

ARTICLE 5
ZONING DISTRICTS, PERMITTED USES, AND DIMENSIONAL
REQUIREMENTS

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SECTION 5.1
ZONING DISTRICTS

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Section 5.1.1 Establishment of Zoning Districts

For the purpose of this ordinance, the Town and its extraterritorial jurisdiction is divided into the following districts:

R-10, Residential District
R-15, Residential District
MF, Multi-Family District
MH, Manufactured Homes District
BR, Business Residential District
BH, Business Highway District
CBD, Central Business District
I, Industrial District
PI, Public Institutional District
CD, Conservation District

Section 5.1.2 R-10, Residential District

- A. Purpose and Intent - This district is defined as medium to high-density single family residential areas and additional open areas where similar single-family residential development will be a viable land use. The uses permitted in this district are designed to stabilize and protect the essential character of the area and prohibit all activities of a commercial nature except certain home occupations controlled by specific limitations.

- B. Permitted and Special Uses - Permitted and Special Uses shall be as provided in Section 5.2, *District Regulations*, Table 5.1, *Table of Permitted Uses*, of this Article.
- C. Accessory Uses - A building or lot may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation.
- D. Dimensional Requirements - Dimensional requirements shall be as provided in Section 5.3, *Dimensional Requirements*, Table 5.2, *Zoning District Dimensional Requirements*, of this Article.

Section 5.1.3 R-15, Residential District

- A. Purpose and Intent - This district is defined as low to medium-density single family residential areas and additional open areas where similar single-family residential development will be a viable land use. The uses permitted in this district are designed to stabilize and protect the essential character of the area and prohibit all activities of a commercial nature except certain home occupations controlled by specific limitations.
- B. Permitted and Special Uses - Permitted and Special Uses shall be as provided in Section 5.2, *District Regulations*, Table 5.1, *Table of Permitted Uses*, of this Article.
- C. Accessory Uses - A building or lot may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation.
- D. Dimensional Requirements - Dimensional requirements shall be as provided in Section 5.3, *Dimensional Requirements*, Table 5.2, *Zoning District Dimensional Requirements*, of this Article.

Section 5.1.4 MF, Multi-Family District

- A. Purpose and Intent - This district is defined as a high-density residential area where multi-family dwellings are co-mingled with certain open areas where similar residential development will be a viable land use. The uses permitted in this district are designed to stabilize and protect the essential characteristics of the area and prohibit all activities of a commercial nature except certain home occupations controlled by specific limitations.
- B. Permitted and Special Uses - Permitted and Special Uses shall be as provided in Section 5.2, *District Regulations*, Table 5.1, *Table of Permitted Uses*, of this Article.
- C. Accessory Uses - A building or lot may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation.
- D. Dimensional Requirements - Dimensional requirements shall be as provided in Section 5.3, *Dimensional Requirements*, Table 5.2, *Zoning District Dimensional Requirements*, of this Article.

Section 5.1.5 MH, Manufactured Homes District

- A. Purpose and Intent - This district is defined as a high-density residential area where manufactured home parks are co-mingled with certain open areas and where similar residential development will be a viable land use. The uses permitted in this district are designed to stabilize and protect the essential characteristics of the area and prohibit all activities of a commercial nature except certain home occupations controlled by specific limitations.

- B. Permitted and Special Uses - Permitted and Special Uses shall be as provided in Section 5.2, *District Regulations*, Table 5.1, *Table of Permitted Uses*, of this Article.
- C. Accessory Uses - A building or lot may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation.
- D. Dimensional Requirements - Dimensional requirements shall be as provided in Section 5.3, *Dimensional Requirements*, Table 5.2, *Zoning District Dimensional Requirements*, of this Article.

Section 5.1.6 BR, Business Residential District

- A. Purpose and Intent - The purpose of this district shall be to provide innovative opportunities for integrating diverse but compatible uses into a single development. The Business Residential District is intended to provide an alternative to the predominant development pattern in Belville characterized by unconnected, uncoordinated commercial development along thoroughfares and limited access residential developments isolated from places to work and shop. In addition to a mixture of compatible uses, developments in this district shall provide amenities and walkways to increase pedestrian activity, decrease reliance on individual vehicles, foster transit usage, improve the overall quality of life, and provide for the welfare of the citizens. In the event of conflict between regulations for mixed use developments and those in other sections of the Ordinance, the mixed use regulations shall supersede unless specifically stated otherwise. Uses may be mixed within a building or within the development. Mixed use developments on sites greater than fifteen (15) acres shall contain a minimum twenty (20) percent residential use. It is not the intent to require each separate building or every individual development site to include a complete, integrated mix of land uses but rather for the area as a whole to contain a mix of uses designed to meet the Town's overall planning objectives. Typical business uses to be found in the BR district include a food market, drugstore, personal service establishments, small specialty shops, and a limited number of small professional offices. Areas zoned for the BR District should be located so that their distributional pattern throughout the Town reflects their neighborhood orientation. They should be designed to be an integral, homogeneous component of the neighborhoods they serve, and oriented to pedestrian and vehicular traffic.
- B. Permitted and Special Uses - Permitted and Special Uses shall be as provided in Section 5.2, *District Regulations*, Table 5.1, *Table of Permitted Uses*, of this Article.
- C. Accessory Uses - A building or lot may be used for uses customarily incidental to any permitted use.
- D. Dimensional Requirements - Dimensional requirements shall be as provided in Section 5.3, *Dimensional Requirements*, Table 5.2, *Zoning District Dimensional Requirements*, of this Article.

Section 5.1.7 BH, Business Highway District

- A. Purpose and Intent - The purpose of this district shall be to provide for the proper grouping and development of roadside business uses which will best accommodate the needs of the motoring public and businesses demanding high volume traffic. The district's principal means of ingress and egress shall be along collector roads, minor

arterial, and/or major arterial as designated on Brunswick County's ("County") or the Town's respective Thoroughfare Classification Plans.

- B. Permitted and Special Uses - Permitted and Special Uses shall be as provided in Section 5.2, *District Regulations*, Table 5.1, *Table of Permitted Uses*, of this Article.
- C. Accessory Uses - A building or lot may be used for uses customarily incidental to any permitted use.
- D. Dimensional Requirements - Dimensional requirements shall be as provided in Section 5.3, *Dimensional Requirements*, Table 5.2, *Zoning District Dimensional Requirements*, of this Article.

Section 5.1.8 CBD, Central Business District

- A. Purpose and Intent - This section is intended to establish standards/requirements and guidelines/objectives for land use and development within the CBD zoning district. It is the intent of these standards and guidelines to promote an attractive appearance for the enjoyment of the Town's residents and visitors. It is recognized that alternatives to this ordering may achieve the same goal. Innovation and creativity are strongly encouraged.
- B. Permitted and Special Uses - Permitted and Special Uses shall be as provided in Section 5.2, *District Regulations*, Table 5.1, *Table of Permitted Uses*, of this Article.
- C. Accessory Uses - A building or lot may be used for uses customarily incidental to any permitted use and a dwelling may be used for a home occupation.
- D. Dimensional Requirements - Dimensional requirements shall be as provided in Section 5.3, *Dimensional Requirements*, Table 5.2, *Zoning District Dimensional Requirements*, of this Article.

Section 5.1.9 I, Industrial District

- A. Purpose and Intent - To provide locations for enterprises engaged in a broad range of manufacturing, processing, creating, repairing, renovating, painting, cleaning, or assembly of goods, merchandise or equipment. Additionally, the I District shall be appropriate for those uses which require significant area to accommodate setbacks and buffers necessary for mitigating any negative effects which, under normal circumstances, might burden abutting properties.
- B. Land in this district should bear close association with Major Thoroughfares as identified in the respective Thoroughfare Plans, to rail service, and to in-place infrastructure such as water and natural gas.
- C. Permitted and Special Uses - Permitted and Special Uses shall be as provided in Section 5.2, *District Regulations*, Table 5.1, *Table of Permitted Uses*, of this Article.
- D. Accessory Uses - A building or lot may be used for uses customarily incidental to any permitted use.
- E. Dimensional Requirements - Dimensional requirements shall be as provided in Section 5.3, *Dimensional Requirements*, Table 5.2, *Zoning District Dimensional Requirements*, of this Article.

Section 5.1.10 PI, Public Institutional District

- A. Purpose and Intent - This district is intended to accommodate mid and large-sized public, quasi-public, and institutional uses which have a substantial land use impact or traffic generation potential. This district is also intended to promote the collocation of similar or dependent uses such as elementary schools with adjacent childcare facilities, or nursing homes with adjacent healthcare offices. It is not intended for smaller public and institutional uses that are customarily found within residential areas. Areas designated as PI will typically be located along major or minor arterials or major collector roads as designated in the County or the Town's Thoroughfare Classification Plans. Uses typically found in this district will be public and private schools, churches, government facilities and related uses.
- B. Permitted and Special Uses - Permitted and Special Uses shall be as provided in Section 5.2, *District Regulations*, Table 5.1, *Table of Permitted Uses*, of this Article.
- C. Accessory Uses - A building or lot may be used for uses customarily incidental to any permitted use.
- D. Dimensional Requirements - Dimensional requirements shall be as provided in Section 5.3, *Dimensional Requirements*, Table 5.2, *Zoning District Dimensional Requirements*, of this Article

Section 5.1.11 CD, Conservation

- A. Purpose and Intent - This district is established to give the highest priority to the protection and management of estuarine waters and coastal wetlands so as to safeguard and perpetuate their biological, social, aesthetic, and economic values. Suitable land and water uses shall be those consistent with the above objective. Highest priority of use shall be allocated to the conservation of estuarine waters and coastal wetlands to ensure the continued scenic and conservation value that these lands and waters provide to the town, its residents, visitors and the surrounding area. The property shall be maintained in its natural, scenic, wooded and open condition and restricted from any development or use that would impair or interfere with the conservation purposes of this conservation district.
- B. Permitted and Special Uses - Permitted and Special Uses shall be as provided in Section 5.2, *District Regulations*, Table 5.1, *Table of Permitted Uses*, of this Article.
- C. Accessory Uses - A building or lot may be used for uses customarily incidental to any permitted use.
- D. Dimensional Requirements - Dimensional requirements shall be as provided in Section 5.3, *Dimensional Requirements*, Table 5.2, *Zoning District Dimensional Requirements*, of this Article

SECTION 5.2 PERMITTED USES

Section 5.2.1 Applicability

Table 5.1, *Table of Permitted Uses*, indicates those uses, both Special Uses and by-right uses, allowed in each particular zoning district, as established in Section 5.1, *Zoning Districts*, of this Article.

Section 5.2.2 Uses Not Expressly Permitted

Uses not expressly permitted and/or not listed in this Article as permitted, Special Use or by-right use, within a specific zoning district, are hereby prohibited.

Section 5.2.3 Table of Permitted Uses

“P” indicates districts in which particular uses are permitted as a by-right use. Districts in which particular uses are permitted as a by-right use with certain conditions are indicated by “P” with a note referencing the section where specific use conditions are located.

Districts in which particular uses are permitted as a Special Use are indicated by “S”. For additional information on the Special Use approval process, see Article 9, Section 9.4, Special Uses. For additional information on the additional restrictions for specific special uses, see the referenced section, if noted.

Cells for districts in which particular uses are prohibited are intentionally left blank (“ ”). Any use that is not listed in Table 5.1, Table of Permitted Uses, is prohibited, per Section 5.2.2, Uses Not Expressly Permitted.

[This page intentionally left blank with Table 5.1, Table of Permitted Uses following]

Table 5.1 Table of Permitted Uses										
P = Permitted Use (By-right) S = Special Use “ ”= Not Permitted/Prohibited Use (*) = Specific Use Regulations Apply Any use not expressly permitted as a Permitted Use or Special Use is prohibited										
Uses	Zoning Districts									
AGRICULTURE, FORESTRY, FISHING	R10	R15	MF	MH	BR	BH	CBD	I	PI	CD
Agri-Business								P		
Agricultural Industry								P		
Farms, Bona Fide								P		
Nurseries (Retail & Wholesale); Greenhouses					S	P		P		
COMMUNICATION FACILITIES	R10	R15	MF	MH	BR	BH	CBD	I	PI	
TV/Radio Broadcasting Studio						P	S	P		
TV/Radio Transmitting Towers (See Section 6.3)						S	S	S	S	
Wireless Transmission Facility (See Section 6.3)						S	S	S	S	
Amateur Wireless Facility	P	P	P	P	S	P	P	P	P	
CONTRACTORS/CONSTRUCTION	R10	R15	MF	MH	BR	BH	CBD	I	PI	
General Contractors Office & Storage Yard								P		
Heavy Equipment Repair								P		
Other Contractors with Outside Storage								P		
Other Contractors without Outside Storage						P		P		
GENERAL RETAIL USES	R10	R15	MF	MH	BR	BH	CBD	I	PI	
Alcoholic Beverages (ABC Stores), Packaged Retail Sales						P	P			
Appliance – Retail & Maintenance						P	P	P		
Auction Sales – excluding livestock						P				

GENERAL RETAIL USES	R10	R15	MF	MH	BR	BH	CBD	I	PI	CD
Automobile/Boat washing facilities						P				
Automobile Dealer & Truck Sales (See Section 6.3)						S		P		
Automobile Parts (No Outside Storage)						P		P		
Automobile Parts (With Outside Storage)								S		
Banks and Financial Institutions					S	P	P			
Barber & Beauty Shops					S	P	P			
Boat Sales, Service & Repair						S		P		
Books & Printed Matter Sales					S	P	P			
Brewpub					S	S				
Building Materials & Garden Supplies						P		P		
Car Wash						P				
Convenience Store					S	P	P			
Condominium (commercial)						P	P	P		
Department Stores						P	P			
Dry Cleaning/Laundry Storefront					S	P	P			
Dry Cleaning/Laundry Operations						P		P		
Farm Implements, Sales & Service						S		P		
Florists (no outside greenhouse or storage)					S	P	P			
Garage Service/ Automobile Repair								P		
Gasoline Station						P	P			
General Merchandise Stores					S	P	P			
Grocery Stores					S	P	P			
Health Spas/Clubs					S	P	P			
Industrial Sales/Repair of Equipment						P		P		
Laundromat (See Section 6.3)					S	P				
Marine Equipment Sales, excluding Boat Dealers/Repair						P		P		
Microbrewery						S				
Mobile Home/Modular Home Dealer						S		P		
Mobile Home/Modular Home on site sales				P						
Motorcycle Sales & Repair						P		P		

GENERAL RETAIL USES	R10	R15	MF	MH	BR	BH	CBD	I	PI	CD
Motor Vehicle Repair/Garage						P		P		
Restaurants					S	P	P			
Fast Food Establishment						P	P			
Seafood Market						P	S			
Shopping Centers					S	P	S			
Small Office/Commercial Center					S	P	P	P		
Small Regional Brewery								S		
Sporting Goods & Repair						P	P			
INSTITUTIONAL, RECREATIONAL, AND SERVICE	R10	R15	MF	MH	BR	BH	CBD	I	PI	
Adult Entertainment								S		
Adult Day Care Facility						P				
Adult Care Home (See Section 6.3) (except Family Care Home, see below)						P				
Arboretums/Botanical Garden								P		
Assembly Halls						P				
Audio, Video Production and dist.								P		
Batting Cages, Baseball and Softball						P		P		
Billiard & Game Rooms						P	P			
Boat Launching Ramp/Dock/Pier (Public)	P	P	P	P						S
Bowling Alley						P	P			
Cemetery						S				
Child Day Care Facility						P	S	P		
Churches	S	S	S	S	S	P	P	P	S	
Circus, Carnival, Festival or Fair (not more than 30 days)						S	S	S		
Colleges and Related Facilities						P	S		S	
Commercial Recreation Facilities						P	S	P		
Country Clubs and related use	S	S	S	S	S	P				
Doctors/Dentists/Opticians					S	P	P			

INSTITUTIONAL, RECREATIONAL, AND SERVICE	R10	R15	MF	MH	BR	BH	CBD	I	PI	CD
Drive-in theater					P	P	P	P	P	
Driving Range – Golf						P				
Exterminating Services						P		P		
Family Care Home	P	P	P	P						
Family Child Care Home	S	S	S	S						
Family Foster Home	P	P	P	P	P		P			
Fraternal and Social Organizations						P	P			
Funeral Home/Mortuary						P	P			
Golf Course, Miniature						P				
Golf Course	S	S	S	S		P				
Government Offices						P	P	P	P	
Hotel, Motel, Motor Lodge (See Section 6.3)						P	S			
Habilitation/Rehabilitation Treatment Facility						S		S		
Kennels, without the outside keeping of animals						P		P		
Kennels, with the outside keeping of animals						S		S		
Laboratory – Medical, Dental, Optical						P	S	P		
Laboratory – Research						P		P		
Libraries, Museums, & Art Galleries						P	P			
Light Manufacturing								P		
Marina, Commercial							S			
Marina, Residential	P	P	P	P						
Mini Warehouse/Storage (See Section 6.3)						S		P		
Nursing Home						P				
Offices, Professional/General					S	P	P	P		
Rowing Club									P	
Parking Lot, Commercial (See Section 11.3)					S	S	S	S	S	
Parking Lot, off-site required parking (See Section 11.2)			S		S	S	S	S	S	
Parking Lot, Overflow (See Section 11.2)			P		P	P	P	P	P	
Parking Facility, Town operated	P	P	P	P	P	P	P	P	P	
Public or Private Schools (See Section 6.3)					S	P	S		P	

INSTITUTIONAL, RECREATIONAL, AND SERVICE	R10	R15	MF	MH	BR	BH	CBD	I	PI	CD
Public Parks, Playgrounds, Play Fields, Community Centers, & Outdoor Recreation	P	P	P	P	S	P	P		P	S
Public Utility Offices						P	P	P		
Public Utility Substations						P	S	P		
Repair, remodeling and renovating farm equipment								P		
Residential Child Care Facility						P				
Reverse Osmosis Waterworks Facility (See Section 6.3)								P		
RV Park / Campground					S	S		S		
Septic Tank Services								P		
Skating Rinks, Private						P				
Swimming Pools – Public/Commercial						P	P			
Tanning Salon						P	P			
Tennis Courts – Public/Commercial						P	P			
Theater – Indoor only								P		
Tire Recapping								P		
Transportation facilities								P		
Truck Washing								P		
Veterinary Establishments/Animal Hospitals (See Section 6.3)						P	P	P		
MANUFACTURING	R10	R15	MF	MH	BR	BH	CBD	I	PI	
Aircraft and Aircraft Parts								P		
Alcoholic Beverage Products								P		
Alcoholic Beverage Products, Accessory Manufacturing of (See Section 6.3)						S	S			
Assembly of Prepared Parts into Finished Products								P		
Batteries								P		
Boat Building								P		
Cabinet and Woodworking Shops								P		
Clothing Manufacturers								P		

Coating and laminating of paper products								P		
MANUFACTURING	R10	R15	MF	MH	BR	BH	CBD	I	PI	CD
Coating and laminating of plastic products								P		
Commercial Boating facilities								P		
Concrete, Cut Stone, and Clay products								P		
Cottage Industry (See Section 6.3)					S	P	P			
Electronic Machines, Equipment & Supplies Assembly								P		
Fabricated Metal Products								P		
Fabrication Shops – Wood, Metal, Upholstery								P		
Floor coverings other than carpet								P		
Freight Handling facilities								P		
Foundry Operations								P		
Furniture Manufacturing and Woodworking Facilities								P		
Glass								P		
Heavy Construction Contractors Operations								P		
Leather & Leather Products (excluding tanning)								P		
Machinery – other than electrical								P		
Metal Coating and Engraving								P		
Motor Vehicle Assembly								P		
Petroleum and Related Products								P		
Primary Metal Products and Foundries								P		
Printing and Publishing (Quick Copy)						P	S	P		
Small Arms Ammunition								P		
Signs – Manufacturing and Assembly						P		P		
Surface active agents								P		
Textile Products, Including Dyeing and Finishing								P		
Tobacco products								P		
Transportation Equipment								P		
Warehousing and Storage								P		
Wholesale sales and services								P		
Wood products other than containers								P		

RESIDENTIAL USES	R10	R15	MF	MH	BR	BH	CBD	I	PI	CD
Accessory Dwelling	P	P	P	P			P			
Bed and Breakfast	S	S					P			
RESIDENTIAL USES	R10	R15	MF	MH	BR	BH	CBD	I	PI	
Multi-Family Dwelling			P		S		P			
Single Family Dwelling	P	P	P	P			P			
Home Occupation (Accessory) (See Section 6.3)	P	P	P	P			P			
Manufactured Home, (See Section 6.3)				P				S		
Modular Home	P	P		P						
Two Family Dwelling (Duplex)			P				P			
Townhouse			P		S		P			
TRANSPORTATION & WHOLESALE USES	R10	R15	MF	MH	BR	BH	CBD	I	PI	
Agricultural chemicals, pesticides or fertilizers								P		
Ambulance Service – Public & Private						P				
Ammunition								P		
Bus & Taxi Stand						P	P			
Chemicals and allied products								P		
Construction and mining materials								P		
Farm and garden machinery								P		
Grain and field beans								P		
Freight Transportation & Warehousing								P		
Minerals								P		
Lumber and other construction materials								P		
Petroleum and petroleum products								P		
Resins								P		
Towing Services – Automobile or Truck						P		P		
Trailer (utility hauling) Sales & Rental						P		P		
Warehousing – General								P		

TRANSPORTATION & WHOLESALE USES	R10	R15	MF	MH	BR	BH	CBD	I	PI	CD
Wholesaling – General						P		P		
Wholesale Storage & Bulk Terminal								P		

SECTION 5.3 DIMENSIONAL REQUIREMENTS

The dimensional requirements contained in this Article shall apply to those zoning districts and uses as referenced herein. Should other articles or sections of this Ordinance require setbacks, yards, or other requirements not referenced herein, such articles and sections shall take precedence unless otherwise provided.

TABLE 5.2 ZONING DISTRICT DIMENSIONAL REQUIREMENTS										
Dimensional Requirement (Measurement)	Zoning Districts									
	R10	R15	MF	MH	BR	BH	CBD	I	PI	CD
Minimum Area to Rezone to the District (acres)	NA	NA	NA	NA	2	NA	NA	NA	NA	NA
Minimum Lot Size for Detached Single Family Dwelling (square feet)	10,000	15,000	NA	7,500	NA	NA	4,500	NA	NA	NA
Minimum Lot Size for Duplexes (square feet)	NA	NA	15,000 (7,500 per unit)	NA	NA	NA	6,000	NA	NA	NA
Minimum Lot Size for Each Principal Use or Structure (acres)	NA	NA	NA	NA	NA	NA	NA	0.6	NA	NA
Maximum Density (residential unit per acre)	3.3	2.5	16	NA	30	NA	16 (unless otherwise allowed per an Overlay District)	NA	NA	NA
Minimum Lot Frontage (feet)	70 ¹	70 ¹	60	60	35	35	35	35	35	35
Minimum Lot Width (feet)	70 ¹	70 ¹	60	60	NA	NA	35	100	NA	NA

¹ Minimum Lot Frontage and Width for lots on Culs-de-sac or other approved street terminus is 35 feet

Dimensional Requirement (Measurement)	Zoning Districts									
	R10	R15	MF	MH	BR	BH	CBD	I	PI	CD
Minimum Building Separation (feet)	20	20	20	20	20	20	20	20	20	20
Minimum Front Yard/Setback (feet)	30	30	25	25	25	25	10	25	25	25
Minimum Interior Side Yard/Sidewalk (feet)	12	12	10	10	10	10	0	10	10	10
Minimum Street/Corner Side Yard/Setback (feet)	15	15	12.5	12.5	12.5	12.5	10	12.5	12.5	12.5
Minimum Rear Yard/Setback (feet)	30	30	20	20	10	10	20	10	10	10
Maximum Structure Height (feet)	35	35	35	35	40	50	50	40	70	35