

Orange County

Definition: Building Definitions (See Structure, Structural Alterations, Mobile Home, Recreational Vehicle.)

- Mobile Home; A dwelling unit that: a) Is not constructed in accordance with the standards of the North Carolina Uniform Residential Building for One- and Two-Family Dwellings; b) Is composed of one or more components, each of which is substantially assembled in a manufacturing plant and designed to be transported to the home site on its own chassis for placement on a temporary or semi-permanent foundation when connected to the required utilities, and includes the plumbing, heating, air conditioning and electrical systems contained therein; and c) Exceeds eight feet in body width and 32 feet in body length. d) Is certified by the Secretary of the Department of Housing and Urban Development as meeting applicable standards. Mobile home shall also mean a double-wide mobile home and shall be considered synonymous with the term manufactured home.
- Recreation Vehicle (RV) A self-propelled or towed vehicle, qualified to be licensed by the appropriate State Agency, and is built on a single chassis, 400 square feet or less when measured at the largest horizontal projection, providing short term recreational living accommodations, designed primarily not for use as a permanent dwelling, but as temporary living quarters (i.e., for 180 days or less) for recreational, camping, travel, or seasonal use.
- Structure Any walled and roofed building, a manufactured home, or a gas or liquid storage tank, that is built or constructed principally above ground, constructed or erected to a height of 30 inches or more, including but not limited to load bearing walls, columns, beams or girders.

Height: 25 foot height restriction for residential, 60 foot height restriction for non-residential; highest point of building must not exceed 75 feet.

- Efland-Cheeks HWY 70 Corridor
 - Not to exceed 35 feet
- Efland Village
 - Not to exceed 40 feet

Flagpoles:

1) In residential zoning districts (RB, AR, R1, R2, R3, R4, R5, R8, and R13), up to three flags and one flagpole per lot shall be allowed. Each flag shall be a maximum of twenty four (24) square feet in area. The flagpole shall be a maximum of twenty four (24) feet in height or no higher than the highest point of the principal building's roof, whichever is lower. Flagpoles shall be setback at least fifty (50) feet from all property lines.

(2) In all other zoning districts, up to three flags and three flagpoles shall be allowed. Each flag shall be a maximum of ninety six (96) square feet in area. Each flagpole shall be a maximum of fifty four (54) feet in height or no higher than the highest point of the principal building's roof, whichever is lower. Flagpoles shall be setback at least fifty (50) feet from all property lines.

Exceptions: (5) Height in Stories (a) Height in stories shall be computed as the actual number of stories in the wall above ground level, with the following exceptions: (i) Where the wall is along a slope, the number of stories shall be construed as the arithmetic mean number, with half a story or more considered as a full story, and less than half a story ignored in computations. (ii) When height per story exceeds an average of 11 feet, calculations involved in yard or spacing determination shall be based on an assumed number of stories derived by dividing building height by ten feet.

Durham County

Definition:

- **Building:** As defined in the North Carolina Building Code, as amended, or the North Carolina Residential Code for One and Two-Family Dwellings, as amended, as applicable
- **Structure:** A walled and roofed building that is principally above ground; a manufactured home; vertical projections meeting the definition of antenna-supporting or wireless support structures; or when used in reference to Sec. 8.4, Floodplain and Flood Damage Protection Standards, a gas or liquid storage tank that is principally above ground.
- **Monumental Building Type:** In Design Districts, a structure with large setbacks from the sidewalk which become publicly accessible open area. The structure is utilized for a specific set of uses that primarily serve for public or private gathering or assembly.

Height: Max building height 35 feet unless:

- Additional height in the RU-5 and the RU-5(2) districts is permitted at a rate of one additional foot for every one foot of additional setback provided. In no event shall the structure be more than 45 feet in height.
- If the project in the RU-M District is on at least a four acre lot, the maximum height can be increased up to 75 feet through the issuance of a minor special use permit.

Exceptions: The height limitations shall not apply to steeples, decorative features including parapet walls less than four feet tall, air conditioning units, utility poles, mechanical features, penthouses for mechanical equipment or stairways, belfries, lightning rods, antennas other than those regulated in Article 5, Use Regulations, water towers, clock towers, or any other tower which is not used for transmitting and receiving electronic signals or is not a corner tower element regulated within Sec. 16.3, Building Design.

Wake County

Definition:

- **Building** means any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind.
- **Structure** means any object anchored to the ground, constructed or installed by humankind, including signs, buildings, parking lots, garages, carports, flagpoles, stoops and utility buildings (Note: All buildings are structures, but not all structures are buildings).

Height:

- Maximum height in residential non/watershed districts = 35 feet
- Maximum height in nonresidential districts: none

Exceptions: ** No listed height exemptions; done internally

- utility structures covering a well or pump, provided structure is used only for a covering well and pump; utility poles or structures supporting utility lines; excavation for installation of underground utilities; transformer enclosures or pad-mounted transformers; sewage treatment plants under the control of the North Carolina Department of Natural Resources and Community Development.

Randolph County

Definition: Building - any structure having a roof supported by columns or by wall; and intended for shelter, housing or enclosure of animals.

Height: Maximum 35 feet in all districts

Exceptions:

- Parapet walls and cornices: Nothing in this ordinance shall apply to prevent the erection above the height limit of a parapet wall or cornice, extending above such height limit not more than five (5) feet.
- Appurtenant structures on roofs: Skylights, domes, flagpoles, cooling towers and structures for the housing of elevator equipment, stairways, tanks, fans, air conditioning or similar equipment required for the operation or maintenance of buildings may be erected above the height limit in any district.
- Free-standing chimneys, tanks, etc.: Chimneys, smokestacks, tanks and similar structures which are structurally independent of a building or located directly upon the land may be erected above the height limit in any district.

Harnett County

Definition: The word “building” includes the words “structure,” and “structure and any part thereof”; and more specifically includes all structures of every kind, regardless of similarity to buildings.

Height: Maximum 35 feet, but highest point of building not to exceed 85 feet

Exceptions: The height limitations of this Ordinance shall not apply to belfries, spires, monuments, chimneys, smokestacks, water towers, flagpoles, television and radio masts, aerials, and similar structures

Lee County

Definition: Any structure that encloses a space used for sheltering any occupancy. Each portion of a building separated from other portions by a fire wall shall be considered as a separate building. (Source: North Carolina State Building Code, Vol. 1, § 201.3)

Height:

- Residential: 40 feet max
- Neighborhood commercial, light commercial and office: 50 feet max
- Multifamily, O&I: 60 feet max
- CBD (central business district), general commercial, highway commercial, IL, IH: no max

Exceptions: Zoning district height limits shall not apply to: belfries, cupolas, spires, or domes, monuments, airway beacons, structures for essential services, windmills, flagpoles, chimneys and chimney flues, telecommunications towers (subject to the provisions of § 5.33 of this Ordinance), bulkhead, elevator, water tank, or to any similar structure or necessary mechanical appurtenance extending above the roof of any building if such structure does not occupy more than 33 percent of the area of the roof.

Moore County

Definition: The word ‘building’ includes all structures of every kind, except fences and walls, regardless of similarity to buildings.

- **Building:** Any structure having a roof supported by columns or by walls, and intended for shelter, housing or enclosure of persons, animals, or property. The connection of two buildings by means of an open porch, breezeway, passageway, carport or other such open structure, with or without a roof, shall not be deemed to make them one building when calculating density for Watershed Overlay District requirements (See Article 11).

- **Structure:** Anything constructed or erected, including but not limited to buildings, manufactured homes, or a gas, liquid, or liquefied gas storage tank that is principally above ground, which requires location on the land or attachment to something having permanent location on the land.

Height:

- RA, RA-20, RA-40, RA-2, RA-5, RA-USB, RE, R-MH, P-C, VB, districts: 40 feet max
- B-1 and B-2 districts: 40 feet max; may be increased by 1 foot for each 5 foot increase in front and side setback
- Rural HWY Corridor overlay, Urban Transition HWY Corridor overlay, Urban/Village HWY Corridor overlay districts : 35 feet max
- Industrial districts: 56 feet max; may be increased by 1 foot for each 5 foot increase in front and side setback

Exceptions: Church steeples, chimneys, belfries, water tanks or towers, fire towers, flag poles, spires, monuments, cupolas, domes, antennas (except satellite dish antennas) silos, grain elevators and conveyors, and necessary mechanical appurtenances may be erected to any height, unless otherwise regulated within this Ordinance.