

Chapter 5 Section 5.1 Schedule of District Regulations

	RA	R-20SF	R-12SF	R-10SF	R-8SF	R-8MF	O&I	B-1	B-2	B-3	L-I	H-I	MHMU	RD	South Gateway Overlay (B-3 Zone)
Min. Lot Area (ft.)	87,120	20,000	12,000	10,000	8,000	8,000 ⁶	8,000 ⁸	None	None	None	None	43,560	None	None	None
Min. Lot Width (ft.)	100	100	90	80	60	80 ⁷	60	None	None	None	None	None	None	35, 20 ²⁶	None
Min. Front Yard (ft.)	50	40	35	35	25	35	15	None	15	15	25	25	25 ²¹	25 ²⁷	25 (along Highway 273)
Min. Side Yards (ft.)	20 ¹	12 ²	12 ³	10 ⁴	8 ⁵	25	10 ⁹	None ¹¹	None ¹³	None ¹⁵	15 ¹⁷	15 ¹⁹	22	28	15 (on interior streets)
Min. Rear Yard (ft.)	40	30	30	30	25	25	20 ¹⁰	None ¹²	None ¹⁴	None ¹⁶	None ¹⁸	None	None ²³	20	None ²⁹
Max. Lot Coverage (% of total)	20	25	30	25	40	40	40	100	50	50	85	85	100 ²⁴	75	50
Max. Building Height (ft.)	35	35	35	35	35	35	35	35	35	35	50	50	40 ²⁵	35	60
Residential Building Separation (ft.)						20	20								

General Notes:

1. See notes on individual requirement in the "Specific" section below.
2. Maximum building height can be increased by two feet for every one-foot increase in the minimum required front and side yards.
3. All zoning districts that allow townhomes require a 20-foot building separation between buildings. (See "Residential Building Separation" column in the table above)
4. The City of Mount Holly does have additional overlay districts that may have additional standards.

Specific Notes:

1. A side yard abutting a street shall be 50 ft.
2. A side yard abutting a street shall be 20 ft.
3. A side yard abutting a street shall be 50 ft.
4. A side yard abutting a street shall be 15 ft.
5. A side yard abutting a street shall be 12 ft.
6. Minimum required lot area for the first townhome unit: 8,000 square feet; for each additional dwelling unit: 3,000 square feet. Minimum required lot area for single family homes: 8,000 square feet.
7. Parent lots shall be a minimum of 80 feet wide with required setbacks for single family homes. Townhome lots shall be a minimum of 80 feet wide for the parent parcel, but each townhome lot can be a minimum of 20 feet wide.
8. Minimum required lot area for the first dwelling unit: 8,000 square feet; for each additional dwelling unit: 3,000 square feet.
9. The side yard abutting a street shall be 12 ft. Where the side yard abuts a residential district, it shall be a minimum of 25 ft.
10. The rear yard shall be a minimum of 25 feet where it abuts a residential district.
11. The side yard abutting a residential district shall be 10 feet.
12. The rear yard abutting a residential district shall be 25 ft.

13. The side yard abutting a residential district shall be 25 ft.
14. The rear yard abutting a residential district shall be 25 ft.
15. The side yard abutting a residential district shall be 25 ft.
16. The rear yard abutting a residential district shall be 25 ft.
17. The side yard abutting a residential district shall be 25 ft.
18. The rear yard abutting a residential district shall be 25 ft.
19. The side yard abutting a residential district shall be 25 ft.
20. The rear yard abutting a residential district shall be 25 ft.
21. 25 ft for buildings facing Highway 273 and up to a ten-foot-wide sidewalk; Interior buildings must be built up to the sidewalk.
22. To be established through the project design and review process.
23. The rear yard abutting a residential district must provide a visual buffer of 4 ft and a 6 ft wide sidewalk.
24. Subject to watershed regulations.
25. Four stories
26. 35 ft for single family homes. 20ft for attached homes (townhomes, condominiums, live/work units, and stacked flats). Single family lots that are less than 45 feet wide require alleys. Parking for attached homes can be provided on individual lots or via a common parking area.
27. Not greater than 25 ft for single-family and multi-family.
28. Side setback shall be equal to average setback of properties within 300 ft on either side. In new developments, side yards shall be 6 ft.
29. Side yard abutting a residential district shall be 25 feet.