

**ORDINANCE #TA20200505.01**  
**AMENDING CHAPTER 151.074: SCHEDULE OF AREA, YARD AND HEIGHT**  
**REQUIREMENTS OF THE TOWN OF BOILING SPRINGS CODE OF ORDINANCES**

**BE IT ORDAINED** by the Town Council of the Town of Boiling Springs, North Carolina assembled in Regular Session this 5<sup>th</sup> day of May, 2020,

**Part 1.** The Town of Boiling Springs Code of Ordinances Chapter 151.074 Schedule of Area, Yard, and Height Requirements is amended to allow a more appropriate minimum lot area square feet and a more appropriate requirement for the square feet per dwelling for townhomes and is hereby amended to read as follows:

[See Table on Page 2]

**SCHEDULE OF AREA, YARD, AND HEIGHT REQUIREMENTS.**

District	Minimum Lot Area -- Square Feet (d)	Square Feet per Dwelling Unit (d)	Lot Width at the Building Setback Line -- Feet (See Lot Width Definition)	Front Setback -- Feet	Side Setback -- Feet (a)	Rear Setback -- Feet	Maximum Height -- Feet
R-20 Single-family	21,780	21,780	100	40	20	30	35
R-15 Single-family	15,000	15,000	50	30	15	25	35
R-15TH Single-family Attached 2 or more units	15,000 first 2 units	7,500 5,000 each additional unit after first 2 units	20 each unit	10 Minimum 25 Maximum	15	25	35
R-10							
Single-family	10,000	10,000	80	30	15	25	35
Two-family	20,000	10,000	80	30	15	25	35
Multi-family	20,000 for first unit	6,500 for each additional unit after first unit	80	30	15	25	35
I-1	20,000	N/A	100	40	20	30	35
O&CS	N/A	N/A	N/A	20	20	30	35
B-1	N/A	N/A	N/A	20	(b)	(c)	35
B-2	N/A	N/A	N/A	20	20	30	35
M-1	N/A	N/A	N/A	50	25	25	35

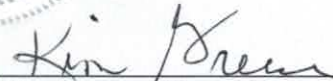
- (a) Corner lots in all districts add five feet to each side. The side setback does not apply to units that are permitted to be attached.
- (b) No side yard is required in the B-1 District except where adjoining an R-20, R-15, R-15TH or R-10 District, in which case a rear yard of 20 feet shall be required.
- (c) No rear yard is required in the B-1 District except where adjoining an R-20, R-15, R-15TH or R-10 District, in which case a side yard of 20 feet shall be required.
- (d) The lot sizes required for the various districts in this section were drawn upon the assumption that adequate water supply and sewage disposal systems are available to this and every lot. The lack of adequate systems for one or both facilities may require larger lot areas, or in some instances, because of Health Department standards, may not permit development as intended.
- (e) No parking and/or driveways shall be permitted in any front setback that is less than twenty (20) feet in townhouse developments. In these situations, parking and/or driveways shall be located in the rear of the lot behind the principal structure.


**Part 2.** This Ordinance shall become effective upon its adoption by the Town Council of the Town of Boiling Springs, North Carolina.

**ADOPTED** this the 5<sup>th</sup> day of May, 2020.



ATTEST:

  
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Kim Greene, Town Clerk

  
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Bill Ellis, Mayor