



**THALHIMER**

RESIDENTIAL LAND FOR SALE

Keeter Barn Road @ US Hwy Rt 17

Camden County, NC



For more information, contact:

**BOB THORNTON, CCIM, CRE, SIOR**

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**Property Features**

- Price: \$2,500,000
- Zoned: Village Residential
- Utilities available
- 1,234 feet on Keeter Barn Road
- 1,478 feet on US Hwy 17
- Density allowed: 4.5 units per acre
- 16,000 VPD on US Hwy 17

**Demographics**

	5 Mile	10 Miles	15 Miles
Population	5,165	18,039	61,697
No. of Households	1,850	5,980	21,694
Avg. HH Income	\$89,058	\$85,229	\$80,179
Daytime Population	2,906	13,167	55,611

**3.5.6. VILLAGE RESIDENTIAL (VR) DISTRICT**

## VR Village Residential

**A. Purpose Statement**

The Village Residential (VR) district is established to accommodate a wide range of residential and institutional use types at modest densities on lots within and adjacent to designated village centers. The district allows duplexes, live/work units, single-family attached, and single-family detached dwellings, but does not allow mobile homes, manufactured homes, or conservation subdivisions. As a means of creating compact, functional neighborhoods, the district also allows a wide variety of institutional uses, including community centers, day care, schools, assisted living, religious institutions, parks, and utilities. Lots served by public sewer may have reduced minimum lot sizes and building height is measured from the base flood elevation. District regulations are intended to support the County's investment in infrastructure by encouraging the development of compact, vibrant neighborhoods with a variety of house sizes and types that are located in close proximity to complementary institutional uses. Low density development comprised of uniform building types or styles is discouraged.

**B. Dimensional Requirements**

#	STANDARD TYPE	REQUIREMENT		
		SINGLE-FAMILY DETACHED	ALL OTHER RESIDENTIAL	NON-RESIDENTIAL
	Maximum Residential Density (units/acre)		1.45 [1]	N/A
<b>B</b>	Minimum Lot Area (square feet)	30,000 [2]	15,000 per unit [3]	30,000
<b>D</b>	Minimum Lot Width (feet)	100 [4] [5]	100 [6]	125
<b>D</b>	Maximum Lot Coverage (% of lot area)		24 [7]	
<b>E</b>	Minimum Open Space (% of development area)		15	
<b>F</b>	Minimum Front Setback (feet) [8]	20	20 [9]	25
<b>G</b>	Minimum Corner Side Setback (feet) [8]	20	20 [9]	25
<b>H</b>	Minimum Interior Side Setback (feet)	10	10 [9] [10]	15
<b>I</b>	Minimum Rear Setback (feet)	10	10 [9]	15
<b>J</b>	Minimum Distance Between Buildings, Front-to-Back (feet) [11]	N/A	30	
<b>K</b>	Minimum Distance Between Buildings, Side-to-Side (feet) [11]	N/A	15	
<b>L</b>	Minimum Accessory Building Setback (feet)		8	10
	Maximum Building Height (feet)		35 [12]	

**NOTES:**

[1] Maximum residential density may be increased to 4.35 units per acre on lots served by public sewer.  
[2] Minimum lot area may be reduced to 10,000 square feet on lots served by public sewer.  
[3] Minimum lot area may be reduced to 8,000 square feet on lots served by public sewer.  
[4] Lots on a cul-de-sac street shall maintain a minimum frontage of 35 feet and shall maintain 80 percent of the required minimum lot width at a point located 50 feet from the street right-of-way edge.  
[5] May be reduced to 75 feet on lots on lots served by public sewer and located within 5,280 feet from a designated village center boundary.  
[6] Applied to the entire development or parent parcel. In no instance shall an individual lot have a width of less than 25 feet.  
[7] The maximum lot coverage may be increased with approval from NCDEQ and compliance with all applicable stormwater management requirements.  
[8] Setbacks are increased by an additional 25 feet from lot lines adjacent to an arterial street (US 17, NC 34, NC 345, Old Swamp Road, Sandy Hook Road, and the portion of US 158 east of the railroad tracks).  
[9] Setbacks are measured from the perimeter of the development to an individual structure.  
[10] Setbacks are 0 feet from lot lines occupied by party walls.  
[11] Applied in cases where there are two or more principal buildings on the same lot.  
[12] Height is measured from base flood elevation (BFE).

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