

Water System, Semipublic - Water supply systems serving from two (2) to fourteen (14) connections, inclusive. This system may be regulated by the County Board of Health, and plans should be approved by the Appalachian District Health Department.

Yard - An open space on the same lot with a principal building, unoccupied and unobstructed from the ground upwards.

Yard, Front - An open space on the same lot with a principal building, between the front line of the building (exclusive of steps) and the front property or street right of way line and extending across the full width of the lot.

Yard, Rear - An open, unoccupied space extending the full width of the lot and situated between the rear line of the lot and the rear line of the building projected to the side lines of the lot.

Yard, Side - An open, unoccupied space situated between the side line of the building and the adjacent side line of the lot and extending from the rear line of the front yard to the front line of the rear yard.

ARTICLE V - ESTABLISHMENT OF ZONING DISTRICTS

Section 5 - Zoning Use Districts Named

For the purpose of this Chapter, the Town of Sparta is hereby divided into zoning use districts with the designation and purposes as listed below:

1. RA Residential-Agricultural District
2. R-20 Single-family Residential District
3. R-12 Two-family Residential District
4. R-8 Two-family and Mobile Home Residential District
5. RMF Multiple Family District
6. OI Office and Institutional District
7. CB Central Business District
8. NB Neighborhood Business District
9. LI Light Industrial District

Section 6 - District Boundaries Shown on Zoning Map

The boundaries of the districts are shown on a map entitled "Official Zoning Map, Sparta, North Carolina," which is hereby adopted and incorporated in this code and made a part hereof by reference. A copy of the map shall be maintained on file in the office of the Town Clerk. The zoning map and all the notations, references, and amendments thereto, and other information shown thereon are hereby made a part of this Chapter the same as if such information set forth on the map were all fully described and set out herein. The zoning map properly attested is posted at the office of the Town Clerk and is available for inspection by the public.

Section 7 - Rules Governing Boundaries

Where uncertainty exists as to the boundaries of any foresaid districts as shown on the zoning map, the following rules shall apply:

1. Where district boundaries are indicated as approximately following the center lines of streets or highways, street lines or railroad right of way lines or such lines extended, such center lines, street lines, or railroad right of way lines shall be construed to be such boundaries.
2. Where district boundaries are so indicated that they approximately follow lot lines, such lot lines shall be construed to be such boundaries.
3. Where district boundaries are so indicated that they are approximately parallel to the center lines of streets, highways, railroads, or rights of way of same, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the zoning map. If no distance is give, such dimension shall be determined by use of the scale shown on the zoning map.
4. Where a district boundary line divides a lot in single ownership, the district requirements for the least restricted portion of such lot shall be deemed to apply to the whole thereof, provided that such extensions shall not include any part of such a lot more than thirty-five (35) feet beyond the district boundary lines. The term "least restricted" shall refer to zoning restrictions, not lot or tract size.

ARTICLE VI - USE REQUIREMENTS BY DISTRICT

Section 8 - In General

Within the districts indicated on the zoning map, no building or land shall be used, and no building shall be erected or altered which is intended or designed to be used in whole or in part, for any use other than those listed as permitted for that district in this article.

Section 9 - RA Residential-Agricultural District

The RA Residential-Agricultural District is established as a district in which the principal use of the land is for low density residential or agricultural purposes. It is established to provide and protect low density residential areas for those desiring that type of environment. These districts are intended to insure that residential development not having access to public water supplies and dependent upon septic tanks for sewage disposal will occur at a sufficiently low density to provide a healthful environment.