

ONSLOW COUNTY

SUMMARY OF ZONING ORDINANCE

Permitted (P) – These uses require a Zoning Permit to be issued prior to the issuance of a building permit. All setbacks and other requirements are required to be met.

Special Requirement Uses (SR) – These uses also require a Zoning Permit but require the submission of a site plan drawn by the applicant (does not require a surveyor drawn plan). The Zoning Ordinance outlines requirements that must be met for each use.

Special Uses (S) – These uses require a Special Use Permit issued by the Onslow County Zoning Board of Adjustment. A site plan drawn by a land surveyor or engineer is required. Adjacent property owners will be notified of the proposed use and the property will be posted.

Accessory Structure/Use – An accessory structure could be a garage or shed and an accessory use could be a home business, both of which would be clearly incidental to the principal use.

LIST AND PURPOSE OF ZONING DISTRICTS

- RA** Rural Agricultural – To maintain a rural development pattern with a mixture of housing types, agricultural and business uses.
- R-90** Residential 90 – To stabilize low-density for stick-built single-family residential areas.
- R-30M** Residential 30 – Developed for low-density, single-family housing, stick-built and manufactured homes.
- R-20** Residential 20 – To stabilize low-density for stick-built single-family residential areas.
- R-15** Residential 15 – To maintain stick-built single-family housing communities.
- R-10** Residential 10 – Developed for medium-density stick-built housing communities; both single-family and duplexes uses are permitted.
- R-8M** Residential 8 – Accommodates manufactured homes and manufactured home parks and small multi-family developments. RV parks are also allowed as a special use.
- R-5** Residential 5 – Developed for high-density multi-family housing, apartments, townhouses and duplexes.
- HB** Highway Business – Allows development of large-scale retail and service businesses. Residential uses are permitted.
- CB** Community Business – Provides locations for small-scale businesses catering to the immediate community; residential uses are permitted.
- H-IN** Heavy Industrial – Encourages development of heavy industrial uses.
- L-IN** Light Industrial – Allows less intense industrial uses.
- CON** Conservation – To preserve and protect valuable natural resource areas.
- MR** Military Reservation – Accommodates uses under the control of the military/federal property.

RESIDENTIAL ZONES

Uses/Zones	R-90	R-30M	R-20	R-15	R-10	R-8M	R-5
Apartments						SR	S
Campgrounds/RV parks						S	
Condominiums							S
Duplexes					S	SR	S
Townhouses					S	SR	S
Manufactured homes		P				P	
Modular Homes	P	P	P	P	P	P	S
Stick-Built Homes	P	P	P	P	P	P	S
Manufacture Home Parks						S	
Parks and Playgrounds	P	P	P	P	P	P	P
Stables, Private	SR	SR				SR	

P - Permitted Uses

S - Special Uses

SR - Special Requirement Use

Other Special Uses in all Residential Districts:

Cemeteries, private or public

Churches

Country Clubs

Libraries

Schools; public, private and colleges

Utility Substations

MINIMUM LOT SIZES AND SETBACKS FOR RESIDENTIAL ZONES

Zones	R-90	R-30M	R-20	R-15	R-10	R-8M	R-5
Lot Size	90,000sf	30,000sf	20,000sf	15,000sf	10,000sf	8,000sf	5,000sf
Lot Width	60 feet	60 feet	60 feet	60 feet	50 feet	50 feet	50 feet
Front setback*	25 feet	25 feet	25 feet	25 feet	20 feet	20 feet	20 feet
Side setback	8 feet	8 feet	8 feet				
Rear setback	15 feet	15 feet	15 feet				

*Front (right-of-way) setbacks shall be increased along the following road types:

State or Federal Highways	50 feet
Major or Minor Thoroughfares	50 feet
Other State Maintained Roads (non-subdivision)	40 feet

Home occupations are permitted in all districts under the following guidelines:

1. No display or storage of products shall be visible from the street.
2. No mechanical equipment shall be installed or used except such that is normally used for domestic, professional, or hobby.
3. Not over 25 percent of the total floor area of the principal structure or 500 square feet, whichever is less, shall be used for a home occupation. The operation of the home occupation shall be within the principal dwelling; however, storage in an accessory building may be permitted.
4. Only residents of the dwelling may be engaged in the home occupation.
5. Traffic generation shall not exceed the traffic volumes generated by nearby residents.
6. A sign no larger than 4 square feet is permitted.

RA ZONE – RURAL AGRICULTURAL

Permitted Uses – Single-family, stick-built, modular, and manufactured homes; Volunteer Fire Departments; Parks and Playgrounds; Produce Sales; Bona Fide Farms; Forestry Service; Community Centers; Bed & Breakfast; and EMS Services.

Special Requirement Uses – Accessory Apartment; Apartments; Appliance Service & Repair; Auction House; Auto, Truck & Motorcycle Sales; Auto-detailing; Barber & Beauty Shops; Baseball hitting ranges; Bicycle Repairs, Sales & Service; Billiard or Pool Halls; Blacksmith Operations; Boat Repairs, Sales & Service; Building Cleaning & Maintenance Services; Cabinet Shops; Coin-operated Laundry; Condominiums; Contractor’s Office; Duplexes; Electronic and Electrical Repair; Engineering Company; Exterminators; Family Care Home; Flea Markets; Food Catering; Funeral without Crematorium; Furniture Refinishing and Repair; Gift Shops; Glass & Mirror Shops; Golf Driving Ranges; Greenhouse or Nurseries (commercial); Greenhouse (private); Gun & Ammunition Sales; Gunsmith; Heating & Refrigeration Repair Shops; Hobby, Toy & Craft Stores; Home Occupation; Horse Show/Riding Facility; Interior Designers; Junkyards & Auto Salvage Yards; Kennel & Animal Shelters; Landscapers; Lawn & Garden Care Service; Lawnmower Repair; Livestock Petting Zoo; Livestock Sales; Locksmith; Machine & Welding Shops; Metal Fabrication Shop; Mining, under one acre; Mini-Warehouses; Monument Works/Sales; Motor Vehicle Body & Paint Shop; Motor Vehicle Repair, Service & Towing; Novelty & Souvenir Stores; Open Storage Facility; Par 3 Golf Course; Pet shop; Photography Services and Studios; Radio & Television Repair; Recycling Collection Center; Residential Development Sales; Restaurant without Drive-Through; Roadside Stand; Rodeo; Saddleries; Sawmills; Seamstress Shop; Sheet Metal Shops; Shoe Repair; Sign Painting; Small Motor Repair; Stable (private/public); Tailoring & Dressmaking Shops; Tire Recapping Shops; Townhouses; Tree service; Truck/Freight Terminal; Upholstering Shops; Vacuum Cleaner Repair; Warehousing; Watch/Clock/Jewelry Repair; Wireless Communication Towers; and Woodworking Shops.

Special Uses – Airports (public/private); Campgrounds/RV Parks; Cemetery (public/private); Chicken Houses; Child Care Center; Children’s Home; Church; College; Convenience centers; Correctional Facilities; Country Clubs (Golf Course); Dairy, Meat, & Seafood Market; Dragstrip/Race Tracks; Drinking Establishments (Bars/Lounges/Pubs); Firing Ranges (indoor/outdoor); Gas/Service Station; Go Cart Track; Government Maintenance Facility; Grading Operation; Hatcheries; Landfills; Libraries; Manufactured Home Parks; Miniature Golf; Mining & Quarrying; Motorcross Track; Nursing, Convalescent, Assisted Living Facility; Paving Operation; Public Utility Substation; Sanitarium & Mental Institutions; Schools; Septic Services; Sheriff Department/Jail Facility; Slaughterhouse; Swine farm; Turkey houses; and Winery.

MINIMUM LOT SIZE AND SETBACKS FOR RA ZONE

Lot – 20,000 square feet and minimum width of 60 feet

Setbacks** – 25 feet front (from right-of-way or easement), 8 feet side and 15 feet rear

Accessory Building – Setback 5 feet from property lines

**Front (right-of-way) setbacks shall be increased along the following road types:

State or Federal Highways	50 feet
Major or Minor Thoroughfares	50 feet
Other State Maintained Roads (non-subdivision)	40 feet

COMMERCIAL/INDUSTRIAL ZONING

COMMUNITY BUSINESS (CB) - The intent of this district to permit small-scale businesses that serve the immediate community and, typically, do not promote an increase in traffic for a particular area. Many uses are limited as to the size of building or occupancy.

Permitted uses: Ambulance/Rescue Squad/EMS Services; Appliance Service & Repair; ATM Service; Automotive Supplies; Bait & Tackle Sales; Bakeries; Barber/Beauty Shops; Baseball Hitting Ranges; Bed & Breakfast; Bicycle Repair Shops; Bicycle Sales & Service; Blacksmith Operations; Book & Stationary Stores; Building Cleaning & Maintenance Services; Business Offices; Cabinet Shops; Camera & Photography Supplies; Candy Store; Car wash; Child Care Center; Church; Coin-operated Laundry; Community Centers; Contractor's Office; Convenience Stores; Dairy, Meat & Seafood Market; Dance Schools; Delicatessen; Discount Stores; Drug Stores; Dry Cleaners; Electronic & Electrical Repair; Fabric Stores; Florists; Food Catering; Food Store (under 10,000 square feet); Gas/Service Station; Gift Shops; Glass & Mirror Shops; Gunsmith; Hardware Stores; Hobby/Toy/Craft Stores; Insurance Agency; Interior Designers; Jewelry Stores; Landscapers; Lawn & Garden Service and Supplies; Lawnmower Repair; Legal Services; Libraries; Locksmith; Machine & Welding Shops; Management Consultants; Medical/Dental Clinics; Monument Works/Sales; Music Stores; Newsstands; Novelty/Souvenir Stores; Parks/Playgrounds; Pet Shops; Photocopying Services; Photography Services/Studios; Post Office; Produce Sales; Public Relations Services; Radio & Television Repairs; Real Estate Offices; Restaurant; Saddleries; Schools; Seamstress Shop; Secondhand/Swap/Thrift Shops; Shoe Repair; Shoe Stores; Sign Painting; Skating Rinks; Small Motor Repair; Surveying Company; Tailoring & Dressmaking Shops; Tobacco Shop; Tree Service; Upholstering Shops; Vacuum Cleaner Repair; Variety Stores; Volunteer Fire Department; Watch/Clock/Jewelry Repair; and Woodworking Shops.

Special Requirement Uses: Arcades; Auto-detailing; Billiard/Pool Halls; Blueprints/Drafting Supplies; Boat Repairs/Service/Sales; Club/Lodge; Family Care Home; Funeral Home without Crematorium; Furniture Refinishing and Repair; Greenhouse/Nurseries; Health Clubs; Home Occupation; Mini-Warehouse; Motor Vehicle body and Paint Shop/Repair/Service/Towing; Nursing Home/Assisted Living Facility; Private Recreation Clubs; Publishing/Printing; On-site Residential Sales Office; Sanitarium/Mental Institutions; and Wireless Communication Towers.

Special Uses: Bars/Pubs/Lounge; Campgrounds/RV Parks; Cemetery (private/public); College; Marina; and Residential Uses.

HIGHWAY BUSINESS (HB) - The intent of this district to permit businesses along major thoroughfares and highways. Uses permitted in the Community Business are also permitted in Highway business along with many other uses (see the Zoning Ordinance for a complete list).

INDUSTRIAL, LIGHT & HEAVY (IND-H & IND-L) – These zoning districts are designed exclusively for industrial uses. Retail and residential uses are not permitted in these districts. In an attempt to discourage adult businesses, we have them allowed only as a Special Use in the Heavy Industrial District.

BUFFERING REQUIREMENTS – Anytime a commercial or industrial use is proposed adjacent to a residential district or use, a buffer consisting of landscaping and/or construction of an opaque fence/screen is required. These requirements will help to lessen the impact of a commercial use on an adjacent residential property.

USES PERMITTED AS SPECIAL REQUIREMENTS IN RA ZONES AND CERTAIN OTHER ZONES

Accessory Apartment.

1. Square footage limit: 60% of principle structure or 900 square feet, whichever is less.

Apartments, Condominiums, Duplexes, Townhouses.

1. Site Plan required to be reviewed in-house.
2. Apartments, Duplexes and Townhouses are limited to 12 units in the R-8M zone.

Arcades, Billiards/Pool Halls (This does NOT relate to an Adult Establishment).

1. Size limit: maximum building size of fifteen thousand (15,000) sq. ft.
2. No flashing lights on signs.
3. Limited hours of operation: no operation between two (2) am and eight (8) am.
4. Must comply with the Onslow County Noise Ordinance.

Auction house/Auction Barn, Auto/Truck & Motorcycle Sales, Baseball Hitting Ranges, Bicycle Repair Shop, Bicycle Sales & Service, Blacksmith Operations, Cabinet Shop, Contractors Office, Electric/Electrical Repair Shop, Engineering Company, Furniture/Refurnishing & Repair Shop, Glass & Mirror Shop, Heating & Refrigeration Repair Shop, Landscapers, Lawn & Garden Care, Lawnmower Repair Shop, Metal Fabricating Shop, Monument Works & Sales, Motor Vehicle Paint & Body Shop, Motor Vehicle Repair/Service & Towing Shop, Radio & Television Repair Shop, Sheet Metal Shop, Sign Painting Shop, Surveying Company, Tire Recapping Shop, Machine & Welding Shop, Sawmills, Small motor repair Shop, Tree Service, Wood Working Shop.

1. Minimum lot size of two (2) acres.
2. Business owner must own the property or live on the property.
3. Buildings housing the business shall be setback sixty (60) feet from the right-of-way and setback twenty (20) feet from all other property lines.
4. Limit to one (1) on-premise sign not to exceed fifteen (15) sq. ft.; limit to six (6) feet in height; setback one (1) foot from the right-of-way.

Coin-operated Laundry.

1. Designed in conjunction with rental property to serve only those tenants.
2. Meet setbacks as principal structure.

Family Care Home.

1. Cannot be located within five hundred (500) feet of another family care home.

Flea Market (indoor/outdoor).

1. Shall meet all the requirements of the Onslow County Solid Waste Ordinance.

Food Catering/Restaurant.

1. Business owner must own the property or live on the property.
2. Limit to one (1) on-premise sign not to exceed fifteen (15) sq. ft.; limit to six (6) feet in height; setback one (1) foot from the right-of-way.

Funeral Home without a Crematorium.

1. Limit to one (1) on-premise sign not to exceed fifteen (15) sq ft.; limit to six (6) feet in height; setback one (1) foot from the right-of-way.

Gift Shop, Hobby Shop, Interior Designers, Novelty/Souvenir Stores (this does NOT relate to an Adult Establishment), Auto-Detailing, Barber/Beauty Shops, Building Cleaning & Maintenance Service, Exterminators, Gun & Ammunition Sales, Gunsmith, Locksmith, Photography Service/Studio, Seamstress/Tailoring & Dress Maker Shop, Shoe Repair/Shining Shop, Upholstery Shop, Vacuum Cleaner Repair Shop, Watch/Clock & Jewelry Repair Shop.

1. Business owner must own the property or live on the property.
2. Buildings housing the business shall be set back sixty (60) feet from the right-of-way and twenty (20) feet from all other property lines.
3. Limited to one (1) on-premise sign not to exceed fifteen (15) sq. ft.; limit to six (6) feet in height; setback one (1) foot from the right-of-way.
4. Storage of vehicles, lawnmowers, and/or raw materials shall be kept out of public view by screening.
5. Shall comply with the Onslow County Solid Waste Ordinance.

Golf Driving Range.

1. Minimum lot size of five (5) acres.
2. All lights shall be oriented away from all property lines.
3. Nets shall be required to help protect adjacent properties.
4. All nets, screens and buildings shall setback twenty (20) feet from the side and the rear property lines; front setbacks shall be sixty five (65) feet from the right-of-way.
5. Limited hours of operation; no operation between two (2) am and eight (8) am.
6. Limited to one (1) on-premise sign not to exceed fifteen (15) sq. ft.; limit to six feet in height; setback one (1) foot from the right-of-way.

Greenhouses & Nurseries (Commercial).

1. Minimum lot size of two (2) acres.
2. All buildings shall be setback sixty (60) feet from the right-of-way and twenty (20) feet from all other property lines.
3. Limited to one (1) on-premise sign not to exceed fifteen (15) sq. ft.; limit to six (6) feet in height; setback one (1) foot from the right-of-way.
4. Storage of fertilizers, tractors, and other related equipment shall be screened from public view.
5. Shall comply with the Onslow County Solid Waste Ordinance.

Greenhouses (Private).

1. Greenhouses shall be located in the side or back yard.
2. Greenhouses shall be setback fifteen (15) feet from all side and rear property lines.

Home Occupation.

1. No mechanical equipment shall be installed or used except such that is normally used for domestic, professional, or hobby.
2. Not over twenty-five (25) percent of the total actual floor area or five hundred (500) square feet, whichever is less, shall be used for a home occupation.
3. Only residents of the dwelling may be engaged in the home occupation.
4. Traffic generation shall not exceed the traffic volumes generated by nearby residents.
5. Sign no larger than four (4) square feet.

Horse Show/Riding.

1. Minimum lot size of five (5) acres.

2. Barns and other accessory structures must be setback sixty (60) feet off right-of-way and twenty (20) feet off all other property lines.

Junkyards/Auto Salvage Yards & Open Storage Facility.

1. Shall meet the requirements of the Onslow County Solid Waste Ordinance.
2. Outdoor storage shall be setback ten feet (10') from all property lines or closer if a suitable screen is installed two feet (2') from the property lines.

Kennel and Animal Shelters.

1. Minimum lot size of two (2) acres.
2. Setback from right-of-way sixty (60) and twenty (20) feet from all other property lines.
3. All kennels and animal shelters shall be located in the back yard.
4. Screening is required.

Livestock Sales.

1. Minimum lot size of five (5) acres.
2. All buildings shall be setback sixty (60) feet from the right-of-way and twenty (20) feet from all other property lines.
3. Limited to one (1) on-premise sign not to exceed fifteen (15) sq. ft.; limit to six (6) feet in height; setback one (1) foot from the right-of-way.

Mini Warehouses (Mini Storage).

1. Minimum lot size of two (2) acres.
2. All buildings shall be setback sixty (60) feet from the right-of-way and twenty (20) feet from all other property lines.
3. All buildings shall be spaced twenty (20) feet apart.
4. Limited to one (1) on-premise sign not to exceed fifteen (15) sq. ft.; limit to six (6) feet in height; setback one (1) foot from the right-of-way.

Nursing, Convalescent & Assisted Living Facility.

1. In-house site plan required.

Par 3 Golf Course.

1. Minimum lot size of ten (10) acres.
2. Lights shall be oriented away from adjacent property lines.
3. Limited to one (1) sign not to exceed fifteen (15) sq. ft.; limit to six (6) feet in height; setback one (1) foot from the right-of-way.

Private Recreational Clubs & Health Clubs (this does NOT relate to an Adult Establishment or Use).

1. Maximum building size of fifteen thousand (15,000) square feet.

Publishing & Printing Shop.

1. Maximum building size of fifteen thousand (15,000) square feet.

Recycling & Collection Center.

1. Shall comply with the Onslow County Solid Waste Ordinance.

Residential Development Sales (Model Sales Home).

1. Sign not to exceed eight (8) square feet in height.
2. Zoning permit shall be renewed annually; each model shall have a separate permit.

Rodeo.

1. Minimum lot size of five (5) acres.
2. All buildings shall be setback sixty (60) feet from the right-of-way and twenty feet from all other property lines.
3. Limited to one (1) sign not to exceed fifteen sq. ft.; limit to six (6) feet in height; setback one (1) foot from right-of-way.
4. When or if lighting is required or installed, it shall be oriented away from all other adjacent property lines.

Stables/Saddleries (Public).

1. Minimum lot size of five (5) acres.
2. All barns and other accessory structures shall be setback sixty (60) feet from the right-of-way and twenty (20) feet from all other property lines.
3. Minimum pasture area of one (1) acre per horse.

Stables/ Saddleries (Private) in RA, R-30 and R-8M.

1. Minimum lot size of one (1) acre.
2. All barns and other accessory structures shall be setback sixty (60) feet from the right-of-way and twenty (20) feet from all other property lines.

Truck/Freight Terminal & Warehouses.

1. Minimum lot size of two (2) acres.
2. All buildings shall be setback sixty (60) feet from the right-of-way and twenty (20) feet from all other property lines.
3. Limited to one (1) sign not to exceed fifteen sq. ft.; limit to six (6) feet in height; setback one (1) foot from the right-of-way.
4. Vehicles under repairs shall be kept out of public view.
5. Shall comply with the Onslow County Solid Waste Ordinance.

Wireless Communication Towers.

1. Shall meet all of the requirements of the Onslow County Wireless Communication Ordinance.

For more complete information, please contact the Planning & Development Office at 455-3661 or refer to the Onslow County Zoning Ordinance.

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