



Appendix F. Relationship Between Land Use Categories and Zoning Districts Matrix

Per the Orange County Zoning Ordinance, zoning districts are applied to each of the Land Use Element categories as follows. A matrix is provided at the end of this appendix that summarizes the zoning districts applied to each category.

COUNTY RESIDENTIAL TRANSITION (20-Year Transition).

Identifies areas changing from rural to urban in form and density. All densities of residential development would be appropriate. The applied zoning districts include: R 1 (low density); R 2, R 3, and R 4 (medium density); and R 5, R 8, and R 13 (high density) residential uses.

COUNTY RESIDENTIAL TRANSITION (10-Year Transition).

Identifies areas changing from rural to urban in form and density. All densities of residential development would be appropriate. Non-residential uses implemented in accordance with small area plans and/or overlay districts may be appropriate. The applied zoning districts include: R 1 (low density); R 2, R 3, and R 4 (medium density); and R 5, R 8, and R 13 (high density) residential uses, and Zoning Overlay Districts.

COUNTY COMMERCIAL TRANSITION.

Identifies areas changing from rural to urban in form and density. A full range of intensities of commercial development would be appropriate. The applied zoning districts include: LC 1 (Local Commercial); NC 2 (Neighborhood Commercial); CC 3 (Community Commercial); GC 4 (General Commercial); OI (Office and Institutional); and ED (Economic Development).

COUNTY INDUSTRIAL TRANSITION.

Identifies areas changing from rural to urban in form and density. A full range of industrial activities would be appropriate and allowed. The applied zoning districts include: I 1 (Light Industrial); I 2 (Medium Industrial); I 3 (Heavy Industrial); and ED (Economic Development).

CHAPEL HILL AND CARRBORO TRANSITION.

On November 2, 1987, a Joint Planning Agreement was adopted by Orange County and the Towns of Chapel Hill and Carrboro. The Agreement became effective on November 14, 1988, following the adoption, by Orange County, of zoning plans prepared by the two municipalities for their respective Transition Areas. The applied zoning districts are those contained in the Chapel Hill Land Development Ordinance and the Carrboro Land Use Ordinance, and are consistent with the land use plan categories contained in the Orange County Chapel Hill Carrboro Joint Planning Land Use Plan. Reference should be made to the appropriate municipal ordinance and zoning map for a description of the districts and applicable development standards. Under the terms of the Joint Planning Agreement, the Towns of Chapel Hill and Carrboro are responsible for permit administration within their respective Transition Areas.

RURAL BUFFER.

Only very low density residential, agricultural uses exempt from zoning regulations, and low-intensity agricultural support uses are appropriate in the Rural Buffer. The applied zoning district is RB (Rural Buffer).



Appendix F: Land Use and Zoning Matrix

RURAL RESIDENTIAL.

Identifies rural areas to be developed as low intensity and low density residential. The applied zoning district is R 1 (low density) Residential).

AGRICULTURAL RESIDENTIAL.

Agricultural activities and associated residential and commercial uses predominate. The applied zoning districts reflect this primary land use and include: AR (Agricultural Residential) and AS (Agricultural Services).

RURAL COMMUNITY ACTIVITY NODE.

Identifies rural crossroads communities throughout the County where small scale commercial activities serving the community and surrounding area are appropriate. The applied zoning districts include: LC 1 (Local Commercial) and NC 2 (Neighborhood Commercial).

RURAL NEIGHBORHOOD ACTIVITY NODE.

Identifies areas in the County where small scale commercial uses serving the population in the surrounding area are appropriate. The applied zoning districts include: LC 1 (Local Commercial) and NC 2 (Neighborhood Commercial).

RURAL INDUSTRIAL.

Identifies rural areas in the County where small scale industrial activities would be appropriate. The applied zoning district is I 1 (Light Industrial).

PUBLIC INTEREST AREA.

These lands are considered valuable for recreational and research purposes and are afforded special treatment. The applied zoning district is PID (Public Interest District).

ECONOMIC DEVELOPMENT ACTIVITY NODE:

Identifies areas in Transition areas of the County which have been specifically targeted for economic development activity consisting of light industrial, distribution, flex space, office, and service/retail uses. Such areas are located adjacent to interstate and major arterial highways, and subject to special design criteria and performance standards. The applied zoning district is ED (Economic Development).



Appendix F: Land Use and Zoning Matrix

Land Use Classifications & Overlays		ZONING DISTRICTS																							
		RB	AR	R-1	R-2	R-3, R-4	R-5, R-8, R-13	LC-1	NC-2	CC-3	GC-4	EC-5	O/I	I-1	I-2	I-3	EI	EDB-1, EDB-2, EDE-1, EDE-2, EDH-1, EDH-2, EDH-3, EDH-4, EDH-5	AS	Special Zoning Overlay District	PID	ASE-CZ	MPD-CZ	MHP-CZ	
Transition	Chapel Hill Transition	Permit Administration by Municipalities under the provisions of the Joint Planning Agreement-																							
	Carrboro Transition	Contact appropriate Municipality for applicable Zoning Standards																							
	10-Year Transition			◆	◆	◆	◆														◆			◆	◆
	20-Year Transition			◆	◆	◆	◆														◆			◆	◆
	Commercial Transition Activity Node							◆	◆	◆	◆		◆								◆		◆	◆	
	Commercial-Industrial Transition Activity							◆	◆	◆	◆		◆	◆	◆	◆					◆		◆	◆	
	Economic Development Transition Activity Node																		◆		◆		◆		
Rural	Rural Buffer	◆																				◆		◆	
	Rural Residential			◆																		◆		◆	
	Agricultural Residential		◆																◆			◆		◆	
	Rural Community Activity Node						◆	◆														◆	◆		
	Rural Neighborhood Activity Node						◆	◆														◆			
	Rural Industrial Activity Node													◆								◆			
Overlay	Public Interest Area																				◆				

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