

ZONING

27 Attachment 1

Township of New Hanover

Table of Use Regulations

[Ord. 3/29/1990A, § 306; as amended by Ord. 93-2, 2/8/1993, § 39; Ord. 95-8, 9/25/1995, §§ 3B, 4C; Ord. 95-8B, 11/27/1995, § 16, 17; Ord. 97-7, 10/13/1997, § 27-307; Ord. 98-4, 4/27/1998, § 3; Ord. 98-6, 6/22/1998, § 6; Ord. 99-2, 6/28/1999, §§ 22--24; Ord. 01-6, 10/22/2001, § 19; Ord. 05-06, 8/2/2005, § 15; Ord. 06-02, 1/30/2006, § 9; Ord. 06-01, 2/13/2006, § 14; Ord. 17-03, 3/27/2017; Ord. No. 21-01, 2/22/2021; Ord. No. 21-02, 4/1/2021; Ord. No. 21-04, 5/6/2021; Ord. No. 21-05, 7/1/2021; Ord. No. 21-12, 12/2/2021; Ord. No. 22-06, 6/2/2022; Ord. No. 25-03, 8/7/2025; Ord. No. 25-04, 8/7/2025; Ord. No. 25-05, 9/4/2025]

Key

P = A use permitted by right.

S = A use permitted by special exception

N = A use not permitted

P/C = A use permitted by right as part of a mixed-use development that is also a use permitted as a conditional use when included in a solely nonresidential development.

In addition to the requirements in § 27-305, conditional uses and special exceptions are also subject to additional requirements as listed in Part 25 and Part 26.

*§ 27-1702 provides additional guidance on permitted uses in the VMU District based on tract size, mix requirements, and tract location.

		Zoning Districts													
Uses		R-2	R-2M	R-25	R-15	R-5	RV	CB-2	CC	LI	TN	VMU (Less than 5 acres)	VMU (5 acres to less than 15)*	VMU (15 to 30 acres)*	VMU (More than 30 acres)*
A. Agricultural Uses															
A1	General Farming	P	P	P	P	P	P	P	P	P	N	P	P	P	P
A2	Nursery	P	P	P	P	P	P	P	P	P	P	N	N	N	N
A3	Intensive Agriculture	S	S	N	N	N	N	N	N	S	P	N	N	N	N
A4	Forestry	P	P	P	P	P	P	P	P	P	N	N	N	N	N
A5	Riding Academy	S	S	N	N	N	N	N	N	N	N	N	N	N	N
A6	Kennel Commercial	S	S	N	N	N	N	N	N	S	N	N	N	N	N
A7	Agricultural Retail	S	S	S	S	S	P	P	P	S	P	P	P	P	P
A8	Farm Unit	P	P	P	P	P	N	N	N	P	N	N	N	N	N
A9	Farm Support Facility	S	S	S	S	S	N	S	N	S	N	N	N	N	N
A10	Kennel-Noncommercial	P	P	P	P	P	N	N	N	P	N	N	N	N	

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Uses		Zoning Districts										VMU (Less than 5 acres)	VMU (5 acres to less than 15)*	VMU (15 to 30 acres)*	VMU (More than 30 acres)*	
		R-2	R-2M	R-25	R-15	R-5	RV	CB-2	CC	LI	TN					
B. Residential Uses																
B1	Detached Dwelling	P	P	P	P	P	P	N	N	N	P	P	P	P	P	P
B2	Performance Standard Development	N	N	N	P; Ord. No. 25- 04, 8/7/2 025	N	N	N	N	N	P	P	P	P	P	P
B3	Mobile Home Park	N	N	N	P	N	N	N	N	N	N	N	N	N	N	N
B4	Group Home	N	N	S	S	N	N	N	N	N	P	P	P	P	P	P
B5	Life Care Facility	N	N	S	S	S	N	N	N	N	P	N	N	N	N	N
B6	Full Care Facility	N	N	S	S	S	N	N	N	N	N	N	N	N	N	N
B7	Rooming or Boarding House	N	N	N	S	N	N	N	N	N	N	N	N	N	N	N
B8	Residential Conversion	S	S	S	S	S	S	N	N	N	N	P	P	P	P	P
B9a	Accessory Professional Office	P	P	P	P	P	P	N	N	N	S	P	P	P	P	P
B9b	Accessory Personal Service	P	P	P	P	P	P	N	N	N	S	P	P	P	P	P
B9c	Accessory Instructional Service	P	P	P	P	P	P	N	N	N	S	P	P	P	P	P
B9d	Accessory Home Crafts	P	P	P	P	P	P	N	N	N	S	P	P	P	P	P
B9e	Accessory Family Day Care	S	S	S	S	S	S	N	N	N	S	P	P	P	P	P
B9f	Accessory Trades, Business	S	S	N	N	N	S	N	N	N	S	P	P	P	P	P
B9g	Accessory Repair Service and Other	S	S	N	N	N	S	N	N	N	S	P	P	P	P	P
B10	Residential Accessory Building	P	P	P	P	P	P	P	N	P	S	P	P	P	P	P
B11	Retirement Village	N	N	N	N	S	N	N	N	N	N	N	N	N	N	N
B12	Mixed-Use Multifamily	N	N	N	N	N	N	N	N	N	N	P	P	P	P	P
C. Institutional Uses																
C1	Place of Worship	S	S	S	S	S	S	N	N	N	P	P	P	P	P	P

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Uses		Zoning Districts										VMU (Less than 5 acres)	VMU (5 acres to less than 15)*	VMU (15 to 30 acres)*	VMU (More than 30 acres)*	
		R-2	R-2M	R-25	R-15	R-5	RV	CB-2	CC	LI	TN					
C2	School	S	S	S	S	S	N	P	N	N	P	P	P	P	P	
C3	Library or Museum	N	N	N	N	N	N	N	N	N	P	P	P	P	P	
C4	Hospital	N	N	S	S	S	N	N	N	N	P	P	P	P	P	
C5	Nursing Home	N	N	S	S	S	N	N	N	N	P	P	P	P	P	
C6	Cemetery	S	S	S	S	S	N	N	N	N	N	N	N	N	N	
C7	Municipal Building/Use	P	P	P	P	P	P	N	N	P	P	P	P	P	P/S	
D. Recreational Uses																
D1	Recreational Facility	S	S	S	S	S	N	N	N	N	P	P	P	P	P	P/S
D2	Private Recreational Facility	S	S	S	S	N	N	N	N	N	P	P	P	P	P	P/S
D3	Private Club	S	S	N	N	N	N	N	N	N	N	P	P	P/S	P/S	
D4	Community Center	N	N	N	N	N	N	N	N	N	P	P	P	P/S	P/S	
D5	Golf Course-Residential Community ¹	N	N	P	N	N	N	N	N	N	N	N	N	N	N	
E. Office Uses																
E1	Medical Office	N	N	S	N	S	P	P	P	P	P	P	P	P	P	P/S
E2	Veterinary Office	S	S	N	N	N	N	N	P	P	P	P	P	P	P	P/S
E3	Office	N	N	S	N	S	P	P	P	P	P	P	P	P	P	P/S
E4	Office Park	N	N	N	N	S	N	N	N	P	N	N	N	N	N	
F. Commercial and Consumer Service Uses																
F1	Commercial School	N	N	N	N	N	N	N	N	P	P	P	P	P	P	P/S
F2	Day Care Center	N	N	S	S	S	S	N	P	N	P	P	P	P	P	P/S
F2a	Older and Disabled Adult Daily Living Center	N	N	S	S	N	N	N	N	N	P	P	P	P/S	P/S	
F3	Retail Store	N	N	N	N	N	S	N	P	N	P	P	P	P/S	P/S	
F4	Adult Commercial	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
F5	Village Shop or Business	N	N	N	N	N	S	N	N	N	P	P	P	P/S	P/S	
F6	Service Business	N	N	N	N	N	S	P	P	N	P	P	P	P/S	P/S	

¹ For Use D5 golf course-residential community, associated country club/clubhouse facilities, as listed in § 27-305, Subsection 4, Use D5(3)(b), may be permitted by special exception in the R-25 Zoning District where proposed as part of Use D5.

NEW HANOVER CODE

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		R-2	R-2M	R-25	R-15	R-5	RV	CB-2	CC	LI	TN				
F7	Financial Establishment	N	N	N	N	N	S	N	P	N	P	P (no drive-through) and S (drive-through)	P (no drive-through) and S (drive-through)	P (no drive-through) and S (drive-through)	P (no drive-through) and S (drive-through)
F8	Funeral Home or Mortuary	N	N	N	N	N	N	N	N	N	N	N	N	N	N
F9	Eating Place	N	N	N	N	N	S	N	P	N	P	P (no drive-through)	P (no drive-through)	P/S(no drive-through)	P/S (no drive-through)
F10	Drive-In and Other Eating	N	N	N	N	N	N	N	N	N	N	S	S	S	S
F11	Tavern	N	N	N	N	N	N	N	N	N	N	P	P	P/S	P/S
F12	Repair Shop	N	N	N	N	N	N	N	S	P	N	N	N	N	N
F13	Indoor Entertainment	N	N	N	N	N	N	N	N	N	P	P	P	P/S	P/S
F14	Theater	N	N	N	N	N	N	N	N	N	N	P	P	P/S	P/S
F15	Indoor Athletic Club	N	N	N	N	N	N	N	N	N	P	P	P	P/S	P/S
F16	Amusement Hall and Arcade	N	N	N	N	N	N	N	N	N	S	S	S	S	S
F17	Outdoor Entertainment	N	N	N	N	N	N	N	N	N	S	S	S	S	S
F18	Outdoor Motion Picture	N	N	N	N	N	N	N	N	S	N	N	N	N	N
F19	Cottage Development or Private Camp	S	S	N	N	N	N	N	N	N	N	N	N	N	N
F20	Recreational Camping Park	S	N	N	N	N	N	N	N	N	N	N	N	N	N
F21	Golf Course	S	S	S	N	S	N	N	N	P	N	N	N	N	N
F22	Motel-Hotel	N	N	N	N	N	N	N	N	N	N	P	P	P/S	P/S
F23	Inn	N	N	N	N	N	S	N	N	N	N	P	P	P/S	P/S
F24	Guest House	S	S	S	S	N	S	N	N	N	P	N	N	N	N
F25	Service Station or Car Wash Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N
F26	Automobile Sales and Rental	N	N	N	N	N	N	N	N	N	N	S	S	S	S
F27	Automobile Repair	N	N	N	N	N	N	N	N	P	N	N	N	N	N

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Uses		Zoning Districts										VMU (Less than 5 acres)	VMU (5 acres to less than 15)*	VMU (15 to 30 acres)*	VMU (More than 30 acres)*
		R-2	R-2M	R-25	R-15	R-5	RV	CB-2	CC	LI	TN				
F28	Automotive Accessories	N	N	N	N	N	N	N	N	N	N	S	S	S	S
F29	Truck and Farm Equipment Sales	N	N	N	N	N	N	N	N	P	N	N	N	N	N
F30	Shopping Center	N	N	N	N	N	N	N	N	N	N	P	P	P	P/S
F31	Self-Storage Facility	N	N	N	N	N	N	N	N	P	N	N	N	N	N
F32	Dwelling in Combination	N	N	S	S	S	N	S	P	S	N	P	P	P/S	P/S
F33	Nonresidential Conversion	N	N	N	N	N	N	P	P	P	N	P	P	P/S	P/S
F34	Multiple Commercial Center	N	N	N	N	N	N	N	P	N	N	N	N	N	N
F35	Combined Convenience Commercial	N	N	N	N	N	N	N	S	N	N	P	P	P/S	P/S
G. Utility, Service and Transportation Uses															
G1	Utilities	S	S	S	S	S	S	S	S	S	N	N	N	N	N
G2	Emergency Services	N	N	S	S	S	S	N	N	S	P	N	N	N	N
G3	Public Transportation Terminal	N	N	N	N	N	N	N	N	N	N	P	P	P/S	P/S
G4	Airport/Heliport	N	N	N	N	N	N	N	N	N	N	N	N	N	N
G5	Cellular Communications/ Telecommunications Facility ²	S	S	N	N	N	N	N	N	S	S	S	S	S	S
G6	Local Post Office	N	N	N	N	N	N	N	N	N	N	P	P	P/S	P/S
H. Industrial Uses															
H1	Manufacturing	N	N	N	N	N	N	N	N	P	N	N	N	N	N
H2	Research	N	N	N	N	N	N	N	N	P	N	N	N	N	N
H3	Wholesale, Storage, Warehouse	N	N	N	N	S	N	P	N	P	N	N	N	N	N
H4	Printing	N	N	N	N	N	N	N	N	P	N	N	N	N	N
H5	Contracting	N	N	N	N	N	N	P	N	P	N	N	N	N	N
H6	Truck Terminal	N	N	N	N	N	N	N	N	S	N	N	N	N	N
H7	Crafts	N	N	N	N	N	N	N	N	P	N	N	N	N	N
H8	Lumber Yard	N	N	N	N	N	N	N	N	S	N	N	N	N	N

² Use G5 is permitted by special exception on property owned by the Township of New Hanover and used for municipal service facilities.

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Uses		Zoning Districts										VMU (Less than 5 acres)	VMU (5 acres to less than 15)*	VMU (15 to 30 acres)*	VMU (More than 30 acres)*	
		R-2	R-2M	R-25	R-15	R-5	RV	CB-2	CC	LI	TN					
H9	Mill	N	N	N	N	N	N	N	N	S	N	N	N	N	N	
H10	Fuel Storage	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
H11	Junkyard	N	N	N	N	N	N	N	N	S	N	N	N	N	N	
H12	(Reserved)															
H13	Industrial Park	N	N	N	N	N	N	N	N	S	N	N	N	N	N	
H14	Resource Recovery Facility	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
H15	Solid Waste Landfill	N	N	N	N	N	N	N	N	N	N	N	N	N	N	
H16	Commercial Groundwater Extraction, Processing and/or Exportation	N	N	N	N	N	N	N	N	S	N	N	N	N	N	
I. General Accessory Uses and Structures																
I1	Nonresidential Accessory Building	S	S	S	S	S	S	P	P	P	S	S	S	S	S	
I2	Outside Storage or Display	N	N	N	N	N	N	P	P	P	S	S	S	S	S	
I3	Temporary Structure	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
I4	Temporary Community Event	P	P	P	P	P	S	S	S	S	S	S	S	S	S	
I5	Oil and Gas Drilling	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
I6	Wind Energy Conversion System	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
I7	Air Landing Field	S	S	N	N	N	N	N	NS	S		S	S	S	S	
I8	Towers, Masts, etc.	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
I9	Off-Street Parking	P	P	P	P	P	P	P	P	P	S	S	S	S	S	
I10	Signs	P	P	P	P	P	P	P	P	P	S	S	S	S	S	