

Table of Permitted Uses

For the purposes of this Ordinance, portions of the unincorporated area of New Hanover County are hereby divided into the following districts:

R-20S: The R-20S Residential District is established as a district in which the principal use of land is for low density single-family residential purposes on 20,000 sq. ft. lots. Masonboro Sound Road, Middle Sound areas and Figure 8 Island including the mainland are characterized by this zoning classification.

R-20: The R-20 Residential District is established as a district in which the principal use of land is for low density residential on 20,000 sq. ft. lots. Much of the area along the northern sounds and the Northeast Cape Fear River is classified R-20. Mobile homes require special use permits. Performance Residential projects may be developed at 1.9 units per net tract acre.

R-15: The R-15 Residential District is established as a district in which the principal use of land is for residential purposes on 15,000 sq. ft. lots. This district encompasses most of the land in the County. It is primarily inland and includes all of the southern county. Mobile homes are permitted. Performance Residential projects may be developed at 2.5 units per net acre.

R-10: The R-10 Residential District is established as a district in which the principal use of land is for residential development on 10,000 sq. ft. lots with a public water system and septic tanks. Many subdivisions are developed under this classification. Mobile homes are permitted. Residential projects may be developed at 3.3 units per net acre.

PD: The Planned Development District is established as a district on 100 plus acres to foster the mixing of various land uses (Residential, Commercial, Industrial, Office and Institutional). Water and sewer facilities are required. Two such districts have been established in the County (Landfall and Northchase).

RA: The RA Rural Agricultural District is established as a district in which the principal use of land is for low density residential with an emphasis on farming and open space preservation. Minimum lot sizes are 30,000 sq. ft. and Performance Residential projects may be developed at one dwelling unit per net tract acre. Mobile homes require special use permits. Most of the lands characterized by this designation are in the Castle Hayne area and west of U.S. 117.

B-1: The purpose of the B-1 Business District is to provide convenient shopping facilities primarily of necessity goods and personal service required to serve a neighborhood.

B-2: The B-2 Highway Business District is a heavy commercial zoning. Its purpose is to provide for the proper grouping and development of business uses which best

accommodate the needs of the motoring public with a regional orientation. It is the least restrictive of the ordinance.

O&I: The Office and Institutional District provides areas where institutional uses, professional office uses and other compatible uses including single-family and performance residential shall be encouraged to locate. 15,000 sq. ft. lots are required.

SC: Shopping Center Districts may be established on any seven-acre to larger tract provided a site development plan is submitted and approved in accordance with the performance criteria of the ordinance.

AR: The Airport Residential District is established for the purpose of limiting the development of land within the vicinity of the New Hanover Airport to low density residential development in order to reduce aircraft hazards and promote safety. One acre lots are required.

AI: The Airport Industrial District is established as a planned restricted industrial district in which the principal use of land is for indoor manufacturing and distributive type operations that are compatible with airport facilities and which require sites adjacent to railroads and/or major thoroughfares. One acre lots are required.

I-1: The I-1 District is a light industrial district that provides for warehousing, storage, bulk retail and manufacturing which does not create an excessive amount of noise, odor, smoke, dust, air-borne debris, or any other objectionable characteristics which might be detrimental to surrounding areas.

I-2: The I-2 Industrial District is a heavy industrial zone. Its purpose is to provide for uses that would produce excessive noise, odor, smoke, dust, air-borne debris, or any other objectionable characteristics. It is the least restrictive zoning district.

C.O.D.: The C.O.D. Conservation Overlay District is established as an overlay district for the purpose of protecting precious environmental and cultural resources in the County and to provide open space. This district applies to all unincorporated areas of the County and takes precedence over other underlying districts.

S.H.O.D.: The S.H.O.D. Special Highway Overlay District is established as a district to protect the natural beauty and scenic vistas that exist along the interstate and other specially designated highways that serve as gateways into the County. The S.H.O.D. is presently established along I-40, Eastwood Road, Military Cut-Off, River Road and the northern portion of Market Street.

Table of Permitted Uses - Within the various zoning districts as indicated on the Official Zoning Map, New Hanover County, North Carolina, and subject to all requirements and conditions specified in this Ordinance; land, buildings, and structures may only be used and buildings and structures may only be erected which are intended or designed to be

used for uses listed in the Table of Permitted Uses. In the appropriate columns of the following table, permitted uses in the various districts are indicated by a "P" while uses permitted only as a Special Use subject to the provisions of Section 72 are indicated by an "S".