

ORANGE COUNTY PLANNING DEPARTMENT
131 W. MARGARET LANE, SUITE 201
HILLSBOROUGH, NORTH CAROLINA 27278



AGENDA
ORANGE COUNTY PLANNING BOARD

ORANGE COUNTY WEST CAMPUS OFFICE BUILDING
131 WEST MARGARET LANE – LOWER LEVEL CONFERENCE ROOM (ROOM #004)
HILLSBOROUGH, NORTH CAROLINA 27278
Wednesday, July 6, 2016
Ordinance Review Committee Meeting – 6:30 pm

Note: This is a meeting of the Ordinance Review Committee (ORC) for Planning Board members who would like to review and comment on proposed amendments before the items are formally considered by the Planning Board. Attendance is not mandatory and a quorum is not necessary for meetings of the ORC.

No.	Page(s)	Agenda Item
1.		CALL TO ORDER
2.	3 - 13	UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENTS – MODIFY USE STANDARDS To review and comment upon proposed amendments to the UDO that would establish use standards to allow certain principal uses to include a small component of other specific uses in the O/RM (Office/Research and Manufacturing) zoning district. Presenter: Ashley Moncado, Special Projects Planner
3.	14 - 44	UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENTS – HILLSBOROUGH ECONOMIC DEVELOPMENT DISTRICT (EDD) To review and comment upon proposed amendments to the UDO that would modify existing regulations that pertain to the Hillsborough EDD. Presenter: Perdita Holtz, Planning Systems Coordinator

INFORMATION ITEMS

[Note that the items below would typically be on the regular Planning Board agenda as informational items; however, because there is not a regular agenda this month, they are being added to the end of the ORC agenda]

No.	Page(s)	Agenda Item
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4. 45 - 57 TOWN OF HILLSBOROUGH/ORANGE COUNTY CENTRAL ORANGE COORDINATED AREA LAND USE PLAN AMENDMENT

To receive information about an upcoming Land Use Plan amendment involving five parcels south of Interstate 40 in the vicinity of Old Highway 86. Amendments are proposed to better promote economic development opportunities in the area and help preserve planned sewer capacities for non-single-family residential uses.

Presenter: Tom Altieri, Comprehensive Planning Supervisor

5. none UPCOMING PUBLIC INFORMATION MEETING

A public information meeting to present the upcoming proposed amendments pertaining to the Hillsborough EDD to interested persons has been scheduled for Tuesday, July 26 from 6:00 to 7:30 p.m. in Room 004 of the West Campus Office Building (131 W. Margaret Lane in Hillsborough).

The documents proposed for amendment include the Town of Hillsborough/Orange County Central Orange Coordinated Area Land Use Plan, Zoning Atlas, and UDO. These items are scheduled for the September 12, 2016 quarterly public hearing.

6. ADJOURNMENT

**ORANGE COUNTY
PLANNING BOARD ORDINANCE REVIEW COMMITTEE
ACTION AGENDA ITEM ABSTRACT
Meeting Date: July 6, 2016**

**Action Agenda
Item No. 2**

SUBJECT: Review of Proposed Comprehensive Plan and Unified Development Ordinance (UDO) Amendments – Modify Use Standards

DEPARTMENT: Planning and Inspections

ATTACHMENT(S):

INFORMATION CONTACT:

- | | | | | | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------|----------------|--------------------------|----------------|
| <ol style="list-style-type: none"> 1. Comprehensive Plan and Unified Development Ordinance (UDO) Amendment Outline Form 2. Proposed Amendments | <table border="0"> <tr> <td style="padding-right: 20px;">Ashley Moncado, Planner II</td> <td>(919) 245-2589</td> </tr> <tr> <td>Craig Benedict, Director</td> <td>(919) 245-2575</td> </tr> </table> | Ashley Moncado, Planner II | (919) 245-2589 | Craig Benedict, Director | (919) 245-2575 |
| Ashley Moncado, Planner II | (919) 245-2589 | | | | |
| Craig Benedict, Director | (919) 245-2575 | | | | |
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PURPOSE: To review and comment upon on a Planning Director initiated text amendment to the Unified Development Ordinance (UDO) that would establish standards to allow certain principal uses to include a small component of other specific uses in the O/RM (Office/Research and Manufacturing) zoning district.

BACKGROUND: In working with site selection specialists for various economic development projects, Planning staff has noted that the County could be more competitive in attracting economic development projects if the UDO were to include a by-right process that allows for mixed use developments. Currently, an office, research, and manufacturing business park which includes, for example, a restaurant primarily serving onsite employees, but also open to the public could not be permitted by right in the general use zoning districts. Instead the project would be required to follow either the Master Development Plan Conditional Zoning District (MDP-CZ) process or Conditional Use District process. In order to make the County more competitive in the site selection process for these types of multi-use projects, Planning staff is proposing to allow for additional uses to be permitted in conjunction with a specific identified principal use (Industrial (Light), Research Facility, or Research and Manufacturing Facility) as part of an overall project development plan.

This amendment will allow for uses that primarily serve and support the needs of the business, facility, and employees involved in the principal use without overpowering the intended purpose of the O/RM zoning district. In addition, the amendment will allow for a more efficient review process for future mixed use developments. Therefore, allowing an office, research, and manufacturing business park which includes, for example, a restaurant serving onsite employees and the general public to be permitted by-right in the O/RM zoning district.

Originally, this text amendment package was envisioned to establish and permit secondary uses in the UDO. Following a recommendation from the Orange County Attorney’s Office, Planning staff revised the amendment in order to permit the uses initially proposed as secondary uses in a more concise manner. As a result, the secondary use concept will not be established in the

UDO; however, the same outcome is expected to be achieved by amending the use standards contained in Article 5.

Attachment 1 contains additional information and analysis regarding this amendment. Proposed text amendment language can be found in Attachment 2 within a “track changes” format.

These amendments are scheduled to be presented at the September 12 Quarterly Public Hearing.

FINANCIAL IMPACT: Consideration and approval will not create the need for additional funding for the provision of County services. Costs for the required legal advertisement were paid from FY2016-17 Departmental funds budgeted for this purpose. Existing Planning staff included in the Departmental staffing budget will accomplish the work required to process this amendment.

RECOMMENDATION(S): Planning staff recommends the Ordinance Review Committee review and comment upon the proposed amendments to the Unified Development Ordinance.

COMPREHENSIVE PLAN / FUTURE LAND USE MAP AND UNIFIED DEVELOPMENT ORDINANCE (UDO) AMENDMENT OUTLINE

UDO / Zoning-2016-09
Modify Use Standards

A. AMENDMENT TYPE

Map Amendments

- Land Use Element Map:
From:
To:
- Zoning Map:
From:
To:
- Other:

Text Amendments

- Comprehensive Plan Text:

Section(s):

- UDO Text:

- UDO General Text Changes
 UDO Development Standards
 UDO Development Approval Processes

Section(s): Section 5.14, *Standards for Manufacturing, Assembly, and Processing*
Section 5.17, *Standards for Miscellaneous Uses*

- Other:

B. RATIONALE

1. Purpose/Mission

In accordance with the provisions of Section 2.8 *Zoning Atlas and Unified Development Ordinance Amendments* of the UDO, the Planning Director has initiated a text amendment that would establish use standards to allow certain principal uses (Industrial (Light), Research Facility, or Research and Manufacturing Facility) to include a small component of other specific uses in the O/RM (Office/Research and Manufacturing) zoning district. This amendment will allow for uses that primarily serve and support the needs of the business, facility, and employees involved in the principal use without overpowering the intended purpose of the O/RM zoning district.

2. Analysis

In working with site selection specialists for various economic development projects, Planning staff has noted that the County could be more competitive in attracting economic development projects if the UDO were to include a by-right process that allows for mixed use developments. Currently, an office, research, and manufacturing business park which includes, for example, a restaurant primarily serving onsite employees, but also open to the public could not be permitted by right in the general use zoning districts. Instead the project would be required to follow either the Master Development Plan Conditional Zoning District (MDP-CZ) process or Conditional Use District process. In order to make the County more competitive in the site selection process for these types of multi-use projects, Planning staff is proposing to allow for additional uses to be permitted in conjunction with a specific identified principal use as part of an overall project development plan.

Originally, this text amendment package was envisioned to establish and permit secondary uses in the UDO. Following a recommendation from the Orange County Attorney's Office, Planning staff revised the amendment in order to permit the uses initially proposed as secondary uses in a more concise manner. As a result, the secondary use concept will not be established in the UDO; however, the same outcome is expected to be achieved by amending the use standards contained in Article 5. Proposed standards will allow additional uses (banks, beauty and barber shops, laundry and dry cleaning services, restaurants, etc.) to be permitted in the O/RM zoning district when the principal use type is Industrial, Light, Research Facility, or Research and Manufacturing Facility and the cumulative additional uses do not exceed 25% of the total square footage of all structures.

3. Comprehensive Plan Linkage (i.e. Principles, Goals and Objectives)

Chapter 3: Economic Development Element - Section 3.5 Goals

Economic Development Overarching Goal: Viable and sustainable economic development that contributes to both property and sales tax revenues, and enhances high-quality employment opportunities for County residents.

Objective ED-1.5:

Identify barriers to development of desirable businesses and local businesses, and mitigate these barriers.

Objective ED-2.1:

Encourage compact and higher density development in areas served by water and sewer.

Chapter 5: Land Use Element - Section 5.6 Goals

Land Use Overarching Goal: Coordination of the amount, location, pattern and designation of future land uses, with availability of County services and facilities sufficient to meet the needs of Orange County's population and economy consistent with other Comprehensive Plan element goals and objectives.

Land Use Goal 1:

Fiscally and environmentally responsible, sustainable growth, consistent with the provision of adequate services and facilities and a high quality of life.

Land Use Goal 3:

A variety of land uses that are coordinated within a program and pattern that

limits sprawl, preserves community and rural character, minimizes land use conflicts, supported by an efficient and balanced transportation system.

Land Use Goal 4:

Land development regulations, guidelines, techniques and/or incentives that promote the integrated achievement of all Comprehensive Plan goals.

Objective LU-1.1:

Coordinate the location of higher intensity / high density residential and non-residential development with existing or planned locations of public transportation, commercial and community services, and adequate supporting infrastructure (i.e., water and sewer, high-speed internet access, streets, and sidewalks), while avoiding areas with protected natural and cultural resources. This could be achieved by increasing allowable densities and creating new mixed-use zoning districts where adequate public services are available.

Objective LU-3.1:

Discourage urban sprawl, encourage a separation of urban and rural land uses, and direct new development into areas where necessary community facilities and services exist through periodic updates to the Land Use Plan. (See also Economic Development Objective ED-2.8)

4. New Statutes and Rules

N/A

C. PROCESS

1. TIMEFRAME/MILESTONES/DEADLINES

- a. BOCC Authorization to Proceed

June 7, 2016

- b. Quarterly Public Hearing

September 12, 2016

- c. BOCC Updates/Checkpoints

July 6, 2016 – Ordinance Review Committee (receive materials)

August 3, 2016 – Planning Board Recommendation (receive materials)

- d. Other

2. PUBLIC INVOLVEMENT PROGRAM

Mission/Scope: Public Hearing process consistent with NC State Statutes and Orange County ordinance requirements.

- a. Planning Board Review:

July 6, 2016 – Ordinance Review Committee

August 3, 2016 – Recommendation to the BOCC

- b. Advisory Boards:

c. Local Government Review:

_____	_____
_____	_____
_____	_____

d. Notice Requirements

Consistent with NC State Statutes – legal ad prior to public hearing

e. Outreach:

<input checked="" type="checkbox"/> General Public:	A public information meeting was held on April 20, 2016 at the Efland-Cheeks Community Center from 6:00 p.m. to 7:30 p.m. to review the proposed amendments and accept public comment. Eleven people attended the meeting. No concerns about the proposal were expressed by attendees.
<input type="checkbox"/> Small Area Plan Workgroup:	
<input type="checkbox"/> Other:	

FISCAL IMPACT

Consideration and approval will not create the need for additional funding for the provision of county services. Costs for the required legal advertisement will be paid from FY2016-17 Departmental funds budgeted for this purpose. Existing Planning staff included in the Departmental staffing budget will accomplish the work required to process this amendment.

D. AMENDMENT IMPLICATIONS

Adoption of the proposed amendment will allow for additional uses that serve and support permitted principal uses in the O/RM zoning district. As a result, mixed use developments which include a principal use type of Industrial (Light), Research Facility, or Research and Manufacturing Facility and identified additional uses will be permitted by right on a parcel allowing for a faster review process than would currently be required.

E. SPECIFIC AMENDMENT LANGUAGE

See Attachment 2

<p>Primary Staff Contact: Ashley Moncado Planning Department 919-245-2589 amoncado@orangecountync.gov</p>

UNIFIED DEVELOPMENT ORDINANCE AMENDMENT PACKET NOTES:

The following packet details the proposed text amendment regarding the modification of existing use standards. The amendment package will modify Sections 5.14 and 5.17 of the Unified Development Ordinance (UDO).

As the number of affected pages/sections of the existing UDO are being modified with this proposal, staff has divided the proposed amendments into the following color coded classifications:

- **Red Text:** Denotes new, proposed text, that staff is suggesting be added to the UDO.

Only those pages of the UDO impacted by the proposed modification(s) have been included within this packet. Some text on the following pages has a large "X" through it to denote that these sections are not part of the amendments under consideration. The text is shown only because in the full UDO it is on the same page as text proposed for amendment or footnotes from previous sections 'spill over' onto the included page. Text with a large "X" is not proposed for modification.

Please note that the page numbers in this amendment packet may or may not necessarily correspond to the page numbers in the adopted UDO because adding text may shift all of the text/sections downward.

Users are reminded that these excerpts are part of a much larger document that regulates land use and development in Orange County. The full UDO is available online at: <http://orangecountync.gov/planning/Ordinances.asp>.

from the property line.

- (3) Hours of operation shall be limited to the hours between 7 a.m. and 7 p.m.
- (4) Site shall have direct access to a major road, as classified in the Orange County Comprehensive Plan, and shall use said road as the primary access, unless approved otherwise in the permit.

5.14.4 Winery, production only

(A) Standards for Class B Special Use Permit or ASE-CZ Zoning District

- (1) If located in an AR or RB zoning district, the winery must be located on a bona fide farm.
 - (a) A winery, production only, that is located on a bona fide farm, and which utilizes primarily crops produced on-site is considered a bona fide farming use and is not subject to zoning regulations.
 - (b) A winery, production only, that does not utilize primarily crops produced on-site, regardless of whether it is located on a bona fide farm, is not considered a bona fide farming use and is subject to the regulations contained in this Ordinance.
- (2) If located adjacent to residentially zoned property, all buildings shall be located a minimum of 100 feet from the property line.
- (3) Application materials shall include a comprehensive groundwater study, for facilities expected to use more groundwater on an annual basis than an average single family residence (which uses 240 gallons of water per day) built at the highest density the existing zoning district would allow. For example, if the existing zoning district allows a residential density of 1 unit for 2 acres and the proposed use is on a six acre parcel (which could yield 3 residences), the proposed use(s) may use three times the water used by an average single family residence (or 720 gallons per day, on an annualized basis) before a comprehensive groundwater study is required. The water usage rates of any existing use subject to zoning regulations located on the same lot shall be taken into account when determining if a comprehensive groundwater study is required. Said study shall detail:
 - (a) The amount of water anticipated to be used on a daily, weekly, monthly, and annual basis by regulated uses located on the parcel (e.g., water usage by bona fide farm uses is not required to be included);
 - (b) An analysis of the amount of groundwater withdrawal considered to be safe and sustainable in the immediate vicinity; and
 - (c) An analysis of whether other wells in the vicinity of the proposed use are expected to be affected by withdrawals made by the proposed use.

5.14.5 Industrial, Light

(A) Standards for the O/RM Zoning District

- (1) The following uses are permitted in the O/RM Zoning District when the principal use type is Industrial, Light and the cumulative additional uses do not exceed 25% of the total square footage of all structures.
 - (a) Banks & Financial Institutions
 - (b) Beauty & Barber Shops
 - (c) Laundry & Dry Cleaning Services
 - (d) Nightclubs, Bars, Pubs

- (e) Restaurants: Carry Out
- (f) Restaurants: General
- (g) Retail, Class 1
- (h) Printing & Lithography

SECTION 5.15: STANDARDS FOR AUTOMOTIVE/TRANSPORTATION RELATED USES

5.15.1 Motor Vehicle Sales / Rental (New & Used)

(A) Submittal Requirements

- (1) In addition to the information required by Section 2.5, the site plan shall show the area for the display of vehicles for sale or rental.

(B) General Standards

- (1) Property shall have frontage and direct access onto a State maintained roadway.
- (2) Areas of the property designated for the display of vehicles for sale or rent shall be improved with an all-weather surface (i.e. concrete, asphalt, gravel) and shall not be used for any other purpose.
- (3) Additional vehicles, other than those offered for sale, rent or staff/customer designated parking as required under Section 6.9 of this Ordinance, can be stored on-site and shall be screened from view from adjacent properties and public rights-of-way. Such vehicles shall not be included in the display limit calculation.

(C) Standards for the NC-2, EC-5, and E-I Zoning Districts

- (1) The display of vehicles outdoors shall be limited to 32 vehicles per acre of property.

(D) Standards for GC-4, I-1, I-2, I-3, EDB-1, EDB-2, and EDE-2

- (1) The display of vehicles outdoors shall be limited to 45 vehicles per acre of property.

SECTION 5.16: STANDARDS FOR MEDICAL USES

5.16.1 Veterinary Clinic

(A) Standards for Class B Special Use Permit or ASE-CZ or MPD-CZ Zoning District

- (1) In the AR and ASE-CZ zoning districts, this use is intended primarily for large animal facilities but may also contain an ancillary small animal component.
- (2) If located adjacent to residentially zoned property, all buildings and facilities shall be located a minimum of 100 feet from the property line.

5.16.2 Veterinary Clinic, mobile

(A) Standards for Class B Special Use Permit or ASE-CZ or MPD-CZ Zoning District

- (1) In the AR, R-1, and ASE-CZ zoning districts, this use is intended to be located on the same property as the operator's residence. The mobile clinic shall be parked to the side or rear of the residence, not in front of the residence, unless permitted otherwise in the permit.
- (2) For all zoning districts in which this use is permitted, observation shelters for up to three large or small animals shall be considered an accessory use. The permit may specify a greater number of observation shelters and may limit the

- (1) If located adjacent to residentially zoned property, all buildings, facilities, and parking areas shall be located a minimum of 100 feet from the property line.
- (2) The maximum building size in an AR or RB zoning district shall be 5,000 square feet.

5.17.8 Rural Special Events

(A) General Standards for Evaluation or ASE-CZ or MPD-CZ Zoning Districts

- (1) Must be located on a bona fide farm.
- (2) In addition to the requirements in Section 2.5 or 2.9, as applicable, the following information shall be submitted with the application materials:
 - (a) Description of special events to be held on-site, including frequency of events, hours of operation, anticipated attendance, and any other pertinent details.
 - (b) Location of parking area(s).
 - (c) A map depicting surrounding uses and the distance to residential structures.
- (3) The temporary or seasonal commercial activities that comprise the special event must pertain to agricultural or rural-related activities.
- (4) If located adjacent to residentially zoned property, all structures, facilities, storage areas, and parking areas shall be setback a minimum of 100 feet from all property lines.
- (5) Events permitted by right in the AR, RB, and AS zoning districts shall be limited to no more than 150 people at one time and shall occur no more than 12 days per year. Events exceeding these limits must be approved as an ASE-CZ or MPD-CZ.
- (6) Loudspeakers and public address systems shall not be used before 7 a.m. or after 7 p.m. if an existing residence is located within 1,000 feet of the facility, unless approved otherwise in the permit.
- (7) Special events shall cease no later than 9 p.m. on Sunday through Thursday or 11 p.m. on Friday and Saturday, unless approved otherwise in the permit.
- (8) Food services are not allowed unless approved in the permit.
- (9) Documentation shall be submitted from the Fire Marshal and Building Inspections Department stating that all areas open to the public meet state regulations.

5.17.9 Research Facility

(A) Standards for the O/RM Zoning District

- (1) The following uses are permitted in the O/RM Zoning District when the principal use type is Research Facility and the cumulative additional uses do not exceed 25% of the total square footage of all structures.
 - (a) Banks & Financial Institutions
 - (b) Beauty & Barber Shops
 - (c) Laundry & Dry Cleaning Services
 - (d) Nightclubs, Bars, Pubs
 - (e) Restaurants: Carry Out
 - (f) Restaurants: General
 - (g) Retail, Class 1

- (h) Printing & Lithography

5.17.10 Research and Manufacturing Facility

(A) Standards for the O/RM Zoning District

- (1) The following uses are permitted in the O/RM Zoning District when the principal use type is Research and Manufacturing Facility and the cumulative additional uses do not exceed 25% of the total square footage of all structures.
 - (a) Banks & Financial Institutions
 - (b) Beauty & Barber Shops
 - (c) Laundry & Dry Cleaning Services
 - (d) Nightclubs, Bars, Pubs
 - (e) Restaurants: Carry Out
 - (f) Restaurants: General
 - (g) Retail, Class 1
 - (h) Printing & Lithography

**ORANGE COUNTY
PLANNING BOARD ORDINANCE REVIEW COMMITTEE
ACTION AGENDA ITEM ABSTRACT
Meeting Date: July 6, 2016**

**Action Agenda
Item No. 3**

SUBJECT: Review of Proposed Unified Development Ordinance (UDO) Amendments – Hillsborough Economic Development District

DEPARTMENT: Planning and Inspections

ATTACHMENT(S):

1. Comprehensive Plan and Unified Development Ordinance (UDO) Amendment Outline Form
2. Proposed Amendments
3. Map of Hillsborough EDD

INFORMATION CONTACT: (919)

Perdita Holtz, Planner III, 245-2578
Craig Benedict, Director, 245-2575

PURPOSE: To review and comment upon on a Planning Director initiated text amendment to the Unified Development Ordinance (UDO) that would modify some development standards, types of permitted uses, and use standards within the Hillsborough Economic Development District (EDD).

BACKGROUND: In order to better promote economic development opportunities in the Hillsborough Economic Development District (EDD), the Planning Director is suggesting consideration of UDO text amendments to modify some development standards, types of permitted uses, and use standards. Plans for County investment in water and sewer infrastructure to parcels south of Interstate 40 and in the vicinity of Old Highway 86 are underway and these UDO text amendments focus on this geographic area.

Attachment 1 contains additional information and analysis regarding this amendment. Proposed text amendment language can be found in Attachment 2 within a “track changes” format. The map in Attachment 3 shows the extent of the Hillsborough EDD.

These amendments are scheduled to be presented at the September 12 Quarterly Public Hearing (QPH). Related amendments to the Town of Hillsborough/Orange County Central Orange Coordinated Area Land Use Plan Map and to the Zoning Atlas are also scheduled for the September QPH.

FINANCIAL IMPACT: Consideration and approval will not create the need for additional funding for the provision of County services. Costs for the required legal advertisement will be paid from FY2016-17 Departmental funds budgeted for this purpose. Existing Planning staff included in the Departmental staffing budget will accomplish the work required to process this amendment.

RECOMMENDATION(S): Planning staff recommends the Ordinance Review Committee review and comment upon the proposed amendments to the Unified Development Ordinance.

COMPREHENSIVE PLAN / FUTURE LAND USE MAP AND UNIFIED DEVELOPMENT ORDINANCE (UDO) AMENDMENT OUTLINE

UDO / Zoning-2016-02

Text Modifications to Regulations Pertaining to the Hillsborough Economic Development District

A. AMENDMENT TYPE

Map Amendments

Future Land Use Map:

From:

To:

Zoning Map:

From:

To:

Other:

Text Amendments

Comprehensive Plan Text:

Section(s):

UDO Text:

UDO General Text Changes

UDO Development Standards

UDO Development Approval Processes

Section(s): Section 3.7 – Economic Development Districts
Section 5.2.2 – Table of Permitted Uses – Economic Development Districts
Section 5.5 – Standards for Residential Uses
Section 5.6 – Standards for Commercial Uses
Section 6.7.5 – Additional Standards for MPD-CZ; Specific Standards for Hillsborough EDD

Other:

B. RATIONALE

1. Purpose/Mission

In order to better promote economic development opportunities in the Hillsborough Economic Development District (EDD), the Planning Director is suggesting consideration of UDO text amendments to modify development standards, types of permitted uses, and use standards.

2. Analysis

Text modifications to existing standards that regulate development in the Hillsborough EDD would aid the County in promoting economic development opportunities within the EDD. Plans for County investment in water and sewer infrastructure to parcels south of Interstate 40 and in the vicinity of Old Highway 86 are underway and these UDO text amendments focus on this geographic area.

The proposed text amendments would allow for more projects, including mixed development projects, to be permitted “by-right”, subject to all applicable standards contained within the UDO. The amendments would also remove single-family and duplex residential uses as by-right permitted uses within the Hillsborough EDD. This action would preserve expected water and sewer capacity within the EDD for non-residential uses. Additionally, multi-family uses would be permitted by-right only if the use is a small part of a mixed-use development project. Residential-only projects could potentially be permitted in the Hillsborough EDD if approved as an MPD-CZ or Conditional Use District.

Retail uses are proposed to be added as by-right permitted uses in the EDH-4 and EDH-5 zoning districts. Currently, no lands are zoned EDH-4 or EDH-5. Retail uses would be permitted by-right only if they are part of a mixed use development project and would be subject to square footage limitations. Stand-alone retail uses could potentially be permitted in the Hillsborough EDD if approved as an MPD-CZ or Conditional Use District.

Other modifications to the Table of Permitted Uses (Section 5.2.2) have been proposed and are included in the amendment package in Attachment 2.

3. Comprehensive Plan Linkage (i.e. Principles, Goals and Objectives)

Objective ED-1.5:

Identify barriers to development of desirable businesses and local businesses, and mitigate these barriers.

Objective ED-2.1:

Encourage compact and higher density development in areas served by water and sewer. (See also Land Use Objective LU-1.1 and Water and Wastewater Objective WW-5.)

Objective ED-2.5:

Identify lands suitable to accommodate the expansion and growth of commercial and

industrial uses in the County.

Objective ED-2.7:

Select industrial sites in Economic Development Areas based on present and planned supporting systems, such as public water and sewer, access to adequate highway, rail, or public transportation infrastructures, and minimize detrimental environmental or negative social outcomes. (See also Water and Wastewater Objective WW-15.)

Land Use Goal 1: Fiscally and environmentally responsible, sustainable growth, consistent with the provision of adequate services and facilities and a high quality of life.

Objective LU-1.1:

Coordinate the location of higher intensity / high density residential and non-residential development with existing or planned locations of public transportation, commercial and community services, and adequate supporting infrastructure (i.e., water and sewer, high-speed internet access, streets, and sidewalks), while avoiding areas with protected natural and cultural resources. This could be achieved by increasing allowable densities and creating new mixed-use zoning districts where adequate public services are available. (See also Economic Development Objectives ED-2.1, ED-2.3, ED-2.10, and Water and Wastewater Objective WW-2.)

Land Use Goal 4: Land development regulations, guidelines, techniques and/or incentives that promote the integrated achievement of all Comprehensive Plan goals.

4. New Statutes and Rules

N/A

C. PROCESS

1. TIMEFRAME/MILESTONES/DEADLINES

- a. BOCC Authorization to Proceed

April 19, 2016

- b. Quarterly Public Hearing

September 12, 2016

- c. BOCC Updates/Checkpoints

July 6, 2016 – Planning Board ORC (Ordinance Review Committee) (BOCC receives agenda)

August 2, 2016 – Planning Board Meeting for Recommendation (BOCC receives agenda)

- d. Other

2. PUBLIC INVOLVEMENT PROGRAM

Mission/Scope: Public Hearing process consistent with NC State Statutes and Orange County ordinance requirements. Additionally, a public information meeting (PIM) has been scheduled for July 26, 2016. The PIM will cover all three related items scheduled for the September QPH (modifications to the joint plan with the Town of Hillsborough, a related rezoning action, and the proposed text amendments).

a. Planning Board Review:

July 6, 2016 – Ordinance Review Committee (ORC)
August 2, 2016 - Recommendation

b. Advisory Boards:

Economic Development Advisory Board

c. Local Government Review:

Staff will be working jointly with the Town of Hillsborough’s staff on the three related items.

d. Notice Requirements

Consistent with NC State Statutes – legal ad prior to public hearing

e. Outreach:

General Public: A public information meeting that will cover all three related items (modifications to the joint plan with the Town of Hillsborough, a related rezoning action, and the proposed text amendments) has been scheduled for July 26, 2016. Notices regarding the meeting will be mailed to affected and adjacent (1,000-foot boundary) property owners and signs will be posted in the area affected by the proposed amendments.

Small Area Plan Workgroup:

Other:

3. FISCAL IMPACT

Consideration and approval will not create the need for additional funding for the provision of county services. Costs for the mailing and required legal advertisement will be paid from FY2016-17 Departmental funds budgeted for this purpose. Existing Planning staff included in the Departmental staffing budget will accomplish the work required to process this amendment.

D. AMENDMENT IMPLICATIONS

Staff is proposing to modify existing regulations that apply to the Hillsborough EDD so that the County can better promote the EDD, particularly the portion of the EDD south of I-40 in the vicinity of Old Highway 86, for economic development purposes.

E. SPECIFIC AMENDMENT LANGUAGE

See Attachment 2.

Primary Staff Contact:

Perdita Holtz and Craig Benedict
Planning & Inspections Department
919-245-2575
pholtz@orangecountync.gov
or cbenedict@orangecountync.gov

Attachment 2

Amendment Package to Revise Regulations Pertaining to the Hillsborough Economic Development District

Notes

The pages that follow contain amendments to the Unified Development Ordinance (UDO) text to revise various regulations that pertain to the Hillsborough Economic Development District (EDD). The modifications are being proposed in order to aid the County in better promoting economic development opportunities within the Hillsborough EDD.

The following color coding is used in this amendment package:

Red Text: Denotes new, proposed text, that staff is suggesting be added to the UDO.

Red Strikethrough Text: Denotes existing text that staff is proposing be deleted from the UDO.

*****: Denotes an existing asterisk in Section 5.2, Table of Permitted Uses, that staff is suggesting be deleted.

Some of the proposed changes utilize footnotes to provide a brief explanation as to rationale. Users are reminded that these excerpts are part of a much larger document (the UDO) that regulates land use and development in Orange County. The full UDO is available online at: <http://orangecountync.gov/planning/Ordinances.asp>

Please note that the page numbers in this amendment packet may or may not necessarily correspond to the page numbers in the adopted UDO because adding text may shift all of the text/sections downward.

Some text on the following pages has a large "X" through it to denote that these sections are not part of the amendments under consideration. The text is shown only because in the full UDO it is on the same page as text proposed for amendment. Text with a large "X" is not proposed for deletion; proposed deletions are shown in **red-strikethrough** text.

<h1 style="margin: 0;">EDH-2</h1> <h2 style="margin: 0;">ECONOMIC DEVELOPMENT HILLSBOROUGH LIMITED OFFICE</h2>	DIMENSIONAL STANDARDS			
	Lot size, min./max., (acres square feet)	2-5 30,000 ¹		
Lot Width, min. (feet)	200			
PURPOSE				
<p>The purpose of the Economic Development Hillsborough Limited Office (EDH-2) District is to provide locations for low intensity office uses and supporting services in the designated Hillsborough Economic Development District. The district may contain limited commercial uses within employment centers or where vehicular access is provided internally to the development.</p>	Front Setback, from ROW, min. (feet)	50		
APPLICABILITY				
<p>This district will usually be applied where the following conditions exist:</p> <ol style="list-style-type: none"> 1. This district will be applied in the Hillsborough Economic Development District. 2. This district shall only be applied where water and sewer are available at the site or are to be made available to the site as part of the development approval process. 	Side Setback, min. (feet)	20 [1]		
<p>DIMENSIONAL STANDARDS NOTES: [1] Required side and rear setbacks adjacent to residentially zoned land shall be equal to the required side or rear setback of the adjacent residential district. [2] Any corner lot having an abutting interior lot on its side street shall observe a front yard setback from both streets provided, however, that this requirement does not reduce the width suitable for a building on said lot to less than 25 feet. (See graphic in Section 6.2.7). [3] Two feet of additional height shall be allowed for one foot increase of the required front and side setbacks. [4] R = residential, NR = non-residential, CU = conditional use</p>	Corner Setback, min. (feet)	50 [1] [2]		
	Rear Setback, min. (feet)	40 [1]		
	Height, max. (feet)	60 [3]		
	Floor Area Ratio, max.	R-CU [4] NR	.45	
	Required Open Space Ratio, min.	.50		
	Required Livability Space Ratio, min.	R-CU	.50	
Gross Land Area, min./max (square feet)	none			
Required Pedestrian/Landscape Ratio, min.	NR NR-CU	.05		
EDH-2 DISTRICT SPECIFIC DEVELOPMENT STANDARDS				
1. Uses shall be restricted to those indicated for the EDH-2 District in Section 5.2, unless a Conditional Use (CU) or				

¹ In order to promote economic development opportunities, Staff is suggesting removing the 5 acre maximum lot size and lowering the minimum lot size to 30,000 square feet (0.69 acres). A 2-acre minimum lot size for projects that must be located on public water and sewer (see #2 under Applicability) is relatively large.

- MPD-CZ District is approved (see Section 3.8). Additionally, non-residential uses are restricted based on the Watershed Protection Overlay District in which the property is located. Refer to Section 4.2.3 for land use restrictions. Uses Permitted by Right require the approval of a Site Plan as outlined in Section 2.5.
2. Development projects unable to meet all Standards required for Site Plan approval may be submitted as a Conditional Use District or as a MPD-CZ (see Section 3.8).
 3. The impervious surface limit in this district is 50%. Other requirements for impervious surface are located in Sections 4.2.5 and 4.2.6.
 4. For lots outside of a Watershed Protection Overlay District (see Section 4.2), the minimum usable lot area for lots that utilize ground absorption wastewater systems shall be 30,000 square feet for parcels between 40,000 square feet and 1.99 acres in size; zoning lots two acres and greater in size shall have a minimum usable lot area of at least 40,000 square feet.
 5. Development within the zoning district shall be subject to all applicable use standards detailed in Article 5 and all applicable development standards detailed in Article 6 of this Ordinance. See Sections 6.2.5 and 6.2.6 if more than one principal use or principal structure is proposed on a non-residential zoning lot.
 6. Residential uses are not permitted in this district.
 7. ~~A structure or structures exceeding 20,000 square feet cumulatively on one zoning lot shall only be approved through a Special Use Permit, Class A process regardless of use.~~
 8. ~~All zoning lots greater than 2.0 acres shall only be approved through a Special Use Permit, Class A process regardless of use.²~~
 9. Any nonresidential use within two hundred feet of a ~~residential subdivision~~ a lot smaller than 2 acres in size with an existing dwelling unit shall require a Special Use Permit, Class A.³
 10. ~~Direct driveway access to an arterial or major collector shall be prohibited. A frontage or service road shall be dedicated and constructed to provide access along all arterials or major collectors.~~ Direct driveway access to an arterial or major collector shall be limited to shared driveways, limited access streets, or marginal access streets except where such a driveway and/or street would a) cross a stream and require a no-rise certification from the NC Department of Public Safety National Flood Insurance Program or, b) be located on a slope greater than 15%, or c) disturb natural areas as identified in the Inventory of Natural Areas and Wildlife Habitats of Orange County, NC. Reservation of rights-of-way and/or easements to adjacent parcels shall be required if the adjacent parcel will need to access the shared driveway, limited access street, or marginal access street if/when the adjacent parcel develops.⁴
 11. No drive through facilities may be constructed in this district.
 12. A justification for any deviation to development standards must state a public benefit or purpose.
 13. All parcels shall provide for interconnectivity between parking areas if determined necessary by Planning staff.
 14. Subdivisions proposing private roads are subject to larger setbacks and minimum lot sizes than those listed in the Dimensional and Ratio Standards. Refer to Section 7.8.4 for additional requirements. Refer to Section 7.8.5 for private road standards.
 15. Proposed subdivisions shall follow the procedures outlined in Section 2.16.
 16. See Section 5.3.2(C) for standards for uses requiring a Class A Special Use Permit.

² In order to promote economic development opportunities, Staff is suggesting deletion of standards 7 and 8 which require a Class A Special Use Permit for projects above a certain size. Staff notes that standard #9 is suggested to remain in place; this standard requires a Class A Special Use Permit for any nonresidential use located within 200-feet of an existing residential use on a smaller lot size.

³ The Attorney's office has advised that the term "residential subdivision" is vague and should be revised to a more definitive standard, particularly since the idea in #9 is proposed to be applied to EDH-3.

⁴ Staff is suggesting revised language because existing language provides no by-right flexibility to the requirement for frontage (or backage) roads in cases where site features might warrant flexibility in the requirement. The terms limited access street and marginal access street are existing terms and definitions in the UDO. The County Attorney's office is currently reviewing the language in standard #10 so the language shown is subject to change.

<h1 style="margin: 0;">EDH-3</h1> <h2 style="margin: 0;">ECONOMIC DEVELOPMENT HILLSBOROUGH LIMITED OFFICE WITH RESIDENTIAL⁵</h2>	DIMENSIONAL STANDARDS		
	Lot size, min./max., (acres)	2-5 [1] 1 ⁶	
Lot Width, min. (feet)	200		
PURPOSE			
<p>The purpose of the Economic Development Hillsborough Limited Office with Residential (EDH-3) District is to provide locations for low to moderate intensity office uses and supporting services in the designated Hillsborough Economic Development District. The district may contain low to moderate density multi-family residential uses (4-8 6-12 units per acre)⁷.</p>	Front Setback, from ROW, min. (feet)	50	
APPLICABILITY			
<p>This district will usually be applied where the following conditions exist:</p> <ol style="list-style-type: none"> This district will be applied in the Hillsborough Economic Development District. This district shall only be applied where water and sewer are available at the site or are to be made available to the site as part of the development approval process. EXCEPTION: Single-family lots located south of I 40 may use ground absorption septic systems on minimum size lots of 40,000 square feet provided at least 33% of the tract is preserved as open space. <p>DIMENSIONAL STANDARDS NOTES:⁸ [1] Resultant single family lot sizes shall be a minimum of 7,500 square feet and a maximum of 14,000 square feet if connected to public sewer. [2] Required side and rear setbacks adjacent to residentially zoned land shall be equal to the required side or rear setback of the</p>	Side Setback, min. (feet)	20 [2]	
	Corner Setback, min. (feet)	50 [2] [3]	
	Rear Setback, min. (feet)	40 [2]	
	Height, max. (feet)	R [4]	35 [5] [6]
	Floor Area Ratio, max.	NR	60 [5]
	R-CU [4] NR	.50 .60	
	NR-CU	.55 .65 ¹⁰	
Required Open Space Ratio, min.	.50		

⁵ Staff is suggesting a change in the name of this district, as indicated. As proposed revisions in Section 5.2 show, staff is recommending that single-family and two-family dwellings be removed as permitted uses in this district. As such, references on this page to these types of residential uses are being shown for deletion.

⁶ In order to promote economic development opportunities, Staff is suggesting removing the 5 acre maximum lot size and lowering the minimum lot size to 1 acre. A 2-acre minimum lot size for projects that must be located on public water and sewer (see #2 under Applicability) is relatively large.

⁷ This is the existing density stipulated in Section 5.2 for multi-family residential in the Hillsborough EDD. Staff is recommending that single-family and duplex residential uses be removed as a permitted use in this district and that multi-family uses would be permitted only as a small component of a multi-use development (see proposed Section 5.5.10)

⁸ Removal of [1] will cause subsequent renumbering and updates to the relevant note number in the table to the right.

adjacent residential district. [3] Any corner lot having an abutting interior lot on its side street shall observe a front yard setback from both streets provided, however, that this requirement does not reduce the width suitable for a building on said lot to less than 25 feet. (See graphic in Section 6.2.7). [4] R = Residential uses; NR = Non-residential uses. [5] Two feet of additional height shall be allowed for one foot increase of the required front and side setbacks. [6] Multi-family structures shall be limited to a two three-story maximum. ⁹	Required Livability Space Ratio, min.	R-CU	.45
	Gross Land Area, min./max. (square feet)	none	
	Required Pedestrian/Landscape Ratio, min.	NR NR-CU	.05

EDH-3 DISTRICT SPECIFIC DEVELOPMENT STANDARDS

1. Uses shall be restricted to those indicated for the EDH-3 District in Section 5.2, unless a Conditional Use (CU) or MPD-CZ District is approved (see Section 3.8). Additionally, non-residential uses are restricted based on the Watershed Protection Overlay District in which the property is located. Refer to Section 4.2.3 for land use restrictions. Uses Permitted by Right require the approval of a Site Plan as outlined in Section 2.5.
2. Development projects unable to meet all Standards required for Site Plan approval may be submitted as a Conditional Use District or as a MPD-CZ (see Section 3.8).
- ~~3. Parcels existing as of April 17, 2001 containing cumulatively more than 2 acres shall only be developed through a MPD-CZ process or after obtaining a Special Use Permit, Class A approval.¹¹~~
4. The impervious surface limit in this district is 50%. Other requirements for impervious surface are located in Sections 4.2.5 and 4.2.6.
5. For lots outside of a Watershed Protection Overlay District (see Section 4.2), the minimum usable lot area for lots that utilize ground absorption wastewater systems shall be 30,000 square feet for parcels between 40,000 square feet and 1.99 acres in size; zoning lots two acres and greater in size shall have a minimum usable lot area of at least 40,000 square feet.
6. Development within the zoning district shall be subject to all applicable use standards detailed in Article 5 and all applicable development standards detailed in Article 6 of this Ordinance. See Sections 6.2.5 and 6.2.6 if more than one principal use or principal structure is proposed on a non-residential zoning lot.
7. The residential density permitted on a given parcel is based on the Watershed Protection Overlay District in which the property is located. Refer to Section 4.2.4 for a breakdown of the allowable density (i.e., the number of individual dwellings that can be developed on a parcel of property).
- ~~8. Single family uses shall adhere to the requirements for Flexible Development Subdivisions in Section 7.13.¹²~~
- ~~9. Duplex and multi-family uses shall be connected to a public water and public sewer system.¹³~~
- ~~10. A structure or structures exceeding 20,000 square feet cumulatively on one zoning lot shall only be approved through a Special Use Permit, Class A process regardless of use.~~
- ~~11. All zoning lots greater than 2.0 acres shall only be approved through a Special Use Permit, Class A process regardless of use. Any nonresidential use within two hundred feet of a property line of an existing dwelling unit located on a lot smaller than 2 acres in size shall require a Special Use Permit, Class A.¹⁴~~
12. No drive through facilities may be constructed in this district.
13. Direct driveway access to an arterial or major collector shall be limited to shared driveways, limited access streets, or marginal access streets except where such a driveway and/or street would a) cross a stream and require a no-

¹⁰ Staff is suggesting increases in Floor Area Ratios (FAR) in this district. The suggested ratios are in keeping with the FAR allowed within the higher-intensity districts that can be applied to lands within the Commercial-Industrial Transition Activity Nodes (CITAN)

⁹ Staff is suggesting that multi-family structures be allowed to be three stories tall rather than two. Three stories has become fairly typical in the region for this type of residential product.

¹¹ Staff is suggesting removal of this standard in order to better promote economic development opportunities.

¹² Because single-family residential uses are being proposed for removal as a permitted use in this zoning district, this standard would be obsolete.

¹³ All development in this zoning district would be required to be connected to public water and sewer (see #2 in Applicability section), so this standard would be obsolete.

¹⁴ In order to promote economic development opportunities, Staff is suggesting deletion of standards 10 and 11 which require a Class A Special Use Permit for projects above a certain size. However, in order to promote protection of existing residential subdivisions (which are specifically designated in existing language in EDH-2), Staff is suggesting that the new language in #11 be added.

rise certification from the NC Department of Public Safety National Flood Insurance Program or, b) be located on a slope greater than 15%, or c) disturb natural areas as identified in the Inventory of Natural Areas and Wildlife Habitats of Orange County, NC. Reservation of rights-of-way and/or easements to adjacent parcels shall be required if the adjacent parcel will need to access the shared driveway, limited access street, or marginal access street if/when the adjacent parcel develops.¹⁵

14. A justification for any deviation to development standards must state a public benefit or purpose.
15. All parcels shall provide for interconnectivity between parking areas if determined necessary by Planning staff.
16. Subdivisions proposing private roads are subject to larger setbacks and minimum lot sizes than those listed in the Dimensional and Ratio Standards. Refer to Section 7.8.4 for additional requirements. Refer to Section 7.8.5 for private road standards.
17. Proposed subdivisions shall follow the procedures outlined in Section 2.16.
18. See Section 5.3.2(C) for standards for uses requiring a Class A Special Use Permit.

¹⁵ Staff is suggesting the addition of this standard because it is generally good planning practice to minimize the number of curb cuts along major roadways. This language is identical to the proposed language for the EDH-2, 4, and 5 districts. Insertion of this standard causes the automatic renumbering of remaining standards. The County Attorney's office is currently reviewing the language in standard #13 so the language shown is subject to change.

<h1 style="margin: 0;">EDH-4</h1> <h2 style="margin: 0;">ECONOMIC DEVELOPMENT HILLSBOROUGH OFFICE / RETAIL</h2>	DIMENSIONAL STANDARDS			
	Lot size, min., (acres)	4 ¹ ¹⁶		
Lot Width, min. (feet)	300 200			
PURPOSE				
<p>The purpose of the Economic Development Hillsborough Office / Retail (EDH-4) District is to provide locations for high intensity office uses and supporting retail and services uses in the designated Hillsborough Economic Development District.</p> <p>The district is intended to be located on large areas as part of a cohesive development plan and may contain limited commercial uses within employment centers.</p>				
APPLICABILITY				
<p>This district will usually be applied where the following conditions exist:</p> <ol style="list-style-type: none"> 1. This district will be applied in the Hillsborough Economic Development District. 2. This district shall only be applied where water and sewer are available at the site or are to be made available to the site as part of the development approval process. 				
<p>DIMENSIONAL STANDARDS NOTES:</p> <p>[1] Required side and rear setbacks adjacent to residentially zoned land shall be equal to the required side or rear setback of the adjacent residential district.</p> <p>[2] Any corner lot having an abutting interior lot on its side street shall observe a front yard setback from both streets provided, however, that this requirement does not reduce the width suitable for a building on said lot to less than 25 feet. (See graphic in Section 6.2.7).</p> <p>[3] Two feet of additional height shall be allowed for one foot increase of the required front and side setbacks.</p> <p>[4] R = residential, NR = non-residential, CU = conditional use</p>	Side Setback, min. (feet)	20 [1]		
	Corner Setback, min. (feet)	50 [1] [2]		
	Rear Setback, min. (feet)	40 [1]		
	Height, max. (feet)	60 [3]		
	Floor Area Ratio, max.	R-CU[4] NR	.65	
	Required Open Space Ratio, min.	NR-CU	.75	
	Required Livability Space Ratio, min.	R-CU	.40	
Required Livability Space Ratio, min.	R-CU	.45		
Gross Land Area, min./max. (square feet)	none			
Required Pedestrian/Landscape Ratio, min.	NR NR-CU	.05		
EDH-4 DISTRICT SPECIFIC DEVELOPMENT STANDARDS				
<ol style="list-style-type: none"> 1. Uses shall be restricted to those indicated for the EDH-4 District in Section 5.2, unless a Conditional Use (CU) or MPD-CZ District is approved (see Section 3.8). Additionally, non-residential uses are restricted based on the 				

¹⁶ In order to promote economic development opportunities, Staff is suggesting lowering the minimum lot size to 1 acre. A 4-acre minimum lot size for projects that must be located on public water and sewer (see #2 under Applicability) is relatively large.

- Watershed Protection Overlay District in which the property is located. Refer to Section 4.2.3 for land use restrictions. Uses Permitted by Right require the approval of a Site Plan as outlined in Section 2.5.
2. Development projects unable to meet all Standards required for Site Plan approval may be submitted as a Conditional Use District or as a MPD-CZ (see Section 3.8).
 3. The impervious surface limit in this district is 50%. Other requirements for impervious surface are located in Sections 4.2.5 and 4.2.6.
 4. For lots outside of a Watershed Protection Overlay District (see Section 4.2), the minimum usable lot area for lots that utilize ground absorption wastewater systems shall be 30,000 square feet for parcels between 40,000 square feet and 1.99 acres in size; zoning lots two acres and greater in size shall have a minimum usable lot area of at least 40,000 square feet.
 5. Development within the zoning district shall be subject to all applicable use standards detailed in Article 5 and all applicable development standards detailed in Article 6 of this Ordinance. See Sections 6.2.5 and 6.2.6 if more than one principal use or principal structure is proposed on a non-residential zoning lot.
 6. Residential uses are not permitted in this district.
 7. All outparcels within this district shall have internal access to the development.
 8. No drive through facilities may be constructed in this district.
 9. Direct driveway access to an arterial or major collector shall be limited to shared driveways, limited access streets, or marginal access streets except where such a driveway and/or street would a) cross a stream and require a no-rise certification from the NC Department of Public Safety National Flood Insurance Program or, b) be located on a slope greater than 15%, or c) disturb natural areas as identified in the Inventory of Natural Areas and Wildlife Habitats of Orange County, NC. Reservation of rights-of-way and/or easements to adjacent parcels shall be required if the adjacent parcel will need to access the shared driveway, limited access street, or marginal access street if/when the adjacent parcel develops.¹⁷
 10. Justification for any deviation to development standards must state a public benefit or purpose.
 11. All parcels shall provide for interconnectivity between parking areas if determined necessary by Planning staff.
 12. Subdivisions proposing private roads are subject to larger setbacks and minimum lot sizes than those listed in the Dimensional and Ratio Standards. Refer to Section 7.8.4 for additional requirements. Refer to Section 7.8.5 for private road standards.
 13. Proposed subdivisions shall follow the procedures outlined in Section 2.16.
 14. See Section 5.3.2(C) for standards for uses requiring a Class A Special Use Permit.

¹⁷ Staff is suggesting the addition of this standard because it is generally good planning practice to minimize the number of curb cuts along major roadways. This language is identical to the proposed language for the EDH-2, 3, and 5 districts. Insertion of this standard causes the automatic renumbering of remaining standards. The County Attorney's office is currently reviewing the language in standard #17 so the language shown is subject to change.

<h1 style="margin: 0;">EDH-5</h1> <h2 style="margin: 0;">ECONOMIC DEVELOPMENT HILLSBOROUGH OFFICE/FLEX RESEARCH AND MANUFACTURING</h2>	DIMENSIONAL STANDARDS			
	Lot size, min., (acres)	4 2 ¹⁸		
Lot Width, min. (feet)	300 200			
PURPOSE				
<p>The purpose of the Economic Development Hillsborough Office/Flex Research and Manufacturing (EDH-5) District is to provide locations for a wide range of research, assembling, fabricating and light manufacturing activities, and such ancillary industrial activities as warehousing and distribution in the designated Hillsborough Economic Development District.</p> <p>Some commercial services are also permitted accessory to industrial development if they are part of a cohesive development plan that is predominantly comprised of permitted non-residential uses and provided all access is provided internally. The district is established to provide locations for research and industrial development which have little or no impact on adjoining properties.</p>	Front Setback, from ROW, min. (feet)	50		
APPLICABILITY				
<p>This district will usually be applied where the following conditions exist:</p> <ol style="list-style-type: none"> This district will be applied in the Hillsborough Economic Development District. This district shall only be applied where water and sewer are available at the site or are to be made available to the site as part of the development approval process. 	Side Setback, min. (feet)	20 [1]		
	Corner Setback, min. (feet)	50 [1] [2]		
	Rear Setback, min. (feet)	40 [1]		
	Height, max. (feet)	40 [3]		
<p>DIMENSIONAL STANDARDS NOTES:</p> <p>[1] Required side and rear setbacks adjacent to residentially zoned land shall be equal to the required side or rear setback of the adjacent residential district.</p> <p>[2] Any corner lot having an abutting interior lot on its side street shall observe a front yard setback from both streets provided, however, that this requirement does not reduce the width suitable for a building on said lot to less than 25 feet. (See graphic in Section 6.2.7).</p> <p>[3] Two feet of additional height shall be allowed for one foot increase of the required front and side setbacks.</p> <p>[4] R = residential, NR = non-residential, CU = conditional use</p>	Floor Area Ratio, max.	R-CU [4] NR	.65	
			NR-CU	.75
	Required Open Space Ratio, min.	.40		
	Required Livability Space Ratio, min.	R-CU	.45	
	Gross Land Area, min./max. (square feet)	none		
	Required Pedestrian/Landscape Ratio, min.	NR NR-CU	.05	

¹⁸ In order to promote economic development opportunities, Staff is suggesting lowering the minimum lot size to 2 acres. A 4-acre minimum lot size for projects that must be located on public water and sewer (see #2 under Applicability) is relatively large.

EDH-5 DISTRICT SPECIFIC DEVELOPMENT STANDARDS

1. Uses shall be restricted to those indicated for the EDH-5 District in Section 5.2, unless a Conditional Use (CU) or MPD-CZ District is approved (see Section 3.8). Additionally, non-residential uses are restricted based on the Watershed Protection Overlay District in which the property is located. Refer to Section 4.2.3 for land use restrictions. Uses Permitted by Right require the approval of a Site Plan as outlined in Section 2.5.
2. Development projects unable to meet all Standards required for Site Plan approval may be submitted as a Conditional Use District or as a MPD-CZ (see Section 3.8).
3. The impervious surface limit in this district is 50%. Other requirements for impervious surface are located in Sections 4.2.5 and 4.2.6.
4. For lots outside of a Watershed Protection Overlay District (see Section 4.2), the minimum usable lot area for lots that utilize ground absorption wastewater systems shall be 30,000 square feet for parcels between 40,000 square feet and 1.99 acres in size; zoning lots two acres and greater in size shall have a minimum usable lot area of at least 40,000 square feet.
5. Development within the zoning district shall be subject to all applicable use standards detailed in Article 5 and all applicable development standards detailed in Article 6 of this Ordinance. See Sections 6.2.5 and 6.2.6 if more than one principal use or principal structure is proposed on a non-residential zoning lot.
6. Residential uses are not permitted in this district.
7. No drive through facilities may be constructed in this district.
8. Direct driveway access to an arterial or major collector shall be limited to shared driveways, limited access streets, or marginal access streets except where such a driveway and/or street would a) cross a stream and require a no-rise certification from the NC Department of Public Safety National Flood Insurance Program or, b) be located on a slope greater than 15%, or c) disturb natural areas as identified in the Inventory of Natural Areas and Wildlife Habitats of Orange County, NC. Reservation of rights-of-way and/or easements to adjacent parcels shall be required if the adjacent parcel will need to access the shared driveway, limited access street, or marginal access street if/when the adjacent parcel develops.¹⁹
9. A justification for any deviation to development standards must state a public benefit or purpose.
10. All parcels shall provide for interconnectivity between parking areas if determined necessary by Planning staff.
11. Subdivisions proposing private roads are subject to larger setbacks and minimum lot sizes than those listed in the Dimensional and Ratio Standards. Refer to Section 7.8.4 for additional requirements. Refer to Section 7.8.5 for private road standards.
12. Proposed subdivisions shall follow the procedures outlined in Section 2.16.
13. See Section 5.3.2(C) for standards for uses requiring a Class A Special Use Permit.

¹⁹ Staff is suggesting the addition of this standard because it is generally good planning practice to minimize the number of curb cuts along major roadways. This language is identical to the proposed language for the EDH-2, 3, and 4 districts. Insertion of this standard causes the automatic renumbering of remaining standards. The County Attorney's office is currently reviewing the language in standard #8 so the language shown is subject to change.

5.2.2 Table of Permitted Uses – Economic Development Districts

TABLE OF PERMITTED USES – ECONOMIC DEVELOPMENT DISTRICTS									
* = PERMITTED USE A = CLASS A SPECIAL USE B = CLASS B SPECIAL USE C = CONDITIONAL USE (REZONING & CLASS A SUP)									
USE TYPE	GENERAL USE ZONING DISTRICTS								
	BUCKHORN EDD		ENO EDD		HILLSBOROUGH EDD				
	EDB-1	EDB-2	EDE-1	EDE-2	EDH-1	EDH-2	EDH-3	EDH-4	EDH-5
# Shall be noted on Zoning Atlas as “Zoning District” – CU (e.g., EDB-2-CU) Note: The Hillsborough EDD utilizes Sector Numbers as Defined in the North American Industry Classification System (NAICS) ²⁰									
AGRICULTURAL USES									
Animal hospital/veterinarian	C#	C#		*					
Kennel, Class I		C#		*					
Kennel, Class II		B		B					
CONSTRUCTION									
Building contractors		*		*					
Construction (Sector 23) (Hillsborough EDD only; a# All activities must be wholly within building) ²¹									*
Plumbing, heating, electrical, and similar trade contractors		*		*					
FINANCE									
Banks, savings and loans, and credit unions	*	*	*	*					
Credit agencies and institutions	*	*	*	*					
Finance & Insurance (Sector 52)					*	*		*	*
Insurance carriers and agents	*	*	*	*					
Real estate agents and brokers	*	*	*	*					
Security and commodity brokers, and investment offices	*	*	*	*					
GOVERNMENT USES									
Governmental facilities and office buildings (Including solid waste collection centers)	*	*	*	*	*	*	*	*	*

²⁰ Staff suggests adding clarifying language as to what “Sector X” refers to when referencing the rows that pertain to the Hillsborough EDD zoning districts.

²¹ Staff suggests modifying the language as shown since the rows that have Sector Numbers pertain only to the Hillsborough EDD.

TABLE OF PERMITTED USES – ECONOMIC DEVELOPMENT DISTRICTS									
* = PERMITTED USE A = CLASS A SPECIAL USE B = CLASS B SPECIAL USE C = CONDITIONAL USE (REZONING & CLASS A SUP)									
USE TYPE	GENERAL USE ZONING DISTRICTS								
	BUCKHORN EDD		ENO EDD		HILLSBOROUGH EDD				
	EDB-1	EDB-2	EDE-1	EDE-2	EDH-1	EDH-2	EDH-3	EDH-4	EDH-5
# Shall be noted on Zoning Atlas as “Zoning District” – CU (e.g., EDB-2-CU)									
Note: The Hillsborough EDD utilizes Sector Numbers as Defined in the North American Industry Classification System (NAICS) ²⁰									
Governmental protective services (Police and fire stations, rescue squads, and volunteer fire departments)	*	*	*	*	*	*	*	*	*
Parks, public and non-profit	*	*	*	*	*	*	*	*	*
Public Administration (Sector 92)									*
INFORMATION									
Information (Sector 51)								*	*
MANUFACTURING, ASSEMBLY & PROCESSING									
Manufacturing (Sector 31-33) (Hillsborough EDD; only; all All activities must be wholly within building) ²²									*
Electronic Equipment (see listing below)									
• Communications equipment		*		*					
• Electric lighting and wiring equipment		*		*					
• Electric transmission and distribution		*		*					
• Electrical industrial apparatus		*		*					
• Electronic components and accessories		*		*					
• Household appliances		*		*					
• Radio and television receiving equipment		*		*					
Fabricated Metal Products (see listing below)									
• Cutlery and hand tools		*		*					
• Fabricated structural metal products		*		*					
• Heating equipment, except electric and warm air; and plumbing fixture		*		*					

²² Staff suggests modifying the language as shown since the rows that have Sector Numbers pertain only to the Hillsborough EDD.

TABLE OF PERMITTED USES – ECONOMIC DEVELOPMENT DISTRICTS										
* = PERMITTED USE A = CLASS A SPECIAL USE B = CLASS B SPECIAL USE C = CONDITIONAL USE (REZONING & CLASS A SUP)										
USE TYPE	GENERAL USE ZONING DISTRICTS									
	BUCKHORN EDD		ENO EDD		HILLSBOROUGH EDD					
	EDB-1	EDB-2	EDE-1	EDE-2	EDH-1	EDH-2	EDH-3	EDH-4	EDH-5	
# Shall be noted on Zoning Atlas as “Zoning District” – CU (e.g., EDB-2-CU)										
Note: The Hillsborough EDD utilizes Sector Numbers as Defined in the North American Industry Classification System (NAICS) ²⁰										
• Metal cans and shipping containers		*		*						
• Nuts, bolts, screws, rivets, and washers		*		*						
Food Products (see listing below)										
• Bakery		*		*						
• Bottling plants		*		*						
• Dairy		*		*						
• Miscellaneous food preparation; e.g., coffee roasting, condiments, confectionary products, etc.		*		*						
Industrial Machinery (see listing below)										
• Engines and turbines		*		*						
• Farm/garden machinery and equipment		*		*						
• General industrial machinery and equipment; e.g., purification equipment, ball and roller bearings, etc.		*		*						
• Metalworking machinery and equipment		*		*						
• Office, computing, and accounting machines		*		*						
• Special industrial machinery; e.g., textile machinery		*		*						
Instruments (see listing below)										
• Measuring, analyzing, and controlling instruments		*		*						
• Photographic, medical, and optical goods		*		*						
• Watches and clocks		*		*						
Paper Products (see listing below)										
• Converted paper and paperboard products		*		*						

TABLE OF PERMITTED USES – ECONOMIC DEVELOPMENT DISTRICTS										
* = PERMITTED USE A = CLASS A SPECIAL USE B = CLASS B SPECIAL USE C = CONDITIONAL USE (REZONING & CLASS A SUP)										
USE TYPE	GENERAL USE ZONING DISTRICTS									
	BUCKHORN EDD		ENO EDD		HILLSBOROUGH EDD					
	EDB-1	EDB-2	EDE-1	EDE-2	EDH-1	EDH-2	EDH-3	EDH-4	EDH-5	
# Shall be noted on Zoning Atlas as “Zoning District” – CU (e.g., EDB-2-CU)										
Note: The Hillsborough EDD utilizes Sector Numbers as Defined in the North American Industry Classification System (NAICS) ²⁰										
• Paperboard containers and boxes		*		*						
Furniture and Fixtures (see listing below)										
• Household and office furniture		*		*						
• Miscellaneous furniture and fixtures		*		*						
Pharmaceutical Products		*		*						
Printing and Publishing Establishments		*		*						
Rubber and Plastic Products (see listing below)										
• Miscellaneous plastic products; e.g., plastic pipe, packaging materials, etc.		*		*						
• Rubber and plastic footwear		*		*						
• Rubber and plastic hose and belting		*		*						
Stone, Glass, Clay, and Concrete Products (see listing below)										
• Cut stone products		C#		C#						
• Flat glass		*		*						
• Glass and glassware		*		*						
• Pottery and related products		*		*						
Transportation Equipment (see listing below)										
• Miscellaneous transportation equipment; e.g., motor vehicle components		*		*						
• Motorcycles, bicycles, and parts		*		*						
Miscellaneous Manufacturing Industries (see listing below)										
• Jewelry and silverware		*		*						
• Miscellaneous manufacturing industries; e.g., costume jewelry, novelties, buttons, etc.		*		*						

TABLE OF PERMITTED USES – ECONOMIC DEVELOPMENT DISTRICTS									
* = PERMITTED USE A = CLASS A SPECIAL USE B = CLASS B SPECIAL USE C = CONDITIONAL USE (REZONING & CLASS A SUP)									
USE TYPE	GENERAL USE ZONING DISTRICTS								
	BUCKHORN EDD		ENO EDD		HILLSBOROUGH EDD				
	EDB-1	EDB-2	EDE-1	EDE-2	EDH-1	EDH-2	EDH-3	EDH-4	EDH-5
# Shall be noted on Zoning Atlas as “Zoning District” – CU (e.g., EDB-2-CU) Note: The Hillsborough EDD utilizes Sector Numbers as Defined in the North American Industry Classification System (NAICS) ²⁰									
• Musical instruments		*		*					
• Pen, pencils, office, and artist supplies		*		*					
• Toys, sporting, and athletic goods		*		*					
RECREATION									
Arts, Entertainment & Recreation (Sector 71)								*	
RESIDENTIAL									
Dwelling, single-family			*				<u>*</u> ²³		
Dwelling, two-family			*				<u>*</u>		
Dwelling, multi-family (6-12 units per acre in the Hillsborough EDD)			*				*	*	
Dwelling, multi-family (6+ units per acre as part of mixed use development; maximum of 25% of development square footage)	*								
Dwelling, multi-family (6+ units per acre)	C#								
Dwelling, mobile home (For replacement of existing mobile home)			*						
Temporary mobile home (For occupancy during construction of permanent residential unit and for 30 days after issuance of Certificate of Occupancy) Temporary Use of a Residential Mobile Home ²⁴			*				<u>*</u>		

²³ Staff is suggesting removing single-family residential and two-family (e.g., duplex) uses as permitted uses within the Hillsborough EDD. This is being suggested in order to promote lands within the EDD predominantly for non-residential uses (multi-family uses would be permitted in the indicated districts but subject to the proposed use-specific standards in Section 5.5.10 which limits the scope of the use and requires that, in order to be permitted by-right, they be part of an overall development plan that includes other permitted use(s) as the dominant use. Stand-alone multi-family development could potentially still be permitted within the Hillsborough EDD through either the MPD-CZ process or as a Conditional Use District.

²⁴ Staff is suggesting renaming this use type to be consistent with the title used in Section 5.4.4 which contains the standards for this use type. Additionally, staff suggests deleting the use from EDH-3 since only multi-family uses are suggested for EDH-3.

TABLE OF PERMITTED USES – ECONOMIC DEVELOPMENT DISTRICTS									
* = PERMITTED USE A = CLASS A SPECIAL USE B = CLASS B SPECIAL USE C = CONDITIONAL USE (REZONING & CLASS A SUP)									
USE TYPE	GENERAL USE ZONING DISTRICTS								
	BUCKHORN EDD		ENO EDD		HILLSBOROUGH EDD				
	EDB-1	EDB-2	EDE-1	EDE-2	EDH-1	EDH-2	EDH-3	EDH-4	EDH-5
# Shall be noted on Zoning Atlas as “Zoning District” – CU (e.g., EDB-2-CU) Note: The Hillsborough EDD utilizes Sector Numbers as Defined in the North American Industry Classification System (NAICS) ²⁰									
RETAIL									
Farm equipment sales	C#	C#		*					
Motor vehicle service station	C#	C#		*					
Motor vehicles, new and used, sales and rental	C#	C#		*					
Nightclubs, bars, and pubs (Only as accessory use to hotel, motel or restaurant)	*	*		*					
Restaurants (carry-out and general) when located in a service building, court or plaza, retail store, or enclosed mall consisting of multiple uses	*	*		*					
Restaurants (carry-out and general) in a separate, free-standing building	*	C#		*					
Restaurants (drive-in) in a separate, free-standing building	C#	C#		*					
Retail Trade (Sectors 44, 45; excluding Subsector 454 Non-store retailers) (Only Hillsborough EDD through Conditional Use District or MPD-CZ) ²⁵								*	*
Retail trade, sales and rental of durable and convenience goods, merchandise, and equipment, including mail order houses, in a separate, free-standing building	*	C#		*					
Retail trade, sales and rental of durable and convenience goods, merchandise, and equipment, including mail order houses, when located in a service building, court or plaza, or enclosed mall consisting of multiple uses.	*	*		*					
SERVICES									

²⁵ Staff is suggesting that retail trade be permitted in EDH-4 and EDH-5, subject to the proposed standards in Section 5.6.16 which limit the scope of retail uses allowed by-right and requires they be part of an overall development plan that includes other permitted use(s) as the dominant use. As is currently the situation, retail trade would be permitted as a stand-alone use in the Hillsborough EDD only if a CUD or MPD-CZ is approved.

TABLE OF PERMITTED USES – ECONOMIC DEVELOPMENT DISTRICTS									
* = PERMITTED USE A = CLASS A SPECIAL USE B = CLASS B SPECIAL USE C = CONDITIONAL USE (REZONING & CLASS A SUP)									
USE TYPE	GENERAL USE ZONING DISTRICTS								
	BUCKHORN EDD		ENO EDD		HILLSBOROUGH EDD				
	EDB-1	EDB-2	EDE-1	EDE-2	EDH-1	EDH-2	EDH-3	EDH-4	EDH-5
# Shall be noted on Zoning Atlas as “Zoning District” – CU (e.g., EDB-2-CU)									
Note: The Hillsborough EDD utilizes Sector Numbers as Defined in the North American Industry Classification System (NAICS) ²⁰									
Accommodation and Food Service (Sector 72) (Eating and drinking establishments are permitted only as accessory use to hotel, or motel or restaurant; Hillsborough EDD only) ²⁶						*		*	* ²⁷
Administrative & Support Services (Sector 561)					*	*	*	*	*
Art/photographic studios	*	C#	*	*					
Assembly facility - 300 or more person capacity		C#		*					
Assembly facility - less than 300 person capacity		C#		*					
Beauty and barber shops	*	*	*	*					
Churches	*	*	*	*					
Clubs and lodges, and social, fraternal, and union clubhouses	C#	C#	C#	C#					
Community center	A	A	A	A					
Day care facility	B	B	*	*					
Educational Services (Sector 61)									
Funeral homes	C#	C#		*					
Golf driving and practice ranges		*		*					
Health Care & Social Assistance (Sector 62)					*	*	*	*	*
Health services, including doctors and dentists offices, and medical and dental laboratories	*	*	*	*					
Hotels and motels	*	C#		*	*	*	*		
Indoor theaters	*	C#		*	*	*	*		
Large day care home		B	*	*					

²⁶ Staff is suggesting this language be moved to Section 5.6.17 since the standards section is a more appropriate place for standards..

²⁷ Section 5.6.17 contains standards that would be permit this use in EDH-5 only if it is limited in scope and part of an overall development plan.

TABLE OF PERMITTED USES – ECONOMIC DEVELOPMENT DISTRICTS									
* = PERMITTED USE A = CLASS A SPECIAL USE B = CLASS B SPECIAL USE C = CONDITIONAL USE (REZONING & CLASS A SUP)									
USE TYPE	GENERAL USE ZONING DISTRICTS								
	BUCKHORN EDD		ENO EDD		HILLSBOROUGH EDD				
	EDB-1	EDB-2	EDE-1	EDE-2	EDH-1	EDH-2	EDH-3	EDH-4	EDH-5
# Shall be noted on Zoning Atlas as “Zoning District” – CU (e.g., EDB-2-CU) Note: The Hillsborough EDD utilizes Sector Numbers as Defined in the North American Industry Classification System (NAICS) ²⁰									
Laundry, dry cleaning, and shoe repair services	*	C#	*	*					
Libraries	*	C#	*	*					
Management of Companies & Enterprises (Sector 53)					*	*	*	*	*
Motor vehicle maintenance and repair (body shop)		C#		*					
Other offices and personal services; e.g., attorneys, watch and jewelry repair, computer programming and data processing, employment and travel agencies, advertising agencies, and accounting, engineering, architectural, and surveying offices	*	*	*	*					
Professional, Scientific & Technical Services (Sector 54)					*	*	*	*	*
Recreational facilities	B	*	B	*					
Repair service, electronic and appliance	C#	C#	*	*					
Research facility		*		*					
Schools, dance, art, and music	*	C#	*	*					
Schools, elementary, middle, and high	A	A	*						
Schools, vocational	C#	C#		*					
Other Services (Hillsborough EDD only)					*		*	*	*
TRANSPORTATION									
Bus terminals and garages		C#		*					
Postal and parcel delivery services		*		*					
Rail/bus passenger shelter	*	*	*	*				*	
Surface and structure parking as principal use (When associated with a local or regional transportation goal such as mass transit or park-and-ride)		*		*				*	

TABLE OF PERMITTED USES – ECONOMIC DEVELOPMENT DISTRICTS									
* = PERMITTED USE A = CLASS A SPECIAL USE B = CLASS B SPECIAL USE C = CONDITIONAL USE (REZONING & CLASS A SUP)									
USE TYPE	GENERAL USE ZONING DISTRICTS								
	BUCKHORN EDD		ENO EDD		HILLSBOROUGH EDD				
	EDB-1	EDB-2	EDE-1	EDE-2	EDH-1	EDH-2	EDH-3	EDH-4	EDH-5
# Shall be noted on Zoning Atlas as “Zoning District” – CU (e.g., EDB-2-CU) Note: The Hillsborough EDD utilizes Sector Numbers as Defined in the North American Industry Classification System (NAICS) ²⁰									
Transportation and Warehousing (Sector 48, 49)									*
WHOLESALE TRADE									
Wholesale Trade (Sector 42)									*
Durable Goods (see listing below)									*
• Automotive parts and supplies (In an enclosed building)		*		*					
• Electrical goods		*		*					
• Furniture and home furnishings		*		*					
• Hardware, plumbing, and heating equipment and supplies		*		*					
• Lumber and other construction materials		*		*					
• Machinery, equipment, and supplies		*		*					
• Sporting, recreational, photographic, and hobby goods; toys and supplies		*		*					
Non-Durable Goods (see listing below)									
• Apparel and piece goods		*		*					
• Beer, wine, and distilled alcoholic beverages		*		*					
• Groceries and related products		*		*					
• Paper and paper products		*		*					
• Pharmaceuticals and cosmetics		*		*					
MISCELLANEOUS									
Accessory uses	*	*	*	*	*	*	*	*	* ²⁸

²⁸ Accessory uses are supposed to be allowed in all zoning districts. Staff believes it was an oversight to not allow them in the EDH districts and is suggesting making this correction.

TABLE OF PERMITTED USES – ECONOMIC DEVELOPMENT DISTRICTS									
* = PERMITTED USE A = CLASS A SPECIAL USE B = CLASS B SPECIAL USE C = CONDITIONAL USE (REZONING & CLASS A SUP)									
USE TYPE	GENERAL USE ZONING DISTRICTS								
	BUCKHORN EDD		ENO EDD		HILLSBOROUGH EDD				
	EDB-1	EDB-2	EDE-1	EDE-2	EDH-1	EDH-2	EDH-3	EDH-4	EDH-5
# Shall be noted on Zoning Atlas as “Zoning District” – CU (e.g., EDB-2-CU)									
Note: The Hillsborough EDD utilizes Sector Numbers as Defined in the North American Industry Classification System (NAICS) ²⁰									
Electric, Gas, and Liquid Fuel Transmission lines	B	B	B	B					
Elevated water storage tank (Permitted as accessory use without Special Use Permit)	B	B		B				*	*
Historic buildings for non-residential/mixed use	A	A	A	A					
Public utility stations and sub-stations, switching stations, and telephone exchanges	A	A	A	A				*	*
Radio and television transmitting and receiving towers	B	B		B					*
Solar Array – Large Facility	B	B	B	B					
Solar Array – Public Utility	A	A	A	A					
Storage and warehousing, inside building		*		*					
Storage of goods, outdoors (Accessory only and subject to screening) ²⁹		*		*					
Water and sanitary sewer pumping stations	*	*	*	*				*	*

²⁹ Staff is suggesting removing this use type because the Table of Permitted Uses is where principal uses are listed, not accessory uses which are permitted in all zoning districts if they are “customary and ancillary” to a permitted principal use. Section 6.4.10 (Service and Outdoor Storage) already addresses screening and other standards for outdoor storage.

- (e) A temporary custodial care unit shall be required to connect to water, wastewater, and electric utilities serving the principal structure on the property.
- (f) The Orange County Health Department, or the agency that provides sanitary sewer and water services, shall approve water and wastewater disposal facilities.
- (g) All applicable state and local approvals and permits shall be procured including, but not limited to, a zoning compliance permit, building permits, and health department approval.
- (h) Approval of the application shall not exceed one year. Annual renewal shall require a new application and recertification from a licensed physician stating the necessity of direct care.
- (i) Any approved temporary custodial care unit shall be removed no later than 180 days after the time the mentally or physically impaired person(s) is no longer receiving care or is in need of assistance. If the structure is needed for a different impaired person, the temporary custodial care unit may continue to be used, subject to the requirements of this Ordinance.
- (j) The caregiver shall allow inspections of the property by the County at times convenient to the caregiver, during reasonable hours, and upon prior notice for compliance purposes.
- (k) A permit for a temporary custodial care unit may be revoked by the Planning Director due to failure of the applicant to comply with any of the above provisions.

5.5.10 Multi-Family³⁰

(A) Standards for EDH-3 and EDH-4 Zoning Districts

- (1) Multi-family uses are permitted in the EDH-3 and EDH-4 zoning districts only in accordance with the following standards:
 - (a) The multi-family use is part of an overall site plan that includes at least one other permitted principal use.
 - (b) The square footage of the structure(s), or portion of structures, to be used for multi-family dwellings does not exceed 25% of the total square footage of all structures included on the overall site plan.
 - (c) The square footage of the structure(s), or portion of structures, to be used for uses that are subject to square footage restrictions in the pertinent zoning district(s), as detailed in Article 5 of this Ordinance, does not exceed 50% of the total square footage of all structures included on the overall site plan.

SECTION 5.6: STANDARDS FOR COMMERCIAL USES

5.6.1 Nightclubs, Bars and Pubs

(A) General Standards for Evaluation

- (1) Buildings for nightclubs, bars and pubs shall not be located within 200 feet of a residence.

³⁰ These standards are being proposed in order to allow for some by-right mixed-use projects in the Hillsborough EDD while ensuring the scope of the overall project is not predominantly multi-family residential. Projects that contain a greater percentage of multi-family residential could still be permitted through the MPD-CZ or CUD process.

- (c) An analysis of whether other wells in the vicinity of the proposed use are expected to be affected by withdrawals made by the proposed use.

5.6.15 Sexually Oriented Businesses

(A) Submittal Requirements

- (1) In addition to the site plan submittal criteria detailed within Section 2.5 of this Ordinance the applicant shall submit proof a license has been issued allowing for the operation of a sexually oriented business in accordance with Chapter 8 of the Orange County Code of Ordinances.

(B) Standards of Evaluation

- (1) Sexually oriented business(es) shall not be located in any building, or portion thereof, that is:
- (a) Within 1,000 feet of an existing sexually oriented business.
 - (b) Within 1,000 feet of a:
 - (i) Residential land use including any open space established as part of the residential subdivision approval process,
 - (ii) Church and/or place of worship,
 - (iii) School (public, private, or specialty),
 - (iv) Public or private library,
 - (v) State licensed child care facility, or
 - (vi) Public park or recreational facility.
 - (c) Measurement shall be made in a straight line, without regard to the intervening structures or objects, from the nearest portion of the building or structure used as the part of the premises where a sexually oriented business is conducted to the nearest portion of a building, structure, or open space area of a use listed above.

5.6.16 Retail Trade (Sectors 44, 45; excluding subsector 454 of the North American Industry Classification System [NAICS])³¹

(A) Standards for EDH-4 and EDH-5 Zoning Districts

- (1) Retail Trade uses are permitted in the EDH-4 and EDH-5 zoning districts only in accordance with the following standards:
- (a) The retail trade use(s) is part of an overall site plan that includes at least one other permitted principal use.
 - (b) The square footage of structures(s), or portion of structures, to be used for retail trade use(s) does not exceed 25% of the total square footage of all structures included on the overall site plan.
 - (c) The square footage of structures(s), or portion of structures, to be used for uses that are subject to square footage restrictions in the pertinent zoning district(s), as detailed in Article 5 of this Ordinance, does not exceed 50% of the total square footage of all structures included on the overall site plan.

³¹ These standards are being proposed in order to allow for some by-right mixed-use projects in the Hillsborough EDD while ensuring the scope of the overall project is not predominantly retail trade. Projects that contain a greater percentage of retail trade could still be permitted through the MPD-CZ or CUD process.

5.6.17 Accommodation and Food Service (Sector 72 of the North American Industry Classification System [NAICS])

- (A) **Standards for EDH-2 and EDH-4 Zoning Districts³²**
- (1) Eating and drinking establishments (subsector 722 of the NAICS) are not permitted within these zoning districts except as an accessory use to a hotel or motel.
- (B) **Standards for EDH-5 Zoning District³³**
- (1) Accommodation and Food Service uses are permitted in the EDH-5 zoning districts only in accordance with the following standards:
- (a) The accommodation and food service use(s) is part of an overall site plan that includes at least one other permitted principal use.
- (b) The square footage of the structure(s), or portion of structures, to be used for accommodation and food service use(s) does not exceed 25% of the total square footage of all structures included on the overall site plan.
- (c) The square footage of the structures(s), or portion of structures, to be used for uses that are subject to square footage restrictions in the pertinent zoning district(s), as detailed in Article 5 of this Ordinance, does not exceed 50% of the total square footage of all structures included on the overall site plan.

SECTION 5.7: STANDARDS FOR RECREATIONAL USES

5.7.1 Recreational Uses as Accessory Uses

(A) **Residential Land Uses**

In addition to the requirements contained within this Ordinance, recreational uses developed as an accessory use to a residence shall abide by the following:

(1) **General Standards**

- (a) Accessory recreational uses shall not be open to the public or serve as a recreation amenity for other lots.
- (b) Amenities, equipment, and/or facilities intended for spectators such as bleachers or public address systems shall not be permitted.
- (c) Outdoor sports field lighting, as detailed within Section 6.11, shall be prohibited.

(2) **Specific Standards**

- (a) Motor Cross and Go-Kart Tracks
- (i) All tracks and/or paths shall be located a minimum of 100 feet from a property line.
- (ii) A track or path shall not cross over active septic fields.
- (iii) A Type B Land Use Buffer, as detailed in Section 6.8, shall be required around the portion of the property where the track is

³² This restriction currently exists within the Table of Permitted Uses (Section 5.2.2). Staff has determined that the use-specific standards section is a more appropriate place for the standard.

³³ These standards are being proposed in order to allow for some by-right mixed-use projects in the Hillsborough EDD while ensuring the scope of the overall project is not predominantly hotels and restaurants. Projects that contain a greater percentage of accommodation and food service uses could still be permitted through the MPD-CZ or CUD process.

(C) Development Standards

(1) Dimensional Requirements

(a) There are no minimum lot sizes within the MPD-CZ district. However, the Master Plan will set forth the individual lot setbacks in accordance with the General Dimensional Requirements established herein.

TABLE 6.7.5.C: SPECIFIC STANDARDS FOR HILLSBOROUGH EDD									
ZONING DISTRICT	MINIMUM ZONING LOT		MINIMUM SETBACKS					MAXIMUM IMPERVIOUS SURFACE COVER (%)	MAXIMUM HEIGHT (FEET)
	AREA (ACRE)	WIDTH (FEET)	FRONT (FEET)	REAR (FEET)	SIDE				
					ONE SIDE (FEET)	COMBINED (FEET)	STREET (FEET)		
MPD-CZ	-	200	60	40	20	40	40	50	60

(b) Single-family and duplex residential uses following the flexible development guidelines established in Section 7.13 of this Ordinance, may reduce the minimum setbacks by 50% and the lot width by 60%.

(2) Internal Access

(a) All outparcels within the MPD-CZ district shall have internal access to the development.

(b) All parcels shall provide for interconnectivity between parking areas if determined necessary by staff.

(3) No drive through facilities may be constructed in this district.

(4) Consideration of lower cost and affordable housing shall be incorporated into any mixed use development.

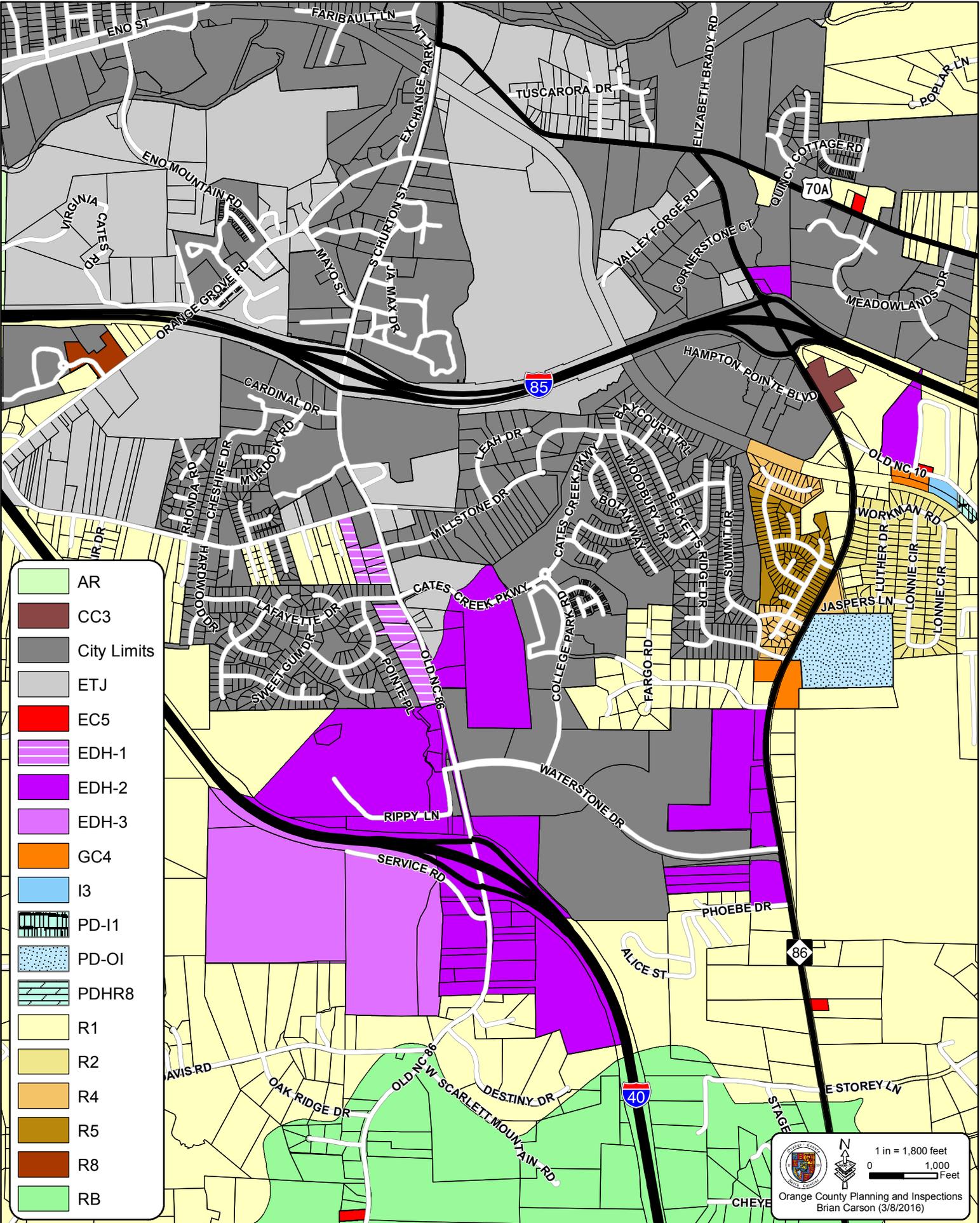
(5) A justification for any deviation to development standards must state a public benefit or purpose.

(D) Plan Approvals

(1) If a MPD-CZ rezoning application is approved with a Master Plan, the approval does not obviate the need to obtain a Class A Special Use Permit or site plan approval for the individual “pods”/lots shown on the Master Plan in accordance with the provisions of this Ordinance.

(2) ~~Tracts over 2.0 acres and/or structure(s) totaling cumulatively over 20,000 square feet on one zoning lot require a Class A Special Use Permit approved in accordance with the provisions of this Ordinance. Otherwise, the site plan may be approved in accordance with Section 2.5 of this Ordinance. A Class A Special Use Permit shall be required if any nonresidential use is located within two hundred feet of a property line of an existing dwelling unit located on a lot smaller than 2 acres in size. See Section 5.3.2(C) for standards for uses requiring a Class A Special Use Permit.~~³⁴

³⁴ In order to promote economic development opportunities in the Hillsborough EDD, Staff is suggesting deletion of language that requires a Class A Special Use Permit for projects above a certain size. However, in keeping with how the EDH general use zoning districts operate, staff is suggesting that a MPD-CZ project within the Hillsborough EDD be required to obtain a Class A Special Use Permit if any nonresidential use located within 200-feet of existing dwellings on smaller sized lots.



- AR
- CC3
- City Limits
- ETJ
- EC5
- EDH-1
- EDH-2
- EDH-3
- GC4
- I3
- PD-I1
- PD-OI
- PDHR8
- R1
- R2
- R4
- R5
- R8
- RB

1 in = 1,800 feet
 0 1,000 Feet
 Orange County Planning and Inspections
 Brian Carson (3/8/2016)

**ORANGE COUNTY
PLANNING BOARD**

ACTION AGENDA ITEM ABSTRACT

Meeting Date: July 6, 2016

**Action Agenda
Item No. 4**

SUBJECT: Town of Hillsborough/Orange County Central Orange Coordinated Area Land Use Plan Map Amendment

DEPARTMENT: Planning and Inspections

ATTACHMENT(S):

1. Amendment Outline Form – Hillsborough/Orange County Joint Land Use Plan Amendments

INFORMATION CONTACT: (919)

Tom Altieri, Planner III, 245-2579
Craig Benedict, Planning Director, 245-2575

PURPOSE: To receive information about an upcoming Town of Hillsborough/Orange County Central Orange Coordinated Area Land Use Plan (a.k.a. Joint Land Use Plan) map amendment involving five parcels south of Interstate 40 in the vicinity of Old Highway 86.

BACKGROUND: The County is currently working on plans to invest approximately \$1.5 million to extend water and sewer infrastructure within the Hillsborough Economic Development District (EDD). Amendments to the Joint Land Use Plan map are proposed to better promote economic development opportunities in the area and help preserve planned sewer capacities for non-single-family residential uses. Amendments to the Joint Land Use Plan need to be approved by the Town and County governing boards and the processes are running concurrently. This item is planned for the County's September 12, 2016 quarterly public hearing.

Orange County is also proposing amendments to its Unified Development Ordinance (UDO), which is not part of the joint planning construct, that pertain to the Hillsborough Economic Development District. The UDO amendments will also be a part of the September 12 public hearing. Additionally, related Zoning Atlas amendments are expected to be on the same agenda.

The Amendment Outline Form in Attachment 1 provides additional information, including the details of the proposed map amendment.

Summary of Amendment Process:

County Amendment Outline Form Approved	April 19
Hillsborough Planning Board voted to schedule hearing	June 16
County Planning Board info item	July 6
Hillsborough Town Board public hearing	July 21
County Public Information Meeting	July 26
County Planning Board recommendation	August 3
Hillsborough Planning Board recommendation	August 18
Hillsborough Town Board action	September 12

County BOCC public hearing (possible action)

September 12

FINANCIAL IMPACT: There is no financial impact associated with receiving this information. Processing of the amendment will not create the need for additional funding for the provision of County services. Existing Planning staff included in the Departmental staffing budget will accomplish the work required.

RECOMMENDATION(S): The Planning Director recommends the Board receive the information.

COMPREHENSIVE PLAN / FUTURE LAND USE MAP AND UNIFIED DEVELOPMENT ORDINANCE (UDO) AMENDMENT OUTLINE

Other-2016-01

Town of Hillsborough/Orange County Central Orange Coordinated Area
Land Use Plan Amendments, South of Interstate 40 in the Vicinity of Old
Highway 86

A. AMENDMENT TYPE

Map Amendments

- Future Land Use Map:
From:
To:
- Zoning Map:
From:
To:
- Other: Town of Hillsborough/Orange County Central Orange Coordinated Area Land Use Plan (a.k.a. Joint Land Use Plan) Amendments - This amendment consists of map changes to five parcels south of Interstate 40 in the vicinity of Old Highway 86.

Text Amendments

- Comprehensive Plan Text:
Section(s):
- UDO Text:
 - UDO General Text Changes
 - UDO Development Standards
 - UDO Development Approval Processes
 Section(s):
- Other:

B. RATIONALE

1. Purpose/Mission

The County is currently working on plans to invest approximately \$1.5 million to

extend water and sewer infrastructure within the Hillsborough Economic Development District (EDD). Amendments to the Joint Land Use Plan are proposed to better promote economic development opportunities in the area and help preserve planned sewer capacities for non-single-family residential uses. Amendments to the Joint Land Use Plan need to be approved by the Town and County governing boards. Orange County is also proposing amendments to its Unified Development Ordinance, which is not part of the joint planning construct, that pertain to the Hillsborough Economic Development District.

2. Analysis

Proposed Changes

This amendment consists of map changes (See Attachment 1.1) to five parcels as follows:

<u>Parcel Pin #</u>	<u>Acres</u>	<u>From</u>	<u>To</u>
9863936843	17.1	Suburban Office Complex	Employment
9863718857	88.6	Suburban Office Complex	Employment
9863916573	80.6	Suburban Office Complex	Employment
9873014031	14.0	Suburban Office Complex	Employment
	Sub-Total 166.1		
9873202388	34.6	Mixed Residential Neighborhood	Suburban Office Complex
	Total 200.7		

Following are the definitions of the respective Joint Land Use Plan Future Land Use Classifications:

Suburban Office Complex - These areas provide opportunities to for office and employment enterprises which do not rely on walk-in customers or have a manufacturing component. Businesses may be large or small but will generally arrange themselves in a campus setting with limited walkability and supporting services. Developments of this type should be kept small in nature to limit the peak transportation impact and limited vitality.

Employment - These areas include a wide range of business, light industrial, office, research and development, along with related/support services uses including restaurants, small scale retail and convenience shopping/services. Buildings and uses will be sited to limit the visual impact of service and warehousing operations, while still providing convenience for business functionality. These areas are in prime locations with good access to major road networks (where capacity exists or is planned) and rail if needed and should be reserved for high return employment generating uses.

Mixed Residential Neighborhood - The dominant land use in any proposed development is expected to be residential based on square footage of proposed structures. Developments may contain a single or variety of dwelling types and densities or may integrate a variety of supportive commercial, public and semi-public uses and open or public space. Small developments that provide only supportive non-residential land uses in an infill arrangement serving more than 50 dwelling units in a walkable manner may also be considered.

Background

The Joint Land Use Plan (See Attachment 1.2) was adopted by the Town and County Boards in 2013. This is the first amendment proposal that has been brought forward since that time.

Links to Additional Background Documents:

Hillsborough and Orange County Strategic Growth Plan (2006)-

[http://www.orangecountync.gov/document_center/PlanningInspections/Hillsborough and Orange County Strategic Growth Plan.pdf](http://www.orangecountync.gov/document_center/PlanningInspections/Hillsborough_and_Orange_County_Strategic_Growth_Plan.pdf)

Hillsborough-Orange Interlocal Land Management Agreement (2009)-

[http://www.orangecountync.gov/document_center/PlanningInspections/Hillsborough Orange Interlocal Land Management Agreement.pdf](http://www.orangecountync.gov/document_center/PlanningInspections/Hillsborough_Orange_Interlocal_Land_Management_Agreement.pdf)

Joint Resolution Amending the Hillsborough-Orange Interlocal Land Management Agreement (2014)-

[http://www.orangecountync.gov/document_center/PlanningInspections/Joint Resolution Amending the Hillsborough Orange Interlocal Land Management Agreement1.pdf](http://www.orangecountync.gov/document_center/PlanningInspections/Joint_Resolution_Amending_the_Hillsborough_Orange_Interlocal_Land_Management_Agreement1.pdf)

3. Comprehensive Plan Linkage (i.e. Principles, Goals and Objectives)

Objective ED-1.5:

Identify barriers to development of desirable businesses and local businesses, and mitigate these barriers.

Objective ED-2.1:

Encourage compact and higher density development in areas served by water and sewer. (See also Land Use Objective LU-1.1 and Water and Wastewater Objective WW-5.)

Objective ED-2.5:

Identify lands suitable to accommodate the expansion and growth of commercial and industrial uses in the County.

Objective ED-2.7:

Select industrial sites in Economic Development Areas based on present and planned supporting systems, such as public water and sewer, access to adequate highway, rail, or public transportation infrastructures, and minimize detrimental environmental or negative social outcomes. (See also Water and Wastewater

Objective WW-15.)

Land Use Goal 1: Fiscally and environmentally responsible, sustainable growth, consistent with the provision of adequate services and facilities and a high quality of life.

Objective LU-1.1:
 Coordinate the location of higher intensity / high density residential and non-residential development with existing or planned locations of public transportation, commercial and community services, and adequate supporting infrastructure (i.e., water and sewer, high-speed internet access, streets, and sidewalks), while avoiding areas with protected natural and cultural resources. This could be achieved by increasing allowable densities and creating new mixed-use zoning districts where adequate public services are available. (See also Economic Development Objectives ED-2.1, ED-2.3, ED-2.10, and Water and Wastewater Objective WW-2.)

Land Use Goal 4: Land development regulations, guidelines, techniques and/or incentives that promote the integrated achievement of all Comprehensive Plan goals.

4. New Statutes and Rules

N/A

C. PROCESS

1. TIMEFRAME/MILESTONES/DEADLINES

- a. BOCC Authorization to Proceed
 April 19, 2016
- b. Quarterly Public Hearing
 September 12, 2016
- c. BOCC Updates/Checkpoints
 August 2, 2016 – Planning Board Meeting for Recommendation (BOCC receives agenda)
- d. Other

2. PUBLIC INVOLVEMENT PROGRAM

Mission/Scope: Public Hearing process consistent with NC State Statutes and Orange County ordinance requirements. Additionally, a public information meeting will be held on July 26 and will cover all three related potential items (modifications to the Joint Land Use Plan, a related rezoning action, and the proposed text amendments).

a. Planning Board Review:

August 2, 2016 - Recommendation

b. Advisory Boards:

Economic Development Advisory Board

c. Local Government Review:

Orange County and Town of Hillsborough staffs have coordinated to prepare and recommend the amendments contained herein.

July 21, 2016 – Town of Hillsborough Public Hearing

August 18, 2016 – Town Planning Board Recommendation

September 12, 2016 – Town Board of Commissioners Action

d. Notice Requirements

Consistent with NC State Statutes and Orange County requirements.

e. Outreach:

General Public: Orange County staff will hold a public information meeting on its three related public hearing items (modifications to the Joint Land Use Plan, a related County rezoning action, and the proposed County Unified Development Ordinance text amendments) on July 26. Notices regarding the meeting will be mailed to affected and adjacent (1,000-foot boundary) property owners.

Small Area Plan Workgroup:

Other:

3. FISCAL IMPACT

Consideration and approval will not create the need for additional funding for the provision of County services. Costs for the mailings and required legal advertisement will be paid from FY2016-17 Departmental funds budgeted for this purpose. Existing Planning staff included in the Departmental staffing budget will accomplish the work required to process this amendment.

D. AMENDMENT IMPLICATIONS

Staff is proposing to amend future land uses to allow for a broader range of uses and higher intensities so that the County can better promote this area to economic development prospects and help preserve planned sewer capacities for non-single-family residential uses. Also See Sections B.1 and C.2 of this Amendment Outline.

E. SPECIFIC AMENDMENT LANGUAGE

N/A

Primary Staff Contact:

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Planning & Inspections Department

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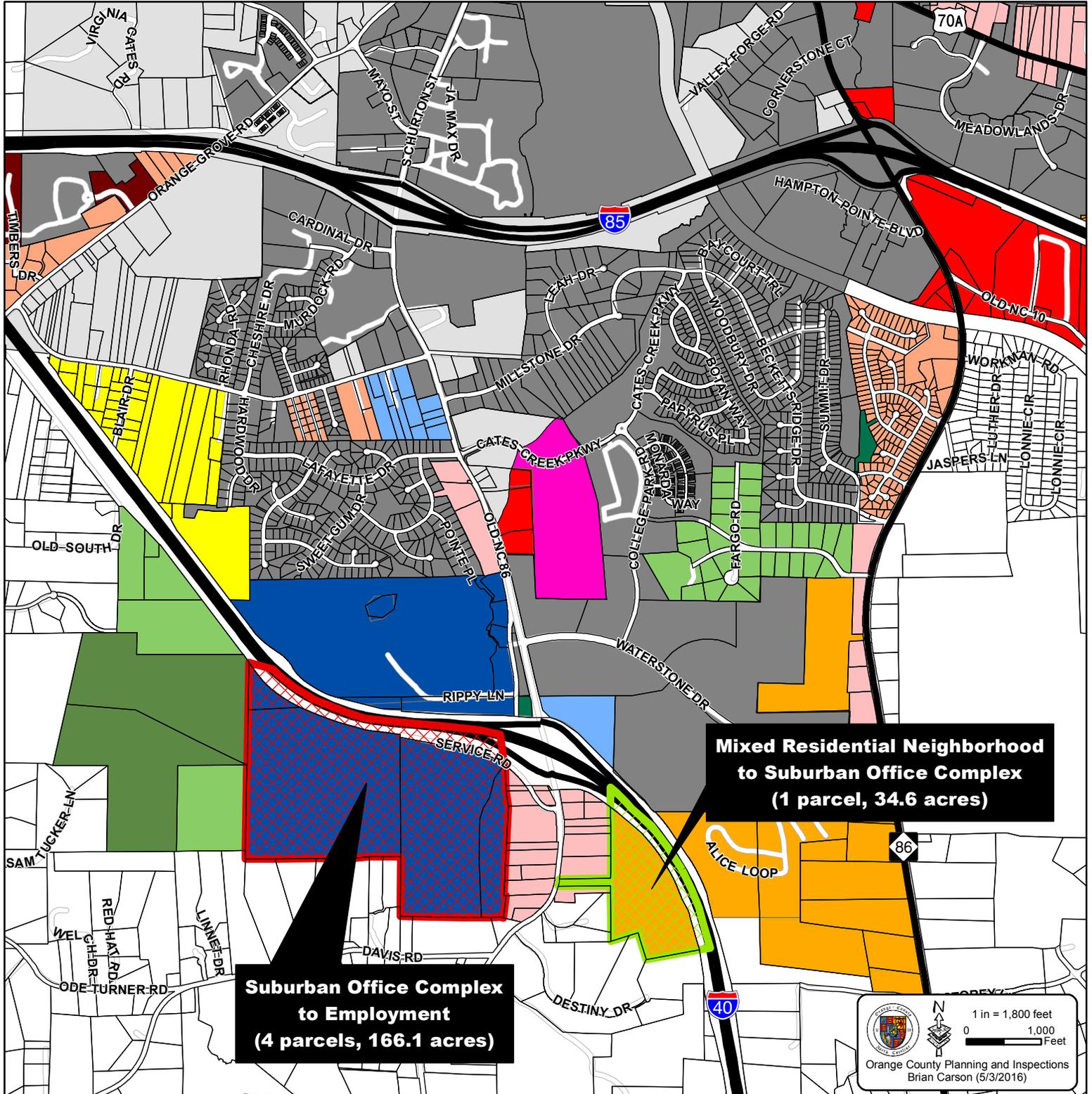
or cbenedict@orangecountync.gov

Town of Hillsborough/Orange County Central Orange Coordinated Area Land Use Plan Proposed Amendments

Proposed Amendments

- From Mixed Residential
- Neighborhood to Suburban Office Complex
- From Suburban Office Complex to Employment

City Limit	Medium Density Res.	Neighborhood Mixed Use	Retail Service
ETJ	Mixed Res. Neighborhood	Permanent Open Space	Small Lot Res.
Attached Res.	Employment	Rural Living	Suburban Office
Mixed Use		Working Farm	



**Suburban Office Complex to Employment
(4 parcels, 166.1 acres)**

**Mixed Residential Neighborhood to Suburban Office Complex
(1 parcel, 34.6 acres)**

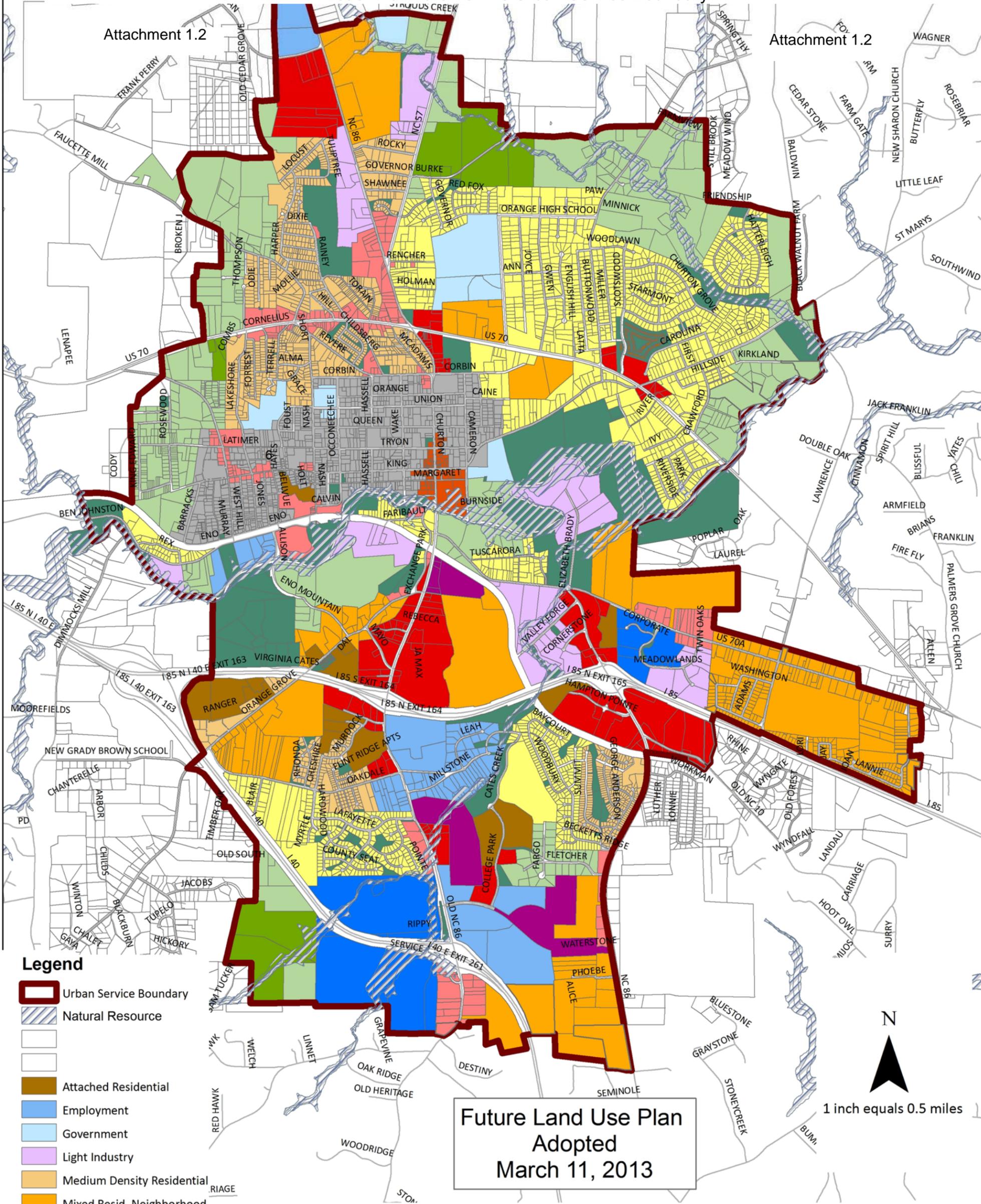
1 in = 1,800 feet
0 1,000 Feet

Orange County Planning and Inspections
Brian Carson (5/3/2016)

Town of Hillsborough/Orange County Central Orange Coordinated Area Land Use Plan
Areas Within the Town's Urban Service Boundary

Attachment 1.2

Attachment 1.2



- Legend**
- Urban Service Boundary
 - Natural Resource
 -
 - Attached Residential
 - Employment
 - Government
 - Light Industry
 - Medium Density Residential
 - Mixed Resid. Neighborhood
 - Mixed Use
 - Neighborhood Mixed Use
 - Permanent Open Space
 - Rural Living
 - Retail Service
 - Small Lot Residential
 - Suburban Office
 - Town Center
 - Urban Neighborhood
 - WorkingFarm

The **Urban Services Boundary** indicates the limits of Hillsborough water and sewer service consistent with an Inter-local Agreement with Orange County, OWASA, Chapel Hill, Carrboro, and Hillsborough. Future Land Uses would be used by Hillsborough and Orange County as the basis for approving zoning designations on colored parcels and those within the boundary, consistent with the Inter-local Agreement between Orange County and Hillsborough.

Areas **outside** the Urban Services Boundary **with** a Future Land Use designation are due to the boundary crossing a parcel. Areas **outside** the Urban Services Boundary with current utility service from the Town of Hillsborough **will retain service**.

Town of Hillsborough/Orange County Central Orange Coordinated Area Land Use Plan

Staff Note: When this Land Use Plan is implemented through Orange County 2030 Comprehensive Plan amendments, staff will add an introductory section to replace the first two paragraphs below that describes the joint planning construct and linkage to the Hillsborough/Orange Interlocal Agreement.

Hillsborough, NC Future Land Use Plan

The Future Land Use Plan is composed of a map showing Future Land Use Designations and a brief text detailing those designations and how they align with zoning districts listed in the Hillsborough Unified Development Ordinance. Together, the map and text constitute the Future Land Use Plan for the Town of Hillsborough and lands within its jurisdiction. The Plan is adopted as a component of the Hillsborough Comprehensive Plan and is subject to amendments following the procedure established in the Unified Development Ordinance.

Nothing in this document limits the Hillsborough Town Board of Commissioners authority to regulate land use within its jurisdiction. Future Land Use Designations are not a guarantee that land will remain zoned in any particular use district, and are subject to the availability of infrastructure, including but not limited to water, sanitary sewer, and streets necessary to support designated or proposed uses.

Future Land Use Classifications

Natural Resource. These areas are unique natural areas or environmental sensitive areas. The primary designation is for the 100-year flood zones along the Eno River and Cates Creek. The Eno River floodplain is a natural area of national significance. This designation does not follow parcel boundaries and overlays other designations listed here.

Permanent Open Space. These areas are intended for long-term use as open space, parks, or natural areas that protect scenic, historic, cultural, and environmentally valued lands. They include lands that are permanently protected, though not necessarily publicly owned or accessible, through private conservation easements or other private conservation measures, and publicly held park or conservation lands. **Zoning Districts: Agricultural-Residential; Protected Watershed & Protected Watershed Critical Area**

Working Farm. These areas reflect existing agricultural use in locations where continued agricultural use is desirable for the foreseeable future. **Zoning Districts: Agricultural-Residential; R-40**

Rural Living. These areas reflect existing very-low density residential uses with densities below 0.5 dwelling units per acre (~~at least a 2-acre minimum lot size~~) that occurs in areas without public water and sewer service, in locations where continued low-intensity use without public water and sewer is desirable for the foreseeable future. **Zoning Districts: Agricultural-Residential; Protected Watershed & Protected Watershed Critical Area; R-40**

Small Lot Residential Neighborhood. These areas provide opportunities for a lower density than pre-WWII or neo-traditional neighborhood living. These areas include detached single-family residential uses in post-WWII subdivision developments which range in density from 0.5 dwelling units per acre to 3 dwelling units per acre. **Zoning Districts: R-10; R-15; R-20; Entranceway Special Use; Mixed Residential Special Use; Residential Special Use**

Medium-Density Residential. These areas include existing and future areas for development of more dense residential neighborhoods that provide a diversity of housing types and housing options. Areas include single-family detached units, mobile homes, townhouses, duplexes, condominiums, apartments, senior housing, and other multi-family dwelling units. Housing densities should range from 3-8 dwelling units per acre. Other types of uses that may occur are schools, parks, and other public facilities. **Zoning Districts: R-10; R-15; R-20; Multi-Family; Mobile Home Park; Entranceway Special Use; Mixed Residential Special Use; Multi-Family Special Use; Residential Special Use**

Attached Residential Neighborhoods. These areas include existing and future areas for the development of dwelling units at more than 8 units per acre, which generally implies attached dwelling units. This designation may also be used for unique residential settings like retirement villages or nursing homes. **Zoning Districts: Multi-Family; Multi-family Special Use; Entranceway Special Use; Mixed Residential Special Use; Residential Special Use**

Mixed Residential. The dominant land use in any proposed development is expected to be residential based on square footage of proposed structures. Developments may contain a single or variety of dwelling types and densities or may integrate a variety of supportive commercial, public and semi-public uses and open or public space. Small developments that provide only supportive non-residential land uses in an infill arrangement serving more than 50 dwelling units in a walkable manner may also be considered. **Zoning Districts: R-10; R-15; R-20; Neighborhood Business; Multi-Family; Multi-family Special Use; Entranceway Special Use; Mixed Residential Special Use; Residential Special Use; Special Design Special Use**

Urban Neighborhood Established residential neighborhoods that pre-date traditional zoning and land use regulation. Lot sizes and building types are varied and generally developed on a grid street pattern. The predominant type is generally low density single family housing with occasional business, government, park, church or school uses. Infill and redevelopment projects should enhance the unique character of the surrounding neighborhood and be of consistent scale and appearance. The opportunity to increase the residential density in a compatible manner is encouraged. **Zoning Districts: R-10; R-15; R-20; Neighborhood Business Special Use; Residential Special Use**

Education. These areas are currently developed as public schools and their use is not anticipated to change. **Zoning Districts: Office Institutional**

Employment areas. These areas include a wide range of business, light industrial, office, research and development, along with related/support services uses including restaurants, small scale retail and convenience shopping/services. Buildings and uses will be sited to limit the visual impact of service and warehousing operations, while still providing convenience for business functionality. These areas are in prime locations with good access to major road networks (where capacity exists or is planned) and rail if needed and should be reserved for high return employment generating uses. **Zoning Districts: High Intensity Commercial; Business Park; Economic Development District; Light Industrial, General Industrial; Entranceway Special Use; Special Design Special Use**

Light Industrial. The Industrial classification is applied to areas that currently support industrial uses or lands that could accommodate a variety of industrial establishments which employ high environmental quality standards and have minimal impacts on adjacent uses. These areas incorporate larger tracts of land because of their nature and function. Industrial developments should provide shared access, and have a coordinated design and a planned layout. **Zoning Districts: High Intensity Commercial; Business Park; Economic Development District; Light Industrial, General Industrial**

Mixed Use. These areas a full range of uses well mixed, both vertically and horizontally, much like a downtown or village center. Multi-story buildings are the norm and will generally contain a vertical mix of uses. Uses are expected to be roughly balanced between residential, retail, office, service, public and semi-public uses. Public open space of both urban and green space is also expected to off-set the intensity of development. **Zoning Districts: R-10; Multi-family; Office Institutional; High Intensity Commercial; Multi-family Special Use; Residential Special Use; Special Design Special Use**

Neighborhood Mixed Use. These areas provide opportunities for goods and services that residents of the district and surrounding neighborhoods need on a daily basis. Lots with this designation will front on an

arterial or collector street and back up to single family neighborhoods. Buildings and uses will generally be in scale with the surrounding neighborhoods and be walkable as well as providing vehicular access. Sites may be single use or, mixed use, may incorporate residential uses or may be solely residential at a higher density than the adjacent neighborhood. **Zoning Districts: R-10; Multi-family; Neighborhood Business; Neighborhood Business Special Use; Central Commercial; Central Commercial Special Use; Multi-Family Special Use; Residential Special Use**

Retail Services. These areas focus on retail and commercial uses. They should be located near residential and employment areas to provide good access to commerce and personal services. Retail areas can have a range of characteristics depending on their primary markets. The larger scale regional draws are more automobile-oriented and draw people from throughout the region. These areas should be located near interstate access, and they may include larger scale stores like “big boxes”, warehouse clubs, and large specialty retailers. Smaller, accessory uses can also locate in these areas to provide convenience shopping and include restaurants and smaller specialty retailers; often located on out-parcels or in smaller shopping centers. **Zoning Districts: Neighborhood Business; Neighborhood Business Special Use; Central Commercial; Central Commercial Special Use; General Commercial; High Intensity Commercial; Entranceway Special Use; Special Design Special Use**

Suburban Office Complex. These areas provide opportunities to for office and employment enterprises which do not rely on walk-in customers or have a manufacturing component. Businesses may be large or small but will generally arrange themselves in a campus setting with limited walkability and supporting services. Developments of this type should be kept small in nature to limit the peak transportation impact and limited vitality. **Zoning Districts: Limited Office; Office Institutional; Business Park; Economic Development District; Entranceway Special Use; Special Design Special Use**

Town Center. This area incorporates the historic structures, civic uses, commercial opportunities, and the active pedestrian environment that is the downtown core of Hillsborough. The core commercial areas are to be preserved and enhanced over the long-term and should provide mixed-use opportunities that combine second-floor residential units with ground floor commercial, office, or institutional uses. **Zoning Districts: R-20; Office Institutional; Central Commercial; Central Commercial Special Use**