

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, April 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.

<u>No.</u>	<u>Page(s)</u>	<u>Agenda Item</u>
1.		<b>CALL TO ORDER</b>
2.	2 - 30	<b>UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENTS – O/I (OFFICE/INSTITUTIONAL) ZONING DISTRICT AND NEW PERMITTED USE TYPE</b>  To review and comment upon proposed amendments to the UDO regarding revisions to the O/I (Office/Institutional) zoning district and establishment of a new permitted use type.  <b>Presenter:</b> Ashley Moncado, Special Projects Planner
3.		<b>ADJOURNMENT</b>

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

**Action Agenda  
Item No. 2**

**SUBJECT:** Review of Proposed Comprehensive Plan and Unified Development Ordinance (UDO) Amendments – O/I (Office/Institutional) Zoning District and Establishment of a New Permitted Use Type.

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**DEPARTMENT:** Planning and Inspections

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**ATTACHMENT(S):**

1. Comprehensive Plan and Unified Development Ordinance (UDO) Amendment Outline Form
2. Proposed Amendments
3. Proposed Amendment Summary

**INFORMATION CONTACT:**

Ashley Moncado, Planner II (919) 245-2589  
Craig Benedict, Director (919) 245-2575

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**PURPOSE:** To review and comment upon a government-initiated Comprehensive Plan and Unified Development Ordinance (UDO) text amendment regarding the O/I (Office/Institutional) Zoning District and establishment of a new permitted use type that would also be permitted in I-1, I-2, and I-3.

**BACKGROUND:** Based on Board of County Commissioners' goals to promote economic sustainability through planning policies and orderly growth this amendment is proposed. In order to manage, accommodate, and review mixed use developments containing office, research, and manufacturing, the Planning Director has initiated a text amendment to the O/I (Office/Institutional) zoning district. The amendment proposes to:

- Rename the O/I (Office/ Institutional) zoning district to the O/RM (Office/Research and Manufacturing) zoning district.
- Allow for additional principal uses to be permitted by right in the modified O/RM district.
- Delete residential uses as a permitted use in the O/RM zoning district.
- Establish secondary uses and allow them to be permitted by right in the modified O/RM district.
- Create a new permitted use type, Research and Manufacturing, to allow for research facilities with advanced manufacturing operations in the O/RM and I-1, I-2, and I-3 zoning districts.

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.

**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 FY2015-16 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 Comprehensive Plan and Unified Development Ordinance.

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

UDO / Zoning-2016-03

O/I (Office/Institutional) Zoning District

## A. AMENDMENT TYPE

### Map Amendments

Land Use Element Map:

From:

To:

Zoning Map:

From:

To:

Other:

### Text Amendments

Comprehensive Plan Text:

Section(s): Appendix F: Relationship Between Land Use Categories and  
Zoning Districts Matrix

UDO Text:

UDO General Text Changes

UDO Development Standards

UDO Development Approval Processes

Section(s): Section 3.4, *General Commercial Districts*  
Section 5.1.1, *Prohibited Uses*  
Section 5.2, *Table of Permitted Uses*  
Section 5.6, *Standards for Commercial Uses*  
Section 6.2.5, *Principal Uses*  
Section 6.4.4, *Vibrations*  
Section 6.8.6, *Land Use Buffers*  
Section 10.1, *Definitions*

Other:

## B. RATIONALE

### 1. Purpose/Mission

In accordance with the provisions of Section 2.3 *Comprehensive Plan Amendments* and Section 2.8 *Zoning Atlas and Unified Development Ordinance Amendments* of

the UDO, the Planning Director has initiated a text amendments related to the O/I (Office/Institutional) zoning district. The purpose of this amendment is to allow for mixed use developments comprised of office, research, and manufacturing to be permitted by right on a parcel. An additional permitted use type would also be added to the I-1, I-2, and I-3 zoning districts.

**2. Analysis**

As required under Section 2.8.5 of the UDO, the Planning Director is required to: ‘cause an analysis to be made of the application and, based upon that analysis, prepare a recommendation for consideration by the Planning Board and the Board of County Commissioners’.

In order to accommodate and permit for new mixed use developments comprised of office, research, and manufacturing, the Planning Director is proposing to initiate a text amendment to the O/I (Office/ Institutional) zoning district. The amendment proposes to:

- Rename the O/I (Office/ Institutional) zoning district to the O/RM (Office/Research and Manufacturing) zoning district.
- Allow for additional principal uses to be permitted by right in the modified O/RM district.
- Delete residential uses currently permitted in the O/I zoning district.
- Establish secondary uses and allow them to be permitted by right in the modified O/RM district.
- Create a new land use type, Research and Manufacturing, to allow for research facilities with advanced manufacturing operations in the O/RM and I-1, I-2, and I-3 zoning districts.

The Comprehensive Plan text amendment is necessary to ensure references to the current O/I (Office/Institutional) zoning district are modified to reflect the proposed O/RM (Office/Research and Manufacturing) zoning district.

**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

March 22, 2016

- b. Quarterly Public Hearing

May 23, 2016

c. BOCC Updates/Checkpoints

April 6 – Ordinance Review Committee (receive materials)  
May 4 – 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:

April 6, 2016 – Ordinance Review Committee  
May 4, 2016 – Recommendation to the BOCC

b. Advisory Boards:

Economic Development Advisory Board

\_\_\_\_\_  
\_\_\_\_\_

c. Local Government Review:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

d. Notice Requirements

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

e. Outreach:

General Public: A community meeting will be held prior to the May Planning Board meeting to review the proposed amendments and accept public comment. Mailings will be sent to property owners in the county who own property zoned as O/I (Office/Institutional) to inform them of the proposed amendment and community meeting.

Small Area Plan Workgroup:

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 FY2015-16 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 rename the existing O/I (Office/Institutional) zoning district to O/RM (Office/Research and Manufacturing) zoning district, allow for additional principal uses in the O/RM district, delete residential uses as a permitted use in the O/RM zoning district, establish secondary uses, and create a new land use type,

Research and Manufacturing. This amendment will allow for mixed use developments comprised of office, research, and manufacturing to be permitted by right on a parcel which will allow for a faster review process than would currently be required.

**E. SPECIFIC AMENDMENT LANGUAGE**

See Attachment 2

**Primary Staff Contact:**

Ashley Moncado

Planning Department

919-245-2589

amoncado@orangecountync.gov

## UNIFIED DEVELOPMENT ORDINANCE AND COMPREHENSIVE PLAN AMENDMENT PACKET NOTES:

The following packet details the proposed text amendment regarding the existing O/I (Office/Institutional) Zoning District. The amendment package will modify Sections 3.4, 5.1.1, 5.2, 5.6, 6.2.5, 6.4.4, 6.8.6, and 10.1 of the UDO and Appendix F of the Comprehensive Plan.

As the number of affected pages/sections of the existing UDO and Comprehensive Plan 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 and Comprehensive Plan.
- **Black Strikethrough Text:** Denotes existing text that staff is proposing to delete from the UDO and Comprehensive Plan.
- **\***: Denotes existing text that staff is proposing to delete from Section 5.2, *Table of Permitted Uses*, of the UDO.

Only those pages of the UDO and Comprehensive Plan 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 and Comprehensive Plan 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>. The full Comprehensive Plan is available at: [http://www.orangecountync.gov/departments/planning\\_and\\_inspections/2030\\_comprehensive\\_plan.php](http://www.orangecountync.gov/departments/planning_and_inspections/2030_comprehensive_plan.php).

<span style="font-size: 2em; font-weight: bold;">O/I O/RM</span> OFFICE / INSTITUTIONAL OFFICE / RESEARCH AND MANUFACTURING		DIMENSIONAL AND RATIO STANDARDS	
Lot Size, min. (square feet)	R [1]	None	
	NR NR-CU	5,000	
Lot Width, min. (feet)	R NR-CU	None	
	NR	50	
Front Setback from ROW, min. (feet)	R NR - CU	None	
	NR	25	
Side Setback, min. (feet)	R	None	
	NR	10 [2]	
	NR - CU	None [2]	
Rear Setback, min. (feet)	R	None	
	NR	10 [2]	
	NR - CU	None [2]	
Height, max. (feet)	35 [3]		
Floor Area Ratio, max.	R - CU NR	.40	
	NR-CU	.45	
Required Open Space Ratio, min.	.55		
Required Livability Space Ratio, min.	R-CU	.52	
Required Recreation Space Ratio, min.	R	.111	
	R-CU	.114	
Gross Land Area, min./max. (square feet)	R-CU	5,000/ none	
	NR-CU	200,000/ none	
Required Pedestrian/Landscape Ratio, min.	NR NR-CU	.05	
<b>O/I DISTRICT SPECIFIC DEVELOPMENT STANDARDS</b>			
1. Uses shall be restricted to those indicated for the O/I O/RM 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.			
2. Secondary uses are permitted in the O/RM district when the principal use type of the overall project is Industrial (Light), Research Facility, or Research and Manufacturing. Secondary uses, as indicated in Section 5.2, shall be limited to no more than 25% of the project's square footage.			
3. 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.
3. 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).
  4. Allowable impervious surface area is based on the Watershed Protection Overlay District in which the property is located. Refer to Sections 4.2.5 and 4.2.6 for a breakdown of the allowable impervious surface area. Additionally, Section 4.2.6 may require a larger lot size for non-residential uses than is contained in the Dimensional and Ratio Standards Table.
  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. Proposed subdivisions are subject to all applicable subdivision standards detailed in Article 7. Note that Article 7 provides for different dimensional requirements than those shown in the Dimensional and Ratio Standards table depending upon the type of subdivision proposed and the percentage of open space provided.
  7. 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.
  8. Subdivisions in the Economic Development, Commercial and/or Industrial Nodes are subject to the procedure outlined in Section 2.16.
  9. ~~Normally, the maximum amount of land zoned to this district shall not exceed five acres.<sup>1</sup>~~
  10. The site shall be located near major transportation corridors and have access to adequate public roadway network.

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<sup>1</sup> Planning staff is proposing the removal of this standard in order to support larger economic development projects in the future.

## ARTICLE 5: USES

### SECTION 5.1: ESTABLISHMENT OF USE REGULATIONS

Except as otherwise provided herein, regulations governing the use of land and structures are hereby established as shown in the Table of Permitted Uses.

#### 5.1.1 Prohibited Uses

Uses of land or structures which are not expressly listed in the Table of Permitted Uses (Section 5.2), as Permitted Principal Uses, Permitted Accessory Uses, **Permitted Secondary Uses**, or Special Uses in a district are prohibited and shall not be established within that district.

#### 5.1.2 Uses Permitted As a Matter of Right

Within all districts the following uses are permitted as a matter of right:

- (A) Above ground and buried utility lines for local distribution of electricity, telephone, and cable television service, accessory and appurtenant apparatus such as poles, guy wires, transformers and switching boxes.
- (B) Cabinetized telephone and/or fiber optic equipment associated with the local distribution of services. Setbacks from the right-of-way for such equipment may be reduced to 20 feet in the Agricultural Residential, Rural Residential and Rural Buffer zoning districts provided that the equipment is screened from view by landscape materials.
- (C) Bona fide farms.
- (D) Buildings and other temporary structures used in connection with the construction of a permanent building. (See Section 5.4.4).
- (E) Neighborhood utility facilities located within a public right of way with the permission of the owner of the right of way (State, City or Town).
- (F) Off street parking as a required accessory use to a permitted use.
- (G) Public and private streets and roads. Railroad rights of way.
- (H) Water and sanitary sewer lines, gas and liquid fuel distribution lines.
- (I) Telephone exchanges (without business offices), subscriber loop huts, pressure regulator stations, water and sanitary sewer pumping stations. (See Section 5.9.1).
- (J) Electrical substations, switching and metering stations and associated transmission lines, where incoming voltage does not exceed 100 kilovolts (kv). (See Section 5.9.2).
- (K) Solid waste collection facilities owned and operated by a public agency for the purpose of disposal of household waste by Orange County residents. (See Section 5.11.1).
- (L) Borrow pits (including reclamation by landfilling) associated with a State or Federal highway project. (See Section 5.12.1).

#### 5.1.3 Special Uses

- (A) It is the intention of the Board of County Commissioners to create, and from time to time amend, a list of Special Uses within the Table of Permitted Uses which, because of their inherent nature, extent and external effects, require special care in the control of their location and methods of operation.
- (B) The Board of County Commissioners is aware of its responsibility to protect the public health, safety and general welfare and believe that certain uses which now or in the future may be included on this list are appropriately handled as Special Uses, subject to review in relation to general and specific requirements, rather than as uses permitted by right.

**SECTION 5.2: TABLE OF PERMITTED USES**

**5.2.1 Table of Permitted Uses – General Use Zoning Districts**

TABLE OF PERMITTED USES – GENERAL USE ZONING DISTRICTS																					
* = PERMITTED USE    A = CLASS A SPECIAL USE    B = CLASS B SPECIAL USE    Δ = SUBJECT TO SPECIAL STANDARDS																					
USE TYPE	GENERAL USE ZONING DISTRICTS																				
	RB	AR	R1	R2	R3	R4	R5	R8	R13	LC1	NC2	CC3	GC4	EC5	O/RM	AS	EI	I1	I2	I3	PID
~ Use may not be permitted as a Conditional Use District; See Section 5.1.4(E) ^ Allowed as more than one principal use if located on a bona fide farm (see Section 6.2.5) + Use may be permitted as a secondary use in the O/RM zoning district (see Section 5.6.16)																					
<b>AGRICULTURAL USES</b>																					
Agricultural Processing Facility ~																*		*	*	*	
Agricultural Processing Facility, Community ^	*	*								*	*					*		*			
Agricultural Services Uses													*			*					
Cold Storage Facility																A		*	*	*	
Community Farmers’ Market ^	*	*								*	*	*	*			*					
Composting Operation, no grinding																A					
Composting Operation, with grinding ~																A					
Cooperative Farm Stand ^	*	*								*	*					*					
Equestrian Center		A																			
Farm Equipment Rental, Sales and Service ~													*	*		*			*	*	
Farm Supply Store										*	*	*	*			*					
Feed Mill ~																*			*	*	
Greenhouses with On Premises Sales ^		*									*	*	*	*		*					
Meat Processing Facility, Community ^	*	*								*	*					*		*			
Meat Processing Facility, Regional ~																A					
Non-Farm Use of Farm Equipment ^	*	*														*					
Stables, Commercial ~	B	B	B									B	B			B					
Stockyards / Livestock Markets ~																*					
<b>CHILD CARE &amp; EDUCATIONAL FACILITIES</b>																					

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USE TYPE	GENERAL USE ZONING DISTRICTS																			
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~ Use may not be permitted as a Conditional Use District; See Section 5.1.4(E) ^ Allowed as more than one principal use if located on a bona fide farm (see Section 6.2.5) + Use may be permitted as a secondary use in the O/RM zoning district (see Section 5.6.16)																				
Center in a Residence for 3 to 12 Children	*	*	*	*	*	*	*	*	*	*	*	*	*	*						
Child Care Facilities	B	B	B	B	B	B	B	B	B	*	*	*	*	*						
Libraries										*	*	*	*	*						
Non-Profit Educational Cooperative		A																		
Schools: Dance, Art & Music										*	*	*	*	*						
Schools: Elementary, Middle & Secondary	A	A	A	A	A	A	A	A	A						A					
Schools: Vocational												*	*		*			*	*	
Universities, Colleges & Institutes	*	*	*									*	*		*					
<b>COMMERCIAL USES</b>																				
Banks & Financial Institutions										*	*	*	*	*	+					
Beauty & Barber Shops										*	*	*	*	*	+					
Country Store										*	*					*				
Drive In Theaters ~													*							
Funeral Homes ~												*	*							
Garden Center										*	*	*	*			*				
Hotels & Motels ~												*	*		*					
Junkyards ~												A					A	A		
Kennels, Class II ~ ^	B	B	B									B	B			B				
Laundry & Dry Cleaning Services										*	*	*	*	*	+					
Massage, Business of												*	*							
Microbrewery with Minor Events ^	B	B																B	B	B
Nightclubs, Bars, Pubs										*		*	*		+					
Offices & Personal Services, Class 1										*	*	*	*	*	*			*	*	*

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~ Use may not be permitted as a Conditional Use District; See Section 5.1.4(E)																					
^ Allowed as more than one principal use if located on a bona fide farm (see Section 6.2.5)																					
+ Use may be permitted as a secondary use in the O/RM zoning district (see Section 5.6.16)																					
Offices & Personal Services, Class 2											*	*	*		*			*	*	*	
Offices & Personal Services, Class 3												*	*		*					*	
Repair Service Electronic & Appliance										*	*	*	*								
Restaurants: Carry Out											*	*	*	*	+						
Restaurants: Drive In												*	*	*							
Restaurants: General											*	*	*	*	+						
Retail, Class 1										*	*	*	*	*	+						
Retail, Class 2											*	*	*	*							
Retail, Class 3												*	*								
Rural Guest Establishment: Bed & Breakfast ^	*	*	*																		
Rural Guest Establishment: Bed & Breakfast Inn ^		B	B																		
Rural Guest Establishment: Country Inn ^		A	A																		
Sexually Oriented Businesses																			*	*	
Storage of Goods, Outdoor ~														*				*	*	*	
Storage or Warehousing: Inside Building													*	*	*			*	*	*	
Studio (Art)										*	*	*	*		*			*	*	*	
Taxidermy ^		B								*	*	*	*					*			
Tourist Home						*	*	*	*						+						
Wholesale Trade ~												*	*	*	*			*	*	*	
Winery with Minor Events ^	B	B																B	B	B	
<b>EXTRACTIVE USES</b>																					
Extraction of Earth Products ~		A															A		A	A	A

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<b>GOVERNMENTAL USES</b>																					
Governmental Facilities & Office Buildings	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			*	*	*	*
Governmental Protective Services (Police & Fire Stations) Rescue Squads, Volunteer Fire Departments	*	*	*	*	*	*	*	*	*		*	*	*	*	*	*		*	*	*	
Military Installations (National Guard & Reserve Armory) ~											*	*	*		*						
<b>MANUFACTURING, ASSEMBLY &amp; PROCESSING</b>																					
Assembly and Packaging Operations Including Mail Order Houses, But Excluding On-Premises Retail Outlets												*			*			*	*	*	
Industrial, Heavy ~																				*	
Industrial, Light ~															*		*	*	*	*	
Industrial, Medium ~																		*	*		
Microbrewery, production only ^	B	B													*			*	*	*	
Printing & Lithography												*	*	*	+			*	*	*	
Sawmills ~																*					
Winery, production only ^	B	B													*			*	*	*	
<b>MEDICAL USES</b>																					
Health Services: Over 10,000 Sq. Ft. ~													*		*						
Health Services: Under 10,000 Sq. Ft.										*		*	*	*	*						
Hospitals ~													*		*						
Veterinary Clinic		B								*	*	*	*	*	+	*		*	*	*	
Veterinary Clinic, mobile		B	B							*	*	*	*	*	+	*		*	*	*	
Veterinary Hospitals												*	*	*	*	*		*	*	*	

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* = PERMITTED USE    A = CLASS A SPECIAL USE    B = CLASS B SPECIAL USE    Δ = SUBJECT TO SPECIAL STANDARDS																					
USE TYPE	GENERAL USE ZONING DISTRICTS																				
	RB	AR	R1	R2	R3	R4	R5	R8	R13	LC1	NC2	CC3	GC4	EC5	O/RM	AS	EI	I1	I2	I3	PID
~ Use may not be permitted as a Conditional Use District; See Section 5.1.4(E) ^ Allowed as more than one principal use if located on a bona fide farm (see Section 6.2.5) + Use may be permitted as a secondary use in the O/RM zoning district (see Section 5.6.16)																					
RECREATIONAL USES																					
Botanical Gardens & Arboretums	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Camp/Retreat Center	B	B	B																		
Golf Driving and Practice Ranges		B										*	*					*			
Parks, Public	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Recreational Facilities	B	B	B	B	B	B	B	B	B	B	B	*	*		B			*	*	*	
Golf Course	A	A	A	A	A	A	A	A	A	A	A	A	A		A			A	A	A	
RESIDENTIAL USES																					
Dwelling; Mobile Home	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*						
Dwelling; Multiple Family				*	*	*	*	*	*	*	*	*	*	*	*						
Dwelling; Single-Family	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*						
Dwelling; Two-Family	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*						
Family Care Home	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*						
Group Care Facility	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B						
Rehabilitative Care Facility										*		*	*								
Residential Hotel (Fraternities, Sororities, and Dormitories) ~							A	A	A			A	A								
Rooming House						*	*	*	*						*						
TELECOMMUNICATIONS																					
Telecommunication Tower – Stealth (75 feet or shorter)	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Telecommunication Towers (Over 75 feet and under 200 feet)	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B
Telecommunication Towers (200 feet and higher)	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A

TABLE OF PERMITTED USES – GENERAL USE ZONING DISTRICTS																				
* = PERMITTED USE		A = CLASS A SPECIAL USE				B = CLASS B SPECIAL USE				Δ = SUBJECT TO SPECIAL STANDARDS										
USE TYPE	GENERAL USE ZONING DISTRICTS																			
	RB	AR	R1	R2	R3	R4	R5	R8	R13	LC1	NC2	CC3	GC4	EC5	O! O/RM	AS	EI	I1	I2	I3
~ Use may not be permitted as a Conditional Use District; See Section 5.1.4(E) ^ Allowed as more than one principal use if located on a bona fide farm (see Section 6.2.5) + Use may be permitted as a secondary use in the O/RM zoning district (see Section 5.6.16)																				
TEMPORARY USES																				
Buildings, Portable	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B					
Temporary Mobile Home (Use during construction/installation of permanent residential unit and for 30 days following issuance of Certificate of Occupancy)	*	*	*	*	*	*														
AUTOMOTIVE / TRANSPORTATION																				
Bus Passenger Shelter	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		*	*	*
Bus Terminals & Garages ~													*					*	*	*
Motor Freight Terminals ~																		*	*	*
Motor Vehicle Maintenance & Repair (Body Shop) ~												*	*	*						
Motor Vehicle Repair Garage ~												*	*							
Motor Vehicle Sales / Rental (New & Used)											*		*	*		*	*	*	*	
Motor Vehicle Services Stations										*	*	*	*	*						
Parking As Principal Use, Surface or Structure											*	*	*							
Petroleum Products: Storage & Distribution ~																		*	*	*
Postal & Parcel Delivery Services												*	*	*						
UTILITIES																				
Elevated Water Storage Tanks	B	B	B	B	B	B	B	B	B	B		B	B	B	B			B	B	B
Public Utility Stations & Sub-Stations, Switching Stations, Telephone Exchanges, Water & Sewage Treatment Plants	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			A	A	A
Electric, Gas, and Liquid Fuel Transmission Lines	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B			B	B	B
Water & Sanitary Sewer Pumping	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*			*	*	*

TABLE OF PERMITTED USES – GENERAL USE ZONING DISTRICTS																					
* = PERMITTED USE		A = CLASS A SPECIAL USE				B = CLASS B SPECIAL USE				Δ = SUBJECT TO SPECIAL STANDARDS											
USE TYPE	GENERAL USE ZONING DISTRICTS																				
	RB	AR	R1	R2	R3	R4	R5	R8	R13	LC1	NC2	CC3	GC4	EC5	O/ O/RM	AS	EI	I1	I2	I3	PID
~ Use may not be permitted as a Conditional Use District; See Section 5.1.4(E) ^ Allowed as more than one principal use if located on a bona fide farm (see Section 6.2.5) + Use may be permitted as a secondary use in the O/RM zoning district (see Section 5.6.16)																					
Solar Array – Large Facility	B	B	B	B	B	B	B	B	B	B	B	B	B		B	B		B	B	B	B
Solar Array – Public Utility	A	A	A	A	A	A	A	A	A	A	A	A	A		A	A		A	A	A	A
<b>WASTE MANAGEMENT</b>																					
Landfills (2 Acres or More) ~	A	A	A													A		A	A	A	
Landfills (Less Than 2 Acres) ~	B	B	B													B		B	B	B	
Waste Management Facility; Hazardous & Toxic~													A						A	A	
<b>MISCELLANEOUS</b>																					
Accessory Uses	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*
Airports, General Aviation, Heliports, S.T.O.L ~	A	A	A															A	A	A	
Assembly Facility Greater Than 300												*	*								
Assembly Facility Less Than 300											*	*									
Cemetery	B	*	B	B	B	B	B	B	B												
Church	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*		*	*	*	
Clubs or Lodges; Social; Fraternal or Union Clubhouses	*	*	*							*	*	*	*		*						
Community Center	B	B	B	B	B	B	B	B	B	*	*	*			*						
Crematoria ~																		*	*	*	
Historic Sites Non-Residential/Mixed Use	A	A	A																		
Kennels, Class I	*	*	*									*	*			*					
Research and Manufacturing															*			*	*	*	
Research Facility ~											*	*	*		*			*	*	*	
Research Lands & Installations, Non-profit																					*
Rural Heritage Museum	B	B									B	B					B				

TABLE OF PERMITTED USES – GENERAL USE ZONING DISTRICTS																				
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	RB	AR	R1	R2	R3	R4	R5	R8	R13	LC1	NC2	CC3	GC4	EC5	O! O/RM	AS	EI	I1	I2	I3
~ Use may not be permitted as a Conditional Use District; See Section 5.1.4(E) ^ Allowed as more than one principal use if located on a bona fide farm (see Section 6.2.5) + Use may be permitted as a secondary use in the O/RM zoning district (see Section 5.6.16)																				
Rural Special Events ^	*	*														*				
Special Events (Less than 150)												*	*					*		

**5.6.16 Secondary Uses****(A) General Standards of Evaluation**

- (1) Secondary uses, as indicated in Section 5.2, shall be conducted in conjunction with a permitted principal use in the O/RM zoning district. Permitted principal use types of the overall project must be Industrial (Light), Research Facility, or Research and Manufacturing.
- (2) Secondary uses shall be limited to no more than 25% of the project's overall square footage and shall be an incidental part of the total activity that takes place within a cohesive project.
- (3) Shall comply with all dimensional and ratio standards for the district in which the secondary use is located.

**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 located.

**(B) Non-residential Land Uses**

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

- (1) Uses shall not constitute Recreational Facilities.

**5.7.2 Recreational Facilities****(A) General Standards of Evaluation**

- (1) The standards included herein shall be applied to recreational facilities as a principal use of property.
- (2) The minimum lot area shall be two acres.
- (3) Facilities may include such features as play and training areas, athletic field lights, public address systems, parking for patrons and staff, storage/office facilities, and restroom/locker facilities.

- (4) The values stated in Tables 6.4.4.B & 6.4.4.C may be multiplied by 2 for impact vibrations.
- (5) Vibrations resulting from temporary construction or other temporary activity that occurs between 7:00 am and 7:00 pm shall be exempt from the requirements of this subsection.
- (6) Vibration levels for the extraction of earth products and landfills shall be as set forth in Sections 5.11 and 5.12.

**(B) Commercial, Industrial, and Conditional Districts**

- (1) No permitted Principal Use, Special Use or Accessory Use in LC-1, ~~O/RM~~, EI, or I-1 districts may generate transmitted vibration that is perceptible to the human sense of touch, measured at the outside boundary of the structure occupied by the use generating the vibration.
- (2) No permitted Principal Use, Special Use, Conditional Use or Accessory Use in the NC-2, CC-3, GC-4, EC-5, I-2, I-3, and AS, and CZ districts may generate any ground transmitted vibration in excess of the limits set forth in the following table:

TABLE 6.4.4.B: COMMERCIAL, INDUSTRIAL, AND CONDITIONAL DISTRICTS MAXIMUM PERMITTED GROUND-TRANSMITTED VIBRATION		
ZONING OF ADJACENT LAND USE	ZONING OF DEVELOPMENT SITE	MAXIMUM PARTICLE VELOCITY FOR GENERATING LAND USE (INCHES PER SECOND)
Residential	NC-2 & I-2 [1]	0.02
	CC-3, GC-4, EC-5, I-3, AS, & CZ Districts [2]	0.20
Non-residential	NC-2 & I-2 [1]	0.10
	CC-3, GC-4, EC-5, I-3, AS, & CZ Districts [2]	0.20
NOTES: [1] Measurements taken at the boundaries of the zoning district lot containing the use generating the vibrations. [2] Measurements taken at the zoning district boundaries		

**(C) Economic Development Zoning Districts**

**(1) Maximum Permitted Ground Transmitted Vibration**

TABLE 6.4.4.C: MAXIMUM PERMITTED GROUND-TRANSMITTED VIBRATION	
RECEIVING LAND USE	MAXIMUM PARTICLE VELOCITY FOR GENERATING LAND USE (INCHES PER SECOND)
Residential development	0.02
Non-residential development	0.10

**(2) Mitigation**

- (a) Design features used to mitigate vibration must be clearly identified on the site plan.
- (b) Applicants must provide documentation of the source and level of vibration, and the specific manner in which the design feature will reduce vibration to acceptable levels.

**TABLE 6.8.6.D: LAND USE BUFFERS**

		ZONING OR USE OF ADJACENT PROPERTIES											
		RB, AR, RI	R-2, R-3	R-4, R-5	R-8, R-13	MHP-CZ	Ø/Ø/Ø/Ø/Ø, NC-2, LC-1	CC-3, GC-4, EC-5	EI, I-1, I-2, I-3, PID	INTERSTATE HIGHWAY	ARTERIAL STREET	COLLECTOR STREET	ACTIVE FARM/ AGRICULTURE
Zoning or Use of Subject Property	RB, AR, R1	-	A	A	B	F	E	F	F	F	E	B	B
	R-2 & R-3	A	-	A	B	F	D	F	F	F	D	B	B
	R-4 & R-5	A	A	-	B	F	C	E	E	F	C	B	B
	R-8 & R-13	B	B	B	-	F	B	D	D	F	C	B	B
	MHP-CZ	F	F	F	F	-	F	F	F	F	F	F	F
	Ø/Ø/Ø/Ø/Ø, NC-2, LC-1	E	D	C	B	F	-	-	-	F	B	B	D
	CC-3, GC-4, EC-5	F	F	E	D	F	-	-	-	F	B	B	D
	EI, I-1, I-2, I-3, PID	F	F	E	E	F	-	-	-	F	B	B	D
	AS, ASE-CZ	D	A	A	A	F	A	A	A	F	B	B	B

Note: MPD-CZ buffers to be determined at time of approval.

**(E) Natural Buffers**

- (1) If there is existing, healthy, natural vegetation in the area of a required buffer, it must be preserved. If the vegetation is removed for any reason, other than in accordance with an approved landscape and tree preservation plan, the dimensions of the buffer shall be increased 50% and the number of required plantings shall be increased 50%.
- (2) The critical root zones of trees within the buffer must be protected if the applicant seeks credit for preservation of existing trees. For example, if a required buffer has a dimensional width of 30 feet, and the critical root zone extends beyond the 30 feet, the buffer will be extended to the edge of the critical root zone in the area around the tree.
- (3) If necessary, a natural buffer will be supplemented with additional plantings in order to meet the Constructed Buffers standards established herein.

**(F) Constructed Buffers**

- (1) If existing plantings are not sufficient to meet the buffer standards established in this Section, additional plantings shall be installed.
- (2) The plant units listed below will be considered comparable, and therefore interchangeable, as set forth below.
- (3) Option 2, Deciduous, shall not be permitted when the proposed use is non-residential and is proposed next to a residential district or use, unless employed with a wall, as set forth herein.

### Repetitive loss

Flood-related damages sustained by a structure on two separate occasions during any ten year period for which the cost of repairs at the time of each such flood event, on the average, equals or exceeds 25% of the market value, or the tax value in the absence of recent comparative sales, of the structure before the damage occurred.

### Research and Manufacturing

A research and manufacturing establishment which accommodates and supports research and research applications as well as related office and light industrial uses including, but not limited to, laboratories, prototype production facilities, and general production facilities. Activities and operations must occur entirely indoors and have limited impacts on surrounding properties.

### Research Facility

A facility which accommodates research and research applications. Such facilities may include laboratories, offices, and other facilities for research and development, as well as prototype production facilities for product creation. Prototype production shall be limited in scale to that necessary to fully analyze the merits of the product. Facilities may be housed in multiple structures in a cohesive, campus-like design, provided all research and development activities are conducted wholly indoors.

### Reservoir, Class I

A body of water, such as a pond or lake, confined by a dam or other barrier to be used for public water supply from which water flows by gravity or is pumped directly to a treatment plant or to a small intervening storage basin and thence to a treatment plant.

### Reservoir, Class II

A body of water, such as a pond or lake, confined by a dam or other barrier to be used for public water supply from which water flows by gravity or is pumped to a Class I reservoir prior to final entrance to a water treatment plant.

### Residential Development

Buildings for residential use such as attached and detached single family dwellings, apartment complexes, condominiums, townhouses, cottages, and their associated outbuildings such as garages, storage buildings, and gazebos.

### Residential Floor Area

The sum of areas for residential use on all floors of the building measured from the outside faces of the exterior walls, including halls, lobbies, stairways, elevator shafts, enclosed porches and balconies, and below-grade floor areas used for habitation and residential access.

Not countable as floor area are:

- a) Open terraces, patios, atriums, or balconies
- b) Carports, garages, breezeways, toolsheds
- c) Special-purpose areas for common use of occupants, such as recreation rooms of social halls
- d) Staff space for therapy or examination in care housing
- e) Basement space not used for living accommodations
- f) Any commercial or other non-residential space.

### Residential Land Area

All portions of a parcel or tract of land intended to support residential development of any classification (i.e. single-family, multi-family, etc), including accessory uses, and all land necessary to comply with the provisions of this Ordinance. With respect to subdivisions and Conditional District projects, this term shall be construed as including streets located entirely within the residential portion(s) of the development, common open space, lands accepted for dedication for public purposes, and accessory and commercial uses when developed as part of a mixed use development project.

### Residential Use

A use of property characterized by the use of a structure(s) for habitation by an individual, family, or group of unrelated individuals.

- B. **Bed and Breakfast Inn:** A business operated in a structure which is used primarily for providing overnight accommodations to the public, even though the owner or manager lives on the premises. The number of guestrooms may range from four to no more than eight. The establishment shall not contain restaurant facilities, but may provide food service for transient guests only. (Class B SUP)
- C. **Country Inn:** A business, which offers accommodations and dining in a predominately rural area. Overnight accommodations are available, and a full-service restaurant provides breakfast, lunch and dinner to guests and the general public. The number of guestrooms may range from four to no more than 24. The restaurant shall contain no more than 60 seats. (Class A SUP)

### Rural Heritage Museum

A facility which stores and exhibits objects of historical, agricultural, and/or cultural interest for the purpose of educating the public about the rural heritage of Orange County and surrounding areas.

### Rural Industrial Activity Node

Land focused on designated road intersections which serves as a nodal crossroads for the surrounding rural community and is an appropriate location for small-scale industrial uses which do not require urban type services.

### Rural Neighborhood Activity Node

Land focused on designated road intersections within a Rural or Agricultural Residential area that is appropriate for small-scale commercial uses.

### Rural Residential Land

Land in the rural areas of the County that is an appropriate location for low intensity and low density residential development which are not dependent on urban services.

### Rural Special Event

A temporary or seasonal commercial activity that occurs on a bona fide farm and which is expected to attract more than 20 people at any given time.

### Salvage yard

Property used for the storage, collection, and/or recycling of any type of equipment whatsoever, whether industrial or non-commercial, and including but not limited to vehicles, appliances and related machinery.

### Saw Mill

A facility where off-site logs or timber are sawn, planed or otherwise processed into lumber or other wood products; not including the processing of timber for use on the same parcel of property.

### Secondary Use

A use, identified in the Table of Permitted Uses, that primarily serves and supports the needs of a permitted principal use, is conducted in conjunction with a permitted principal use, and is an incidental part of the total activity that takes place within a cohesive project.

### Semi-Cutoff Fixture

An outdoor fixture shielded or constructed in such a manner that it emits no more than 5% of its light above the horizontal plane of the fixture, and no more than 20% of its light ten degrees below the horizontal plane of the fixture.

### Septic System, Alternative

Any approved ground absorption sewage treatment and disposal system other than an approved privy or an approved septic tank system.

### Septic Tank System

A subsurface sanitary sewage system consisting of a septic tank and a subsurface disposal field.

# 2030 Comprehensive Plan Amendments



## Appendix F: Land Use and Zoning Matrix

### Appendix F. Relationships Between Land Use Classifications and Zoning Districts

Per the Orange County Unified Development Ordinance, zoning districts are applied to Land Use classifications and overlays in accordance with this appendix. A matrix is provided at the end of this appendix that links the zoning districts to the land use classifications and overlays listed.

#### **TRANSITION LAND USE CLASSIFICATIONS**

##### **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.

##### **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 (Rural Residential); R-2 (Low Intensity Residential), R-3 (Medium Intensity Residential), and R-4 (Medium Intensity Residential); and R-5 (High Intensity Residential), R-8 (High Intensity Residential), and R-13 (High Intensity Residential) residential uses, and Zoning Overlay Districts.

##### **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 (Rural Residential); R-2 (Low Intensity Residential), R-3 (Medium Intensity Residential), and R-4 (Medium Intensity Residential); and R-5 (High Intensity Residential), R-8 (High Intensity Residential), and R-13 (High Intensity Residential) residential uses.

##### **COMMERCIAL TRANSITION ACTIVITY NODE**

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); and ~~O/I (Office and Institutional)~~ **O/RM (Office/Research and Manufacturing)**.

##### **COMMERCIAL INDUSTRIAL TRANSITION ACTIVITY NODE**

Identifies areas changing from rural to urban in form and density. A full range of commercial and industrial activities would be appropriate and allowed. The applied zoning districts include: I-1 (Light Industrial); I-2 (Medium Industrial); I-3 (Heavy Industrial); LC-1 (Local Commercial); NC-2 (Neighborhood Commercial); CC-3



## *Appendix F: Land Use and Zoning Matrix*

(Community Commercial); GC-4 (General Commercial); and O/I (Office/Institutional).  
O/RM (Office/Research and Manufacturing).

### **ECONOMIC DEVELOPMENT TRANSITION ACTIVITY NODE**

Identifies areas along major transportation corridors that may be in proximity to 10-Year or 20-Year 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 districts are EDB-1 (Economic Development Buckhorn Lower Intensity), EDB-2 (Economic Development Buckhorn Higher Intensity), EDE-1 (Economic Development Eno Lower Intensity), EDE-2 (Economic Development Eno Higher Intensity), EDH-1 (Economic Development Hillsborough Linear Office), EDH-2 (Economic Development Hillsborough Limited Office), EDH-3 (Economic Development Hillsborough Limited Office with Residential), EDH-4 (Economic Development Hillsborough Office), and EDH-5 (Economic Development Hillsborough Office/Flex).

### **RURAL LAND USE CLASSIFICATIONS**

#### **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).

#### **RURAL RESIDENTIAL**

Identifies rural areas to be developed as low intensity and low density residential. The applied zoning district is R-1 (Rural 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 ACTIVITY NODE**

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

### **OVERLAYS**

#### **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).



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	040/RM	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																				◆				

Amended 05-05-15

**Proposed Amendments to Section 5.2, Table of Permitted Uses**

	EXISTING STANDARDS	PROPOSED AMENDMENT
<b>COMMERCIAL USES</b>		
Banks & Financial Institutions	Use currently not permitted in the O/I Zoning District	Permitted as a secondary use in the modified O/RM Zoning District
Beauty & Barber Shops	Use currently not permitted in the O/I Zoning District	Permitted as a secondary use in the modified O/RM Zoning District
Hotels & Motels	Use currently not permitted in the O/I Zoning District	Permitted by right in the in the modified O/RM Zoning District
Laundry & Dry Cleaning Services	Use currently not permitted in the O/I Zoning District	Permitted as a secondary use in the modified O/RM Zoning District
Nightclubs, Bars, Pubs	Use currently not permitted in the O/I Zoning District	Permitted as a secondary use in the modified O/RM Zoning District
Restaurants: Carry Out	Use currently not permitted in the O/I Zoning District	Permitted as a secondary use in the modified O/RM Zoning District
Restaurants: General	Use currently not permitted in the O/I Zoning District	Permitted as a secondary use in the modified O/RM Zoning District
Retail, Class 1	Use currently not permitted in the O/I Zoning District	Permitted as a secondary use in the modified O/RM Zoning District
Tourist Home	Use currently permitted in the O/I Zoning District	Removed as a permitted use in the modified O/RM Zoning District
<b>MANUFACTURING, ASSEMBLY &amp; PROCESSING</b>		
Industrial, Light	Use currently not permitted in the O/I Zoning District	Permitted by right in the in the modified O/RM Zoning District
Microbrewery, production only	Use currently not permitted in the O/I Zoning District	Permitted by right in the in the modified O/RM Zoning District
Printing & Lithography	Use currently not permitted in the O/I Zoning District	Permitted as a secondary use in the modified O/RM Zoning District
Winery, production only	Use currently not permitted in the O/I Zoning District	Permitted by right in the in the modified O/RM Zoning District
<b>MEDICAL USES</b>		
Health Services: Over 10,000 Sq. Ft.	Use currently not permitted in the O/I Zoning District	Permitted by right in the in the modified O/RM Zoning District
Veterinary Clinic	Use currently permitted by right in the O/I Zoning District	Permitted as a secondary use in the modified O/RM Zoning District
Veterinary Clinic, mobile	Use currently permitted by right in the O/I Zoning District	Permitted as a secondary use in the modified O/RM Zoning District
<b>RESIDENTIAL USES</b>		
Dwelling; Multiple Family	Use currently permitted by right in the O/I Zoning District	Removed as a permitted use in the modified O/RM Zoning District
Family Care Home	Use currently permitted by right in the O/I Zoning District	Removed as a permitted use in the modified O/RM Zoning District
Group Care Facility	Use currently permitted by right in the O/I Zoning District	Removed as a permitted use in the modified O/RM Zoning District
Rooming House	Use currently permitted by right in the O/I Zoning District	Removed as a permitted use in the modified O/RM Zoning District
<b>UTILITIES</b>		
Elevated Water Storage Tanks	Use currently not permitted in the O/I Zoning District	Permitted in the modified O/RM Zoning District with an approved Class B Special Use Permit
<b>MISCELLANEOUS</b>		
Research and Manufacturing		New use type to be permitted by right in the O/RM, I-1, I-2, and I-3 Zoning Districts.