

6.3.1 TABLE: DIMENSIONAL REQUIREMENTS – RESIDENTIAL

	AR	R-40	R-20	R-15	R-10	MF & MFSU	MHP	MRSU	PW ¹	PWCA ¹
Minimum Lot Area (sf)	40,000	40,000	20,000	15,000	10,000	1 acre 4,840 sf per dwelling	5 acre 5,714 sf per dwelling	1 acre	1 acre	2 acre
Minimum Lot Width	200	150	100	100	75	200	200	200	150	150
Minimum Side Yard Width	50	30	20	15	15	40	40	40	30	30
Minimum Rear Yard Width	50	30	20	20	20	40	40	40	30	30
Minimum Front Setback	50	40	30	25	25	35	35	35	30	30
Maximum Building Height	65	45	45	45	45	45	35	35	45	45
Maximum Impervious Surface (% of gross lot)	na	na	na	na	na	na	na	na	30%	6%

[1] Refer to Section 4.5 for additional requirements in the PW and PWCA districts.

6.3.2 TABLE: DIMENSIONAL REQUIREMENTS – NON-RESIDENTIAL

	ARU	OI	NB & NBSU	CC & CCSU	GC	HIC	LI	GI	LO	ESU	EDD	BP	SDSU
Minimum Lot Area (sf or acre)	3 ac.	10,000	10,000	None	10,000	10,000	40,000	40,000	1 acre	2 acre	40,000	40,000	TBD
Minimum Lot Width	100	75	75	0	75	75	100	200	75	100	75	75	TBD
Minimum Side Yard Width	20*	20*	15*	0	15*^	15*^	50*	50*	20	20	25	25	TBD
Minimum Rear Yard Width	20*	20*	20*	0	20*^	20*^	50*	50*	20	20	25	25	TBD
Minimum Front Setback	20	20	20	0	20*	20*	35	35	20	50	25	25	TBD
Maximum Building Height	65	40	35	40	40	65	65	65	60	60	45	60	60
Maximum Impervious Surface (% of gross lot)	70%	70%	70%	na	60%	70%	70%	70%	50%	50%	50%	50%	TBD

* Refer to Table 6.3.3 for Side and Rear Setbacks for Zoning Lots Abutting a Different Zoning District.

^ For parcels abutting South Churton Street between Oakdale Drive and the Eno River, parking must observe at 10' landscaped setback from a side or rear property line. Please refer to Section 6.10.3

+ For parcels abutting South Churton Street between Oakdale Drive and the Eno River, the minimum front yard setback is 30 feet and the maximum front yard setback is 100 feet, measured from the Churton Street right of way boundary.

TBD – Lot area, lot width, setbacks, and impervious surface limits will all be established during the Special Use Permit review process in the SDSU

6.3.3 TABLE: SIDE AND REAR SETBACKS FOR LOTS ABUTTING A DIFFERENT ZONING DISTRICT

Adjacent -> Proposed	R-40	R-20	R-15	R-10	MF	AR	ARU	OI	NB	CC	GC	HIC	GI	LI	NB-SU	CC-SU	PW	PWCA
ARU	50	50	50	50	50	50	0	20	20	0	0	0	20	20	20	0	50	50
OI	20	20	20	20	20	20	0	0	0	0	0	15	20	20	0	0	20	20
NB	15	15	15	15	15	15	0	0	0	0	0	15	15	15	0	0	15	15
GC	30	30	20	20	20	30	0	0	0	0	0	0	20	20	0	0	30	30
HIC	30	30	20	20	20	30	0	15	15	15	0	0	20	20	0	0	30	30
LI	50	50	50	50	50	50	0	50	50	50	50	30	0	0	0	0	50	50
GI	50	50	50	50	50	50	0	50	50	50	50	30	0	0	0	0	50	50

Example: You are building on a lot zoned OI. To one side and the rear is property zoned R-15, to the other side it is zoned CC. On the side and rear facing R-15, the setback is 20', on the side facing OI, there is no setback.

6.3.3.1 Bona fide farm operations in the AR district are exempt from the side yard and rear yard setback requirements provided (a) the bona fide farm is a lot or parcel located outside the corporate limits of Hillsborough (i.e., is in the extraterritorial zoning jurisdiction, and (b) the lot line with respect to which the setback exemption is sought lies adjacent to other property zoned AR or to property outside Hillsborough’s zoning jurisdiction.