

Frequently Asked Questions

What do I need a Zoning Compliance Certificate for?

Construction of any new principal and accessory structures, additions to existing structures, commercial occupancy of existing structures, and the installation of fences and signs.

What is a principal structure?

The primary structure on the lot (ex: a house on a subdivision lot).

What is an accessory structure?

Examples include storage sheds, decks, swimming pools (in-ground and above ground), a detached garage, portable carports, barns, and similar detached structures that are accessory to the principal structure and located on the same lot.

Where can portable carports be placed?

Portable carports are NOT allowed in the front yard setback area. This means that no carports may be placed on the driveway or front yard. You can place them in the side and rear yard provided they meet the minimum setback requirements from property lines. Portable carports require zoning compliance and may require a building permit.

Where can I put a fence?

Fences require zoning compliance. Fences and walls not over 5-feet high may project into or may enclose any front yard, except on corner lots where the max. height is 4-feet. Decorative or boundary fences enclosing rear yards may be 6-feet high in all residential districts and 10-feet in non-residential districts. All fences and walls must be constructed within the lot line. Fences shall be 5-feet from all property lines which are adjacent to street right-of-ways.

Are manufactured homes (i.e mobile homes) allowed in Farmville?

Yes, manufactured homes are allowed in the RA-20 within the RMHA A and RHMA B Overlay Districts and as a Conditional Use in RA-20. Contact the Farmville Planning Dept. for more info.

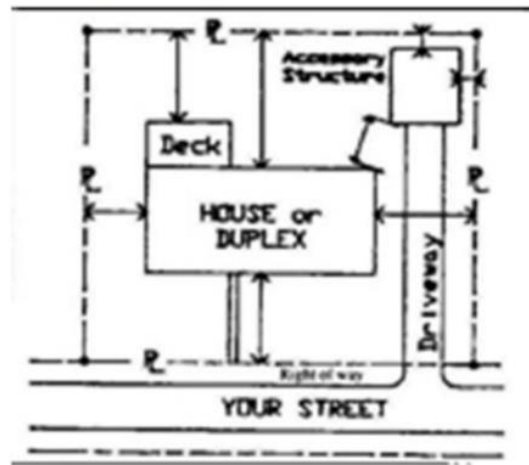
Are modular homes allowed?

Yes, they are treated the same as any other single-family dwelling, are allowed in all residential districts, and are subject to certain design criteria.

What else should I submit with my Zoning Compliance Application?

A **plot plan** must be submitted with your application before it will be reviewed. The plot plan will show dimensions between existing and proposed structures and the property lines.

Sample Illustration of a Plot Plan



Where do I go once I get my Town of Farmville Zoning Compliance Certificate?

You are responsible for obtaining all necessary building permits, also from the Town of Farmville Planning and Inspections Department. An approved zoning compliance certificate is required prior to applying for your permit(s). **The Department will not issue any permits without an approved Zoning Compliance Certificate from the Town of Farmville.**



Zoning Compliance Procedures

For
Construction of Homes
Additions, Garages, Accessory Buildings
and Other Structures
&
Installation of Signs

Farmville Planning Department

Located at Farmville Town Hall
3672 N Main Street
Farmville, NC 27828
Ph. (252) 753-5921 / Fax (252) 753-2963
[Email: joakes@farmvillenc.gov](mailto:joakes@farmvillenc.gov)

Hours:

7:30am - 5:30pm M-T
8:00am - 12:00pm F
Except Holidays

Pitt County Building Inspections

Ph. (252) 902-3150 / Fax (252) 830-4974

Pitt County Environmental Health

Ph. (252) 902-3200
Above Pitt County Offices Located at
1717 W. 5th St., Greenville, NC 27834

The Farmville Zoning and Subdivision Ordinance is available for download at
www.farmvillenc.gov

Zoning Compliance is required for all new principal and accessory structures, home occupations, and the occupation of commercial buildings located within the Town's Corporate Limits and ETJ. **Farmville will not issue building permits without an approved Zoning Compliance Certificate from the Town.**

New Homes:

Each zoning district has specific building setback requirements. Setback distances are measured from exterior property lines and street rights-of-way. Minimum lot width is measured at the front building setback line. (The front building setback may need to be increased to meet the minimum lot width).

The Area and Yard Requirements for Farmville's Residential Zoning Districts are as follows:

R-15 Residential

Single-Family - 30' Front, 12' Side, 22' Corner Yard, 25' Rear, 90' Lot Width, 15,000 SF Lot Area

R-12 Residential

Single-Family - 30' Front, 10' Side, 20' Corner Yard, 25' Rear, 80' Lot Width, 12,000 SF Lot Area

R-8 Residential

Single-Family - 25' Front, 8' Side, 18' Corner Yard, 25' Rear, 75' Lot Width, 8,000 SF Lot Area

R-5 Residential

Single-Family - 25' Front, 8' Side, 18' Corner Yard, 20' Rear, 60' Lot Width, 5,000 SF Lot Area

RA-20 Residential/Agriculture

Single-Family - 30' Front, 12' Side, 22' Corner Yard, 25' Rear, 100' Lot Width, 20,000 SF Lot Area

R-8 & R-5 Multi-Family: see Zoning Administrator for requirements.

Sample Illustration of Building Setbacks and Minimum Lot Width Line at Front Building Setback



Planning, Zoning & Land Use Fees:

Zoning Compliance Application	\$25 - Residential
	\$50 - Commercial
Rezoning Request	\$150
Zoning Ordinance Text Amendment	\$150
Special Exception Request	\$200
Requests for Variances	\$200
Minor Subdivision Plat Approval (Up to Four Lots)	\$25
Major Subdivision Plat Approval (5+ Lots)	\$5 per lot

See complete fee list at: <http://farmvillenc.gov/wp-content/uploads/finance/PlanningFeeJune2020.pdf>

Additions:

Additions include attached garages, decks, and any roof structures physically connected to the principal structure.

Setback: see required setbacks for houses.

Accessory Structures:

Accessory structures include detached garages, storage buildings, pools, and other similar structures.

All accessory structures (except as indicated) must be located in the side or rear yard (i.e. behind front building line of house).

Maximum permissible lot coverage by the principal building (i.e. the house) and all accessory buildings shall not exceed fifty percent (50%) of the total lot area in any zoning district, with the exception of the Central Business District (CBD), which has no limitation on lot coverage.

Temporary and Permanent Signs:

The Town of Farmville has a strict sign ordinance. Please check with the Planning Department before erecting any temporary or permanent signs and banners.

Home Occupations:

Home Occupations must be clearly incidental and secondary to the use of the dwelling for residence purposes and must not change the character thereof. Home Occupations are permitted in the following districts: RA-20, R8, R5, O&I. For additional information, contact the Planning Department.