

Proposed Efland Overlay Districts

Questions & Answers

1. What is being proposed?

Orange County is proposing to add two new zoning overlay districts in the Efland area that will implement some of the recommendations contained in the adopted Efland-Mebane Small Area Plan. The Small Area Plan was developed by a community task force and adopted by the Board of County Commissioners in 2006.

Adding the two new overlay districts will be accomplished by amending the text of the Comprehensive Plan and Unified Development Ordinance and by delineating the boundaries of the overlay districts on the Zoning Atlas (Map).

2. What is a zoning overlay district?

Zoning overlay districts are regulatory tools that create a special zoning district, placed over the existing base zones, which identifies special provisions in addition to those in the underlying base zone. Regulations are attached to the overlay district to guide development within the specified area and to encourage or discourage specific types of development.

3. Why is this proposal necessary?

The adopted Efland-Mebane Small Area Plan called for design standards in the Efland area because it is an area of the county proposed for growth and development. It is also an area of the county served, or intended to be served, by public water and sewer systems. Public water and sewer systems allow land to be developed more intensively than land that is dependent on individual wells and septic systems.

Because the large majority of Orange County is not intended for a large amount of growth and will remain on individual water and septic systems, the County's development regulations are more tailored to large lot (e.g., measured in acres) development. In the Efland area, smaller sized lots already exist and larger lots are likely to be subdivided into smaller lots because of the availability of public water and sewer systems. Some of the County's development regulations are unsuitable for smaller-lot development. For instance, buffers in the more rural areas of the county can sometimes be up to 100-feet in width. On smaller sized lots, a buffer of this width is typically not feasible because a lot may be only 100-feet wide. Therefore, a 100-foot buffer would encumber the entire lot. In order to fix this potential conflict, the zoning overlay districts would require a much smaller buffer between lots.

Since the Efland area is an area of the county proposed for additional growth, it is also important to encourage high quality growth. In order to promote high quality growth, the zoning overlay districts have requirements for site design and architectural design. The

requirements are not overbearing but are proposed in order to protect existing development and to maximize the potential that new development will have a positive effect on the area.

4. Does this proposal affect my single-family house or my existing business use?

The zoning overlay district requirements do not pertain to existing commercial development so long as property continues to be used as it is currently being used. Furthermore, the requirements do not pertain to new or existing single family detached houses.

5. Wasn't something like this recently done for this area?

A substantially similar proposal was presented at the November 19, 2012 quarterly public hearing but it was not adopted by the Board of County Commissioners. Planning staff is bringing the proposal back through the process to be considered again for adoption.

6. What if I still have questions after reviewing the information on the website?

If you have questions or need additional information, you may contact Perdita Holtz in the Orange County Planning Department by phone at (919) 245-2575 and she will assist you.

7. When can I let elected officials (County Commissioners) know what I think about the proposal?

The joint Board of County Commissioners/Planning Board **public hearing** on the proposed amendments will be held on **Monday, February 24, 2014** at 7:00 p.m. at the Department of Social Services located at 113 Mayo Street in Hillsborough, North Carolina. Interested persons are invited to address the Board of County Commissioners and Planning Board with their comments regarding the proposed amendments. In the interest of time, speakers generally have three minutes per person to address the Boards.