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**Section 2.01 R-30 Residential District.**

Intent – The R-30 *Districts* are established to: allow *agricultural uses*; rural residential uses; conserve the desirable characteristics of the land; preserve prime agriculture land; and, protect open areas and other rural areas from the encroachment of scattered urban-type uses that may inhibit the overall development of the community in accordance with the *Comprehensive Plan*. The R-30 *District* should be located near the periphery of the jurisdictional boundary in areas not expected to be developed for intensive urban or suburban uses.

**A. Permitted Uses.**

1. *Primary Uses.*

- a. Residential: One (1) *single family dwelling* per lot; or One (1) *manufactured dwelling unit* per lot – See Section 2.08, I. – Appearance and Dimensional Criteria for Manufactured Homes; or One (1) *family care home* – See Section 8.02 – Special Regulations for Family Care Homes. [Amended Ordinance #13-09]
- b. Agricultural Uses: Agricultural Crop Production; Commercial Plant Nurseries & Greenhouses; Storage and Primary Processing of Agricultural Products Produced on the Premises; Storage of farm vehicles, farm equipment, and farm materials by the operator of such farm; Tree Farm.

2. *Special Exception Uses.*

- a. Agricultural Uses: Agricultural Livestock Production; Commercial Breeding of Non-Farm Fowl and Animals; Commercial Chicken House, Yards or Hatcheries; Confinement Feeding Yards; Dairy; Liquid Fertilizer Storage and Distribution (Commercial); Plant Nursery (Wholesale); Roadside Food Sales Stand; Sales Barn for Livestock Sale; Slaughterhouse. [Amended Ordinance #11-07]
- b. Communication/Utilities: *Telecommunications Tower*; 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, Ordinance #15-10]\*
- c. Educational Use: Kindergarten; *Child Care Ministry*; *Family Child Care Home*; *School* – Public or Private. [Amended Ordinance #11-07]
- d. Governmental Use: Fire Station; Municipal / State Road Maintenance Facility; Penal or Correctional Institution; Police Station. [Amended Ordinance #11-07]

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- e. Miscellaneous: Agricultural Seed Sales; *Artificial Lake*; *Bed & Breakfast*; Cemetery or Crematory; Farm Equipment Sales and Service; *Kennel*; Mineral Extraction, Borrow Pit, Topsoil Removal and Storage Areas; Radio / Television Station; Radio / Television Station, including transmission towers; *Tourist Home*; Veterinary Hospital; Veterinary Hospital, including boarding. [Amended Ordinance #11-07]\*
  - f. Public Facilities: Airport, Public or Private; Community Center; Landing field, private; *Neighborhood Recycling Collection Point*; Public Park; *Religious Use*; *Recycling Facility*; Transit Stop. [Amended Ordinance #11-07]\*
  - g. Recreation: Amusement Park; Bait Sales; Ball or Soccer Fields; Campground; Country Club; Fairgrounds; Golf Course; Golf Driving Range; Lodge, Fraternal Organization or Private Club; Outdoor Commercial Recreation Enterprise; Private Camp; Private Recreation Development; Riding Stables Or Trails; Swimming Pool, public or private. [Amended Ordinance #11-07]\*
  - h. Residential: *Accessory Dwelling*; *Group Home*. [Amended Ordinance #11-07]\*
- 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-30 *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* – 1.25 *dwelling units* per acre.
  - b. Minimum *lot area* – 30,000 square feet.
- 2. Minimum *Lot Width* – 120 feet.

3. Minimum *Lot Depth* – 200 feet.
4. Minimum *Lot Frontage* – 100 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]

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

- (1) *Primary Building* – 10 feet.
- (2) *Accessory Building* or *Structure* – 10 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* – 50 feet.
- (2) *Accessory Building* or *Structure* – 25 feet.

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

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*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.
11. Exception to *Development Standards for Agricultural Uses* – Notwithstanding anything in this UDO to the contrary, *buildings or structures* which are essential to a permitted *agricultural use* shall not be subject to the regulations of Section 2.01, B., 7. – Maximum Building Height or Section 2.08, A., 3., a. – Accessory Buildings of this UDO.

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

Any proposed *major residential subdivision* located in the R-30 *district* shall be eligible to utilize the *development options* set forth in Section 2.09 – Development Options of this UDO; provided that any *major residential subdivision* located on a *lot* designated as conservation neighborhood, as specified in the *Comprehensive Plan*, Section 1 Land Use & Character, Future Land Use Map, shall only be eligible to utilize the *development options* applicable for conservation *development option subdivisions*. [Amended Ordinance #10-11; 20-01]\*

**D. *Open Space*** [Added Ordinance #20-01]\*

Any proposed *major residential subdivision* located in the R-30 *district* shall provide *developed recreational open space* in the amount of two and one-half (2.5) percent of *project area*. Such permanent *developed recreational open space* shall be provided in compliance with the *Open Space Regulations* set forth in Section 7.10 Open Space Regulations of this UDO.

*Major residential subdivisions* using *Development Options* shall be exempt from this section provided *developed recreational open space* is provided in compliance with the *open space* requirements contained in Section 2.09 – Development Options of this UDO.