

155.604. Dimensional Standards

155.604.1 TABLE OF DIMENSIONAL STANDARDS							
	RESIDENTIAL TRADITIONAL ZONING DISTRICTS						
	R-20	R-15	R-12	R-9	R-MH	R-15MF	R-12MF
Minimum lot area (sq ft)	20,000	15,000	12,000	9,000	10,000	15,000	12,000
Minimum overall development area (sq ft or ac)	NA	NA	NA	NA	NA	15,000	12,000
Maximum overall development area (sq ft or ac)	NA	NA	NA	NA	NA	NA	NA
Area for each additional dwelling unit (sq ft)	NA	NA	NA	NA	NA	3,500	3,000
Minimum lot width (ft)	90	80	70	60	70	90	80
Minimum width when a corner lot (ft)	90	80	70	60	70	90	80
Minimum front setback (ft)	50	40	35	30	25	40	35
Maximum build-to line (ft)	NA	NA	NA	NA	NA	NA	NA
Minimum side yard, interior (ft) ⁽¹⁷⁾	12	10	10	8 & 6	8	10	10
Minimum corner side yard (streetside) (ft) ⁽¹⁷⁾	12	10	10	10	10	10	10
Minimum rear yard (ft) ⁽¹⁷⁾	60	55	50	45	30	55	50
Maximum building height (ft)	35	35	35	35	35	35	35/45 ⁽¹⁰⁾

Any parcels within the Downtown Overlay or Highway 51 Overlay shall also meet build-to lines, minimum lot sizes, and minimum setbacks/yards

For corner lots or through/double frontage lots, see also § 155.601.11

For lots adjacent to existing or proposed thoroughfares, see also § 155.601.18

(10) Required minimum side and rear yards must be increased one foot (1') for each foot or fraction of a foot in height over the given maximum when adjacent to a residential district, or one foot (1') for each two feet (2') in height over the maximum given limit when adjacent to all nonresidential districts

(17) See § 155.601.11 for further standards when a lot adjoins a railroad, waterfront, or thoroughfare. (Am. Ord. 2231, passed 6-12-17)

TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE

155.604.2 TABLE OF DIMENSIONAL STANDARDS									
NONRESIDENTIAL TRADITIONAL ZONING DISTRICTS									
	R/I	O	HUC	B-1	B-3	B-D	B-H	I-1	I-2
Minimum lot area (sq ft or ac)	2 AC ⁽¹⁾	9,000	NA	NA	NA	NA	NA	NA	NA
Minimum overall development area (sq ft or ac)	2 AC ⁽¹⁾	9,000	NA	NA	NA	NA	NA	NA	NA
Maximum overall development area (sq ft or ac)	NA	NA	NA	NA	NA	NA	NA	NA	NA
Minimum lot width (ft)	200	60	NA	NA	NA	NA	NA	NA	NA
Minimum width when a corner lot (ft)	200	60	NA	NA	NA	NA	NA	NA	NA
Minimum front setback (ft)	50	30	⁽⁵⁾	40	40	40	40	40/20 ⁽¹⁵⁾	40
Maximum build-to line (ft)	NA	NA	⁽⁵⁾	NA	NA	NA	NA	NA	NA
Minimum side yard, interior (ft) ⁽¹⁷⁾	50	8 & 6	⁽⁶⁾	10 ⁽³⁾	25 ⁽³⁾	10	10 ⁽³⁾	10 ^{(8) (16)}	10 ⁽⁸⁾
Minimum corner side yard (streetside) (ft) ⁽¹⁷⁾	50	10	10	10	10	10	10	10	10
Minimum rear yard, adjacent to residential (ft) ⁽¹⁷⁾	50	40	10	20	25	20	20	20	20
Minimum rear yard, adjacent to other districts (ft) ⁽¹⁷⁾	50	20	10	10	10	10	10	20	20
Maximum building height (ft or stories)	60 ⁽²⁾	40	40, or 3 stories ⁽⁷⁾	40	50 ⁽⁴⁾	40	40	40 ⁽⁴⁾	40 ⁽⁴⁾
Minimum building height (ft)	NA	NA	NA	NA	35	NA	NA	NA	NA

Any parcels within the Downtown Overlay or Highway 51 Overlay shall also meet build-to lines, minimum lot sizes, and minimum setbacks/yards

For corner lots or through/double frontage lots, see also § 155.601.11

For lots adjacent to existing or proposed thoroughfares, see also § 155.601.18

(1) See § 155.605.2 for min lot size based on presence and size of assembly room(s)

(2) Structures may exceed the maximum height provided the required side and rear yards are increased 1 ft for each foot or fraction of a foot in height over 60'

(3) No side yard required when not adjacent to a residential district.

(4) Structures may exceed the maximum height provided the required side and rear yards are increased 1 ft for each foot or fraction of a foot in height over the given maximum when adjacent to a residential district, or 1 ft for each two feet in height over the maximum given limit when adjacent to all nonresidential districts

(5) Front setback or max build-to line is based on downtown street type. See § 155.502.10.C and Downtown Design Guidelines and Streetscape improvements

(6) Side yards not required. If one or more present, each must be at least 4'.

(7) Buildings facing on a public green and used for public and/or institutional uses, may increase maximum building height to 55'.

(8) Side yards must be a minimum of 20' when adjacent to a residential district.

(15) Front setbacks may be reduced when meeting the provisions established at § 155.502.15. (Ord. 2025A, passed 6-9-14; Ord. 2059, passed 12-8-14)

(16) When an applicable side lot line is not forming a portion of an exterior boundary of a planned nonresidential park, then that side yard may be decreased to either i) 0' if buildings currently abut, or are planned to about, along their common side lot line, or ii) may be decreased such that a minimum of 10' total remains between two existing or proposed buildings along their common side lot line. (Ord. 2121, passed 12-14-15)

(17) See § 155.601.11 for further standards when a lot adjoins a railroad, waterfront, or thoroughfare. (Am. Ord. 2231, passed 6-12-17)

TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE

155.604.3 TABLE OF DIMENSIONAL STANDARDS									
CONDITIONAL-ONLY ZONING DISTRICTS									
	R-VS	CrC	SRN ⁽¹²⁾	C-MF	MUD ⁽¹²⁾	TS	B-1SCD	ENT ⁽¹²⁾	AU
Minimum lot area (ft or ac)	⁽¹¹⁾	7,500 ⁽⁹⁾	NA	NA	NA	NA	NA	NA	NA
Minimum overall development area (ft or ac)	1/2 AC	NA	1 AC	3 AC ⁽¹³⁾	15 AC ⁽¹³⁾	NA	3 AC	NA	NA
Maximum overall development area (ft or ac)	15 AC	NA	15 AC	15 AC	NA	6 AC	NA	NA	2 AC
Minimum lot width (ft)	⁽¹¹⁾	65 ⁽⁹⁾	40	40	NA	NA	NA	NA	NA
Minimum width when a corner lot (ft)	⁽¹¹⁾	65	40	40	NA	NA	NA	NA	NA
Minimum front setback (ft)	⁽¹¹⁾	25 ⁽⁹⁾	NA	NA	14	NA	40	NA	40
Maximum build-to line (ft)	NA	NA	20	20	20	20	NA	20	NA
Minimum side yard, interior (ft) ⁽¹⁷⁾	⁽¹¹⁾	8 ⁽⁹⁾	10	10 ⁽¹⁴⁾	NA	NA	25	NA	20
Minimum corner side yard (streetside) (ft) ⁽¹⁷⁾	10	10	10	10	NA	NA	25	NA	20
Minimum rear yard (ft) ⁽¹⁷⁾	⁽¹¹⁾	30 ⁽⁹⁾	10	10 ⁽¹⁴⁾	NA	NA	25	NA	20
Maximum building height/ max ht with increased yards (ft)	35	35	45	45/60 ^(10, 14)	45/60 ⁽¹⁰⁾	60	40/50 ⁽¹⁰⁾	60/80 ⁽¹⁰⁾	35
Minimum building height (ft)	NA	NA	NA	18	18	24	14	24	NA
Exterior project edge adjacent to any residential district: undeveloped/developed	NA	NA	NA	=/>3 ac: 60 ⁽¹⁴⁾ =/<1 1/2 ac: 20 ⁽¹⁴⁾	50/100	NA	NA	NA	NA
Exterior project edge adjacent to all other districts	NA	NA	NA	=/>3 ac: 25 ⁽¹⁴⁾ =/<1 1/2 ac: 10 ⁽¹⁴⁾	15	NA	NA	NA	NA
Minimum Setback/yard along an interstate highway	NA	NA	NA	NA	50	NA	NA	NA	NA

Any parcels within the Downtown Overlay or Highway 51 Overlay shall also meet build-to lines, minimum lot sizes, and minimum setbacks/yards

For corner lots or through/double frontage lots, see also § 155.601.11

For lots adjacent to existing or proposed thoroughfares, see also § 155.601.18

(9) Dimensions for single parcels of development sites under five (5) acres not being developed as a SF detached subdivision. See other dimensional standards at §155.503.2

(10) Required minimum side and rear yards must be increased one foot (1') for each foot or fraction of a foot in height over the given maximum when adjacent to a residential district, or one foot (1') for each two feet (2') in height over the maximum given limit when adjacent to all nonresidential districts

(11) Dimensional standards vary depending on the overall tract area and style of housing provided. See § 155.604.4

(12) Single-family attached and detached, all styles, must follow R-VS dimensional standards at § 155.604.4 or Cottage Cluster provisions at §155.506.22

(13) A C-MF designation within one-half (1/2) mile of the intersection of Trade and John Streets shall be less than one and one-half (1 1/2) acres, with no required minimum size. (see §155.503.4.C.2)

(14) See § 155.503.4.C.3 and 4 for further qualifications. (Ord. 2025A, passed 6-9-14)

(17) See § 155.601.11 for further standards when a lot adjoins a railroad, waterfront, or thoroughfare. (Am. Ord. 2231, passed 6-12-17)

155.604.4 Table of Dimensional Standards - R-VS District

A. For land parcels or alternative housing project development areas up to three (3) acres in size:

	Single-Family Detached	Zero Lot Line	Two-Family or Duplex	Single Family Attached
Minimum lot area (sq ft)	3,000	3,000	2,500 / du	2,000 / du
Minimum lot width (ft)	30	25	20 / du	20 / du
Minimum setback (ft)	20	20	20	20
Minimum side yard (ft)	8 / 6	0 ¹ / 10	0 ¹ / 8	0 ¹ , 8 for end unit
Minimum rear yard (ft)	25	20	25	20
Maximum height (ft)	35	35	35	35

¹ Any wall constructed on the side lot line must be a solid, windowless wall. If there is an offset of the wall from the property line, that offset portion must be at least eight feet (8') from the side lot line. A five foot (5') maintenance easement and maximum eave encroachment of three feet (3') within the maintenance easement must be established in the deed restrictions and covenants of the adjoining lot, where applicable to a zero (0) foot side yard not adjoining another structure. This will provide ready access to the lot line wall at reasonable periods of the day for normal maintenance.

B. For land parcels or alternative housing project development areas over three (3) acres in size:

	Single-Family Detached	Zero Lot Line	Two-Family or Duplex	Single Family Attached
Minimum lot area (sq ft)	4,500	4,500	4,500 / du	3,000 / du
Minimum lot width (ft)	40	35	35 / du	30 / du
Minimum setback (ft)	20	20	20	20
Minimum side yard (ft)	8 / 6	0 ¹ / 15	0 ¹ / 8	0 ¹ , 8 for end unit
Minimum rear yard (ft)	30	20	30	20
Maximum height (ft)	35	35	35	35

¹ Any wall constructed on the side lot line must be a solid, windowless wall. If there is an offset of the wall from the property line, that offset portion must be at least eight feet (8') from the side lot line. A five foot (5') maintenance easement and maximum eave encroachment of three feet (3') within the maintenance easement must be established in the deed restrictions and covenants of the adjoining lot, where applicable to a zero (0) foot side yard not adjoining another structure. This will provide ready access to the lot line wall at reasonable periods of the day for normal maintenance.

C. For nonresidential uses allowed in the R-VS district:

Minimum lot area	1 acre, or as required at § 155.506.7, whichever is greater
Minimum lot width	80 feet, or as required at § 155.506.7, whichever is greater
Minimum setback	25 feet, or as required at § 155.506.7, whichever is greater
Minimum side yard	20 feet, or as required at § 155.506.7, whichever is greater
Minimum rear yard	25 feet, or as required at § 155.506.7, whichever is greater
Maximum height	35 feet, unless a greater height is allowed at § 155.506.7

155.604.5 Table of Dimensional Standards -- Nonresidential Uses in SRN and C-MF Districts.

Although the SRN and C-MF districts are primarily higher density residential, they are intended to create a balanced neighborhood environment. In order to encourage walking opportunities for residents, and to concentrate daily convenience activities near homes, the SRN and C-MF districts may include a variety of nonresidential uses. Residential and nonresidential uses may be located within a mixed use building or may be in separate buildings within the overall development site. In order to prevent inappropriate impacts on the residential quality of life, the extent of nonresidential use in the SRN and C-MF districts shall be subject to the following:

	Minimum Dwellings To Include Any Nonresidential Use	Maximum size of Any Nonresidential Building (stand-alone)	Maximum size of Any Individual Establishment	Maximum Overall Nonresidential Uses in District
SRN	40	8,000 sq ft GFA	3,500 sq ft GFA	5,000 sq ft per ea 20 du; max of 40,000 sq ft
C-MF	60	10,000 sq ft GFA (must be minimum 2-story)	4,000 sq ft GFA	6,500 sq ft per ea 20 du; max of 80,000 sq ft

As an example, a five (5) acre tract is developed under the SRN district with an average of sixteen (16) dwelling units per acre, for total of eighty (80) dwelling units in the overall development site. This would allow a maximum of 20,000 sq ft of nonresidential uses.

$$80 \text{ total du} / 20 = 4$$

$$5,000 \times 4 \text{ (groups of 20 du)} = 20,000 \text{ sq ft}$$

In a second example, a five (5) acre tract is developed under the C-MF district with an average of twenty four (24) dwelling units per acre, for a total of one hundred twenty (120) dwellings in the overall development site. This would allow a maximum of 39,000 sq ft of nonresidential uses.

$$120 \text{ total du} / 20 = 6$$

$$6,500 \times 6 \text{ (groups of 20 du)} = 39,000 \text{ sq ft}$$