

## **CHAPTER ELEVEN**

### **RESIDENTIAL DISTRICTS**

#### **ARTICLE I, SINGLE FAMILY RESIDENTIAL DISTRICT (RES1):**

11-1.1 **Purpose and Intent.** Res1 districts are intended to provide for subdivisions and neighborhoods consisting of detached single family dwellings surrounded by yards that provide a desirable and healthy environment. Res1 districts provide for detached manufactured homes and site built single family detached dwellings on individual lots. Res1 districts are generally served by public water supply, and public sanitary sewer is generally not available. Res1 districts are considered appropriate in areas designated in the Forsyth County Comprehensive Plan, Land Use Element, as residential, one unit per acre. Res1 districts are generally not considered appropriate in areas designated in the Forsyth County Comprehensive Plan, Land Use Element, residential 1.5, 2 or 6 units per acre regardless of the overall density of the proposed development.

11-1.2 **Permitted Uses.** As provided in Table 11.1(b). Certain specific uses are regulated by Chapter 16.

11-1.3 **Performance Standards.** As provided in Table 11.2(b).

#### **ARTICLE II, SINGLE FAMILY RESIDENTIAL DISTRICT (RES2):**

11-2.1 **Purpose and Intent.** Res2 districts are intended to provide for subdivisions and neighborhoods consisting of detached single family dwellings surrounded by yards that provide a desirable and healthy environment. Single-family dwelling units are restricted to site-built residences to maintain the overall image and character of the districts, and to preserve property values. Res2 districts are generally served by public water supply, and public sanitary sewer is generally not available. Because Res2 districts are generally served by individual septic tanks, maximum density is based on the health requirement that lots must be large enough to accommodate a septic tank drain field and replacement drain field area. Res2 districts are considered appropriate in areas designated in the Forsyth County Comprehensive Plan, Land Use Element, as residential 1.5 units per acre or residential 2 units per acre. They are generally not considered appropriate in areas designated for residential 1 unit per acre, and residential, 6 units per acre as indicated in the Comprehensive Plan, Land Use Element regardless of the overall density of the proposed development.

11-2.2 **Permitted Uses.** As provided in Table 11.1(b). Certain specific uses are regulated by Chapter 16.

11-2.3 **Performance Standards.** As provided in Table 11.2(b).

#### **ARTICLE III, SINGLE FAMILY RESIDENTIAL DISTRICT (RES3):**

11-3.1 **Purpose and Intent.** Res3 districts are intended to provide for subdivisions and neighborhoods consisting of detached single family dwellings surrounded by yards that provide a desirable and healthy environment. The Res3 district is intended for larger-scale subdivisions built to higher than minimum standards. Open space should be provided for throughout the development and should be accessible and available for recreational use by residents. Due to the larger scale of development, a public service impact statement is required for requests to rezone to this district. Since a higher density is permitted, Res3 districts must be served by public water and Public Sewer or an Existing Private Sewage Treatment Plant with Sufficient Capacity. Single-family dwelling units are restricted to site-built residences to maintain the overall image and character of the districts, and to preserve property values. Res3 districts shall be considered appropriate in areas designated in the Forsyth County Comprehensive Plan, Land Use Element, as residential 2 units per acre and where compatible with surrounding land uses, density and performance standards. Res3 districts shall not be considered appropriate in areas designated in the Forsyth County Comprehensive Plan, Land Use Element, residential 1, 1.5, or 6 units per acre regardless of the overall density of the proposed development.

11-3.2 **Permitted Uses.** As provided in Table 11.1(b). Certain specific uses are regulated by Chapter 16.

11-3.3 **Performance Standards.** As provided in Table 11.2(b).

11-3.4 **Special Application Requirements.** In addition to standard rezoning application requirements, applications for rezoning to the Res3 zoning district shall be accompanied by the following:

- (A) Public service impact statement. A public service impact statement that indicates, at minimum, the forecasted impacts of the proposed development on the public road system, County school system, County fire department, County law enforcement services, and County water and waste water systems.

The public service impact statement must forecast the total future population load and projected revenues for each public service required by the residents of the zoning district.

- (B) **Improvements and Amenities Statement.** A written statement about the level and quality of utilities, required improvements and amenities to be provided, and how these meet and/or exceed minimum requirements (per Section 18-5 of this Code) of the County.

#### **ARTICLE IV, SINGLE FAMILY RESIDENTIAL DISTRICT (RES4):**

11-4.1 **Purpose and Intent.** The Res4 district is intended to provide for single family, primarily detached dwellings situated on smaller lots and with buildings located closely together; attached duplex and quadruplex units may also be permitted. To compensate for reduced lot sizes and setbacks, greater open space is required. Open space should be provided for throughout the development and should be accessible and available for recreational use by residents. Public water and sanitary sewer are required for developments within Res4 districts. Res4 districts shall connect to Public Sewer or an Existing Private Sewage Treatment Plant with Sufficient Capacity. Res4 districts shall be considered appropriate in areas designated in the Forsyth County Comprehensive Plan, Land Use Element, as residential, six units per acre. Res4 districts shall not be considered appropriate in areas designated in the Forsyth County Comprehensive Plan, Land Use Element, residential 1, 1.5 or 2 units per acre regardless of the overall density of a proposed development.

11-4.2 **Permitted Uses.** As provided in Table 11.1(b). Certain specific uses are regulated by Chapter 16.

11-4.3 **Performance Standards.** As provided in Table 11.2(b).

11-4.4 **Special Application Requirements.** Applications for rezoning to the Res4 zoning district shall, in addition to the general requirements for rezoning applications specified in Chapter 8, submit the following as part of the application:

- (A) Proof of availability of adequate sewer capacity including the size and location of connection points;
- (B) A traffic study, including summary.
- (C) **Improvements and Amenities Statement.** A written statement about the level and quality of utilities, required improvements and amenities to be provided, and how these meet and/or exceed minimum requirements (per Section 18-5 of this Code) of the County.

#### **ARTICLE V, MULTI FAMILY RESIDENTIAL (RES6):**

11-5.1 **Purpose and Intent.** The Res6 district is intended to provide for single family attached dwellings, multifamily dwellings and also allows options to increase housing variety and opportunities. In addition, Res6 districts may allow institutional type residences and other conditional institutional uses, but not to such an extent as to sacrifice the overall residential image and character. Open space should be provided for throughout the development and shall be accessible and available for recreational use by residents. Public water and sanitary sewer are required for developments within Res6 districts. Res6 districts shall connect to Public Sewer or an Existing Private Sewage Treatment Plant with Sufficient Capacity. The overall density of Res6 developments is six units per acre and therefore allows for fee simple townhouses, low density apartments and condominiums. Res6 districts shall be considered appropriate only in areas designated in the Forsyth County Comprehensive Plan, Land Use Element, as residential, six units per acre. Res6 districts shall not be considered appropriate in areas designated in the Forsyth County Comprehensive Plan, Land Use Element, as residential 1 unit, 1.5 units or 2 units per acre regardless of the overall density of the proposed development.

11-5.2 **Permitted Uses.** As provided in Table 11.1(b). Certain specific uses are regulated by Chapter 16.

11-5.3 **Performance Standards.** As provided in Table 11.2(b).

11-5.4 **Special Application Requirements.** Applications for rezoning to the Res6 zoning district shall, in addition to the general requirements for rezoning applications specified in Chapter 8, submit the following as part of the application:

- (A) Proof of availability of adequate sewer capacity including the size and location of connection points.
- (B) A traffic study, including summary.
- (C) **Improvement and Amenities Statement.** A written statement about the level and quality of utilities, required improvements and amenities to be provided, and amenities to be provided, and how these meet and/or exceed minimum requirements (per Section 18-5 of this Code) of the County.

**ARTICLE VI, MANUFACTURED HOME PARK DISTRICT (MHP):**

11-6.1 **Purpose and Intent.** MHP districts are intended to provide for affordable housing developments consisting of detached manufactured homes surrounded by minimal yards. The Manufactured Home Park District is intended to provide for the leasing of spaces for the placement of manufactured homes, owned or rented by tenants, within a planned residential community. A manufactured home park is different from a residential subdivision in that the individual spaces for manufactured homes are leased rather than platted and sold. By requiring less land per home site, manufactured home parks are built at densities greater than those for other detached dwellings. Service facilities such as laundry and leasing office are permitted uses in MHP districts. MHP districts are only considered appropriate in areas designated in the Forsyth County Comprehensive Plan, Land Use Element, as residential, six units per acre. MHP districts are generally not considered appropriate in areas designated in the Forsyth County Comprehensive Plan, Land Use Element, as residential 1, 1.5 or 2 units per acre regardless of the overall density of the proposed development.

11-6.2 **Permitted Uses.** As provided in Table 11.1(b). Certain specific uses are regulated by Chapter 16.

11-6.3 **Performance Standards.** As provided in Table 11.2(b).

11-6.4 **Site Plan Review and Approval Required.** No manufactured home park shall be developed until and unless a site plan shall have been approved by the director and Director of Engineering.

11-6.5 **General Development Requirements.** In addition to the performance standards specified in Table 11.2(b), development within the MHP district shall meet the following requirements:

- (A) **Site Frontage and Minimum Width.** Properties containing manufactured home parks shall have a minimum of two hundred (200) feet of public road frontage and a minimum lot width of two hundred (200) feet throughout the entire depth of the developed portion of the property.
- (B) **Perimeter Buffer or Landscaping.** A minimum twenty (20) foot wide buffer, where natural vegetation exists, or where no natural vegetation exists, a landscape strip with evergreen trees and a solid wooden fence of six (6) feet in height shall be installed and maintained around the entire perimeter of the development, except for approved access crossings.
- (C) **Open and Recreational Areas.** A minimum of 20 percent of the site area shall be open space and recreational area, including the required perimeter buffer and landscaping. A minimum of five percent of the total site area, counted as part of the required 20 percent, shall be devoted to active recreational facilities.
- (D) **Community Services.** As part of the site plan review process, the developer may propose and the County may approve one or more other structures for manufactured home park occupants, such as laundries, storage, garages, parking, and park offices. Any structure that draws its trade from outside the park boundaries is prohibited.
- (E) **Access.** The road system, both within and adjacent to the proposed park, shall be designed to meet the requirements of the County fire marshal and the traveling public to include the following: 1) All interior roads shall be private but constructed to provide fire apparatus access and paved; 2) One-way interior roads shall be constructed with a minimum surface width of fourteen (14) feet, and shall be designated "no parking"; 3) Two-way interior roads shall be constructed with a minimum surface width of twenty-four (24) feet, and shall be designated "no parking"; 4) Interior roads shall be clearly marked at each intersection to identify traffic directions and space numbers served by the road.
- (F) **Guest Parking.** In addition to on-site parking, guest parking spaces shall be provided as part of the development, at a ratio of one parking space for every six (6) manufactured home spaces. Guest parking spaces shall be grouped and distributed evenly throughout the manufactured home park.
- (G) **Utilities.** All manufactured home parks, and each manufactured home space within the park, shall be served by approved public water and public sanitary sewer or community sewerage system.
- (H) **Drainage.** Drainage facilities shall be designed by an engineer and are subject to the approval of the Director of Engineering as part of the site plan review process.
- (I) **Refuse Collection.** Each manufactured home park shall provide refuse collection pads at locations convenient to each manufactured home space.
- (J) **Walkways.** Sidewalks shall be required along one side of the street and in areas where pedestrian traffic is expected, such as around recreation, management, mailbox groupings if provided, and service areas.
- (K) **Park Rules.** The property owner or manager shall submit operating rules and regulations governing the park to the director.

11-6.6 **Requirements for Manufactured Home Spaces.**

- (A) **Design.** Each manufactured home space shall be designed and constructed at such elevation, distance, and angle with respect to its access to provide for safe and efficient placement and removal of manufactured homes.
- (B) **Width, Depth, and Size of Spaces.** Each manufactured home space shall be at least forty (40) feet wide and seventy five (75) feet in depth. The minimum area for a manufactured home space shall be 3,000 square feet.
- (C) **Stands.** Each manufactured home space shall be provided with a concrete pad of sufficient size to accommodate the typical manufactured home to be located within that space, and the pad should be large enough to accommodate patios and provide for the anchoring of the home to secure it against movement; provided, however, that any individual stand shall be no less than fourteen (14) feet by sixty (60) feet and spaces intended to serve double-wide homes shall be at least twenty four (24) feet by sixty (60) feet.
- (D) **Use of Spaces.** No more than one (1) manufactured home shall occupy any individual space. Recreational vehicles shall not be permitted on any manufactured home space, except that park management may permit a household with a valid lease agreement for a manufactured home space to occupy a recreational vehicle on a leased space not containing a manufactured home for a period not to exceed fourteen (14) days within any six month period.
- (E) **Space Identification Numbers.** Manufactured home space numbers at least four inches in height shall identify each space and shall remain readily identifiable while in use.
- (F) **Parking.** Two on-site parking spaces shall be provided on each manufactured home space or immediately off-site.
- (G) **Walkways.** A walkway at least two (2) feet wide must be provided from each individual space to connect the manufactured home with the common walk or street.
- (H) **Setbacks.** No manufactured home shall be located closer than five (5) feet to a manufactured home space boundary, and spaces shall be designed to provide for a minimum of twenty (20) feet of separation between manufactured homes on abutting spaces.
- (I) **Additions and Accessory Structures.** Decks, porches, outdoor storage, or other exterior additions may be constructed or erected on a manufactured home space, subject to the approval of the manufactured home park management. No such accessory structure shall be located closer than five (5) feet to a manufactured home space boundary.

**TABLE 11.1(a)**  
**USES PERMITTED IN RESIDENTIAL DISTRICTS**

**P = Permitted**  
**C = Conditional**  
**X = Not Permitted**

Uses	R1R	CR1	R1	R2R	R2	R3	R4	LR	OSR
Accessory apartment, attached	P	P	P	P	P	P	X	P	P
Accessory apartment, detached	C	C	C	C	C	C	X	C	C
Active recreational facilities	P	P	P	P	P	P	P	P	P
Agricultural production of field crops, fruits, nuts, and vegetables	P	X	P	X	X	X	X	X	X
Accessory uses and structures determined by the director to be normally incidental to one or more permitted principal uses	P	P	P	P	P	P	P	P	P
Adult Entertainment & Adult Materials Establishments	X	X	X	X	X	X	X	X	X
Bed and breakfast inns	X	X	C	X	X	X	X	X	X
Boarding houses	X	X	X	X	X	P	X	X	X
Campgrounds	X	X	X	X	X	X	X	X	X
Cemeteries	C	C	C	C	C	C	C	C	C
Churches, temples, synagogues, and places of worship, including cemeteries as accessory uses	C (Note 3)	C (Note 3)	C (Note 3)	C (Note 3)	C (Note 3)	C (Note 3)	X	C (Note 3)	C (Note 3)
Club or lodge, nonprofit	C	X	C	X	X	C	X	C	X
Communication towers	X	X	X	X	X	X	X	X	X
Conservation areas	P	P	P	P	P	P	P	P	P
Conservation Subdivision	P (Note 2)	P (Note 2)	P (Note 2)	P (Note 2)	P (Note 2)	X	X	P (Note 2)	P (Note 2)
Country clubs, including golf courses and clubhouses including restaurants and golf pro shops as accessory uses	P	P	P	P	P	X	X	X	P
Day care centers serving ten persons or less	C	C	C	C	C	C	C	C	C
Day care centers serving more than ten persons	X	X	X	X	X	C	X	X	X
Dwellings, single-family detached	P	P	P	P	P	P	P	P	P
Dwellings, single-family attached (townhouses)	X	X	X	X	X	P	X	X	X
Dwellings, two-family (duplexes)	X	X	X	X	X	P	X	X	X
Dwellings, four-family (quadraplex)	X	X	X	X	X	P	X	X	X

Uses	R1R	CR1	R1	R2R	R2	R3	R4	LR	OSR
Dwellings, single-family attached, joint ownership of common grounds (condominiums)	X	X	X	X	X	P	X	X	X
Dwellings, multi-family (apartments)	X	X	X	X	X	P	X	X	X
Forest uses associated with production, management and harvesting of timber	X	X	X	X	X	X	X	X	X
Gardens, non-commercial	P	P	P	P	P	P	P	P	P
Greenhouses, non-commercial	P	P	P	P	P	P	P	P	P
Guest houses	P	P	P	P	P	P	P	P	P
Horse stables, non-commercial	P	X	P	C	C	X	X	X	C
Home occupations	C	C	C	C	C	C	C	C	C
Industrialized housing	P	P	P	P	P	P	P	P	P
Kennels, Animal Hospitals and Veterinary Clinics	X	X	X	X	X	X	X	X	X
Land application systems (spray irrigation fields) for sewage waste disposal (Note 4)	C	C	C	C	C	C	C	C	C
Livestock raising, not including poultry and hogs	P	X	P	X	X	X	X	X	X
Major subdivisions for single family detached dwellings (Note 5)	P	P	P	P	P	P	X	P	P
Major subdivisions for manufactured homes	X	X	P	X	P	X	X	X	X
Manufactured homes	X	X	P	X	P	X	X	P	X
Manufactured home parks	X	X	X	X	X	X	P	X	X
Minor subdivisions for single family detached dwellings (Note 5)	P	P	P	P	P	P	X	P	P
Minor subdivisions for manufactured homes	X	X	P	X	P	X	X	P	X
Mobile homes	X	X	P	X	P	X	X	P	X
Mobile home parks	X	X	X	X	X	X	X	X	X
Open spaces	P	P	P	P	P	P	P	P	P
Personal care homes and institutionalized living facilities, serving ten persons or less	C	C	C	C	C	P	X	C	C
Personal care homes and other institutionalized living facilities, serving more than ten persons	X	X	X	X	X	C	X	X	X
Poultry houses	X	X	X	X	X	X	X	X	X
Professional home offices	P	P	P	P	P	P	P	P	P
Public and semi-public uses	P	P	P	P	P	P	P	P	P
Relocated residential structures	X	X	P	X	P	X	X	X	X
Roadside stands for the sale of produce and agricultural products produced on the premises	P	X	P	X	X	X	X	X	X

<b>Uses</b>	<b>R1R</b>	<b>CR1</b>	<b>R1</b>	<b>R2R</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>LR</b>	<b>OSR</b>
Schools for dance, martial arts, and other disciplines operated for profit or nonprofit	C	C	C	C	C	C	X	C	C
Schools, private and parochial	C	C	C	C	C	C	X	C	C
Schools, public elementary, middle, and high	P	P	P	P	P	P	P	P	P
Uses not specified in this table	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)

Notes

Table 11.1(a)

- (1) In cases where a use is proposed but is not listed in this table, the director shall make an administrative determination as to whether or not the use is permitted in the zoning district or districts in question. The director will compare the proposed use to substantially similar uses to determine if the proposed use will be considered a prohibited, permitted, or conditional use. In making such determinations, the director shall consult the purpose and intent statements of the zoning district or districts in question, in addition to comparing the use in question to uses specifically listed in this table.
- (2) Guidelines for Conservation Subdivisions are found in Chapter 19, Conservation Subdivisions.
- (3) If a church or its customary accessory use(s) are adjacent to a residential use or residentially zoned property, an undisturbed buffer of at least fifty (50) feet wide shall be provided along the property lines adjacent to said use or zoning. All accessory uses shall be identified in the conditional use permit application and on the associated site plan. Accessory uses proposed to be added after the initial conditional use permit approval shall require a new conditional use permit.
- (4) In addition to receiving County approval, all applicable state and federal approvals must be obtained.
- (5) In the R3 zoning district, major and minor subdivisions for single family detached dwellings require a 6,000 sq. ft. lot and have a maximum density of 4 units per acre.

**TABLE 11.1(b)**  
**USES PERMITTED IN RESIDENTIAL DISTRICTS**

**P = Permitted**  
**C = Conditional**  
**X = Not Permitted**

<b>Uses</b>	<b>Res1</b>	<b>Res2</b>	<b>Res3</b>	<b>Res4</b>	<b>Res6</b>	<b>MHP</b>
Accessory apartment, attached	C	C	C	C	X	X
Accessory apartment, detached	C	C	C	C	X	X
Active recreational facilities	P	P	P	P	P	P
Agricultural production of field crops, fruits, nuts, and vegetables	P	X	X	P	X	X
Accessory uses and structures determined by the director to be normally incidental to one or more permitted principal uses	P	P	P	P	P	P
Adult Entertainment & Adult Materials Establishments	X	X	X	X	X	X
Bed and breakfast inns	X	X	X	X	X	X
Boarding houses	X	X	X	X	X	X
Campgrounds	X	X	X	X	X	X
Cemeteries	C	C	C	C	C	C
Churches, temples, synagogues, and places of worship, including cemeteries as accessory uses	C Note 3	C Note 3	C Note 3	C Note 3	C Note 3	C Note 3
Club or lodge, nonprofit	C	X	X	X	C	X
Communication towers	X	X	X	X	X	X
Conservation areas	P	P	P	P	P	P
Conservation Subdivision	P (Note 2)	P (Note 2)	P (Note 2)	X	X	X
Country clubs, including golf courses and clubhouses including restaurants and golf pro shops as accessory uses	P	P	P	P	X	X
Day care centers serving ten persons or less	C	C	C	C	C	C
Day care centers serving more than ten persons	X	X	X	X	X	X
Dwellings, single-family detached	P	P	P	P	P (Note 5)	X
Dwellings, single-family attached (townhouses)	X	X	X	P	P	X
Dwellings, two-family (duplexes)	X	X	X	P	P	X
Dwellings, four-family (quadraplexes)	X	X	X	P	P	X
Dwellings, multi-family (apartments)	X	X	X	X	P	X

Uses	Res1	Res2	Res3	Res4	Res6	MHP
Dwellings, single-family attached, joint ownership of common grounds (condominiums)	X	X	X	P	P	X
Forest uses associated with production, management and harvesting of timber	X	X	X	X	X	X
Gardens, non-commercial	P	P	P	P	P	P
Greenhouses, non-commercial	P	P	P	P	P	P
Guest houses	P	P	P	P	P	P
Horse stables, non-commercial	C	C	X	X	X	X
Home occupations	C	C	C	C	C	C
Industrialized housing	P	P	P	P	X	P
Kennels, Animal Hospitals and Veterinary Clinics	X	X	X	X	X	X
Land application systems (spray irrigation fields) for sewage waste disposal (Note 4)	C	C	C	C	C	C
Livestock raising, not including poultry and hogs	C	X	X	X	X	X
Major subdivisions for single family detached dwellings	P	P	P	P	P	X
Major subdivisions for single family attached dwellings	X	X	X	P	P	X
Manufactured homes	P	X	X	X	X	P
Manufactured home parks	X	X	X	X	X	P
Minor subdivisions for single family detached dwellings	P	P	P	P	X	X
Minor subdivisions for manufactured homes	P	X	X	X	X	X
Mobile homes	P	X	X	X	X	P
Mobile home parks	X	X	X	X	X	X
Open spaces	P	P	P	P	P	P
Personal care homes and institutionalized living facilities, serving ten persons or less	C	C	C	C	C	P
Personal care homes and other institutionalized living facilities, serving more than ten persons	X	X	X	X	X	X
Poultry houses	X	X	X	X	X	X
Professional home offices	P	P	P	P	P	P
Public and semi-public uses	P	P	P	P	P	P
Relocated residential structures	P	X	X	X	X	X
Roadside stands for the sale of produce and agricultural products produced on the premises	C	X	X	X	X	X

<b>Uses</b>	<b>Res1</b>	<b>Res2</b>	<b>Res3</b>	<b>Res4</b>	<b>Res6</b>	<b>MHP</b>
Schools for dance, martial arts, and other disciplines operated for profit or nonprofit	C	C	C	C	C	X
Schools, private and parochial	C	C	C	C	C	X
Schools, public elementary, middle, and high	P	P	P	P	P	P
Senior housing, assisted living facility	X	X	X	C	C	X
Senior housing, continuing care retirement community (CCRC)	X	X	X	X	X	X
Senior housing, senior independent living	X	C	C	C	C	X
Senior housing, skilled nursing facility	X	X	X	X	X	X
Uses not specified in this table	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)

Notes

Table 11.1(b)

1. In cases where a use is proposed but is not listed in this table, the director shall make an administrative determination as to whether or not the use is permitted in the zoning district or districts in question. The director will compare the proposed use to substantially similar uses to determine if the proposed use will be considered a prohibited, permitted, or conditional use. In making such determinations, the director shall consult the purpose and intent statements of the zoning district or districts in question, in addition to comparing the use in question to uses specifically listed in this table.
2. Guidelines for Conservation Subdivisions are found in Chapter 19, Conservation Subdivisions.
3. If a church or its customary accessory use(s) are adjacent to a residential use or residentially zoned property, an undisturbed buffer of at least fifty (50) feet wide shall be provided along the property lines adjacent to said use or zoning. All accessory uses shall be identified in the conditional use permit application and on the associated site plan. Accessory uses proposed to be added after the initial conditional use permit approval shall require a new conditional use permit.
4. In addition to the receiving County approval, all applicable state and federal approvals must be obtained.
5. Single Family Detached is permitted but density is limited to 5 units to the acre.



Performance Standard	Residential Zoning Districts								
	R1R	CR1	R1	R2R	R2	R3	R4	OSR	LR
Minimum open space (percent of total site area)	None	10%	None	None	None	15%	20%	2 contiguous acres	None
Minimum front or side building setback/ yard from dedicated right-of-way (feet), or minimum front building setback / front yard from all other streets (Note 1)	35 feet	30 feet	50 feet	30 feet	30 feet	20 feet	50 feet	25 feet	25 feet
Minimum side building setback / side yard	10 feet	10 feet	25 feet	10 feet	10 feet	10 feet	10 feet	10 feet	10 feet
Minimum rear building setback / rear yard	25 feet	25 feet	40 feet	25 feet	25 feet	25 feet	15 feet	25 feet	25 feet
Minimum exterior setback, (major sub-divisions only)	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet
Minimum heated floor area per dwelling unit	700 sq. feet	1250 sq. feet	700 sq. feet	1100 sq. feet	700 sq. feet	400 sq. feet	550 sq. feet	700 sq. feet	1200 sq. feet

Notes

Table 11.2(a)

- (1) For corner lots and double frontage lots, this setback shall be observed along both frontages.
- (2) The minimum lot width for single family detached units shall be 60 feet for any project that is zoned R3 and has an approved sketch plat that identifies the proposed use as single family detached units.

**TABLE 11.2(b)**  
**PERFORMANCE STANDARDS**  
**FOR RESIDENTIAL DISTRICTS**

Performance Standards	Residential Zoning Districts					
	Res1	Res2	Res3	Res4	Res6	MHP
Minimum lot area for zoning to the district	N/A	N/A	N/A	N/A	N/A	5 acres
Maximum area for the district	N/A	N/A	N/A	N/A	N/A	15 acres
Minimum lot size in sq. ft. of land area with individual on-site sewage disposal	37,000	25,500	N/A	N/A	N/A	N/A
Maximum density per acre with individual on-site sewage disposal	1.00 unit per acre	1.71 units per acre	N/A	N/A	N/A	N/A
Minimum lot size in sq. ft. when connected to approved public or private sewer system	37,000	18,500	14,500	6,000	4,000	N/A
Maximum density per acre when connected to approved public or private sewer system	1.00 unit per acre	2.00 units per acre	2.5 units per acre	4.00 units per acre	6.00 units per acre	8.00 units per acre
Minimum lot width (feet)	100	100	65	60	N/A	N/A
Maximum height	35 feet	35 feet	35 feet	35 feet	35 feet	35 feet
Minimum open space (percent of total site area)(for major subdivisions only)	None	None	15%	22%	40%	20%
Minimum front or side building setback/ yard from dedicated right-of-way, or minimum front building setback / front yard from all other streets (Note 1)	50 feet	30 feet	25 feet	20 feet	20 feet	50 feet
Minimum side building setback / side yard	25 feet	5 feet with no less than 20 ft. between structures	5 feet with no less than 20 ft. between structures	5 feet with no less than 20 ft. between structures	10 feet	15 feet
Minimum rear building setback / rear yard	25 feet	25 feet	25 feet	20 feet	20 feet	15 feet

Performance Standards	Residential Zoning Districts					
	Res1	Res2	Res3	Res4	Res6	MHP
Minimum exterior setback, (major subdivisions only and MHP districts)	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet
Minimum exterior buffer (for major subdivisions more than 50 acres) (Note 2)	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet
Minimum heated floor area per dwelling unit	1,000 sq. ft.	1,000 sq. ft.	1,250 sq. ft.	800 sq. ft.	600 sq. ft.	700 sq. ft.

Notes

Table 11.2(b)

- (1) For corner lots and double frontage lots, this setback shall be observed along both frontages.
- (2) One of the following shall be required: (I)(a) residential subdivision covenants shall be prepared requiring exterior lots to have a 25 foot exterior buffer which may be included in lot size calculation, to be enforced by an incorporated property owner’s association; (b) where a property owners’ association is not incorporated, deed restrictions shall be recorded and referenced on the final subdivision plat requiring exterior lots to have a 25 foot exterior buffer which may be included in lot size calculation; **or** (II) establish an exterior buffer with the buffer not being included in the lot size calculation. If option (I) is utilized, then the buffer shall not be counted toward the required open space. If option (II) is utilized, then the buffer may be counted toward the required open space.

**GENERAL EXTERIOR BUFFER GUIDELINES:** The exterior buffer shall begin at the edge of the lot line, dedicated right of way, or property line, whichever is applicable. The buffer may be disturbed, but it must be replanted in accordance with the Forsyth County Buffer Standards. If the buffer is undisturbed, it still must meet the purposes and intent of the Forsyth County Buffer Standards, to wit, an undisturbed buffer must be supplemented with additional plantings if it is not visually impervious. Buffer plantings must be identified on either a landscape plan or Tree Protection and Replacement Plan to demonstrate compliance. Any plantings that die within the first year must be replaced.