

4.14 ZONING DISTRICT DIMENSIONAL REQUIREMENTS

Dimensional Requirements Table

Dimensional Standards (9)	RA	RP	RM	MH	GB	OI	IT	GI	PD	EC
Lot Size	1 Acre ⁽⁸⁾	15,000 ⁽⁵⁾ Sq. Ft.	(1)	(7)	15,000 Sq. Ft. ⁽⁸⁾	15,000 Sq. Ft.	1 Acres	1 Acres	(1)	1 Acre
Lot Size Duplex	60,000 Sq. Ft.	22,000 Sq. Ft.	(1)						(1)	
Min. Area Rezoning(3)	NA	5 Acres	10 Acres	5 Acres	1 Acre	1 Acre	5 Acres	5 Acres	100 acres	NA
Min. Lot Width-Ft	100 ⁽⁸⁾	80 ⁽⁶⁾	(1)	(7)	80 ⁽⁸⁾	80	100	100	(1)	100
Min. Chord Length at ROW line for "cul de sac's"	45	30	(1)	20	30	30	45	45	(1)	45
Min. Front Yd.-Ft.	30 ⁽⁸⁾	30	(1)	(7)	25 ⁽⁸⁾	25	40	50	(1)	50
Min. Side Yard-Ft	15 ⁽⁸⁾	10	(1)	(7)	10 ⁽⁸⁾	10	25	25	(1)	25
Min. Rear Yard-Ft	30 ⁽⁸⁾	25	(1)	(7)	10 ⁽⁸⁾	10	25	25	(1)	25
Max. Height-Ft	35 ⁽²⁾	35 ⁽²⁾	45	35	40	40	50	50	(1)	40
Min. Req. Structure Separation	40 ⁽⁸⁾	30	(1)		50 ⁽⁸⁾	50	50	100	(1)	30

- (1) Dimensional standards in the Planned Development (PD) and Residential Mixed (RM) Districts are required to be specified on a Master Development Plan.
- (2) Maximum Height requirements in the RA and RP Zoning District shall be allowed an additional 10' feet if located within any Special Flood Hazard Area (SFHA) at the calculation of 5 additional feet in building height per every 2 feet built above the prescribed Base Flood Elevation (BFE) up to a maximum of forty five (45') feet.
- (3) Any parcel of property meeting the guidelines set forth in Sections 3.3 or 3.4 that adjoins an established zoning district that is identical to the district that is applying for a rezoning shall not have to meet the minimum area requirements for rezoning for that district.
- (4) The minimum required separation standards are for principal or primary structures, accessory structures must follow separation and setback requirements as outlined in Sections 4.6.3 and 5.3.3.A.
- (5) Minimum lot sizes in the RP zoning district may be reduced to 12,000 square feet with the evidence of public utilities (water and sewer) availability and connection is demonstrated.
- (6) Minimum lot width in the RP zoning district may be reduced to sixty (60') feet with the evidence of public utilities (water and sewer) availability and connection is demonstrated.
- (7) Dimensional requirements for a Manufactured Home District can be found in Section 5.3.2.D, Manufactured Home Community.
- (8) Dimensional requirements for a Recreational Vehicle Park can be found in Section 5.3.9.B, Recreational Vehicle Park.
- (9) Variations to Dimensional Standards are allowed for projects meeting LID Project Criteria, as overviewed in Section 7.14 – Low Impact Development

7.10 OFF-STREET PARKING AND LOADING/PARKING REQUIREMENTS

7.10.1 Minimum

Off-street parking spaces shall be provided for all uses listed below in the amounts specified below. Uses not listed shall be reviewed by the Administrator for a determination of the required spaces. Buildings with multiple uses shall calculate parking based on the square footage of each use in the building.

COMMERCIAL USES		
Use Category	Specific Use	Minimum Spaces
Retail Sales and Service	All retail sales and service, except as listed below	1 per 200 225 SF floor area for the first 50,000 SF of Gross Leaseable Area and 1 per 250 SF of leaseable area after that
OFFICE USES		
Use Category	Specific Use	Minimum Spaces
Office	All office uses, except as listed below	1 per 250 300 SF floor area

7.10.4 Maximum

The number of off-street parking spaces shall not exceed 125% of the minimum number of required spaces provided in Section 7.10.1 and shall comply with the provisions of Section 8.3.2.H.2.

7.14 Low Impact Development

In an effort to balance development needs with natural resource protection and enhancement, additional design and dimensional flexibility are offered to projects designed utilizing Low Impact Development stormwater management techniques.

- A. LID Project Criteria – In order for a project to utilize the variations to dimensional standards as prescribed in Section 7.14.B or landscaping and open space inclusions as prescribed in 7.14.C, the applicant shall submit a certification from a licensed professional stating that the project conforms to all of the following criteria. An example certification form may be found in Appendix D – Typical Forms and Surveyor Notes. A project meeting the criteria set forth shall hereinafter be defined as an “LID Project”.
- 1) The LID Project must comply with the requirements for stormwater management as set forth in 15A NCAC 02H.1005.
 - 2) The LID Project must utilize a combination of engineered, structural LID stormwater best management practices (BMPs) as defined in *Chapter 4: LID Stormwater BMPs* of North Carolina State University’s *Low Impact Development: A Guidebook for North Carolina* and designed in accordance with 15A NCAC 02H .1008 to treat runoff from all surfaces generated by one and one-half inches of rainfall, or the difference in the stormwater runoff from all surfaces from the predevelopment and post-development conditions for a one-year, 24-hour storm, whichever is greater, in order to achieve average annual 85% Total Suspended Solids (TSS) removal for the developed area of a site.
 - 3) The LID Project must utilize a combination of engineered, structural LID stormwater best management practices (BMPs) as defined in *Chapter 4: LID Stormwater BMPs* of North Carolina State University’s *Low Impact Development: A Guidebook for North Carolina* to control and treat the increase in storm water runoff volume associated with post-construction conditions as compared with pre-construction (existing) conditions for the 1-year frequency, 24-hour duration storm event in order to achieve a storage volume discharge rate

equal to or less than the predevelopment discharge rate for the 1-year, 24-hour storm event. This may be achieved by hydrologic abstraction, recycling and/or reuse, or other accepted management practice as described in the North Carolina Division of Water Quality's *Stormwater Best Management Practices Manual*, and in consultation with North Carolina State University's *Low Impact Development: A Guidebook for North Carolina*.

- B. An LID Project meeting the criteria defined in 7.14.A shall be allowed the following variations from the Dimensional Standards:
- 1) Residential LID Projects in the RA and RP zoning districts shall be allowed a 25% reduction in the "Lot Size" and "Lot Size Duplex" dimensional standards found in Section 4.14.
 - 2) LID Projects in the RA, RP, GB, OI, IT, and GI zoning districts shall be allowed a 50% reduction in the Minimum Lot Width, Minimum Chord Length at ROW Line for "cul de sac's", Minimum Front, Side, and Rear Yards, and Minimum Required Structure Separation.
- C. A project meeting the criteria defined in 7.14.A shall be allowed the following landscaping and open space inclusions:
- 1) For residential projects, LID BMPs including swales, pocket wetlands, bioretention areas, and infiltration trenches shall be allowed to be included in the acreage requirement for Passive Open Space as prescribed in Section 7.6.1. Basins and other retention and detention facilities shall not be included in the required Passive Open Space.
 - 2) For non-residential projects, LID BMPs shall be allowed to be incorporated into the landscaping and buffer areas required in Article 8 – Landscaping and Buffering.
- D. All projects meeting the criteria defined in 7.14.A and utilizing any variations from Dimensional Standards allowed in 7.14.B or any landscaping or open space inclusions allowed in 7.14.C shall utilize durable, all weather educational placards no smaller than 0.5 square feet and no larger than 2 square foot at each BMP to provide information to the public as to the function and benefit of the best management practice. The educational placards shall remain in place for the life of the BMP.
- E. All open space in residential LID Projects shall be placed under permanent conservation easements which shall be held by a third party land trust such as the NC Coastal Land Trust, the Nature Conservancy, or a similar entity which shall be approved by the Administrator. The approved conservation easement shall be recorded with the Pender County Register of Deeds.
- F. All stormwater best management practices employed to meet the criteria defined in 7.14.A shall be maintained in accordance with the recommendations set forth by the NC DENR Division of Water Quality. For each BMP, an Operations and Maintenance Agreement shall be recorded with the Pender County Register of Deeds. These Operation and Maintenance Agreement forms may be obtained from the NC DENR DWQ website: <http://portal.ncdenr.org/web/wq/ws/su/bmp-manual>