



Montgomery County Central Permitting *Planning and Zoning Department*

444 North Main Street • Troy, North Carolina 27371
Phone • (910) 572-3304 Fax • (910) 576-0043

Lot Size & Setback Distance Checklist

All structures within the jurisdiction of the Montgomery County Zoning Ordinance require application and approval of a zoning permit unless otherwise exempt under state law. This includes, but is not limited to: commercial or industrial structures, homes (modular, stick built, or manufactured), swimming pools, decks, storage buildings of any size, greenhouses, pole barns, or any other accessory structure. In addition, zoning permits are required to commence any use of an existing structure or structures, regardless of previous use.

Setbacks are measured from eaves, overhangs, or any other protrusion from the building. Front property lines are the property lines along the addressed road frontage, measured from the street right-of-way.

Setback regulations in Montgomery County are as follows:

RESIDENTIAL

***NOTE – Setbacks in planned subdivisions may differ than those below! If your property is within a planned subdivision, it is strongly advised to contact the Planning Department to ensure the correct setbacks for your property.**

- Minimum required lot area – 20,000 square feet.
- Minimum required lot width – 80 feet.
- Minimum required front yard - 30 feet measured from the street right-of-way line.
- Minimum required side yard – 10 feet measured from the property line.
- Minimum required rear yard – 20 feet measured from the rear property line
- Corner Lots – On corner lots, the side yard on that side of the lot abutting the side street shall be twenty (20) feet from the street right-of-way line.
- Waterfront Properties – All waterfront lots will have a 10 foot rear yard setback requirement.
 - As measured from the rear property line.
- Accessory Buildings – Prior to construction of an accessory building, a primary structure must be located on the lot. Primary structures in residential zoning districts include but are not limited to: stick built or modular homes and singlewide or doublewide manufactured homes, if allowed by the zoning ordinance.
 - Accessory buildings may occupy ten (10%) of the gross lot area.
 - Setbacks for detached garages and carports
 - Front – 30 feet measured from the street right-of-way line.
 - Side – 10 feet measured from the property line
 - Rear – 20 feet (10 feet for waterfront lots)
 - Setbacks for all other accessory structures shall be 10 feet from any lot line.



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Lot Size & Setback Distance Checklist (continued)

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COMMERCIAL

- Minimum required lot area – 10,000 square feet.
- Minimum required lot width – 100 feet.
- Minimum required front yard – 40 feet measured from the street right-of-way line.
 - The first 15 feet from the property line shall be developed for the purpose of sidewalks, grass, and plants, and shall not be used for any purpose except for the necessary drives and walks not including off-street parking.
- Minimum required side yards
 - No side yards are required except where a lot abuts a residentially zoned lot or where the lot is a corner lot.
 - Lots abutting residentially zoned properties shall have at least a 15 foot side yard measured from the side property line.
 - On corner lots, the side yards fronting the side street shall have at least a 15 foot width.
- Minimum required rear yard
 - No rear yard is required except where a lot abuts a residentially zoned lot.
 - Lots butting residentially zoned properties shall be at least 15 feet measured from the rear property line.

INDUSTRIAL

- Minimum required lot area – 1 acre.
- Minimum required lot width – 100 feet.
- Minimum required front yard – 40 feet from the street right-of-way line.
 - This yard shall not be used for any purpose other than the necessary drives and walks and shall not be used for off-street parking.
- Minimum required side yards
 - 15 feet except where a lot abuts a residentially zoned lot.
 - Lots abutting residentially zoned lots shall have at least a 50 foot side yard measured from the side property line.
- Minimum required rear yard
 - 25 feet except where a lot abuts a residentially zoned lot.
 - Lots abutting a residentially zoned lot shall have at least a 50 foot rear yard measured from the rear property line.