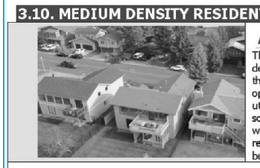
CHAPTER 3 ZONING DISTRICTS
Section 3.10 Medium Density Residential (MDR) District

3.10. MEDIUM DENSITY RESIDENTIAL (MDR) DISTRICT



A. DISTRICT PURPOSE AND INTENT

The Medium Density Residential (MDR) district is established to accommodate moderate density residential development and complimentary uses in suburban-to-urban settings throughout the City's jurisdiction. Use of the conservation subdivision configuration is optional for residential subdivisions of five lots or more. The district accommodates utilites as well as various neighborhood-supporting institutional uses such as parks, schools, and publicsafety facilities. District regulations discourage uses that interfere with the development of residential neighborhoods or that are detrimental to the residential nature of the district. Conservation subdivisions, pocket neighborhoods, or bungalow courts are allowed as optional forms of development.

B. DISTRICT DIMENSIONAL STANDARDS

	Standard	Requirement				
		Single-Family Detached	Single-Family Attached [1]	Multi-Family	Mixed Use (AMENDED 12.2.22 UDOTA-01-22)	Non-residential
A	Maximum Residential Density (units/acre)		4.85 [2]		none	N/A
B	Minimum Lot Area (square feet) (AMENDED 06.21.22 UDOTA-03-22)	9,000 [3]	[4]	40,000 [5]	N/A	40,000
C	Maximum Lot Coverage (% of lot area) [6]	40 [7]	55 [8]	45	N/A	50
D	Minimum Lot Width (linear feet) (AMENDED 06.21.22 UDOTA-03-22)	65 [9]	80 [10]	80	none	80
E	Minimum Open Space Set Aside (% of lot area) (AMENDED 06.21.22 UDOTA-03-22)	10 [11] [12]	10 [11] [12]	10 [12]	5 [12]	8
F	Min. Street Setback (linear feet) [13] [14] (AMENDED 06.21.22 UDOTA-03-22)	30 [13]	25		N/A	30
G	Minimum Side Setback (linear feet) [13] (AMENDED 1.4.23 UDOTA-01-22)	10 [15]	25 [16] [17]	10	N/A	10 [18]
H	Minimum Rear Setback (linear feet) [13]		25 [15]		30	25
I	Minimum Perimeter Setback in a Multi-building Development (linear feet)	N/A	25 [19]		30	25 [19]
J	Minimum Spacing Between Buildings in a Multi-Building development (linear feet)	N/A	In accordance with the North Carolina Building Code			
K	Maximum Building Height (feet/stories) [20]	36/3			48/4	36/3

NOTES:
(AMENDED 06.21.22 UDOTA-03-22; AMENDED 12.6.22 UDOTA-05-22)
[1] Includes duplex, triplex, and quadriplex dwellings.
[2] Increased to 7 units per acre in a pocket neighborhood, bungalow court, or conservation subdivision.
[3] Decreased to 6,000 square feet for lots in pocket neighborhoods, bungalow courts, and conservation subdivisions.
[4] 10,000 for duplex buildings; 15,000 for triplex buildings; 20,000 for quadriplex buildings; and 9,000 for a single-family attached development plus an additional 1,600 square feet per single-family attached unit in the development.
[5] This is a minimum development size, not a minimum lot area.
[6] Dev. in the WPO is subject to built-upon limits in Section 3.20.F, Water Supply Watershed Protection Overlay (WPO) District.
[7] Increased to 90% for lots in pocket neighborhoods, 80% for lots in bungalow courts, and 99% for lots in conservation subdivisions.
[8] Applied to the entire single-family attached development, not to incividual lots with an individual single-family attached dwelling.
[9] Applied to entire development (not individual lots) if a pocket neighborhood, bungalow court, or conservation subdivision.
[10] Standards applied to entire development, not individual lots.
[11] Open space set-aside requirements applied to single-family detached subdivisions of six or more lots and development comprised of six or more duplex, triplex, or quadriplex buildings. All single-family attached and multi-family development shall provide open space set-aside.
[12] Open space set-aside shall be configured with at least 50 percent devoted to active recreation features in accordance with Section 7.1, Open Space Set-Aside.
[13] In cases where development is in a subdivision established prior to the effective date of this Ordinance, no setback shall be required to be greater than the average setback of existing residential structures on the same side of the block or within a distance of 500 feet horizontally on either side when bocks are not present.
[14] On corner lots of record, the street setback may be reduced by 50 percent on the long side of the lot.
[15] Reduced to as low as 3 feet for dwellings in pocket neighborhoods, bungalow courts, and conservation subdivisions.
[16] Duplex dwellings may utilize a side yard setback that is the same as a single-family detached dwelling.
[17] Duplex, triplex, quadplex, and single-family attached buildings with party walls may maintain a sideyard setback of zero along party walls.
[18] 20 feet required from lot lines abutting single-family detached residential dwellings.
[19] Applied in lieu of side or rear setbacks in multi-building developments.
[20] Development in the AHO is subject to maximum building heights in Section 3.20.B, Airport Height Overlay (AHO) District.

CURRENT ZONING: MDR

THIS PROPERTY IS ☐ IS NOT ☒
IN A SPECIAL FLOOD HAZARD AREA
AS DETERMINED BY THE DEPARTMENT
OF HOUSING AND URBAN DEVELOPMENT.
AND FIRM MAP PANEL 8844 CITY OF BURLINGTON, NC
EFFECTIVE DATE, 11/17/17

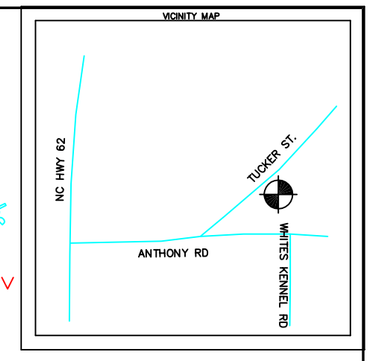
THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND AND CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES, AND OTHER IMPROVEMENTS SITUATED ON THE ABOVE PREMISES; THERE ARE NO VISIBLE ENCROACHMENTS ON THE SUBJECT PROPERTY OR UPON ADJACENT LAND ABUTTING SAID PROPERTY EXCEPT AS SHOWN HEREON AND WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF NORTH CAROLINA.

THERE ARE NO SPRINGS, PONDS, LAKES, RIVERS, STREAMS, CANALS, DITCHES, MARSHES, OR SWAMPS ON OR RUNNING THROUGH THE PARCEL SHOWN ON THIS SURVEY.

GRID NORTH NAD83 (2011)

LEGEND
- Existing Iron Pipe
- Mathematical Point
- PK NAIL
- SEWER MANHOLE
- UTILITY POLE
- FIRE HYDRANT
- SEWER MANHOLE
- WATER VALVE

VICINITY MAP



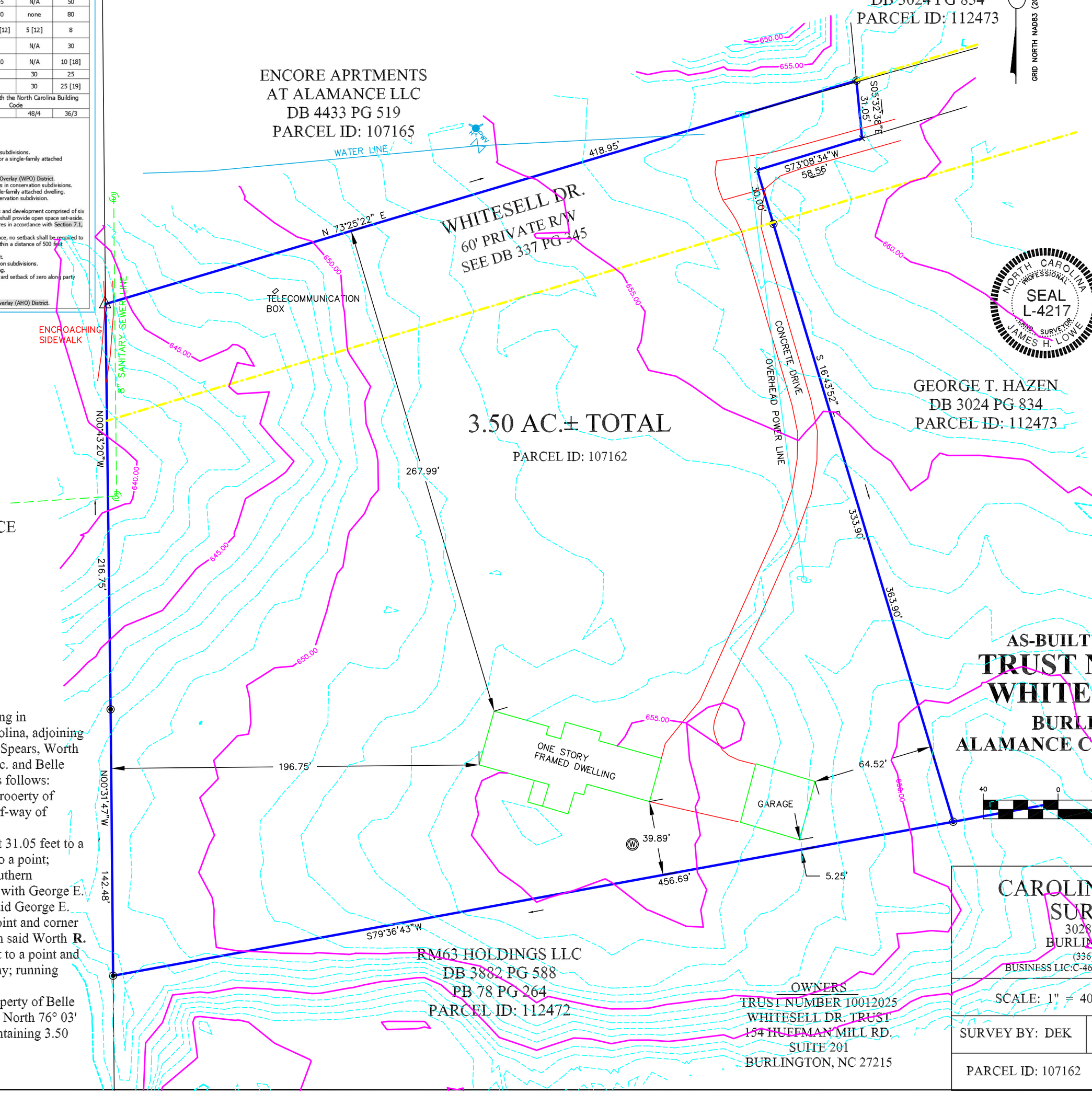
NOTES:
A) THIS FIRM MAKES NO GUARANTEE AS TO THE EXISTENCE OR LOCATION OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS ON OR ACROSS THIS PROPERTY. ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHOWN HEREON HAVE BEEN LOCATED FROM VISIBLE EVIDENCE AND AVAILABLE INFORMATION.
B) NO NORTH CAROLINA GEODETIC CONTROL MONUMENTS WERE FOUND WITHIN 2,000 FEET OF THIS PROPERTY.
C) NO INSPECTION INTO THE BUILDING ON THIS PROPERTY WAS PERFORMED DURING THE COURSE OF THIS SURVEY.
D) ENCROACHMENTS WERE OBSERVED AT TIME OF SURVEY.
E) THE PROPERTY HAS DIRECT ACCESS, WITH NO GAPS TO WHITESELL DRIVE, A DEDICATED PUBLIC STREET OR HIGHWAY.
F) NO EVIDENCE OF CEMETERIES, GRAVESITEES, OR BURIAL GROUNDS WERE OBSERVED AT TIME OF SURVEY.
G) NO EVIDENCE OF RECENT EARTH MOVING ACTIVITY OR CONSTRUCTION WERE OBSERVED AT THE TIME OF SURVEY AND NONE WERE DISCLOSED

TO TRUST NUMBER 10012025 WHITESELL DR. TRUST, and its successors and assigns as their interests may appear,

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2025 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2, 3, 4, 6(a & b, 7(a,b,& c), 8, 9, 10(a) [if applicable],13,14,16, 17, 18,19, and 20 of Table A thereof. The field work was completed on _10-15-25____.

James H. Lowe
JAMES H. LOWE PLS L-4217

NORTH CAROLINA PROFESSIONAL SEAL L-4217 LICENSED SURVEYOR JAMES H. LOWE



Legal Description
Book:4770 Page: 641
EXHIBIT A
A certain tract or parcel of land lying and being in Boone Station, Alamance County, North Carolina, adjoining the lands of Chester **A.** Whitesell, George E. Spears, Worth R. Whitesell, Wachovia Bank & Trust co., Inc. and Belle Inc., and being more particularly described as follows: BEGINNING at a point at the corner of the prooerty of Chester A. Whitesell and the northern right-of-way of Whitesell
Drive; running thence South 02° **54'** 05" East 31.05 feet to a point; thence South 75° 50' West 58.37 feet to a point; thence South **14°**10' East 30.12 feet to the southern right-of-way of Whitesell Drive and a corner with George E. Spears; continuing thence along the line of said George E. Soears, South **14°** 10' East 333.78 feet to a point and corner with Worth R. Whitesell; running thence with said Worth **R.** Whitesell South 82° 13' 10" West 457.36 feet to a point and corner with Wachovia Bank & Trust Company; running thence North 02° 00' East
359.39 feet to a point and corner with the oroperty of Belle Inc. of Burlington and others; running thence North 76° 03' 55" East 418.89 feet to the BEGINNING, containing 3.50 acres more or less.

OWNERS
TRUST NUMBER 10012025
WHITESELL DR. TRUST
154 HUFFMAN MILL RD.
SUITE 201
BURLINGTON, NC 27215

AS-BUILT SURVEY PREPARED FOR
TRUST NUMBER 10012025
WHITESELL DR. TRUST
BURLINGTON TOWNSHIP
ALAMANCE COUNTY, NORTH CAROLINA

GRAPHIC SCALE
40 0 20 40 80 160
(IN FEET)
1 inch = 40 ft.

CAROLINA CORNERSTONE SURVEYING, INC.
3028-D ROCK HILL ROAD
BURLINGTON, NORTH CAROLINA
(336) 222-1856 (336) 215-2539
BUSINESS LIC:C-4662 WWW.CAROLINACORNERSTONE.COM

SCALE: 1" = 40'	DATE: 10/15/25	
SURVEY BY: DEK	DWG BY: JHL	APP'D BY: JHL
PARCEL ID: 107162	JOB# 251001	