

AN ORDINANCE AMENDING THE TOWN ZONING ORDINANCE
TO MODIFY REGULATIONS IN R-2 AND MFR ZONING DISTRICTS

WHEREAS, the Town Council desires to amend setback line regulations in R-2 –Single Family Residential District and MFR—Multifamily Residential District;

NOW THEREFORE BE IT ORDAINED by the Town Council of the Town of Williamston:

SECTION I. That Chapter 90, Article V, Section 90-117(f) of the Code of Ordinances of the Town of Williamston shall be amended to read as follows:

“(f) *Dimensional requirements.* Uses permitted in the R-2 zoning district shall be required to conform to the following standards, except that the use of substandard lots of record as of the effective date of the ordinance from which this chapter is derived may be subject to the relief provided in section 90-86.

Minimum lot area: 15,000 sq. ft.	Minimum lot width: 75 ft. at building line.
Minimum building setbacks: Front: 25 ft. Side: 5 ft. Rear: 15 ft. For exceptions see sections 90-263—90-267	Accessory structure setback: 3 ft. <u>5 ft.</u> (side and rear).
Maximum building height: 35 ft. except as provided for in section 90-271	Front yard porch encroachment:

SECTION II. That Chapter 90, Article V, Section 90-119(f) of the Code of Ordinances of the Town of Williamston shall be amended to read as follows:

“(f) *Dimensional requirements.* Uses permitted in the zoning district shall be required to conform to the following standards, except that the use of substandard lots of record as of the effective date of the ordinance from which this chapter is derived may be subject to the relief provided in section 90-86.

Minimum lot area: Single-family: 10,000 sq. ft. Two-family: 5,000 sq. ft./unit Multifamily 2,500 sq. ft./unit	Minimum lot width: Single-family & duplex: 50. ft. at building line Townhouses: 20 ft. for interior lots 35 ft. for exterior lots Apartments: 100 ft.
---	---

<p>Minimum building setbacks: Front: 25 ft. Side: 6 ft. <u>5 ft.</u> Rear: 25 ft.</p>	<p>Accessory structure setback: 5 ft. (side and rear).</p>
<p>Maximum building height: 35 ft. except as provided for in sections 90-263—90-267</p>	<p>Front yard porch encroachment:</p>

IN WITNESS WHEREOF, the Town Council has approved this Ordinance on second reading this 6th day of February, 2017.

ATTEST:

Michelle Starnes
Town Clerk

[Signature]
Mayor

[Signature]
Councilman

[Signature]
Councilman

[Signature]
Councilman

[Signature]
Councilman

APPROVED AS TO FORM:

[Signature]
Town Attorney

First Reading Date: 1-9-17
Second Reading Date: 2-6-17