

Orange County Land Use Plan Categories

The land use categories contained in the Orange County Land Use Element are based on five basic categories, which have been refined into a more detailed classification system to meet the specific needs of the County. These categories are presented below:

<u>BASIC CATEGORY</u>	<u>ORANGE COUNTY LAND USE PLAN CATEGORIES</u>
DEVELOPED	Urban Existing Urban Activity Node Proposed Urban Activity Node
TRANSITION	10-Year Transition 20-Year Transition Commercial Transition Activity Node Commercial-Industrial Transition Activity Node Economic Development (Transition) Activity Node
COMMUNITY	Rural Community Activity Node
RURAL	Rural Buffer Rural Residential Agricultural-Residential Rural Neighborhood Activity Node Rural Industrial Activity Node Agricultural Areas Stoney Creek Basin
CONSERVATION	Public Interest Area Water Supply Watershed Water Quality Critical Area Resource Protection Area New Hope Creek Corridor Open Space

A description of each land use plan category is contained on the following pages.

LAND USE PLAN CATEGORY DESCRIPTIONS

10-YEAR TRANSITION. Land located in areas that are in the process of changing from rural to urban, that are suitable for urban-type densities and should be provided with public utilities and services within the first 10-year phase of the Plan.

20-YEAR TRANSITION. Land located in areas that are in the process of changing from rural to urban, that are suitable for urban-type densities and should be provided with public utilities and services within the second 10-year phase of the Plan.

AGRICULTURAL AREAS. Land which is actively being used for farming and forestry purposes and which qualify for or are listed for, use value taxation purposes.

AGRICULTURAL RESIDENTIAL. Land in the rural areas where the prevailing land use activities are related to the land (agriculture, forestry) and which is an appropriate location for the continuation of these uses.

COMMERCIAL TRANSITION ACTIVITY NODE. Land focused on designated road intersections within either a 10-year or 20-year transition area that is appropriate for retail and other commercial uses.

COMMERCIAL-INDUSTRIAL TRANSITION ACTIVITY NODE. Land focused on designated road intersections within either a 10-year or 20-year transition area that is appropriate for retail and other commercial uses and/or manufacturing and other industrial uses.

ECONOMIC DEVELOPMENT ACTIVITY NODE: Land in Transition areas of the County which has been specifically targeted for economic development activity consisting of light industrial, distribution, office, service/retail uses, and flex space (Typically one-story buildings designed, constructed, and marketed as suitable for use as offices but able to accommodate other uses; e.g., warehouse, showroom, manufacturing assembly or similar operations.). Such areas are located adjacent to interstate and major arterial highways, and subject to special design criteria and performance standards.

EXISTING URBAN ACTIVITY NODE. Land corresponding to "activity centers" designated by the Towns of Chapel Hill and Carrboro and similarly identified for the Towns of Hillsborough and Mebane.

EXTRACTIVE USE. Land designated to encompass operations designed primarily for the mining and quarrying of those substances which are legally removable from the ground and substrata.

NEW HOPE CREEK CORRIDOR OPEN SPACE. Some of the land in the Resource Protection Areas and a portion of the Public Interest Area designated as significant and worthy of protection according to the New Hope Corridor Open Space Master Plan completed in April of 1991. This category is part of a system of open space in Durham and Orange Counties along New Hope Creek and its tributaries between Eno River State Park and U.S. Army Corps of Engineers land north of Jordan Lake. The New Hope Corridor Open Space is made up of critical environmental areas such as stream beds, floodplains, steep slopes, and larger tracts of historic, educational, or recreational value.

PROPOSED URBAN ACTIVITY NODE. Land corresponding to proposed "activity centers" designated by the Towns of Chapel Hill and Carrboro.

PUBLIC INTEREST AREA. Land which contains public or quasi-public uses such as publicly owned land, research forests or known archaeological or historical sites.

RESERVOIR. Land which contains a public water supply source, or the necessary attributes for placement of a water supply impoundment to supply an adequate quality of water for public purposes.

RESOURCE PROTECTION AREAS. Land designated as Primary Conservation Areas which contains sensitive environmental resources, historically significant sites, and features considered unbuildable because of their limitations or unsuitability for development. This includes wetlands and floodplains along drainage tributaries, steep slope areas (15% or greater), natural areas, wildlife habitats and corridors, and significant historic and archaeological sites. These areas form the basis for conservation network within which other land uses are situated.

RURAL BUFFER. Land adjacent to an Urban or Transition area which is rural in character and which should remain rural, contain very low-density residential uses and not require urban services during the plan period.

RURAL COMMUNITY 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 any of the following uses: church, fire station, small post office, school, or other similar institutional uses and one or more commercial uses.

RURAL INDUSTRIAL ACTIVITY NODE. Land focused on designated road intersections within a Rural Residential or Agricultural-Residential area that is appropriate 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 Residential or Agricultural-Residential area that is appropriate for small scale commercial uses characteristic of "Mom and Pop" convenience stores and gas stations.

RURAL RESIDENTIAL. Land in the rural areas of the County which is appropriate for low intensity and low-density residential development and which would not be dependent on urban services during the plan period.

STONE CREEK BASIN. Land within the boundaries of the 4,696 acre Stoney Creek Drainage Basin southeast of the Town of Hillsborough in portions of Hillsborough, Eno, and Chapel Hill Townships. The area is triangular in shape and is bounded generally by I-85 to the north, the University Spur of Southern Railroad to the east, and NC Highway 86 to the west. The Stoney Creek Basin Small Area Plan was adopted by the Orange County Board of Commissioners on August 5, 1996. The plan emphasizes retaining the area's rural character and protecting landowners' rights.

URBAN. Land that is within the corporate limits of a town and, therefore, under the jurisdiction of the Land Use Plan for the Town.

WATER SUPPLY WATERSHED. Land draining to existing reservoirs which serve as public water supplies, or to potential reservoir sites or stream intakes for drinking water withdrawal which have been designated for protection against threats to the water quality of future water supplies, in accordance with County watershed protection programs and the North Carolina Water Supply Watershed Protection Act of 1989.

WATERSHED CRITICAL AREA. The land area within one-half mile of the normal pool elevation of an existing or proposed public water supply impoundment, or the ridge line of the watershed, whichever is closest to the normal pool elevation of the reservoir.