

IMPACTS OF ZONING CHANGES

Rural Agriculture (RA) to Residential Zoning 20 (R-20). The R-20 Zoning District provides for site-built single-family dwellings; the RA allowed for the placement of manufactured homes. The RA district also allows some commercial uses; therefore, the proposed zoning provides protection from the redevelopment of a lot within a subdivision for a manufactured home or commercial use. Restrictive covenants may not allow for those uses; however, Onslow County cannot enforce covenants and is obligated to issuing a permit for any use permitted in the zoning district assigned to that property.

In the RA Zoning District accessory structures could have been placed in the front yard, while in R-20 accessory structures must be in the side and rear yards.

The setback requirements for the principal structure are the same for R-20 and RA (25 feet front, 8 feet side and 15 feet rear).

Rural Agriculture (RA) to Residential Zoning 15 (R-15). The R-15 Zoning District provides for site-built single-family dwellings; the RA allowed for the placement of manufactured homes. The RA district also allows some commercial uses; therefore, the proposed zoning provides protection from the redevelopment of a lot within a subdivision for a manufactured home or commercial use. Restrictive covenants may not allow for those uses; however, Onslow County cannot enforce covenants and is obligated to issuing a permit for any use permitted in the zoning district assigned to that property. This new zoning district will provide for the long-term protection for your neighborhood to remain a community with site-built single-family homes.

In the RA Zoning District accessory structures could have been placed in the front yard, while in R-15 accessory structures must be in the side and rear yards.

Subdivisions that were developed under the RA zoning had front setback requirements of 25 feet; the R-15 has a 20-foot front setback requirement. The side setback of 8 feet and the rear setback of 15 feet are the same in both districts.

Residential 30M (R-30M) to Rural Agriculture (RA). The minimum lot size for the R-30M Zoning District was 30,000 square feet and the minimum lot size for the RA Zoning District under the new Zoning Ordinance will be 40,000 square feet; most of the lots currently zoned R-30M are an acre or more in size (an acre is 43,560 square feet). Like the R-30M Zoning District, RA allows for both site-built and manufactured homes. Additionally, RA allows for two single-family homes on a lot of two acres or more which was also permitted in R-30M. There are

limited commercial uses permitted in RA that were not permitted in R-30M allowing for more flexibility in the use of properties.

Rural Agriculture (RA) to Community Business (CB) or Highway Business (HB). The RA Zoning District in the new Zoning Ordinance provides for more protection for the agriculture properties in Onslow County. The minimum lot size has been increased from 20,000 square feet in area to 40,000 square feet and the number of commercial uses has be significantly reduced.

Most properties with existing businesses that would be made non-conforming by the new RA Zoning District are proposed to be zoned to a commercial district, either CB or HB. The HB and CB Zoning Districts provide for more commercial and other non-residential uses.