

Planning and Development Department

234 Northwest Corridor Boulevard, Jacksonville NC 28540

(910) 455-3661



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| <h1>R-8M</h1> <h2>Residential-8M</h2> | | Principal Structure Requirements | |
| | | Minimum Lot Area | 8,000 square feet |
| District Purpose | | Front Setback Minimum | 20 feet |
| <p>The purpose of this district is to accommodate high density (up to 10 dwelling units per acre) single-family and multi-family residential development, as well as manufactured housing, in urbanizing areas of the county that have access to utility and transportation infrastructure necessary to support development at an urban scale and intensity. This district is further intended to protect both existing and planned residential neighborhoods from encroachment by incompatible uses and development patterns.</p> | | Side Setback ¹ Minimum | 5 feet |
| | | Street (Corner lot) ² Minimum | 20 feet |
| | | Rear Setback Minimum | 15 feet |
| | | Lot Width Minimum | 50 feet |
| | | Structure Height Maximum | 45 feet |
| <ol style="list-style-type: none"> For duplex, townhouse, or multi-family dwelling units where lot lines run through the building as a party wall, there is no side yard setback requirement. For corner lots, applicant may designate the front and street side yards irrespective of the orientation of the home or driveway location. | | | |
| Accessory Structure Requirements | | | |
| <p>The total square footage (sf) of all enclosed structures may not exceed 25% of the heated sf of the home.</p> | | | |
| <ul style="list-style-type: none"> Open carports may be placed forward of the home if they meet the front setback requirement above and the side and rear setbacks below. Enclosed structures may be placed forward of the home on lots of at least 2 acres by right and on waterfront lots by Special Use Permit. The structures must meet required front setbacks. Pools may not be located forward of the home. | | | |
| Lot Type | Structure Size | Side Setback | Rear Setback |
| Interior Lot | Less than 400sf | 5 feet | 5 feet |
| | 400 sf and greater | 8 feet | 8 feet |
| | | Interior Setback | Side Street Setback |
| Corner Lot | Less than 400sf | 5 feet | 10 feet |
| | 400sf and greater | 8 feet | 15 feet |
| Double Frontage Lot | Less than 400sf | 5 feet | 10 feet |
| | 400sf and greater | 8 feet | 15 feet |
| Structures cannot be located within any easement or right-of-way. | | RVs, trailers, boats, manufactured homes cannot be used as an accessory structure. | |
| See Back for Uses with Additional Required Standards | | | |

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Uses with Additional Required Standards

- Accessory Structures
- Anemometers and Meteorological Towers
- Bed and Breakfast Inn (Special Use)
- Camper or RV (1 Per Parcel & Special Use)
- Construction Office and Construction Equipment Sheds
- Construction Staging Areas
- Disaster Relief Housing
- Dwelling, Manufactured Home (Individual Lot)
- Family Care Homes
- Home Occupations
- Horse Stable for Residential Use (Special Use)
- Manufactured Home Park (Special Use)
- Multi-family Residential Dwellings (Special Use)
- Special Events (Commercial & Non-Commercial)
- Temporary Family Health Care Structure
- Temporary Mining Operation
- Wireless Telecommunication and Broadcast Towers

The zoning summary provides an overview of a zoning district. See the Ordinance for all standards and requirements such as the Additional Required Standards for the above uses.

**Contact the Onslow County Planning and Development Department at
(910) 455-3661 or landuse@onslowcountync.gov**