

UDC Dimensional Standards

This document includes basic information regarding lot dimensions, setback and other lot standards. For full, up-to-date, information, you may wish to refer to the Unified Development Code (NCC Code, Chapter 40) Article 4 available online at: <http://czo.nccde.org/>

This Section contains the basic district standards applicable to all uses. Table 40.04.110 contains intensity, lot, bulk and exterior storage standards. These standards may be modified by the Department pursuant to Article 26.

- A. **Minimum open space ratio.** For residential subdivisions of five (5) lots or less open space shall not be required. Protected resource land shall be preserved by conservation easements. For major land development plans, all protected resources shall be in open space and none shall be permitted on any residential lots.
- B. **Minimum site area.** Minimum site area is the minimum area required before any new uses recognized by this Chapter may be permitted in the zoning district. No land shall be rezoned unless the proposed zoning district meets minimum site area requirements. In determining minimum site area requirements, contiguous parcels of the same zoning shall be considered in the calculation.
- C. **Maximum building height.** If there are single-family detached or single-family attached dwellings within one hundred (100) feet of a property line of the parcel to be developed with a building over fifty (50) feet, the required front, street, side or rear yards adjacent to those dwellings shall be at a minimum equal to the height of the proposed building.
- D. **Minimum lot area.** The minimum lot area requirement must be met exclusive of protected resources, and for lots less than one (1) acre, exclusive of required bufferyards.
- E. **Exceptions.**
 - 1. **Projections into required yards.** The following exceptions are permitted for residential dwellings.
 - a. Bay windows, oriels or balconies may project not more than three (3) feet into any required yard.
 - b. Chimneys, cornices and eaves may project not more than two (2) feet into any required yard.
 - c. Sills, leaders, belt courses and similar ornamental or structural features may project not more than six (6) inches into any required yard.
 - d. An open fire balcony, a fire escape or a fire tower may project not more than four (4) feet into a required side yard or rear yard.

- e. An uncovered patio at ground level or uncovered driveway (except for shared driveways) may project into any yard, provided it is set back from any lot line a minimum of two (2) feet.
 - f. An uncovered porch or deck or any part thereof elevated above ground level may project half the distance of the minimum required yard but no more than fifteen (15) feet. Stairs leading from the deck, with a landing area not greater than twenty-five (25) square feet may project an additional two (2) feet.
 - g. Uncovered stairs and covered enclosures of basement stairs providing entry directly to a dwelling and including a landing of not more than twenty-five (25) square feet may project half the distance of the minimum required yard but not more than twelve (12) feet.
 - h. Uncovered handicapped access structures may project to within three (3) feet of any property line or to within zero (0) feet of any property line if the ground level landing is parallel to the property line. The owner shall be required to provide proof of need and the handicapped access structure shall be removed no later than six (6) months after the need no longer exists.
2. **Exception along a navigable waterway or railroad right-of-way.** Where the rear or side of a lot adjoins a navigable waterway or railroad right-of-way in an OR, BP, I, HI district, no rear or side yard shall be required.
 3. **Height exceptions.** Height limits in this Article shall not apply to the following or similar structures: spires on churches, cupolas, belfries, chimneys, smokestacks, flag poles, water tanks or towers, fire towers, observation towers, lighthouses, transmission towers, windmills, silos, antennae (including amateur radio antennae), manufacturing or mechanical equipment and its necessary supports including but not limited to HVAC equipment, or elevator enclosures.
 4. **Side entry garages and side yard setback.** Where a side entry garage is proposed as part of a residential dwelling, the minimum required side yard setback for only the garage portion of the dwelling shall be thirty (30) feet.
 5. **Former code alternative development options.** Lot size, lot width, front yard setback, side yard setback and rear yard setbacks for all existing lots created by former code subdivision and land development plans recorded under any of the former code alternative development options shall continue to be regulated using the former code alternative development option regulations.
 6. **Developments recorded pursuant to former R-2 zoning standards.** Residential land development plans recorded pursuant to former R-2 zoning bulk and area standards and currently zoned NC40 or NC2a shall comply with the NC21 side, rear and street yard setbacks standards for building construction.
 7. **Lot width/street frontage exceptions.** The Department may authorize the reduction or elimination of the minimum lot width/street frontage requirements in order to achieve conservation design objectives when the applicant demonstrates that such

requirements could be met but the modified design helps reduce impervious cover and surface water runoff and/or provides additional natural resource protection.

- F. **Street yard build-to line in ON, CN and CR zoning districts.** Where determined to be appropriate by the Department, the minimum street yard setback shall be established as a fifteen (15) foot build-to (or maximum setback) line for the principal structure(s) on the lot. In its evaluation the Department shall consider any of the following criteria:
1. Existing buildings and structures with similarly proximate setbacks are located on the same street.
 2. Existing or proposed pedestrian facilities or transit stops are nearby on adjacent streets.
 3. Institutional, public assembly or similar uses are nearby or may be accessed by pedestrians.
 4. The proposed development is in or near existing neighborhoods or development that exhibit pedestrian scale streetscapes.
 5. On-street parking on adjacent streets is permitted.
- G. **Residential dwelling density.** Unless otherwise specifically permitted, in every single-family residential zoning district, only one (1) single-family dwelling per lot is permitted.
- H. **Visibility at corners.** On any corner lot there shall be no building, structure, shrubbery or planting such as will obstruct street traffic visibility within the triangular area formed by the intersection of any two (2) street lines and a line joining the respective points on each of these lines distant twenty-five (25) feet from their point of intersection.

**New Castle County Unified Development Code Zoning and Former Zoning Equivalents
Individual Lot Area and Setback Regulations by Zoning District
Revised July 1, 2016**

	Utilities, On- site/Public (sewer and water)	Lot Area (acres or square feet)	Lot Width (feet)	Street Yard (feet)	Side Yard (feet)	Rear Yard (feet)	Maximum Building Height (feet)	Notes
SR - Suburban Reserve								
Farmstead		50 ac.	600	50	50	50	50	
Single-family	On-site	5 ac.	300*	50	40	100	40	* A lot legally existing as of December 31, 1997, with less than the minimum required lot width/frontage requirement, may be subdivided into two (2) lots, one of which may have a zero (0) foot lot width/frontage so long as a permanent access easement is granted.
		1 ac.**	100	40	15	40	40	** On any lot greater than ten (10) acres and with an agricultural tax exemption, the owner may create one (1), one (1) acre minimum lot.
		Open space subdivision	1 ac.	150	40	15	40	40
Rural subdivision*		2 ac.	na.	40	15	40	40	* See Division 40.24.100
Other permitted uses		5 ac.	300	100	50	100	50	
SE - Suburban Estate								
Single-family	On-site	2 ac.	200	50	40	40	40	
Open space subdivision		1 ac.	150	40	12	40	40	
Open space subdivision	Public water	30,000 sf.	125	40	12	40	40	
Other permitted uses		5 ac.	300	100	30	100	40	

S - Suburban

Farmstead	On-site	50 ac.	600	50	50	50	50			
Single-family	Public *	1 ac.	150	40	12	40	40	* See Division 40.22.300 for unsewered areas		
Single-family, conservation design	Public *	20,000 sf.	100	40	10	40	40	* See Division 40.22.300 for unsewered areas		
Age restricted single-family	Public *	1 ac.	150	40	12	40	40	* See Division 40.22.300 for unsewered areas		
Open space subdivision - option 1	Public	20,000 sf.	100	40	10	40	40			
Open space subdivision - option 1, conservation design		15,000 sf.	80	25	10	40	40			
Open space subdivision - option 2		6,500 to 15,000 sf.	60	25	6	25	40			
		over 15,000 sf.	80	25	6	25	40			
Age restricted open space subdivision		10,000 sf.	60	25	6	25	40			
Open space planned		See Table 40.04.112 (Provides for a wide range of housing types and lot dimensions)								
Age restricted open space planned		See Table 40.25.100 (Provides for a wide range of housing types and lot dimensions)								
Hamlet **		See Table 40.25.100 (Provides for a wide range of housing types and lot dimensions)							** See Division 40.25.100 for hamlet and village design	
Village **		See Table 40.25.100 (Provides for a wide range of housing types and lot dimensions)							** See Division 40.25.100 for hamlet and village design	
Assembly & worship			1 ac.	100	40	25	40		45	
Schools		1 ac.	100	40	25	40	45			
Fire stations		1 ac.	100	40	25	40	45			
Other permitted uses		2 ac.	200	50	40	50	40			
ST - Suburban Transition										
Single-family	Public	5,500 sf	50	20	6	25	35			
Age restricted single-family		4,800 sf.	48	20	5	25	35			
Single-family attached		See Table 40.04.112 (Provides for a wide range of housing types and lot dimensions)								
Age restricted single-family attached		See Table 40.04.112 (Provides for a wide range of housing types and lot dimensions)								
Open space planned		See Table 40.04.112 (Provides for a wide range of housing types and lot dimensions)								
Age restricted open space planned		See Table 40.04.112 (Provides for a wide range of housing types and lot dimensions)								

Apartments								
Other permitted uses		1 ac.	150	40	15	25	40	
TN - Traditional Neighborhood								
Single-family village house	Public	4,800 sf.	48	12 bt*	5	25	35	* bt = build to lot line
		5,400 sf.	54	12 bt*	5	25	35	
		6,000 sf.	60	12 bt*	5	25	35	
Single-family attached		See Table 40.04.112 (Provides for a wide range of housing types and lot dimensions)						
Open space planned								
Mixed use		20,000 sf.	100	0	0	10	45	
Other permitted uses	10,000 sf.	100	0	5	10	40		
NC - Neighborhood Conservation								
NC2a (R-1-A)	Public	2 ac.	200	50	40	50	40	
NC40 (R-1-BB)		40,000 sf.	125	40	15	40*	40	* 30 feet for corner lot
NC21 (R-2)		21,780 sf.	75	40	10	40*	40	* 30 feet for corner lot
NC15 (R-1-B)		15,000 sf.	100	40	12	40*	40	* 30 feet for corner lot
NC10 (R-1-CC)		10,000 sf.	80	25	8	30*	35	* 20 feet for corner lot
NC6.5 (R-1-C)		6,500 sf.	60	25	6	25*	35	* 15 feet for corner lot
NC5 (see note)		5,000 sf.	50	25	6	25*	35	* 15 feet for corner lot with single-family detached dwelling Bulk and area stds for: sf semi-detached – same as NCsd sf townhouse – same as NCth Garden apts – same as NCga Multi-family – same as NCap
NCsd (R-3-SD)		4,000 sf.	40	25	6	25	35	
NCth (R-3-G)		2,000 sf.	16	25	6*	40	40	* End units only have side yard
NCga (R-3)		2,178 sf.	50	40	10	40	45	
NCap (R-4)	1,089 sf.	50	40	10	40	60		
Other permitted uses		1 ac.	150	40	30	40	45	Any permitted nonresidential use in all NC districts.
MM - Manufactured Mobile (R-MM)								
Single wide	Public	4,200 sf.	45	25	5	10	35	

Double wide		6,000 sf.	60	25	5	10	35	
Other permitted uses		1 ac.	150	40	30	40	35	
ON - Office Neighborhood (O-1)								
Offices	Public	1 ac.	100	15	15	35	35	
Mixed use		1 ac.	100	15	15	35	35	
Other permitted uses		1 ac.	100	15	15	35	35	
OR - Office Regional (O-2)								
Offices	Public	1 ac.	100	40	15	40	50/140*	* For buildings over 50 feet, see Section 40.04.110 C
Commercial lodging		3 ac.	100	40	15	40	50/140*	
Restaurants		2 ac.	150	40	15	40	30	
Mixed use		1 ac.	100	40	15	40	50/180*	
Industrial		3 ac.	100	40	15	40	50/140*	
Other permitted uses		1 ac.	100	40	15	40	50/140*	
CN - Commercial Neighborhood (C-1 & C-2)								
Offices	Public	20,000 sf.	50	15	none*	20	35	*Minimum 20 foot side yard adjacent to residential uses or districts
Retail		20,000 sf.	50	15	none*	20	35	
Other commercial uses		20,000 sf.	50	15	none*	20	35	
Mixed use		1 ac.	100	15	10	10	35	
Other permitted uses		1 ac.	50	15	none*	20	35	
CR - Commercial Regional (C-3)								
Offices	Public	1 ac.	100	15	20	20	50/140*	* For buildings over 50 feet, see Section 40.04.110 C
Commercial lodging		3 ac.	100	40	20	20	50/140*	
Commercial retail		1 ac.	100	15	20	20	50	
Heavy retail & service		2 ac.	100	40	20	20	50	
Vehicular sales, rentals & service		1 ac.	100	40	20	20	50	
Other commercial uses		1 ac.	100	15	20	20	50	
Mixed uses		1 ac.	100	15	20	20	50/180*	* For buildings over 50 feet, see Section 40.04.110 C
Other permitted uses		1 ac.	100	40	20	20	50	

BP - Business Park (M-1)								
Offices	Public	5 ac.	150	40	20	20	50/140*	* For buildings over 50 feet, see Section 40.04.110 C
Commercial lodging		3 ac.	100	40	15	40	50/140*	
Industrial		5 ac.	150	40	20	20	50/140*	
Restaurants		2 ac.	150	40	20	20	30	
Other permitted uses		2 ac.	150	40	20	20	50/140*	
I - Industrial (M-2)								
Offices	Public	1 ac.	100	40	0*	0**	65/140 ***	* Minimum 20' side yard adjacent to residential uses or districts ** Minimum 50' rear yard adjacent to residential uses or districts *** For buildings over 65 feet, see section 40.04.110C
Commercial lodging		3 ac.	100	40	0*	0**	50/140 ***	
Restaurants		1 ac.	100	40	0*	0**	30	
Heavy retail & service		1 ac.	100	40	0*	0**	60	
Industrial		1 ac.	100	40	0*	0**	60/140 ***	
Other permitted uses		1 ac.	100	40	20	20	60/140 ***	
HI - Heavy Industrial (M-3)								
Heavy industry	Public	5 ac.	300	40	0*	0**	90	* Minimum 20' side yard adjacent to residential uses or districts ** Minimum 50' rear yard adjacent to residential uses or districts
Other industry		5 ac.	300	40	0*	0**	70	
Other permitted uses		2 ac.	150	40	20	20	70	
EX - Extraction (PEUD)								
Extraction	Public	200 ac.	500	See Section 40.03.324				See Section 40.03.324
Other permitted uses		10 ac.	200	100	100	100	60	
NCpud - Neighborhood Conservation Planned Unit Development (DPUD - Diversified Planned Unit Development, See adopted County Council Ordinance or Resolution for each DPUD bulk and area requirements)								
For summary reference only - See New Castle County Unified Development Code for detailed information								

Revised 9/25/17