

ZONING ORDINANCE
Chapter 6 Area, Yard and Height Requirements

CHAPTER 6 AREA, YARD, AND HEIGHT REQUIREMENTS

Section 6-1. Dimensional Requirements

District	Minimum Lot Area (Sq. Ft.) (1)	Minimum Lot Width at Building Line	Minimum Front Yard Setback (2)	Minimum Side Yard Setback	Minimum Rear Yard Setback	Maximum Height
RA(5)	25,000 (3)	125	50	15 (3)	25 (3)	35
R20(5)	20,000	125	35	15	25	35
R15(5)	15,000	100	35	10	25	35
RM	20,000	100	35	15	25	
H(5)	8,000	80	20	10	17	35
CO	3 acres(6)	N/A	N/A	N/A	N/A	N/A
MU	10,000 (4)	80	15	10	23	35
I	N/A	N/A	25	20	20	35

Notes to Section 6-1 Dimensional Requirements

Note 1. Where public sewer is unavailable, larger lots may be required by the Alamance County Health Department. Where no public water supply and/or sewage system exists, no permit required by any ordinance of the Village of Alamance shall be issued unless and until a permit shall have been granted by the Alamance County Health Department for the installation of a private water supply and/or sewage disposal system.

Note 2. Departures from this may occur when the average of adjoining properties is less than the minimum.

Note 3. This requirement does not apply to a bona fide farm.

Note 4. Applicable only for single-family dwellings in MU; otherwise, no minimum lot size or yard requirements apply.

Note 5. Accessory structures shall be a minimum of ten (10 feet from the residence. If within the rear yard, it may be no closer than five (5) feet to the rear property line and shall conform to side yard setbacks of the district where located.

Note 6. Recognition of this district as particularly susceptible to flooding necessitates larger lots so as to discourage intense development.