

ZONING

27 Attachment 3

Township of New Hanover

**Table 27-1205.4.A, Development Standards for TN District**  
 [Ord. 3/29/1990A; as added by Ord. 04-02, 4/26/2004, § 2; as amended by Ord. 06-02, 1/30/2006, § 26; by Ord. 07-03, 3/26/2007, § 9; by Ord. 07-08, 10/8/2007, § 4; by Ord. 12-02, 6/19/2012, §§ 15, 16; by Ord. 12-04, 10/8/2012, §§ 15, 16; and by Ord. 17-03, 3/27/2017]

<b>Standards</b>	<b>TN District</b>
Nonresidential Building Height-maximum	35 feet
- Cornice alignment (1)	Required
- Height transition or step-down required adjacent to residential development, where applicable (2)	Required
Nonresidential Use Floor Area Ratio (floor space-to-land area)	
- Minimum (3)	0.25
- Maximum	0.6
Yard Setbacks (feet) for all Uses	
- Front setback-minimum from edge of cartway	15 feet
- From R.O.W.	0 feet 0 inches
- Front setback-maximum (4)	20 feet 0 inches (excepting public entry plaza areas)
- Side setback	75% of requirement of permitted use
- Rear setback	75% of requirement of permitted use
- Minimum building spacing	75% of permitted use subject to the discretion of the Board of Supervisors.
Lot Coverage-performance standard	The area covered by impervious surfaces (i.e., area covered by buildings and pavement) shall be minimized to the greatest extent practicable; best practices for surface water management shall be required.
TN Nonresidential Use Size Controls	
Any Individual Use-maximum	15,000 square feet (TN District only)

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Standards	TN District
<p>Residential Lot Areas</p> <p>Minimum</p> <p>Minimum Lot Width</p>	<p>75% of requirement of permitted use (See Part 3 for requirements for a specific use)</p> <p>The minimum lot width shall be at least 60% of the requirement for a particular use, as stated in § 27-305 of this Chapter. (See § 22-803, Subsection 8, of Chapter 22, Subdivision and Land Development. The 2.5:1 depth to width ratio may be waived, at the discretion of the Board of Supervisors, when the requirement cannot be met as a result of providing the minimum lot width in this district.)</p>
<p>Landscaping (5)</p> <ul style="list-style-type: none"> <li>- Street trees required (6)</li> <li>- Landscape buffer between parking lot and adjacent pathways and streets</li> <li>- Buffer between abutting commercial/civic/industrial and residential sites</li> </ul>	<p>Required</p> <p>Required, with exceptions permitted for parking courts designed to double as plazas</p> <p>As determined through design review; exceptions may be granted through site/design review, as appropriate for mixed-use projects. (see also Chapter 22, Subdivision and Land Development, §§ 22-823 and 22-829)</p>
<p>Lighting(7)</p> <ul style="list-style-type: none"> <li>- Building entrances</li> <li>- Parking areas and pathways</li> </ul>	<p>Required</p> <p>Required</p>
<p>Parking</p> <ul style="list-style-type: none"> <li>- Minimum Quantity w/shared parking</li> <li>- Minimum Quantity w/out shared parking</li> <li>- Maximum Quantity</li> </ul>	<p>80% of minimum requirement for use</p> <p>100% of minimum requirement for use</p> <p>100% of minimum requirement for use (see Part 3 for requirement for specific use)</p>

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<b>Standards</b>	<b>TN District</b>
Off-Street Loading and Refuse Disposal	Per Part 3 and of Chapter 22, Subdivision and Land Development, Part 8
<p>Use without specific dimensional requirements</p> <p>Any permitted used without specific dimensional requirements shall utilize the following standards:</p> <p style="padding-left: 40px;">Minimum lot area</p> <p style="padding-left: 40px;">Minimum lot width</p> <p style="padding-left: 40px;">Maximum building coverage</p> <p style="padding-left: 40px;">Maximum impervious surface ratio</p> <p>Minimum Yards</p> <p style="padding-left: 40px;">Front</p> <p style="padding-left: 40px;">Side</p> <p style="padding-left: 40px;">Rear</p>	<p>15,000 square feet</p> <p>94 feet</p> <p>30%</p> <p>75%</p> <p>50 feet</p> <p>20 feet</p> <p>20 feet</p>

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Special standards: Table 27-1205.4.A

- (1) Where applicable, cornices (e.g., building tops or first-story cornices) shall be aligned to generally match the height(s) of those on adjacent buildings.
- (2) Building height “transitions” or step-downs shall be provided.
- (3) “Floor area ratio” is the ratio of floor space to land area. A “shadow plan” for future development, as defined under § 22-837 of Chapter 22, Subdivision and Land Development, may be used to demonstrate compliance with the minimum floor area ratio standard.
- (4) The maximum front setback standard shall be met when at least 50% of the “building front or building front facade” as defined under § 22-836 of Chapter 22, Subdivision and Land Development, has building facade(s) placed within the minimum and maximum setback. Exceptions to this standard may be approved for developments with “pedestrian amenities,” as defined under § 22-836, placed between the building facade and street sidewalk. Exceptions may also be approved for sites with multiple, detached buildings, when those buildings are oriented to an internal walkway network and courtyard frontage as illustrated in § 22-836.
- (5) Required landscape treatments shall be determined through site/design review.
- (6) Street trees shall be planted in sidewalk cut-outs where on-street parking is provided and in landscape parkway strips where on-street parking is not provided. Street tree standards may be modified where the development provides pedestrian amenities, in conformance with § 22-837 of Chapter 22, Subdivision and Land Development.
- (7) All building entrances, pathways and other pedestrian areas shall be lit with pedestrian-scale lighting (e.g., wall mounted, sidewalk lamps, bollards, landscape uplighting, etc.). Alternative lighting meeting the intent of the design guidelines in § 22-836, Criteria 3 and 5, may be approved through site/design review.