

Sec. 17-67(b) **R10 – Medium density residential district.** The R10 District is intended to allow for the development of residential neighborhoods at appropriate densities that are compatible 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. Accessory buildings, or structures.
  - c. Churches and other formal places of worship and their rectories, parsonages, convents, education and recreation buildings.
  - d. Colleges, universities, kindergartens/child day care, elementary, and secondary schools.
  - e. Country, tennis, swimming, and boating clubs.
  - f. Golf courses.
  - g. Home occupations.
  - h. Public safety facilities, parks, playgrounds, and community centers.
  - i. 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.
  - j. Radio and TV stations.
  - k. Swimming pools – non-commercial accessory.
  - l. Ambulance services.
  - m. Schools.
  - n. Fire stations.
  - o. Government offices.
  - p. Police stations.

- (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:
- a. 10,000 square feet or a density of four (4) dwelling units per acre (based on the gross land area of a planned unit development).

- b. For all non-residential uses, the minimum lot area shall be one (1) acre.

**Note:** For uses not connected to a public water and/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.
- (4) *Minimum building height requirements.* The maximum height for a structure shall be forty (40) feet.

**Adopted by Selma Town Council 12 May 2009.**