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**Section 2.04 R-10 Residential District.**

Intent – The R-10 Residential *Districts* are established to protect, promote and maintain the development of medium density *single family dwellings* and to provide for limited public and institutional uses that are compatible with a medium density residential area neighborhood. For those properties in the Village District as indicated in the Comprehensive Plan, this *district* is established to protect, promote and maintain the character of the surrounding neighborhood and to create a compact urban form by establishing certain *density, lot size, setback, building height, off-street parking* and landscape, requirements for new construction that promotes the development of traditional style neighborhoods. [Amended Ordinance #15-12]

**A. Permitted Uses.**

1. *Primary Uses.*

- a. Residential: One (1) *single family dwelling* per lot except within the adopted Village District Area Plan boundary as indicated in the *Comprehensive Plan*; or One (1) *family care home* – See Section 8.02 – Special Regulations for Family Care Homes. [Amended Ordinance #13-09, 15-12]

2. *Special Exception Uses.*

- a. Communication/Utilities: Electricity Relay Station; Non-municipal Utility Substation; Public Wells; Non-municipal Pumping Station; Non-municipal Sewage Treatment Plant; Telephone Exchange; Water Tower; Non-municipal Water Treatment Plant. [Amended Ordinance #11-07]
- b. Educational Use: Kindergarten; *Child Care Ministry*; *Family Child Care Home*; School – Public or Private. [Amended Ordinance #11-07]
- c. Public Facilities: Community Center; Public Park; *Religious Use*; Transit Stop. [Amended Ordinance #11-07]
- d. Recreation: *Country Club*; *Golf Course*; Swimming Pool, private or public. [Amended Ordinance #11-07]
- e. Governmental Use: Fire Station; Municipal / State Road Maintenance Facility; Police Station. [Amended Ordinance #11-07]
- f. Miscellaneous: *Artificial Lake*; *Bed & Breakfast*; *Tourist Home*. [Amended Ordinance #11-07]
- g. Residential: *Accessory Dwelling*; *Group Home*; One (1) *single family dwelling* per lot within the adopted Village District Area Plan boundary as indicated in the *Comprehensive Plan*. [Amended Ordinance #11-07, 15-12]

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3. *Accessory Uses* – See Section 2.08, A. – Accessory Uses, Buildings and Structures.
4. *Temporary Uses* – See Section 2.08, B. – Temporary Uses, Buildings and Structures.
5. *Home Occupations* – See Section 2.08, C. – Home Occupations.

**B. *Development Standards.***

The *development standards* contained in this sub-section shall be applicable to all *lots* in the R-10 *district*. The additional regulations contained in Section 2.08, F. – Additional Development Standards may also be applicable. The additional regulations contained in Section 2.08, H. – Maintenance of Buffer Areas may also be applicable to a *lot* located adjacent to a *perimeter street* or a boundary of a *major subdivision* as established by the *preliminary plan* for the *major subdivision*.

1. *Gross Density and Lot Area:*
  - a. Maximum *gross density* – 3.25 *dwelling units* per acre.
  - b. Minimum *lot area* – 10,000 square feet.

Attachment to public water and public sanitary sewer facilities shall be mandatory for development in this *district*.

2. Minimum *Lot Width* – 70 feet.
3. Minimum *Lot Depth* – 100 feet.
4. Minimum *Lot Frontage* – 35 feet on a *public street* and gain direct *access* from said *public street*.
5. *Minimum Yards and Minimum Building Setbacks.*

The following *minimum yard* and *minimum building setback* requirements shall apply to all *buildings* and *structures*, unless specifically provided otherwise:

- a. Front - a *minimum front yard* and *minimum building setback* measured from the greater of the *proposed right-of-way* or existing *right-of-way* shall be provided as follows:

<i>Freeway – NC-540 / US 1:</i> [Amended Ordinance #14-07]*	100'
<i>Freeway – NC 55 Bypass:</i>	100'
<i>Thoroughfare:</i> [Amended Ordinance #13-09]	50'
<i>Collector Street:</i>	20'
<i>Local Street / Cul-de-Sac Street:</i>	20'

The *driveway* length shall be in compliance with the Town of Holly Springs Engineering Design and Construction Standards. [Added Ordinance #10-11]

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b. Side - a minimum *side yard* and minimum *building setback* shall be provided along all *side lot lines* as follows:

- (1) *Primary Building* – 6 feet.
- (2) *Accessory Building* or *Structure*  $\geq$  144 sq. ft. – 6 feet.
- (3) *Accessory Building* or *Structure*  $<$  144 sq. ft. – 5 feet.

[Amended Ordinance #10-11]

c. Rear - a *minimum rear yard* and minimum *building setback* shall be provided along all *rear lot lines* as follows:

- (1) *Primary Building* – 25 feet.
- (2) *Accessory Building* or *Structure* other than an Alley Accessed *Garage* – five (5) feet. [Amended Ordinance #06-15, 19-03]\*
- (3) *Accessory Building* or *Structure*, *Alley Accessed Garage*- twenty (20) feet. [Amended Ordinance #06-15, 19-03]\*

6. Use of *Minimum Yards*.

All *minimum yards* shall be landscaped with grass, trees, shrubbery or other suitable vegetative ground cover and be maintained as open space free from *buildings* or *structures* except where expressly permitted by Section 2.08 – General Regulations for Residential Districts. [Amended Ordinance #15-10]

7. *Maximum Building Height*.

- a. *Primary Building* – 35'
- b. *Accessory Building* or *Structure* – the lesser of twenty-five (25) feet or the height of the *primary building*

8. *Minimum Off-Street Parking* – two (2) *off-street parking spaces* per *dwelling unit*.

9. *Minimum Off-Street Loading* (applicable to non-residential *uses*) – See Section 7.05 – Off-Street Loading Regulations.

10. *Signs* – See Section 7.03 – Sign Regulations.

**C. *Development Options.*** [Amended Ordinance #10-11]

Any proposed *single family dwelling subdivision* located in the R-10 *district* shall be eligible to utilize the *development options* set forth in Section 2.09 – Development Options of this UDO. [Amended Ordinance #10-11]