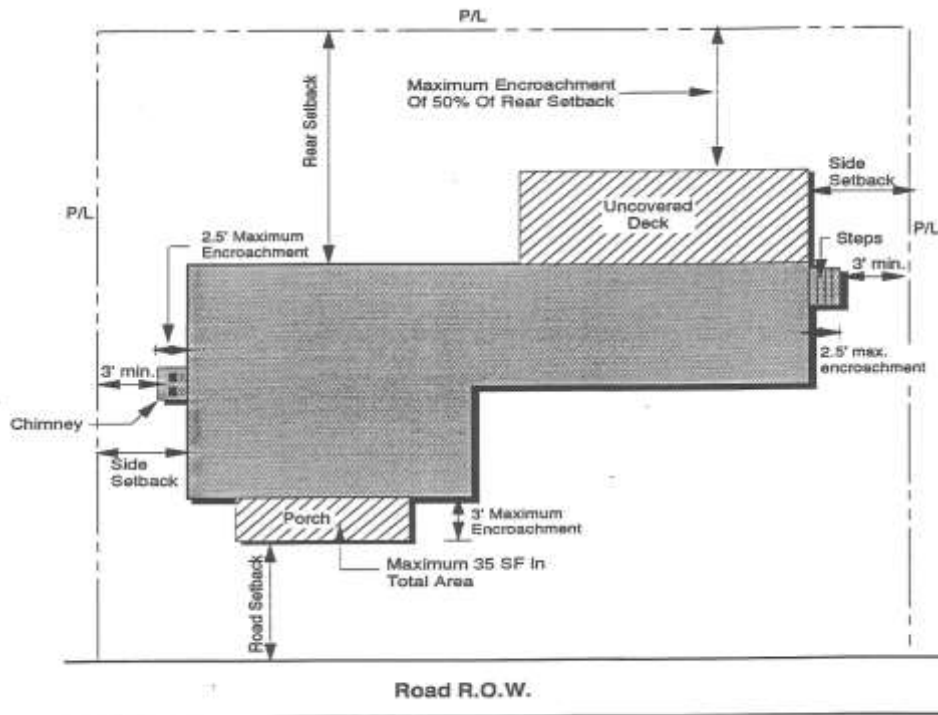
(Ord. 12/1/1997; 7/8/2014, 12-7)

**9.2.8. Supplementary Dimensional Requirements.**

9.2.8.1. **Encroachments:** The following encroachments, examples depicted in **Figure 9-1** are permitted in required setbacks provided there is no interference with any sight area:

- (a) Landscaping features, including but not limited to, ornamental pools, planting boxes, sculptures, arbors, trellises, and birdbaths;
- (b) At grade patios, play equipment or outdoor furniture, ornamental entry columns and gates, flag poles, lamp posts, address posts, HVAC equipment, mailboxes, outdoor fire places, public utility wires and poles, pumps or wells, and fences or retaining walls; and
- (c) Handicapped ramps.

Figure 9-1  
Encroachments Permitted in Setbacks



9.2.8.2. Structures Permitted in Required Setbacks: The following structures may encroach into required setbacks, as follows:

- (a) Cornices, steps, overhanging eaves and gutters, window sills, bay windows or similar architectural features, chimneys and fireplaces, fire escapes, fire balconies, and fire towers may project not more than two and one-half feet into any required setback, but in no case shall be closer than three feet to any property line; and
- (b) Porches and decks may encroach into the required front and rear setbacks as follows:

| Porch or Deck Type   | Yard Area | Maximum Encroachment | Maximum Area |
|----------------------|-----------|----------------------|--------------|
| Covered or Uncovered | Front     | 3'                   | 35 sq. ft.   |
| Uncovered Only       | Rear      | 50% of rear setback  | n/a          |

- (c) Canopy Projections. Gas station and convenience store pump island canopies may be located in the street setback provided that no equipment or part of a canopy is located closer than fifteen feet to a street right-of-way line if the pump island is parallel to the street right-of-way or 50 feet if the pump island is perpendicular to the street right-of-way.

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

**ARTICLE 9: ZONING DISTRICTS- DIMENSIONAL AND OTHER STANDARDS**

**9.2.9. Flag Lots.**

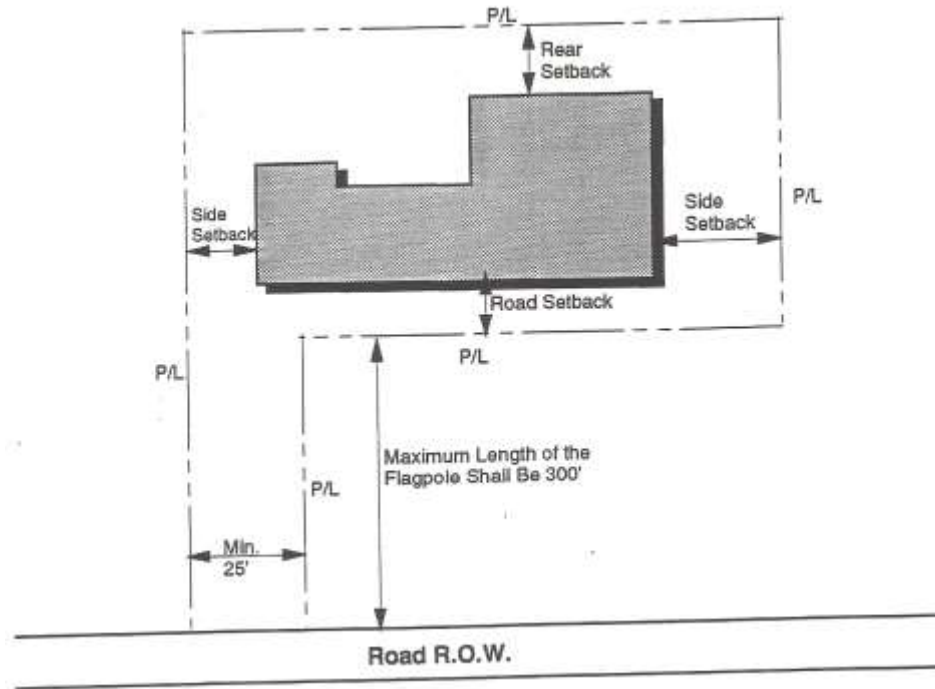
9.2.9.1. Requirements (See **Figure 9-2** below):

- (a) A flag lot shall serve only one single-family dwelling and its uninhabited accessory structures;
- (b) The maximum flagpole length shall be 300 feet;
- (c) The minimum flagpole width shall be 25 feet;
- (d) The maximum lot size in areas with public sewer shall be 15,000 square feet. The maximum lot size without public sewer shall be 1 acre. (Note: The flagpole portion of the lot is not used to calculate area, width, depth, coverage, and setbacks of the lot nor to provide off-street parking.);
- (e) The minimum separation between the flagpole portion of the lot and that of another flag lot shall be 150 feet;
- (f) Where public water is available, any building on the flag lot must be within 500 feet of a hydrant. This distance shall be measured along the street; then along the flagpole, then in a straight line to the building location;
- (g) Where public sewer is available, occupied buildings on the flag lot shall have a gravity service line, or the sewer pump requirements shall be noted on the site plan; and
- (h) Use of a single driveway to serve a flag lot and an adjoining lot is permitted and encouraged; the preferred location for the driveway is on the flagpole portion of the flag lot, with the conventional lot granted an access easement over the flagpole.
- (i) Building setbacks shall be provided as illustrated in Figure 6. The 'flagpole' portion of the lot shall not be used to calculate building setback.

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

Figure 9-2

Flag Lots



9.2.10. Lots Served by Exclusive Easements (See Figure 9-3 below):

9.2.10.1. An Exclusive Access Easement shall serve only one single-family dwelling and its uninhabited accessory structures;

9.2.10.2. Lots to be served by an Exclusive Access Easement shall not be created in an area served by public water or sewer;

9.2.10.3. Minimum Dimensions:

(a) The minimum lot size shall be 1 acre (excluding the easement portion);

(b) The minimum easement width shall be 25 feet;

(c) The maximum easement length shall be 300 feet;

(d) The minimum separation between the easement portion and any other platted access or right-of-way shall be 150 feet;

9.2.10.4. The location of the easement must be recorded;

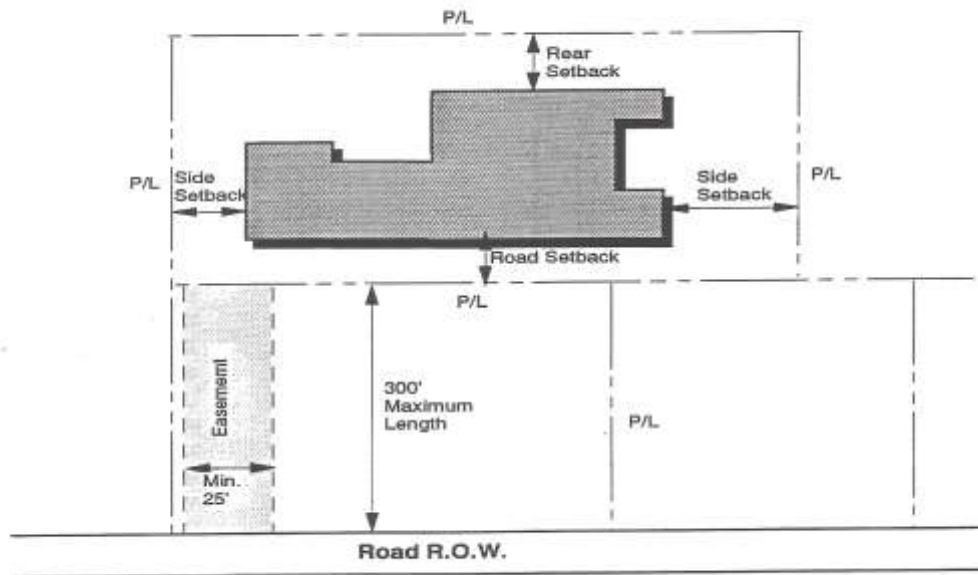
9.2.10.5. The Exclusive Access Easement shall permit ingress, egress, and regress and necessary utilities required to serve the lot; and

**ARTICLE 9: ZONING DISTRICTS- DIMENSIONAL AND OTHER STANDARDS**

9.2.10.6. Building setbacks shall be provided as illustrated in **Figure 9-3**. The easement portion of the lot shall not be used to calculate building setbacks.

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

**Figure 9-3**  
**Exclusive Access Easements**



9.2.11. **Visibility at Intersections.** No building, structure, wall, fence, shrub or tree shall be erected, maintained, or planted on any lot which will allow an obstruction in the horizontal or vertical sight distance area as defined in Article II.

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

9.2.12. **Principal Building Per Lot.** No more than one principal building shall be permitted on a buildable lot in RA, R-1 and R-1A districts. In R-2 and B districts, more than one principal building may be permitted on a buildable lot provided (i) that the density requirements of this ordinance are met for each principal residential building and (ii) the dimensional requirements of this Ordinance are met for each principal building unless specifically waived by other provisions of this Ordinance.

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

9.2.13. **Maximum Lot Coverage.** In all residential zoning districts, the maximum lot coverage for the principal building shall be 60 percent of the total lot area. In B districts, there shall be no maximum lot coverage.

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

**ARTICLE 9: ZONING DISTRICTS- DIMENSIONAL AND OTHER STANDARDS**

**9.3. RA – RESIDENTIAL AGRICULTURE DISTRICT.**

9.3.1. **Dimensional Requirements.** The following dimensional requirements apply to uses in the RA District.

| DIMENSIONAL STANDARDS  |                                    |
|--|------------------------------------|
| Standards  | How Applies to Principal Structure |
| Minimum Lot Area (sq. feet) <sup>1</sup>   | 20,000                             |
| Minimum Lot Width (feet)   | 100'                               |
| Minimum Lot Frontage (feet)  | 50'                                |
| Maximum Coverage of Lot Area (percent of total area)   | n/a                                |
| Street Setback (feet):   |                                    |
| US 701 (measured from edge of road right-of-way)   | 20'                                |
| NC-41, NC-53, SR-1515<br>(measured from road centerline)   | 50'                                |
| Side Setback (feet)  | 10'                                |
| Rear Setback (feet):   |                                    |
| Building Height of 15' or less   | 20'                                |
| Building height over 15'   | 25'                                |
| Lake Property Line Setback   | 20'                                |
| Corner Lot Side Setback (feet)   |                                    |
| Maximum Building Height (feet)   | 50'                                |
| <b>Notes:</b> Certain Uses may be required to meet additional standards as outlined in Article 11. |                                    |

<sup>1</sup> Where public water and wastewater service is not available, a larger lot area may be required by the Bladen County Health Department.

9.3.2. **Parking.** Off-street parking shall be provided according to the provisions set forth in **Article 14, Part 1** of this Ordinance.

9.3.3. **Signs.** All signs shall conform to the requirements in **Article 14, Part 2** of this Ordinance.

9.3.4. **Landscaping, Buffering and Screening.** All landscaping, buffering, and screening shall conform to the requirements in **Article 14, Part 3** of this Ordinance.

(Ord. 12/1/1997; 7/8/2014, 9-1.1)

**ARTICLE 9: ZONING DISTRICTS- DIMENSIONAL AND OTHER STANDARDS**

**9.4. R-1– PERMANENT RESIDENTIAL DISTRICT.**

9.4.1. **Dimensional Requirements.** The following requirements apply to uses in the R-1 District.

| DIMENSIONAL STANDARDS  |                                    |
|--|------------------------------------|
| Standards  | How Applies to Principal Structure |
| Minimum Lot Area (sq. feet) <sup>1</sup>   | 4,250                              |
| Minimum Lot Width (feet)   | 50'                                |
| Minimum Lot Frontage (feet)  | 25'                                |
| Maximum Coverage of Lot Area (percent of total area)   | n/a                                |
| Street Setback (feet):   |                                    |
| US 701 (measured from edge of road right-of-way)   | 20'                                |
| NC-41, NC-53, SR-1515 (measured from road centerline)  | 50'                                |
| Side Setback (feet)  | 6'                                 |
| Rear Setback (feet):   |                                    |
| Building Height of 15' or less   | 20'                                |
| Building height over 15'   | 20'                                |
| Lake Property Line Setback   | 20'                                |
| Corner Lot Side Setback (feet)   | 12'                                |
| Maximum Building Height (feet)   | 50'                                |
| <b>Notes:</b> Certain Uses may be required to meet additional standards as outlined in Article 11. |                                    |

<sup>1</sup> Where public water and wastewater service is not available, a larger lot area may be required by the Bladen County Health Department.

9.4.2. **Parking.** Off-street parking shall be provided according to the provisions set forth in **Article 14, Part 1** of this Ordinance.

9.4.3. **Signs.** All signs shall conform to the requirements in **Article 14, Part 2** of this Ordinance.

9.4.4. **Landscaping, Buffering and Screening.** All landscaping, buffering, and screening shall conform to the requirements in **Article 14, Part 3** of this Ordinance.

(Ord. 12/1/1997; 7/8/2014, 9-1.2)



**ARTICLE 9: ZONING DISTRICTS- DIMENSIONAL AND OTHER STANDARDS**

**9.5. R-1A – PERMANENT RESIDENTIAL DISTRICT.**

9.5.1. **Dimensional Requirements.** The following requirements apply to uses in the R-1A District.

| DIMENSIONAL STANDARDS  |                                    |
|--|------------------------------------|
| Standards  | How Applies to Principal Structure |
| Minimum Lot Area (sq. feet) <sup>1</sup>   | 20,000                             |
| Minimum Lot Width (feet)   | 100'                               |
| Minimum Lot Frontage (feet)  | 50'                                |
| Maximum Coverage of Lot Area (percent of total area)   | n/a                                |
| Street Setback (feet):   |                                    |
| US 701 (measured from edge of road right-of-way)   | 20'                                |
| NC-41, NC-53, SR-1515 (measured from road centerline)  | 50'                                |
| Side Setback (feet)  | 10'                                |
| Rear Setback (feet):   |                                    |
| Building Height of 15' or less   | 20'                                |
| Building height over 15'   | 25'                                |
| Lake Property Line Setback   | 20'                                |
| Corner Lot Side Setback (feet)   |                                    |
| Maximum Building Height (feet)   | 50'                                |
| <b>Notes:</b> Certain Uses may be required to meet additional standards as outlined in Article 11. |                                    |

<sup>1</sup> Where public water and wastewater service is not available, a larger lot area may be required by the Bladen County Health Department.

9.5.2. **Parking.** Off-street parking shall be provided according to the provisions set forth in **Article 14, Part 1** of this Ordinance.

9.5.3. **Signs.** All signs shall conform to the requirements in **Article 14, Part 2** of this Ordinance.

9.5.4. **Landscaping, Buffering and Screening.** All landscaping, buffering, and screening shall conform to the requirements in **Article 14, Part 3** of this Ordinance.

(Ord. 12/1/1997; 7/8/2014, 9-1.3)

**ARTICLE 9: ZONING DISTRICTS- DIMENSIONAL AND OTHER STANDARDS**

**9.6. R-2 – RECREATIONAL RESIDENTIAL DISTRICT.**

9.6.1. **Dimensional Requirements.** The following requirements apply to uses in the R-2 District.

| DIMENSIONAL STANDARDS  |                                    |
|--|------------------------------------|
| Standards  | How Applies to Principal Structure |
| Minimum Lot Area (sq. feet) <sup>1</sup>   | 20,000                             |
| Minimum Lot Width (feet)   | 100'                               |
| Minimum Lot Frontage (feet)  | 50'                                |
| Maximum Coverage of Lot Area (percent of total area)   | n/a                                |
| Street Setback (feet):   |                                    |
| US 701 (measured from edge of road right-of-way)   | 20'                                |
| NC-41, NC-53, SR-1515 (measured from road centerline)  | 50'                                |
| Side Setback (feet)  | 10'                                |
| Rear Setback (feet):   |                                    |
| Building Height of 15' or less   | 20'                                |
| Building height over 15'   | 25'                                |
| Lake Property Line Setback   | 20'                                |
| Corner Lot Side Setback (feet)   |                                    |
| Maximum Building Height (feet)   | 50'                                |
| <b>Notes:</b> Certain Uses may be required to meet additional standards as outlined in Article 11. |                                    |

<sup>1</sup> Where public water and wastewater service is not available, a larger lot area may be required by the Bladen County Health Department.

9.6.2. **Parking.** Off-street parking shall be provided according to the provisions set forth in **Article 14, Part 1** of this Ordinance.

9.6.3. **Signs.** All signs shall conform to the requirements in **Article 14, Part 2** of this Ordinance.

9.6.4. **Landscaping, Buffering and Screening.** All landscaping, buffering, and screening shall conform to the requirements in **Article 14, Part 3** of this Ordinance.

(Ord. 12/1/1997; 7/8/2014, 9-1.4)

**ARTICLE 9: ZONING DISTRICTS- DIMENSIONAL AND OTHER STANDARDS**

**9.7. B – RECREATIONAL RESIDENTIAL DISTRICT.**

9.7.1. **Dimensional Requirements.** The following requirements apply to uses in the B District.

| DIMENSIONAL STANDARDS  |                                    |
|--|------------------------------------|
| Standards  | How Applies to Principal Structure |
| Minimum Lot Area (sq. feet) <sup>1</sup>   | 20,000                             |
| Minimum Lot Width (feet)   | 100'                               |
| Minimum Lot Frontage (feet)  | 50'                                |
| Maximum Coverage of Lot Area (percent of total area)   | n/a                                |
| Street Setback (feet):<br>US 701 (measured from edge of road right-of-way)                         | 20'                                |
| NC-41, NC-53, SR-1515 (measured from road centerline)  | 50'                                |
| Side Setback (feet)  | 10'                                |
| Rear Setback (feet):<br>Building Height of 15' or less   | 20'                                |
| Building height over 15'   | 25'                                |
| Lake Property Line Setback   | 20'                                |
| Corner Lot Side Setback (feet)   |                                    |
| Maximum Building Height (feet)   | 50'                                |
| <b>Notes:</b> Certain Uses may be required to meet additional standards as outlined in Article 11. |                                    |

<sup>1</sup> Where public water and wastewater service is not available, a larger lot area may be required by the Bladen County Health Department.

<sup>2</sup> There are no minimum requirements for non-residential uses in the Business District. Permitted residential uses in the B District shall comply with the standards for the R-2 District.

<sup>3</sup> No minimum for non-residential uses except that if the side or rear lot line abuts a public or private street, private easement, or residential zoning district, there shall be a minimum of a 6' setback. Permitted residential uses in the B District shall comply with the side and rear requirements of the R-2 District.

9.7.2. **Parking.** Off-street parking shall be provided according to the provisions set forth in **Article 14, Part 1** of this Ordinance.

9.7.3. **Signs.** All signs shall conform to the requirements in **Article 14, Part 2** of this Ordinance.

9.7.4. **Landscaping, Buffering and Screening.** All landscaping, buffering, and screening shall conform to the requirements in **Article 14, Part 3** of this Ordinance.  
(Ord. 12/1/1997; 7/8/2014, 9-1.5)

**ARTICLE 9: ZONING DISTRICTS- DIMENSIONAL AND OTHER STANDARDS**

**9.8. SUMMARY OF DENSITY AND DIMENSIONAL REQUIREMENTS.**

**Table 9-3.1  
Summary of Density and Dimensional Requirements**

|   | RA         | R-1             | R-1A      | R-2      | B                |
|---|------------|-----------------|-----------|----------|------------------|
| Minimum Lot Area <sup>1</sup>                   | 20,000' sf | 4,250' sf       | 4,250' sf | 3,000 sf | 0' <sup>2</sup>  |
| Minimum Lot Width                               | 100'       | 50'             | 50'       | 50'      | 0' <sup>2</sup>  |
| Minimum Lot Frontage                            | 50'        | 25'             | 25'       | 25'      | 10' <sup>2</sup> |
| Minimum Building Setbacks                       |            |                 |           |          |                  |
| Street Setback                                  |            |                 |           |          |                  |
| US 701<br>(from edge of road<br>right-of-way)   | 20'        | 20'             | 20'       | 20'      | 20'              |
| NC 41, NC 53, SR 1515<br>(from road centerline) | 50'        | 50'             | 50'       | 50'      | 50'              |
| Side Property Line Setback                      | 10'        | 6' <sup>3</sup> | 6'        | 6'       | 0' <sup>4</sup>  |
| Rear Property Line Setback                      |            |                 |           |          |                  |
| Building height of 15' or less                  | 20'        | 20'             | 6'        | 6'       | 0' <sup>4</sup>  |
| Building height over 15'                        | 25'        | 20'             | 12'       | 12'      | 12'              |
| Lake Property Line Setback                      | 20'        | 20'             | 20'       | 20'      | 20'              |
| Maximum Building Height                         | 50'        | 50'             | 50'       | 50'      | 50'              |

<sup>1</sup> Where public water and sewer service is not available, a greater lot area may be required by the Bladen County Health Department.

<sup>2</sup> No minimum requirements for nonresidential uses in the B district. Permitted residential uses in the B district shall comply with the requirements of the R-2 district.

<sup>3</sup> Side yards adjacent to a street shall have at least a 12' setback.

<sup>4</sup> No minimum for nonresidential uses except that 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 requirements of the R-2 district.

**NOTE:** Some uses in the Table of Permitted Uses) may be required to meet additional dimensional standards. Such additional standards are outlined alphabetically by use in **Article 11**.