



## Onslow County Planning & Development Residential Structure Site Plan & Setback Information

When constructing a new residential home or an accessory structure, a site plan must accompany your permit application in order for it to be accepted and processed. Accessory structures must be incidental to the primary structure and will not be permitted unless a primary structure exists. In many instances we can accept a site plan that has been prepared by hand, however surveyed site plans are required if your property is in a flood zone or is within a CAMA jurisdiction.

The site plan must clearly illustrate the distance from the property line for any existing development or proposed development and each item must be legibly labeled. The following should be illustrated if applicable:

- Property Lines
- Lot Dimensions
- Easement Lines
- Septic Tank
- Drainfields
- Septic Repair Areas
- Existing Structures
- Proposed Structures

Each zoning district is subject to its own unique setback requirements. Additionally, other factors may impact your setback such as the size of an accessory structure or the type of road you live on. All site plans must include the setbacks you are subject to, as well as the actual distance you intend to locate a new structure at. This ensures it can be easily ascertained that your proposed structure is being located in a legal location. Be advised Environmental Health requirements prohibit development in the apron of the septic system. Pools are required to be separated by 15-feet.

If you live in R8M for example and would like to build a home that is located 40' off the front property line of your lot, 10' off the sides and 30' off the back the site plan would include the following:

Proposed new single-family home location: R8M Zoning

<u>Required Setbacks</u>	<u>Actual Setbacks</u>
Front 20'	40'
Side 8'	10'
Rear 15'	30'

When ready you will need to call in a setback inspection. You are ready for a setback inspection when you have marked your property lines and your proposed new structure.

When a zoning officer comes to inspect the setbacks, they will look to see that the flagged location matches what is on the site plan you submitted. If it does not match, you'll be asked for a new site plan. If it does not meet setbacks you will fail the inspection. If it is too close to call you may be asked to provide a survey.

Residential Setbacks (measurements taken from property lines)								
Zoning District	Front Primary	Front Highways & Thoroughfares	Front Secondary Road	Sides Primary	Sides on Corner Lot	Rear Primary	Accessory Structures <400 SF	Accessory Structures 400 SF+
RA	25'	50'	40'	8'	20'	15'	5'S 5'R	8'S 8'R
R-90	25'	50'	40'	8'	20'	15'	5'S 5'R	8'S 8'R
R-30M	25'	50'	40'	8'	20'	15'	5'S 5'R	8'S 8'R
R-20	25'	50'	40'	8'	20'	15'	5'S 5'R	8'S 8'R
R-15	25'	50'	40'	8'	20'	15'	5'S 5'R	8'S 8'R
R-10	20'	50'	40'	8'	20'	15'	5'S 5'R	8'S 8'R
R-8M	20'	50'	40'	8'	20'	15'	5'S 5'R	8'S 8'R
R-5	20'	50'	40'	8'	20'	15'	5'S 5'R	8'S 8'R

For corner and double frontage lots, the setback is 10 feet from the property line for structures under 400 square feet and 15 feet for structures 400 square feet and greater.

Please be advised properties located within CAMA jurisdictions are subject to additional state setback requirements.

Example of complete site plan:

