



## Town of Hillsborough/Orange County Extraterritorial Jurisdiction (ETJ) Adjustments



### Questions and Answers (Q &A) On Properties to be Added or Removed to the Town of Hillsborough ETJ

#### **What is an Extraterritorial Jurisdiction (ETJ)?**

The ETJ is an area outside of the Town's corporate limits over which the town exercises its zoning and planning authority.

#### **Why are adjustments to the Town's ETJ proposed?**

Through a previous joint planning process with Orange County, the Town identified an Urban Service Area within which it is anticipated that municipal services will be provided, and within which property is expected to be annexed into the Town Limits of Hillsborough as development occurs. It is not expected that Hillsborough will extend water and sewer service outside of this Urban Services Area except for reasons of public health, safety, and general welfare. To establish consistency with the Town's Urban Service Area, properties inside of the Urban Services Area but presently outside the ETJ are proposed to be added to the ETJ; and properties outside of the Urban Services Area but presently within the ETJ are proposed to be removed from the ETJ.

#### **How will this affect my current residential property?**

All **new** additions, decks, porches, fences, pools, storage sheds, etc. will be required to be in compliance with the Town's zoning requirements.

#### **How will this affect my current non-residential property?**

All **new** buildings and/or additions, signs, parking areas, landscaping, etc. will be required to be in compliance with the Town's zoning requirements.

#### **How will this affect my undeveloped property?**

All future developments will be subject to the Town's Unified Development Ordinance (UDO) requirements including zoning, site plan and subdivision regulation.

#### **Does this change affect the issuance of building permits?**

No. Orange County Building Inspections currently issues building permits for both areas, within and outside the ETJ.

#### **Will police and fire protection change?**

No. The Orange County Sheriff's Department and local fire station now serving your area will continue to serve your property.

#### **What are the next steps?**

The Orange County Board of County Commissioners will consider a resolution to support the Town's adjustments to its ETJ at its January 23, 2014 meeting. With a County approved resolution, the Town of Hillsborough will schedule a special public hearing, date to be determined, to consider adopting an ETJ ordinance and to apply its zoning.

#### **Will I receive additional notification of any future public hearings that may affect the zoning of my property?**

Yes. Counties and Towns are required by law to mail public hearing notices to property owners when considering rezoning.