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**Section 2.05 R-8 Residential District.**

Intent – The R-8 Residential *Districts* are established to protect, promote and maintain the development of *single family dwellings* and *two 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; or One (1) *two family dwelling* per lot; or One (1) *family care home* – See Section 8.02 – Special Regulations for Family Care Homes; Multifamily Townhouse - with Infill Development Options; Multi-unit House with Infill Development Options; Cottage Dwelling Cluster with Infill Development Options. [Amended Ordinance #13-09, 15-11]\*

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. Miscellaneous: *Artificial Lake; Bed & Breakfast; Tourist Home.* [Amended Ordinance #11-07]
- c. Public Facilities: Community Center; Public Park; Religious *Use*; Transit Stop. [Amended Ordinance #11-07]
- d. Educational Use: Kindergarten; *Child Care Ministry; Family Child Care Home; School – Public or Private.* [Amended Ordinance #11-07]
- e. Governmental Use: Fire Station; Municipal / State Road Maintenance Facility; Police Station. [Amended Ordinance #11-07]
- f. Recreation: *Country Club; Golf Course; Swimming Pool, private or public.* [Amended Ordinance #11-07]
- g. Residential: *Accessory Dwelling; Group Home.* [Amended Ordinance #11-07]

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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-8 *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* – 4.50 *dwelling units* per acre.
- b. Minimum *lot area* for a *single family dwelling* – 8,000 square feet.
- c. Minimum *lot area* for a *two family dwelling* – 13,500 square feet per *lot* and 6,000 square feet per *sub-lot*.

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

2. *Minimum Lot Width:*

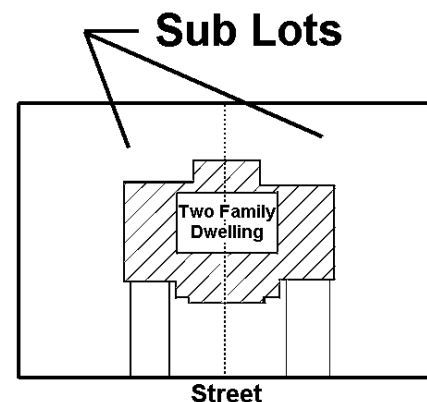
- a. *Single family dwelling* – 60 feet.
- b. *Two family dwelling* – 105 feet per *lot* and 50 feet per *sub-lot*.

3. *Minimum Lot Depth* – 100 feet.

4. *Minimum Lot Frontage:*

- a. *Single family dwelling* – 30 feet,
- b. *Two family dwelling* – 40 feet per *lot* and 20 feet per *sub-lot*,

provided that each *lot* or *sub-lot* shall have *frontage* on a *public street* and gain direct *access* from said *public street*.



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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:

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| <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* – 5 feet. This provision shall not be applicable to a *sub-lot line* established for a *two family dwelling*.
- (2) *Accessory Building or Structure* ≥ 144 sq. ft. – 5 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* – 20 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-8 *district* shall be eligible to utilize the *development options* set forth in Section 2.09 – Development Options of this UDO. [Amended Ordinance #10-11]

**D. *Infill Development Options.*** [Added Ordinance #15-11]\*

Any proposed *single family dwelling subdivision* located in the R-8 *district* and within the adopted Village District Area Plan boundary as indicated in the *Comprehensive Plan* shall be eligible to utilize the *infill development options* set forth in Section 2.10 – Infill Development Options of this UDO. [Added Ordinance #15-11]\*