

Article 3:10 Residential Subdivisions Skirting Requirements; is to read as follows:

In Subdivisions, which are to be developed for residential use, all dwelling units shall conform to the following foundation and/or skirting requirements:

1. Site-built, Modular, and Class "A" Manufactured Homes shall be skirted with a permanent enclosed brick, stone, or masonry block (with a stucco finish); and
2. Class "B" Manufactured Homes shall be skirted with a permanent enclosed brick, stone, masonry block (with a stucco finish), or masonry curtain wall (with a minimum thickness of 3/8 of an inch).

Any type of permitted skirting material shall be constructed in accordance with NC building code. Any dwelling unit which is permitted and approved for occupancy, and which is subsequently moved off site, shall be subject to all moving permits, which are enforced by Surry County, and failure to secure moving permits shall be a violation of this Ordinance.

Private Driveway: A roadway serving more than one (1) building site, or other division of land occupied by members of an immediate family (father, mother, brother, sister, son, daughter, grandfather, grandmother, grandson, granddaughter) only and not intended for public ingress and egress. Each private driveway shall have access to a state maintained road. Private driveways shall be so designated with a minimum forty-five (45) foot deeded right-of-way, and shall be shown on the final plat of the subdivision. A notarized statement provided by the Planning Department shall be submitted by the subdivider, with the final plat of the subdivision, to the Planning Board to ensure family lineage as stated above. *(Amended, May 7, 2001, Amendment 1)*

Article 3:3:10, Street Design Criteria, is to read as follows:

10. Street Design Criteria: All street designs and construction, whether public or private, shall conform to the following standards:
 - a. All roads declared public or private shall conform to the minimum standards set forth in the most recent edition of "Minimum Construction Standards for Subdivision Road" as published by the NC Department of Transportation, Division of Highways.
 - b. As an option, private roads may be constructed meeting the design and construction criteria as follows:
 - (1) Private Driveway – A private drive serving one (1) lot only, with a deeded 45-foot right-of-way, which will be maintained by the property owner, and not intended for public ingress and egress. Each private driveway shall have access to a state maintained road. Only one private driveway is allowed per subdivision. A lot created off of a parent tract utilizing this road option, is limited to one every two (2) years.

Immediate Family Member Exemption – Subdivisions in which the owner of the parent tract is conveying property to an immediate family member (father, mother, brother, sister, son, daughter, grandfather, grandmother, grandson, granddaughter, nephew, niece). The parcel shall have access to a state maintained road by way of a 45-foot right-of-way. A notarized statement provided by the Department of Planning and Development shall be submitted by the subdivider, with the final plat of the subdivision, to the Planning Board, to ensure family lineage as stated above.

Section 3 5 Minimum Dimensional Requirements for Lots

- The following requirements address minimum lot size and dimensions, building setback lines, and maximum height requirements, based on the applicable zoning district of the proposed subdivision. These are also found in Article 12 of the Surry County Zoning Ordinance.

DISTRICT	LOT SIZE			MINIMUM YARD SETBACKS			MAXIMUM BUILDING HEIGHT
	MINIMUM SIZE	MINIMUM WIDTH	MINIMUM DEPTH	FRONT	SIDE	REAR	
RA	30,000 sq ft	75 feet	110 feet	40 feet	12 feet	25 feet	35 feet
Corner Lots Abutting Side Street					25 feet		
Accessory Structures					12 feet	15 feet	
RR	30,000 sq ft	75 feet	110 feet	40 feet	12 feet	25 feet	35 feet
Water & Sewer	20,000 sq ft	75 feet	110 feet				
Corner Lots Abutting Side Street					25 feet		
Accessory Structures					12 feet	15 feet	
RL	30,000 sq ft	75 feet	110 feet	40 feet	12 feet	25 feet	35 feet
Water & Sewer	20,000 sq ft	75 feet	110 feet				
Corner Lots Abutting Side Street						25 feet	
Accessory Structures					12 feet	15 feet	
RG	30,000 sq ft	75 feet	110 feet	40 feet	12 feet	25 feet	35 feet
Water & Sewer	20,000 sq ft	75 feet	110 feet				
Corner Lots Abutting Side Street					25 feet		
Accessory Structures					12 feet	15 feet	
RI	30,000 sq ft	75 feet	110 feet	40 feet	12 feet	25 feet	35 feet
Water & Sewer	20,000 sq ft	75 feet	110 feet				
Corner Lots Abutting Side Street					25 feet		
CP	5 Acres	150 feet	300 feet	100 feet	50 feet	100 feet	35 feet
Corner Lots Abutting Side Street					100 feet		
Accessory Structures					50 feet	50 feet	
RB	30,000 sq ft	75 feet	110 feet	40 feet	12 feet	25 feet	35 feet
Water & Sewer	20,000 sq ft	75 feet	110 feet				
Corner Lots Abutting Side Street					25 feet		
Accessory Structures					12 feet	15 feet	
CB	30,000 sq ft	75 feet	110 feet	40 feet	20 feet	25 feet	35 feet
Water & Sewer	20,000 sq ft	75 feet	110 feet				
Corner Lots Abutting Side Street					25 feet		
Abutting Property Zoned Residential					25 feet		
Accessory Structures					15 feet	15 feet	
HB	30,000 sq ft	75 feet	110 feet	40 feet	20 feet	25 feet	50 feet
Water & Sewer	20,000 sq ft	75 feet	110 feet				
Corner Lots Abutting Side Street					25 feet		
Abutting Property Zoned Residential					25 feet		
Accessory Structures					15 feet	15 feet	
MI	1 Acre	100 feet	150 feet	65 feet	25 feet	30 feet	50 feet
Corner Lots Abutting Side Street					50 feet		
Abutting Property Zoned Residential					35 feet	50 feet	
Accessory Structures					20 feet	20 feet	

*Accessory structures do not include walls or fences. Must be located in the rear yard. Detached carports and garages must be located in the side or rear yard and must meet all setbacks for the principal structure.

*Minimum lot sizes are contingent upon approval of the Environmental Health Department, in areas which do not have access to both municipal water and sewer systems. Larger lot sizes may be required based on site evaluations.

*Any lot abutting a state maintained road shall have at least 75 feet of road frontage, lots abutting a state maintained road in a cul-de-sac shall have at least 45 feet of road frontage. Exception given to flag lots as provided in the Surry County Subdivision Ordinance.

- Lot width shall be measured at the actual front set back line.

- No lot or building area in a Watersupply Watershed shall be less than the minimum required lot size or built-upon area for the watershed classification requirement.
- No lot or building area in an Outstanding Resource Water Watershed shall be less than the minimum required lot size or built-upon area for the watershed.
- All other lots shall have a minimum area of 30,000 square feet but in no case less than may be required by Health Department regulations. If lots are serviced by both municipal water and sewer the lot size may be reduced to a minimum of 20,000 square feet. Where lots are prepared according to Section 3:10 of Plan Unit Developments - Conservation (PUD-C) lots may have a minimum of 20,000 square feet with a 30,000 square feet overall density, provided that proper septic system and water supply maintenance plan is feasible. Accessory buildings and dwellings located on the same lot requiring water and sewage disposal, shall meet the same minimum lot requirements provided herein.

Minimum Lot Area
 30,000 square feet
 20,000 square feet

Requirements
 Well, Septic
 Municipal water and sewer

- | <u>PUD-C Minimum Lot Area</u> | <u>Requirements</u> |
|---|---------------------|
| 20,000 square feet overall 30,000 square feet density | Septic, Well |
5. Zero Lot Line Developments are permitted as provided in Article 14, Section 4, Zero Lot Lines, of the Surry County Zoning Ordinance.
 6. Flag lots are permitted subject to the following conditions:
 - a. The minimum flagpole width shall be twenty-five (25) feet, and the maximum depth of the flagpole shall be three hundred (300) feet.
 - b. The lot area, lot width, setbacks, and other dimensional requirements of the lot shall be met by the flag portion of the lot.
 - c. No more than two (2) flag lots will be allowed per subdivision. Additional lots may be approved if no acceptable alternative is available.
 - d. Where the two (2) flag lots are contiguous a private forty-five- (45) foot recorded easement and road shall be shared by each lot. The private street shall be built according to the standards of Section 3:3. A driveway permit shall be obtained from the NCDOT and submitted as documentation.
 7. In Plan Unit Development - Conservation (PUD-C) the density of dwelling units per acre shall not exceed the density of lots per acre that would otherwise be permitted above.