

Town of Canton, North Carolina Code of Ordinances
Division II Code of General Ordinances
Part 9, Planning and Regulation of Development
Chapter 4, Zoning

AMENDMENT

Townhouse (Single-Family, Detached) Text Amendment

- Section 9-4004 Definition of terms

(27) Dwelling, single-family. A building arranged or designed to be occupied exclusively by one family.

- a. Attached. A residential structure on an individual lot, designed to house a single-family unit, with a private outside entrance and sharing at least one common wall with another unit.
- b. Detached. A residential structure on an individual lot, designed to house a single-family unit, with private outside entrance, but without common walls between the dwellings.

- Section 9-4022 R-1 single-family residential district.

(b) Permitted Uses:

- (1) Single-family, detached dwelling

- Section 9-4023 R-2 general residential district.

(b) Permitted uses:

(11) Single-family, attached dwelling

- a. Overall area of site to be subdivided and/or developed shall be no less than 2,400 square feet.
- b. All single-family, attached lots shall take access onto a public street.
- c. All single-family, attached units must be serviced by public water and sewer.
- d. No more than eight (8) attached units may be connected in a single structure.

e. A minimum separation of 10' is required between end units or end units and a side or rear property line.

- Section 9-4041 Schedule of requirements.

The following standards governing lot areas and building setbacks shall apply in the zoning districts established in this chapter.

	Minimum Lot Area	Lot Area Per Dwelling Unit	Minimum Lot Width	<u>Minimum</u> Setback From Property Line			Height
				Front ¹	Side	Rear	
Single-family, <u>residence detached</u>	8,000*	8,000*	60 feet	25	10	10	35
<u>Single-family, attached</u>	<u>1,200</u>	--	<u>16 feet</u>	<u>20</u>	<u>0/10²</u>	<u>10</u>	<u>35</u>

² Interior lots within a row of attached units, do not have a minimum side yard setback. However, end units shall have a 10' setback.