

TABLE 11.2(b)
PERFORMANCE STANDARDS
FOR RESIDENTIAL DISTRICTS
 (Added 09/25/03)

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 (note 1)	37,000	25,500	N/A	N/A	N/A	N/A
Minimum and Maximum density per acre with individual on-site sewage disposal	0.00-1.00 unit per acre	1.01-2.00 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	9,000	6,000	3,000	N/A
Allowable density per acre when connected to approved public or private sewer system	0.00-1.00 unit per acre	1.01-2.00 units per acre	2.01-3.00 units per acre	3.01-4.00 units per acre	4.01-6.00 units per acre	0.00-8.00 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	20.00%	22.00%	40.00%	20.00%
Minimum front or side building setback/ yard from dedicated right-of-way, or minimum front building setback / front yard from all other streets (note 2)	50 feet	30 feet	30 feet	20 feet	20 feet	50 feet

Performance Standards	Res1	Res2	Res3	Res4	Res6	MHP
Minimum side building setback / side yard	25 feet	10 feet	10 feet	5 feet (note 3)	10 feet	15 feet
Minimum rear building setback / rear yard	25 feet	25 feet	25 feet	20 feet	20 feet	15 feet
<i>INTERIOR LOTS ONLY</i> Minimum exterior setback (major subdivisions only and MHP districts)	50 feet	50 feet	50 feet	50 feet	50 feet	50 feet
<i>BLDG.</i> Minimum exterior buffer (for major subdivisions more than 50 acres) See note 4	25 feet	25 feet	25 feet	25 feet	25 feet	25 feet
<i>LANDSCAPE</i> Minimum heated floor area per dwelling unit	1000 sq. ft.	1,000 sq. ft.	1,250 sq. ft.	800 sq. ft.	600 sq. ft.	700 sq. ft.

MAJOR SD LESS THAN 50 ACRES
 Notes Table 11.2(b) (Amended 02/23/04)

1. A person seeking to construct a residential dwelling on a lot to be served by septic must all comply with all the rules and regulations of the Forsyth County Health Department.
2. For corner lots and double frontage lots, this setback shall be observed along both frontages.
3. Foundations must be a minimum of 15 feet apart.
4. 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. Any plantings that die within the first year must be replaced.