

Sec. 17-67(c) **R8 – High Density Residential District.** The High Density Residential District is intended to allow for the development of residential uses and multifamily developments at appropriate densities that are consonant with the suitability of land, availability of public services, accessibility to major activity centers, and transportation systems, and are compatible with surrounding development, will occur at appropriate density to provide a healthful environment.

- (1) [*Permitted uses.* ] The following uses are permitted as a principal use:
- a. Single-family dwelling.
  - b. Two-family dwellings (duplex), subject to the following standards:
    1. That the net (heated) floor area be no less than two thousand (2,000) square feet per building.
    2. That the building size, architectural style and materials detailing be in harmony with the character of the neighborhood.
    3. That the driveway(s) be paved with an impervious surface.
  - c. Accessory buildings, or structures.
  - d. Churches and other formal places of worship and their rectories, parsonages, convents, education and recreation buildings.
  - e. Golf courses, parks, playgrounds and community centers when part of a residential development.
  - f. Home occupations.
  - g. Multi-family residential.
  - h. Planned unit development.
  - i. Public safety facilities, parks, playgrounds, libraries and community centers.
  - j. Public works and public utilities facilities, such as distribution lines, transformer stations, transmission lines and towers, electric substations, water tanks and towers and telephone stations.
  - k. Swimming pools (non commercial accessory).
  - l. Ambulance services.
  - m. Cemeteries/mausoleums.

(2) [*Special uses.* ] The following uses are allowed upon approval of a special use permit by the town council:

- a. Planned unit developments.
- b. Resident businesses.
- c. Boarding and rooming houses.
- d. Family care facilities.
- e. Group care facilities.
- f. Day care facilities (including in-home, out-of-home, adult, and children)

(3) *Minimum lot size--Residential density.* The following minimum lot sizes shall apply:

1. For single family, a minimum lot size of 8,000 sq. ft., not to exceed 5 units per acre (based on the gross land area of a development).
2. For duplex dwellings, a minimum lot size of 10,000 sq. ft., not to exceed 8 units per acre (based on the gross land area of a development).
3. For multifamily dwellings, not to exceed fifteen (15) units per acre with a minimum parcel size of one (1) acre.
4. For all non-residential uses, the minimum lot area shall be one (1) acre.

**Note:** For uses not connected to a public water or sanitary sewer system, minimum lot sizes or density may vary based on requirements by the Johnston County Department of Environmental Health.

(4) *Minimum building setback requirements.*

a. The minimum building setback lines for primary structures shall be as follows:

1. Front – 20 feet
2. Side – 8 feet
3. Rear – 10 feet.

b. The minimum setback for any accessory structure or building shall not be less than five (5) feet from any side or rear setback, while meeting the front setback for primary structures.

(5) *Minimum building height requirements.* The maximum height for a structure shall be forty (40) feet.

**Adopted by Selma Town Council 14 July 2009.**