

**AN ORDINANCE TO REGULATE
THE SUBDIVISION OF LAND IN
ORANGE COUNTY, NORTH CAROLINA**

SECTION I. PURPOSE, AUTHORITY, JURISDICTION, PRIVATE PROPERTY RIGHTS AND APPLICATIONS TO BE PROCESSED EXPEDITIOUSLY

Amended
3/14/00

I - A. PURPOSE

The purpose of these subdivision regulations is to guide and regulate the subdivision of land within Orange County, for sale or building development, in order to insure the public health, safety, and welfare, and to provide for the sound use of land. The regulations included herein are designed to insure adequate planning of street systems; to avoid overcrowding of land, prevent fire, panic, and other dangers; insure that water and sewage systems be safe and adequate; to prevent flood damage; to facilitate an orderly use of land; to insure the proper legal description and monumenting of subdivided land; and to encourage the proper management of Orange County's natural resources.

It is the expressed purpose of this Ordinance to provide for, in addition to the above, the protection of water resources in Orange County, through the use, alone or in combination, of buffer zones, varying lot sizes, slope restrictions, vegetation, or other equally effective techniques. Innovative techniques on the part of the developer are encouraged where these techniques can be shown to be as effective as the specific requirements of the Ordinance.

I - B. AUTHORITY

The County of Orange hereby establishes and adopts these regulations governing the subdivision or re-subdivision of land pursuant to the authority granted it by the General Statutes of North Carolina, Chapter 39, Articles 5 and 5A and Chapter 47, Article 2, Section 30, and Chapter 153A, Article 18, Part 2.

I - C. JURISDICTION

These regulations shall govern each and every subdivision or re-subdivision of land within Orange County outside the subdivision jurisdiction of any incorporated municipality in the County.

I - D. PRIVATE PROPERTY RIGHTS

Amended
1/17/79

This Ordinance, all material included herein by reference and all material used for the administration of this Ordinance, do not take any property, property right nor property use nor convert any of these to public use except by due process of law.

I - E. APPLICATIONS TO BE PROCESSED EXPEDITIOUSLY

Amended
3/14/00

Recognizing that inordinate delays in acting upon appeals or applications may impose unnecessary costs on the appellant or applicant, the county shall make every reasonable effort to process appeals and permit applications as expeditiously as possible, consistent with the need to ensure that all development conforms to the requirements of this chapter

I - F. SPECIAL FLOOD HAZARD AREA STANDARDS

Amended
4/21/09

Section 6.32 of the Orange County Zoning Ordinance is hereby adopted by reference.