

**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, September 4, 2013
Regular Meeting – 7:00 pm**

No.	Page(s)	Agenda Item
1.		CALL TO ORDER
2.	3-4	INFORMATIONAL ITEMS a. Planning Calendar for September and October b. Reminder: Quarterly Public Hearing on Monday, September 9
3.	5-7	APPROVAL OF MINUTES July 10, 2013 ORC Notes
	8-12	July 10, 2013 Regular Meeting
4.		CONSIDERATION OF ADDITIONS TO AGENDA
5.		PUBLIC CHARGE Introduction to the Public Charge
		<p>The Board of County Commissioners, under the authority of North Carolina General Statute, appoints the Orange County Planning Board (OCPB) to uphold the written land development laws of the County. The general purpose of OCPB is to guide and accomplish coordinated and harmonious development. OCPB shall do so in a manner which considers the present and future needs of its residents and businesses through efficient and responsive process that contributes to and promotes the health, safety, and welfare of the overall County. The OCPB will make every effort to uphold a vision of responsive governance and quality public services during our deliberations, decisions, and recommendations.</p> <p>Public Charge</p> <p>The Planning Board pledges to the residents of Orange County its respect. The Board asks its residents to conduct themselves in a respectful, courteous manner, both with the Board and with fellow residents. At any time, should any member of the Board or any resident fail to observe this public charge, the Chair will ask the offending member to leave the meeting until that individual regains personal control. Should decorum fail to be restored, the Chair will recess the meeting until such time that a genuine commitment to this public charge is observed.</p>
6.		CHAIR COMMENTS

No.	Page(s)	Agenda Item
7.	13-20	HOME OCCUPATIONS – To continue discussion on home occupation regulations and review potential changes to the regulations. Presenter: Ashley Moncado, Special Projects Planner
8.	21-32	HILLSBOROUGH/ORANGE COUNTY CENTRAL ORANGE COORDINATED AREA – To receive information on the Central Orange Coordinated Area Land Use Plan and next steps. Presenter: Tom Altieri, Comprehensive Planning Supervisor
9.		COMMITTEE/ADVISORY BOARD REPORTS a. Board of Adjustment b. Orange Unified Transportation
10.		ADJOURNMENT

IF AN EMERGENCY OCCURS, OR IF YOU ARE RUNNING LATE FOR THE MEETING, PLEASE LEAVE A VOICE MAIL FOR PERDITA HOLTZ (919-245-2578).

September 2013

September 2013

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	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Sep 1 - 7	Sep 1	2 HOLIDAY	3	4 7:00pm *PLANNING BOARD MEETING (West Campus Office Bldg)	5 7:00pm BOCC Reg Meeting (Dept of Social Services)	6	7
	8	9 7:00pm *Quarterly Public Hearing (Dept Social Services)	10 7:30pm Board of Adjustment (West Campus Office Bldg)	11	12	13	14
Sep 8 - 14	15	16	17 7:00pm BOCC Reg Meeting (Southern Human Services)	18 7:00pm OUTBoard Meeting (West Campus Office Bldg)	19 7:00pm BOCC/Mebane JointMeeting (Link Gov't Services)	20	21
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October 2013

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	Sun	Mon	Tue	Wed	Thu	Fri	Sat
Sep 29 - Oct 5	Sep 29	30	Oct 1 7:00pm BOCC Reg Meeting (Dept of Social Services)	2 ORC Meeting Time TBD 7:00pm *PLANNING BOARD MEETING (West Campus Office Bldg)	3	4	5
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Oct 6 - 12			7:00pm BOCC Work Session (Link Gov't Service Ctr)				
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Oct 13 - 19		7:30pm Board of Adjustment (West Campus Office Bldg)	7:00pm BOCC Reg Meeting (Southern Human Services)	7:00pm OUTBoard Meeting (West Campus Office Bldg)	7:00pm BOCC-Carrboro Joint Meeting (Southern Human Services)		
	20	21	22	23	24	25	26
Oct 20 - 26							
	27	28	29	30	31	Nov 1	2
Oct 27 - Nov 2							

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SUMMARY NOTES
ORANGE COUNTY PLANNING BOARD
JULY 10, 2013
ORDINANCE REVIEW COMMITTEE

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NOTE: A quorum is not required for Ordinance Review Committee meetings.

MEMBERS PRESENT: Peter Hallenbeck (Chair), Cheeks Township Representative; Stephanie O'Rourke, Eno Township Representative; Tony Blake, Bingham Township Representative; Herman Staats, At-Large, Cedar Grove Township; James Lea, Cedar Grove Township Representative; Paul Guthrie, At-Large, Chapel Hill Township

STAFF PRESENT: Craig Benedict, Planning Director; Michael Harvey, Current Planning Supervisor; Perdita Holtz, Special Projects Coordinator; Ashley Moncado, Special Projects Planner; Tina Love, Administrative Assistant II

AGENDA ITEM 1: CALL TO ORDER AND ROLL CALL

AGENDA ITEM 2: UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENTS –GOVERNMENTAL USES
To review and comment upon proposed revisions to the UDO to require that the site plan review process for governmental uses include a neighborhood information meeting.
Presenter: Michael Harvey, Current Planning Supervisor

Mr. Harvey reviewed abstract.

Tony Blake: Is this a conflict of interest for me? I have no financial interest but it is directly related to the substation we are trying to build.

Michael Harvey: I don't think you have a conflict.

Tony Blake: How does this affect the plan in progress?

Michael Harvey: If your site plan has already been submitted then you won't have to follow this process. If it is adopted and your site plan has not been submitted then you will need to follow this process. With due respect to White Cross Volunteer Fire Department, Commissioner Jacobs has indicated his preference for a meeting to be held no matter what to address some of the concerns of the local residents.

Craig Benedict: I would work with the attorneys to put a provision in on the effective date, what this applies to, like a clause that says that anything from a certain date that it applies to.

Tony Blake: This is one of the volunteer organizations and we don't have the time or wherewithal to host a public meeting so would the county be hosting this meeting for us in a volunteer situation?

Michael Harvey: The ordinance says we will assist with scheduling the meeting but we are not assuming the liability or cost for advertisements or informing the citizens. There is nothing in the code that says you can't use county facilities.

Tony Blake: Typically the public hearings are run by the county.

Michael Harvey: This isn't a public hearing just a neighborhood information meeting to inform the local residents as to what is being proposed.

Tony Blake: Is the outcome of this meeting a decision as to whether to proceed or not?

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55 Michael Harvey: This is to initiate and have a dialogue with adjoining property owners to address or mitigate those concerns if
56 feasible.

57
58 Tony Blake: I am trying to understand the purpose of this if it is not binding in any way. I am thinking of the people that are
59 currently against this. I don't see any way we will change any minds.

60
61 Michael Harvey: There is a broader issue here that doesn't necessarily involve the White Cross Volunteer Fire Department.
62 There is a feeling among the Board that any time there is government project, there needs to be notification to the public.

63
64 Pete Hallenbeck: Imagine you had a meeting for everyone at the volunteer fire department and have slips with questions, i.e.
65 are they adjacent property owners, give them check boxes and a place for comments. You could have a presentation and let
66 people speak and in writing. Then you could say this is what we did at the meeting with committee which you could document
67 with an executive summary.

68
69 Tony Blake: Where does this document go?

70
71 Michael Harvey: To the county planning staff as part of your site plan submittal.

72
73 Craig Benedict: During the subdivision process, we take those comments into consideration and the neighborhood
74 information notes become part of our packages.

75
76 Stephanie O'Rourke: How do you handle it if they all object?

77
78 Craig Benedict: Michael, you go through the uses permitted by right by uses

79
80 Michael Harvey: That is the first item on the regular agenda I don't want to jump into that presentation. Government uses are
81 permitted by right meaning that they are subject to staff review and approval with a site plan submitted according to this code.
82 There are typically no public hearings required, the BOCC will not be approving it or the planning board. In this specific
83 instance, the White Cross Volunteer Department Substation will still be approved and acted upon by the county planning staff.

84
85 Paul Guthrie: This language which has been developed because of the White Cross application and I would assume the
86 property owners within 500 feet of the property on Neville Road is a handful of them easily for and that is simple. If this goes
87 into the general development, what will you do when you have this issue come up and three condo units with 200 separate
88 owners and you have to go through this process? I am concerned that this has implications down the road. Have we thought
89 through in the development of this language the implications that other situations and concerns?

90
91 Michael Harvey: This language is consistent with existing language on how we handle neighborhood information meetings for
92 several projects. If you have a government use that is adjacent property where there are 200 lots, then you will have to notify
93 all 200 of them. If it was a major subdivision, the staff would still have to notify those property owners. You will typically find
94 that both state and federal governments are exempt from zoning regulations.

95
96 Tony Blake: I think this is reactive in a political year by the County Commissioners and it has bad implications down the road.
97 This is time consuming and resource consuming and what the tax payers give us is to be used for fighting fire. If the county
98 wants it that it is the county's role to hold it and I would also suggest strongly that this also be able to be satisfied in the form of
99 writing rather than a public meeting because we have a very small fire station. I think it puts an unnecessary burden on a
100 volunteer organization.

101
102 Pete Hallenbeck: I suggest you take those suggestions and put them in writing so when the BOCC look at passing this UDO
103 amendment, you could speak as a citizen. There is the opportunity here; no matter what you do there will be people against it.
104 But it would be a good opportunity to give information.

105
106 Tony Blake: The end result is that it would be neighbor versus neighbor.

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107
108 Pete Hallenbeck: I understand you think this is political but if you do that and it goes to a public hearing, you have shown that
109 you have taken the time to listen to the public. Ultimately the decision is made by the BOCC but it is a good way to be
110 proactive.
111
112 Perdita Holtz: Just for clarification, the decision is not made by the BOCC because it is a staff approval.
113
114 Stephanie O'Rourke: Can you give me another scenario of what you would have to deal with?
115
116 Michael Harvey: Orange County Department of Environment Parks Natural Agricultural does park planning. If they wish to
117 propose a park, they would be subject to these rules and regulations.
118
119 Paul Guthrie: The County wants to designate a bicycle trail or a hiking trail covering a great deal of distance and many
120 owners. Under this language, would they have to reach out to every owner within 500 feet of that trail in order to satisfy this
121 ordinance?
122
123 Michael Harvey: With respect to government uses, the land use category this would impact, you have government facilities
124 and office buildings so yes I could see a trail falling into that category but also I would say that development of such a trail
125 would be discussed in a public forum where the county would advertise
126
127 Paul Guthrie: But not necessarily see a certified letter?
128
129 Michael Harvey: Not necessarily but we have written in this code that if there is planning effort soliciting public comment or
130 involvement with the development of a plan, that satisfies this meeting requirement. If you any other questions or concerns,
131 please email me.
132
133
134
135 **AGENDA ITEM 3: ADJOURNMENT**
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137 Meeting was adjourned by consensus

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MINUTES
ORANGE COUNTY PLANNING BOARD
JULY 10, 2013
REGULAR MEETING

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MEMBERS PRESENT: Peter Hallenbeck (Chair), Cheeks Township Representative; Stephanie O'Rourke, Eno Township Representative; Buddy Hartley, Little River Township Representative; Tony Blake, Bingham Township Representative; Herman Staats, At-Large, Cedar Grove Township; James Lea, Cedar Grove Township Representative; Andrea Rohrbacher, At-Large Chapel Hill Township; Paul Guthrie, At-Large Chapel Hill Township

MEMBERS ABSENT: Lisa Stuckey, Chapel Hill Township Representative; Maxecine Mitchell, At-Large Bingham Township; Rachel Hawkins, Hillsborough Township Representative; Johnny Randall, At-Large Chapel Hill Township;

STAFF PRESENT: Craig Benedict, Planning Director; Michael Harvey, Current Planning Supervisor; Perdita Holtz, Special Projects Coordinator; Ashley Moncado, Special Projects Planner; Tina Love, Administrative Assistant II

AGENDA ITEM 1: CALL TO ORDER AND ROLL CALL

AGENDA ITEM 2: INFORMATIONAL ITEMS
a) Planning Calendar for July and August
b) BOCC Approved Legal Ad for September 9 Quarterly Public Hearing

**AGENDA ITEM 3: APPROVAL OF MINUTES
JUNE 5, 2013**

MOTION by Tony Blake to approve the June 5, 2013 Planning Board minutes. Seconded by Buddy Hartley.
VOTE: UNANIMOUS

AGENDA ITEM 4: CONSIDERATION OF ADDITIONS TO AGENDA

AGENDA ITEM 5: PUBLIC CHARGE
Introduction to the Public Charge
The Board of County Commissioners, under the authority of North Carolina General Statute, appoints the Orange County Planning Board (OCPB) to uphold the written land development laws of the County. The general purpose of OCPB is to guide and accomplish coordinated and harmonious development. OCPB shall do so in a manner which considers the present and future needs of its citizens and businesses through efficient and responsive process that contributes to and promotes the health, safety, and welfare of the overall County. The OCPB will make every effort to uphold a vision of responsive governance and quality public services during our deliberations, decisions, and recommendations.

PUBLIC CHARGE
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55 public charge, the Chair will ask the offending member to leave the meeting until that individual
56 regains personal control. Should decorum fail to be restored, the Chair will recess the meeting
57 until such time that a genuine commitment to this public charge is observed.
58

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60 **AGENDA ITEM 6: CHAIR COMMENTS**

61
62 Introduction of new members.
63

64
65 **Agenda Item 7: ORANGE COUNTY DEVELOPMENT REVIEW PROCESS – To receive an educational presentation**
66 **of the various types of development review processes used in the County's Unified**
67 **Development Ordinance (UDO)**

68 **Presenter: Michael Harvey, Current Planning Supervisor**
69

70
71 Michael Harvey: We have talked about permitted uses. This is intended to give an education about our permitting
72 processes we have. This serves as a catalyst for future meetings about how we can revise the existing process to
73 address some concerns. Reviewed permitted processes.
74

75 Tony Blake: How do numbers three and four differ from spot zoning?
76

77 Michael Harvey: Because the courts say they don't represent spot zoning. Contract zoning is what people claim
78 but there are requirements that the proposed use is consistent with the goals and policies of the Comprehensive
79 Plan. The Board makes the decision on if that is consistent with the Comprehensive Plan. On page 23, you will
80 find Attachment 1 which is a summary chart of the various development processes. On page 24, you will find the
81 review procedures from our Unified Development Ordinance. On page 25, Attachment 2 is a preparative process
82 chart looking at how it is done in Durham, Wake and Chatham County. As a Board, we would like direction on
83 options that you believe would be essential to modify the process to eliminate unnecessary loss of time. One
84 suggestion was, can't the Planning Board hold its own public hearing and report to the elected officials, which is
85 something that you need to review and determine as to what your comfort level is.
86

87 James Lea: Can you tell me the difference between Conditional Use and Conditional Zoning?
88

89 Michael Harvey: The Conditional Use involves the development of a specific land use for a given parcel of property
90 where that land use may not be allowed under the current zoning designation so we will look at a site specific
91 development plan posing that one specific use. The property would be rezoned and you would be asked to
92 approve that specific use. Conditional Zoning, as detailed in the UDO, has specific Conditional Zoning districts that
93 allow for a myriad of different uses.
94

95 Pete Hallenbeck: The companion document to the UDO is the Comprehensive Plan which is the heart and soul
96 and why and general goals of the county.
97

98
99 **Agenda Item 8: Home Occupations – To make a presentation on existing home occupation regulations,**
100 **information on how some other local governments handle the topic, and discuss Planning**
101 **Board member's ideas on potential amendments. This topic is included in the UDO's**
102 **"Implementation Bridge" as a topic for further evaluation and is an Interest Area for some**
103 **Planning Board members.**

104 **Presenter: Ashley Moncado, Special Projects Planner**
105

106 Ashley Moncado: The purpose of this item is to review existing home occupations standards to address Planning
107 Board's areas of interest from the January Planning Board meeting as well as the Implementation Bridge in order to
108 determine if existing standards may or may not need to be revised.

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109 *Ashley reviewed the existing standards for home occupations in the UDO under Section 5.5.3. then proceeded with*
 110 *reviewing home occupations standards from other local communities in order to determine the next steps.*

111
 112 Paul Guthrie: What is telecommunications, a person who is employed as a consultant that does all their work by
 113 telecommunications, is that under this ordinance?

114
 115 Michael Harvey: We have approved home occupations depending on the proposed activity. If someone is truly
 116 doing something at the house with the only rationale behind it is that if the neighbors complain, we can legitimately
 117 say they obtained the appropriate permit.

118
 119 Paul Guthrie: What about artist's studios that don't have walk in business but produce?

120
 121 Michael Harvey: We have permitted art studios. The biggest complaint is they feel they deserve to have more
 122 space and we treat every home occupation the same.

123
 124 Pete Hallenbeck: My answer would be that you are employed by someone else and you happen to work at home.
 125 The artist is a home business and they are the business owner and they are working at home, that would be the
 126 distinction.

127
 128 Paul Guthrie: We need to think very broadly about what we are trying to do and what our definitions are or you may
 129 spend the full time permitting or helping permit 30,000 home businesses in Orange County.

130
 131 Pete Hallenbeck: I would agree with that.

132
 133 *Ashley Moncado continued presentation.*

134
 135 Pete Hallenbeck: This comment is from the time I spent on the Efland Small Planning Area and this subject came
 136 up a lot. The Efland area had this overlay put onto it. The goal was that Efland is the County's Town. It is not
 137 incorporated but has water, sewer, it can do denser development. There was lot of discussion about what defines
 138 home business and one distinction was the concept of professional services and the poster child for thinking about
 139 this was the difference between someone who wanted a barber shop and someone who had an engineering
 140 consultation firm. The barber shop would have "anyone" come down with a lot of traffic and the engineer would
 141 have a lot less traffic. There was some reluctance to try to qualify that one too much but it was a good example
 142 down a private road where you could get neighbors riled up. My comments are, the two person limit, I would like to
 143 see changed to three but I realize some people don't like that. I would also see the concept that you could have
 144 two people and a third person up to a year. You've got a business and it is growing, you hire the third person and
 145 keep them for a year, it is time to get a place of business. The square footage limit; Orange County has a 500
 146 square foot limit but Chapel Hill has a 750 foot. Orange County could go to 750 and it wouldn't be too bad. The
 147 deliveries limit, I just don't get, I understand some people love to shop so there will be deliveries. I don't see a
 148 reason to have a limit. The parking is good. Basically you have to have enough room for the employees. I would
 149 like to see a set of standard that can be applied for rural districts (R1), rural areas of the county that might be
 150 different than the municipalities.

151
 152 Paul Guthrie: You don't mean municipalities? Basically, we are talking largely about outside municipal limits.

153
 154 Pete Hallenbeck: Yes. I would also put the rural buffer in with the municipalities just because there is lot in the
 155 UDO giving the rural buffer more protection. The idea is to avoid urban sprawl. It is difficult to start listing
 156 professions.

157
 158 Stephanie O'Rourke: My first thought is about the employees' requirement. How do you determine that? We have
 159 a business but we would only have two or three onsite.

160
 161 Michael Harvey: On site. You could have 100 employees but only have two onsite.

162

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163 Tony Blake: I agree with Pete on the square footage. I think 500 feet is restrictive. The number of employees is if
 164 you have three, you are sort of allowing the seasonal businesses to take advantage of that. As far as deliveries, I
 165 think you need to be able to handle the truck size. The accessory structure is the one place I see as the difference
 166 between the rural buffer and zoning, etc. You could technically say a farm is a home business. You could word
 167 that so that the 1,000 foot square limit was just inside certain zones.

168
 169 Buddy Hartley: The square footage, I don't see why Orange County has 500 and Chapel Hill has 750. Maybe we
 170 need to have a difference between a rural and the inside where you a larger development site. If it is in a
 171 development you could have problems with the home owner's association.

172
 173 Craig Benedict: This would be no means preempt a home owner's association if the HOA has restrictions.

174
 175 Pete Hallenbeck: If you have more than 1,000 square feet of product things are going pretty well. That may be
 176 where the limit of visitors can be used.

177
 178 Craig Benedict: We understand these entrepreneurs starting a small business in their house and we have been
 179 complaining we don't have places for the small business to move to. We hope they grow out of this into the 2,000
 180 square foot strip center, etc.

181
 182 Andrea Rohrbacher: The challenges that I faced in Chapel Hill in a residential neighborhood was a woman that ran
 183 mediation classes. Every Tuesday, Wednesday and Thursday night, there were 10 cars lined up on the street.
 184 That became burdensome.

185
 186 Pete Hallenbeck: That speaks to the number of visitors and onsite parking.

187
 188 Tony Blake: It also speaks to hours of business.

189
 190 Stephanie O'Rourke: How would you differentiate if they were having a Wednesday night ladies night?

191
 192 Andrea Rohrbacher: I think it was because this was three nights a week. In the Chapel Hill ordinance, some way
 193 that you can have an art studio with power, running water but there is something in there that was specifically
 194 targeting student housing that it wasn't a livable structure. They wanted to avoid someone building a 750 foot
 195 structure to rent to a couple of students.

196
 197 Michael Harvey: If you apply for home occupation, there are standards we use to see if efficiency apartment
 198 applies.

199
 200 Andrea Rohrbacher: What do we allow as identification if it was a consulting type business.

201
 202 Pete Hallenbeck: If you're a consultant, you don't need a sign. Review the signage.

203
 204 Andrea Rohrbacher: What about daycares?

205
 206 Michael Harvey: Daycares is not a home occupation, it is a separate permitting process.

207
 208 Stephanie O'Rourke: Wouldn't the homeowners association or the restrictive covenants be over that?

209
 210 Craig Benedict: Also the parking code.

211
 212 Andrea Rohrbacher: I would not want to go over three employees.

213
 214 Tony Blake: Three includes the resident as well?

215
 216 Michael Harvey: You can't have more than two employees that don't live at the residence.

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217
 218 Andrea Rohrbacher: I don't have any feeling about square footage, going to 750 would be good.
 219
 220 James Lea: Most of them have already been covered.
 221
 222 Herman Staats: Is a farm covered as a home occupation?
 223
 224 Perdita Holtz: Farms are exempt from zoning regulations.
 225
 226 Herman Staats: Are there specs that guide the private roads maintenance agreement?
 227
 228 Pete Hallenbeck: If you have a place that has three, four or five homes on the road and there is a legal agreement
 229 about how to pay for the road maintenance then basically, we don't want this agreement to force a single house
 230 with a long driveway to do something.
 231
 232 Herman Staats: Is there an exemption that all these things can be dealt with on a case by case basis.
 233
 234 Craig Benedict: There has to be clarity on what is exempt and what is not. Various criteria, it is so tight that there
 235 is not too many ways to make it through. We need to mention what is clearly exempt by definition.
 236
 237 Perdita Holtz: If you wanted to allow more intensive home occupation, you could think about a Class B permit.
 238
 239 Paul Guthrie: My comment is a home business, you may get two times you can exceed the number of people.
 240 This county would be decimated if you followed the language in this draft. Think very carefully about what you
 241 write. This is running against the grain. Is there any exemption for doctors and lawyers?
 242
 243 Michael Harvey: We have doctors that work out of the house.
 244
 245 Paul Guthrie: How many things will you have to process? You are trying to liberalize something that has not been
 246 enforced so I hope you have a good idea about where the work load will go.
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 250 **AGENDA ITEM 9: COMMITTEE/ADVISORY BOARD REPORTS**
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 252 a) Board of Adjustment
 253 b) Orange Unified Transportation
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 256 **AGENDA ITEM 10: ADJOURNMENT**
 257
 258 **MOTION:** made by Paul Guthrie to adjourn. Seconded by Tony Blake.
 259 **VOTE: UNANIMOUS**

**ORANGE COUNTY
PLANNING BOARD
ACTION AGENDA ITEM ABSTRACT**
Meeting Date: September 4, 2013

**Action Agenda
Item No. 7**

SUBJECT: Home Occupation Standards

DEPARTMENT: Planning and Inspections

PUBLIC HEARING: (Y/N)

No

ATTACHMENT(S):

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

INFORMATION CONTACT:

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

PURPOSE: To receive the process outline and schedule for the upcoming government initiated Unified Development Ordinance (UDO) text amendment and review proposed revisions regarding home occupation standards.

BACKGROUND:

Because this is partially a Planning Board initiated text amendment, staff worked with the Planning Board Chair and Vice Chair, after the July 10 Planning Board meeting, to complete the Amendment Outline Form (Attachment 1). This form is on the September 5 BOCC agenda for approval consideration. Staff has continued the process of drafting amendments to existing home occupation standards based on recommendations from the July Planning Board meeting for further review. Attachment 2 contains a spreadsheet showing the existing standards and the proposed revisions. After the September 4 Planning Board meeting, staff will write the amendments into the UDO for Ordinance Review Committee (ORC) review on October 2.

RECOMMENDATION(S): The Planning Staff recommends the Planning Board:

1. Receive the attached Comprehensive Plan and Unified Development Ordinance (UDO) Amendment Outline Form and discuss if necessary.
2. Review and discuss the proposed amendments in Attachment 2 and provide further direction to staff.

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

UDO / Zoning-2013-03
Home Occupation 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): 1. Section 2.2 *Home Occupations*
2. Section 5.5.3 *Home Occupations*

- 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 Board and Planning Director are proposing to initiate a text amendment to modify existing language

relating to the regulation of home occupations within the county.

At the January 9, 2013 Planning Board meeting, Board members discussed areas of interest for planning staff to address for the next year. One item, which was highlighted in the UDO Implementation Bridge report prepared when the UDO was adopted in 2011, included the need to review existing home occupation standards for a potential revision. At that time, Board members expressed concern with the existing standards limiting home occupations by being too restrictive with the required square footage allowances and number of permitted nonresidential employees. As a result, the Board requested staff to proceed with reviewing existing standards. To address the Planning Board's request, staff presented information at the July 10, 2013 Planning Board meeting, including a summary of current standards contained in the UDO, a comparison with other local jurisdictions' standards, and items of consideration to facilitate and promote the use of home occupations. Following review and discussion, the Board asked staff to proceed with an amendment to the UDO addressing their comments and areas of interest relating to the UDO Implementation Bridge report.

The proposed amendment will include language revising existing use standards and a reference to Section 419, Live/Work Units, of the 2012 North Carolina Building Code regarding the review and permitting of home occupations that are classified as live/work units.

The purpose of the proposed amendment is to develop standards that accommodate and encourage the use of larger scale home occupations while meeting standards of the North Carolina Building Code in order to incorporate recommendations of the Implementation Bridge into the Unified Development Ordinance.

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'.

The proposed text amendment is designed to address suggested modifications from the Planning Board's area of interest and elements of the UDO Implementation Bridge. Additional analysis will be provided as part of the quarterly public hearing materials.

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

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.

Economic Development Objective 1.5: Identify barriers to development of

desirable businesses and local businesses, and mitigate these barriers.

4. **New Statutes and Rules**

C. PROCESS

1. **TIMEFRAME/MILESTONES/DEADLINES**

a. BOCC Authorization to Proceed

September 5, 2013

b. Quarterly Public Hearing

November 25, 2013

c. BOCC Updates/Checkpoints

November 5, 2013 – approve legal ad for public hearing
January 2014 – receive Planning Board recommendation

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 10, 2013 – discussion of topic
September 4, 2013 – further discussion
October 2, 2013 – Ordinance Review Committee
December 4, 2013 – recommendation to BOCC

b. Advisory Boards:

c. Local Government Review:

Draft text will be sent to JPA partners
prior to public hearing

d. Notice Requirements

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

e. Outreach:

General Public: _____

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 required legal advertisement will be paid from FY2013-14 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

Precise amendments are still being discussed by the Planning Board and staff. It is expected that allowable square footage dedicated to a home occupation will be increased as well as the allowable number of non-resident employees. The proposed amendments will also revise existing standards to address traffic, visitors, and special events and allow for larger scale home occupations with an approved Class B Special Use Permit. Additional information will be available with the quarterly public hearing materials. The Planning Board and staff endeavor to be mindful of any adverse impacts that may occur in the various types of residential districts found in the county while creating the amendment package.

E. SPECIFIC AMENDMENT LANGUAGE

Will be available with the quarterly public hearing materials.

Primary Staff Contact:

Ashley Moncado

Planning Department

919-245-2589

amoncado@orangecountync.gov

Revised Standards			
	Existing Language	Proposed Language	
		Minor Home Occupations (Staff Approval)	Major Home Occupations (Class B SUP)
Section 5.5.3.A.2.e, General Operations	The owner or operator of the home occupation must live in a residence located on the same zoning lot as the home occupation. No more than two individuals not living in the residence may work in the home occupation.	The owner or operator of the home occupation must live in a residence located on the same zoning lot as the home occupation. No more than four permanent employees not living in the residence may work in the home occupation. Additionally, one temporary employee not living in the residence may work in the home occupation up to a one year period.	The owner or operator of the home occupation must live in a residence located on the same zoning lot as the home occupation. Based on the approved Special Use Permit, up to ten individuals not living in the residence may work in the home occupation.
	In all residential districts except RB, AR and R-1, no more than 35% of the floor area of the dwelling unit or 500 square feet, whichever is less, may be used for the home occupation.	In all residential districts except RB, AR and R-1, no more than 35% of the floor area of the dwelling unit or 750 square feet, whichever is less, may be used for the home occupation.	The total amount of allowable square footage of dwelling units in conjunction with major home occupations exceeding permitted square footage allowances referenced in Section 5.5.3.A.2.(e).(i).c, Minor Home Occupations, shall be determined with an approved Special Use Permit.
Section 5.5.3.A.2.d, Limitations on Traffic Generation	Traffic generated by visitors, customers, or deliveries shall not exceed more than two business trips per hour, more than eight trips per day, or more than two deliveries of products or materials per week.	Traffic generated by visitors, customers, or deliveries shall not exceed more than two business trips per hour or more than eight trips per day. All deliveries must be made by vehicles of a size normally used for household deliveries.	Traffic generated by visitors, customers, or deliveries shall not exceed more than two business trips per hour or more than eight trips per day. All deliveries must be made by vehicles of a size normally used for household deliveries.
			Major home occupations located on public roadways may be required to submit a driveway permit prior to approval.
			Major home occupations located on shared private roadways shall be required to submit a private road maintenance agreement prior to approval.

Revised Standards			
	Existing Language	Proposed Language	
		Minor Home Occupations	Major Home Occupations
Section 5.5.3.A.2.e, Use of Accessory Structures	An accessory building containing up to 1000 square feet may be utilized in the RB, AR and R-1 zoning districts, provided that building has the appearance of a residential accessory structure.	An accessory building containing up to 1,500 square feet may be utilized in the RB, AR and R-1 zoning districts, provided that building has the appearance of a residential accessory structure.	An accessory building containing up to 2,500 square feet may be utilized with the approval of a major home occupation on tracts totaling five to ten acres in size.
			Accessory structures containing up to 3,000 square feet may be utilized with the approval of a major home occupation on tracts totaling eleven acres or more in size.

<u>New Standards</u>			
	All Home Occupations	Minor Home Occupations	Major Home Occupations
Section 5.5.3.A.2, Standards of Evaluation	All home occupations that exceed 10% or more of the total floor area of the residential unit, shall be reviewed as live/work units and meet standards of Section 419, Live/Work Units, of the North Carolina Building Code.		
	Telecommuting shall not be considered a home occupation.		
Section 5.5.3.A.2.e, General Operations	No more than three visitors or ten students may be permitted within the home occupation per day.		All major home occupations must be at least five acres in size.
	Home occupation permits shall allow up to two events allowing up to 75 attendees not to exceed three consecutive days per year.		
Section 5.5.3.A.2.e, Use of Accessory Structures			All accessory structures, outdoor storage space, and parking areas used in conjunction with a major home occupation must be setback at least 100 feet from all property lines and public or private roadways.

**ORANGE COUNTY
PLANNING BOARD**

ACTION AGENDA ITEM ABSTRACT

Meeting Date: September 4, 2013

**Action Agenda
Item No. 8.**

SUBJECT: Hillsborough/Orange County Central Orange Coordinated Area – Joint Planning Primer

DEPARTMENT: Planning and Inspections

PUBLIC HEARING: (Y/N)

No

ATTACHMENT(S):

1. Comprehensive Plan and Zoning Atlas Amendment Outline (Other-2013-02)

INFORMATION CONTACT:

Tom Altieri, Comprehensive Planning Supervisor, 245-2579
Craig Benedict, Planning Director, 245-2592
Abigaile Pittman, Transportation/Land Use Planner, 245-2567

PURPOSE: To receive information on the Central Orange Coordinated Area Land Use Plan and next steps.

BACKGROUND: Consistent with the Hillsborough-Orange Interlocal Land Management Agreement (December 2009), the Town of Hillsborough adopted a Future Land Use Plan in March 2013 for its planning jurisdiction and some additional areas of County jurisdiction. These additional areas of County jurisdiction are located within the Town's Urban Service Boundary for its public water and/or sewer services and generally located around the Town's fringe. Orange County staff, Board of County Commissioners, and the public provided input throughout the Town's planning process.

In general and consistent with the Agreement, following Town adoption, the BOCC is to consider endorsing the Plan or arranging for negotiation and agreement on any changes. At the June 18, 2013 BOCC meeting, the Board authorized staff to proceed with the development and adoption of the Town of Hillsborough/Orange County Central Orange Coordinated Area Land Use Plan according to the outline and schedule provided in the Attachment 1.

Open House: An open house was held on August 27th at the Hillsborough Town Barn to help inform the public of the joint land use planning process and next steps. This meeting was held in coordination with Town staff.

Next Steps:

September 9 – Joint Quarterly Public Hearing on Future Land Use Plan (map and land use classifications, top right-hand corner of pp. 28-31) for areas within the Urban Services Boundary.

October 2 – Planning Board recommendation to BOCC.

November 5 – BOCC receives Planning Board recommendation, considers adoption, and provides direction to staff on any additional information that may be required before determining the scope of next steps.

In general, next steps will need to include 2030 Comprehensive Plan text and map amendments, additional public outreach, and a public hearing. Next steps may also include Extraterritorial Jurisdiction (ETJ) swaps for areas defined in the Hillsborough-Orange Interlocal Land Management Agreement (See Exhibit A, top right-hand corner of p. 32). Any process to swap ETJ areas must be initiated by the Town of Hillsborough before any public notification, outreach and hearing can take place. The BOCC will also need to approve schedules and processes, including notification and outreach methods, before Orange County's next steps are initiated.

Links to Additional Materials:

History of Town of Hillsborough/Orange County Joint Planning-

<http://www.co.orange.nc.us/planning/documents/TownofHillsboroughandOrangeCountyJointPlanning.pdf>

Hillsborough and Orange County Strategic Growth Plan-

<http://www.co.orange.nc.us/planning/documents/FinalAdoptedSGP1.pdf>

Hillsborough-Orange Interlocal Land Management Agreement-

<http://www.co.orange.nc.us/planning/documents/Hillsborough-OrangeInterlocalLandManagementAgreement.pdf>

FINANCIAL IMPACT: Other than staff time, there is no financial impact associated with receiving this information. This work is being completed by existing Planning staff in the Department's Comprehensive Planning Division.

RECOMMENDATION(S): The Planning Director recommends the Planning Board receive the information from staff and ask any questions it may have regarding the upcoming public hearing and next steps.

COMPREHENSIVE PLAN / FUTURE LAND USE MAP AND UNIFIED DEVELOPMENT ORDINANCE (UDO) AMENDMENT OUTLINE Other-2013-02

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

A. AMENDMENT TYPE

Map Amendments

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

Text Amendments

- Comprehensive Plan Text:
Section(s): None at this stage.
- UDO Text:
 - UDO General Text Changes
 - UDO Development Standards
 - UDO Development Approval Processes
 Section(s):
- Other: Town of Hillsborough/Orange County Central Orange Coordinated Area Land Use Plan

B. RATIONALE

1. Purpose/Mission

Initiate the implementation of the Hillsborough-Orange Interlocal Land Management Agreement (2009) beginning with the adoption of a joint Town of Hillsborough/Orange County Central Orange Coordinated Area Land Use Plan. The intent of the coordinated planning areas defined in the Agreement is to provide clear

and consistent guidance for land use/zoning decisions, coordinated growth patterns, and a distinction between areas that are to have urban characteristics from those that are to remain rural.

Subsequent implementation of the Agreement will result in:

- 2030 Comprehensive Plan amendments to implement the joint Land Use Plan;
- adjustment of the Town's Extra Territorial Jurisdiction (abandonment of some existing ETJ by the Town and the County granting new ETJ); and
- amendments to the County's Unified Development Ordinance.

2. **Analysis**

The required analysis will be part of the subsequent evaluation, development and approval of project implementation actions.

3. **Comprehensive Plan Linkage (i.e. 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.

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-1.2:

Evaluate and report on whether existing and approved locations for future residential and non-residential developments are coordinated with the location of public transportation, commercial and community services, and adequate supporting infrastructure (i.e., water and sewer services, high-speed internet access, streets and sidewalks).

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.

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.

Land Use Goal 6: A land use planning process that is transparent, fair, open, efficient, and responsive.

Objective LU-6.1:

Undertake a comprehensive effort to inform and involve the citizens of Orange County in the land use planning process.

Objective LU-6.2:

Maintain a cooperative joint planning process among the County municipalities and those organizations responsible for the provision of water and sewer services to guide the extension of service in accordance with the Comprehensive Plan, the Orange County-Chapel Hill-Carrboro Joint Planning Agreement and Land Use Plan, and the policies of the municipalities.

4. New Statutes and Rules

N/A

C. PROCESS

1. TIMEFRAME/MILESTONES/DEADLINES

- a. BOCC Authorization to Proceed

June 18, 2013

- b. BOCC Public Hearing

September 9, 2013 (quarterly public hearing)

November 5, 2013 (BOCC receives Planning Board recommendation, considers adoption, and provides direction to staff on next steps)

- c. BOCC Updates/Checkpoints

- d. Other

2. PUBLIC INVOLVEMENT PROGRAM

Mission/Scope: Public Hearing process consistent with NC State Statutes and Orange County ordinance requirements. Additionally, staff will hold one Public Input Meeting in August to review the Plan that was adopted by the Town of Hillsborough in March 2013. Town staff will attend the meeting.

At the February 21, 2013 joint meeting with the Town of Hillsborough, BOCC members and the County Manager had questions about the concept of a Central Orange Rural Buffer and notification of the public if such a concept were to come

forward from staff. There were also general questions regarding notification and some concern expressed over the notification of the public within areas to be effected by Extraterritorial Jurisdiction (ETJ) swaps. Link to minutes of the joint meeting with Hillsborough: <http://server3.co.orange.nc.us:8088/weblink8/0/doc/28127/Page1.aspx>

At this time, staff is recommending a public hearing on land uses within the Urban Services Area only, which the Town adopted in March. The Urban Services Area includes the Town’s existing planning jurisdiction (Town Limits and ETJ) plus some additional areas of County jurisdiction. These are the areas to be served by Town public water and/or sewer services and are generally located around the Town’s fringe (darker blue and orange areas on attached Interlocal Agreement map).

Staff will ask the BOCC to approve separate Amendment Outline forms before the ETJ swap is initiated and to determine if staff is to further explore a Rural Buffer concept around Hillsborough. Therefore, subsequent Amendment Outlines will describe respective citizen outreach and public notification plans.

a. Planning Board Review:

October 2, 2013

b. Advisory Boards:

c. Local Government Review:

d. Notice Requirements

This item will be included in the Quarterly Public Hearing legal ad which will be published on August 28 and September 4, 2013

e. Outreach:

General Public: Public Input Meeting August 2013

Small Area Plan Workgroup:

Other:

3. FISCAL IMPACT

Existing Planning staff will accomplish the work required to develop the Town of Hillsborough/Orange County Central Orange Coordinated Area Land Use Plan. The required legal ad will be paid with Departmental funds already budgeted for this purpose.

D. AMENDMENT IMPLICATIONS

See Sections B.1 and C. 2. Of this Amendment Outline.

E. SPECIFIC AMENDMENT LANGUAGE

See attached Town of Hillsborough Future Land Use Plan (2013).

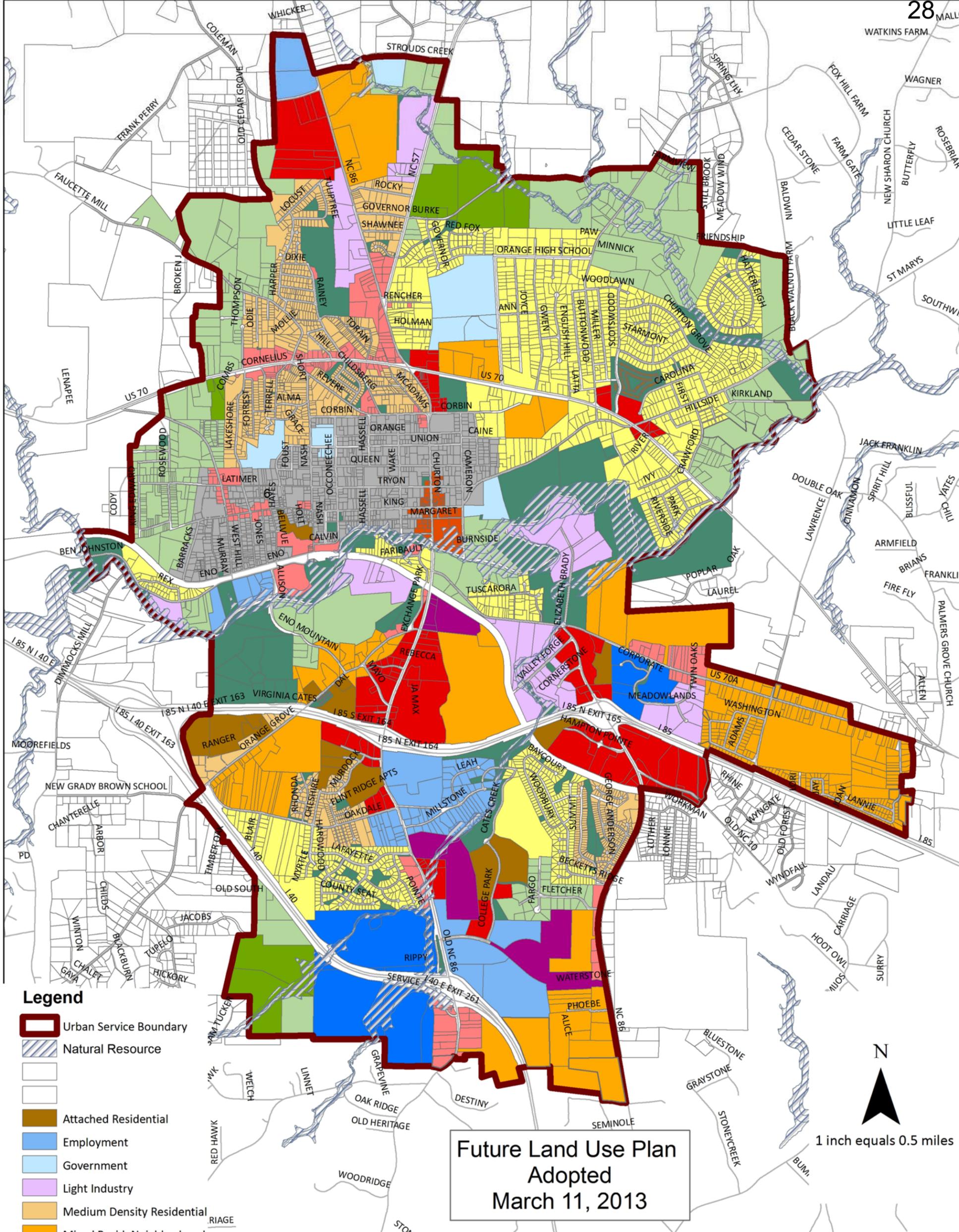
Primary Staff Contact:

Tom Altieri, AICP

Planning Department

(919) 245-2579

taltieri@orangecountync.gov



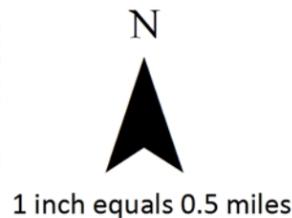
Legend

-  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 **inside** the Urban Services Boundary **without** a Future Land Use designation have not yet been discussed by the Planning Board. 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**.

Future Land Use Plan
Adopted
March 11, 2013



Adopted March 11, 2013

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**

Adopted March 11, 2013

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

Adopted March 11, 2013

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**

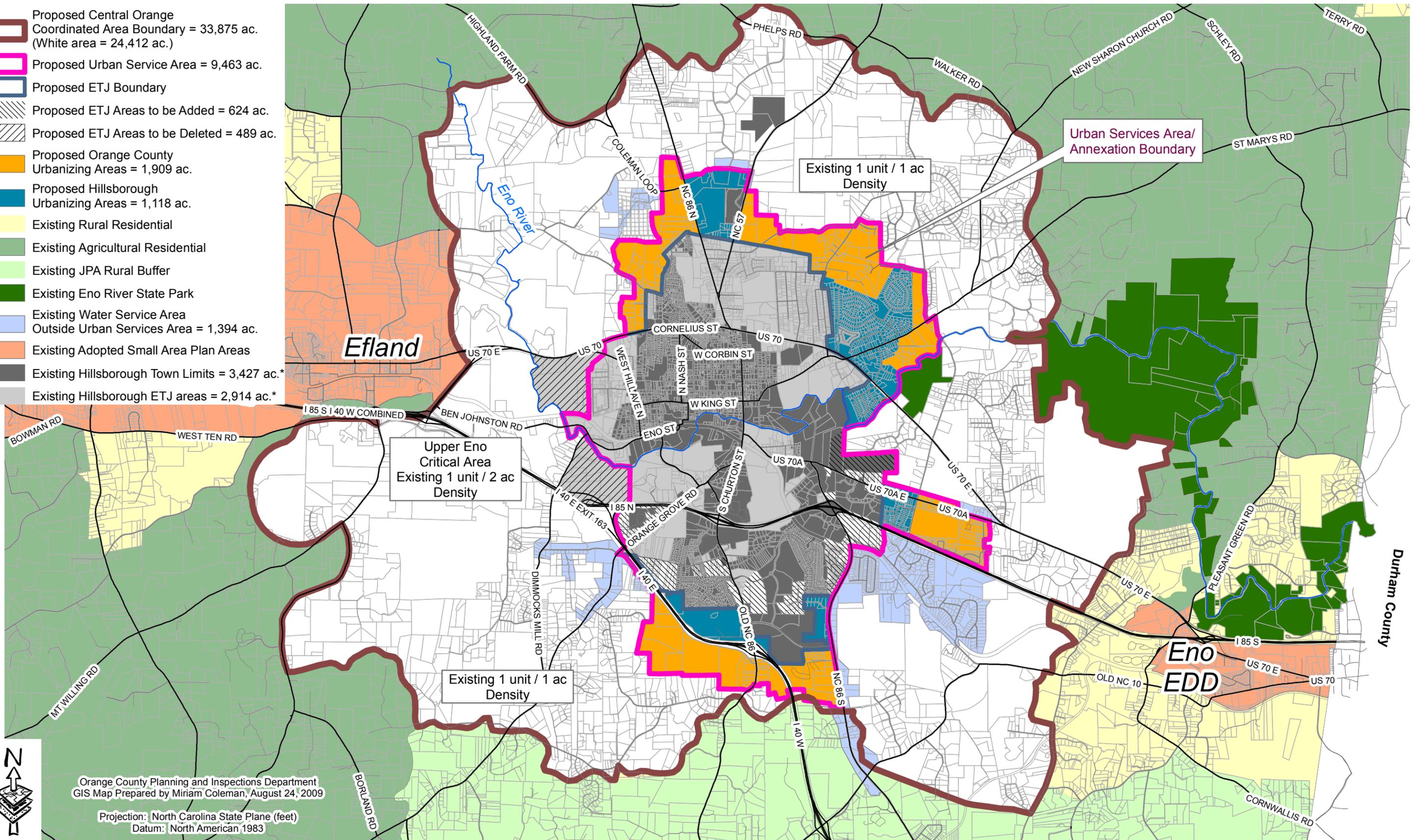
Suburban Office Complex. These areas provide opportunities to for office and employment enterprises which do not rely on walk-in customers or have a manufacturing component. Businesses may be large or small but will generally arrange themselves in a campus setting with limited walkability and supporting 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**

Town of Hillsborough/Orange County Strategic Growth Plan Phase II Central Orange Coordinated Area

Legend

-  Proposed Central Orange Coordinated Area Boundary = 33,875 ac. (White area = 24,412 ac.)
-  Proposed Urban Service Area = 9,463 ac.
-  Proposed ETJ Boundary
-  Proposed ETJ Areas to be Added = 624 ac.
-  Proposed ETJ Areas to be Deleted = 489 ac.
-  Proposed Orange County Urbanizing Areas = 1,909 ac.
-  Proposed Hillsborough Urbanizing Areas = 1,118 ac.
-  Existing Rural Residential
-  Existing Agricultural Residential
-  Existing JPA Rural Buffer
-  Existing Eno River State Park
-  Existing Water Service Area Outside Urban Services Area = 1,394 ac.
-  Existing Adopted Small Area Plan Areas
-  Existing Hillsborough Town Limits = 3,427 ac.*
-  Existing Hillsborough ETJ areas = 2,914 ac.*



Orange County Planning and Inspections Department
GIS Map Prepared by Miriam Coleman, August 24, 2009

Projection: North Carolina State Plane (feet)
Datum: North American 1983

* Town of Hillsborough has annexed since the 2009 adoption of this map. The new town limits are shown on this map.