

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)