

Existing Zoning

As Map 18 shows, most of the Focus Area is currently zoned EDD (Economic Development District) which is divided into Primary and Secondary categories. Whispering Pines subdivision is currently zoned R2 (Low and Medium Intensity Residential). Remaining areas of the Focus Area are currently zoned R1 (Rural Residential).

Additionally, much of the Focus Area is within the Major Transportation Corridor (MTC) zoning overlay district. The MTC requires buffering and setbacks within the overlay area. However, the EDD Design Manual permits limited breaks within the required buffer.

G. Intergovernmental Context

The Focus Area is within the City of Durham's Urban Growth Area, as designated in the City's Comprehensive Plan. The small lots that extend along the Orange/Durham border are located within Durham's city limits. Durham's Future Land Use Map designates much of the Focus Area as Industrial and the remainder of the Urban Growth Area within Orange County as Very Low or Low Density Residential (see Map 19). Under State annexation statutes, the City of Durham may annex lands into its City Limits.

Durham and Orange Counties have worked cooperatively in recent years in regard to planning issues. In early 2005, the three affected governments (Durham City and County [which operate a consolidated Planning Department] and Orange County) adopted resolutions establishing the intent to cooperate with regard to planning issues in certain defined areas. The Focus Area is included in the cooperative planning area.

As was stated in Section D, Water Service and Sanitary Sewer Service, Orange County and the City of Durham would pursue Interlocal Agreements for Utility Services the purpose of providing these services to the Focus Area.

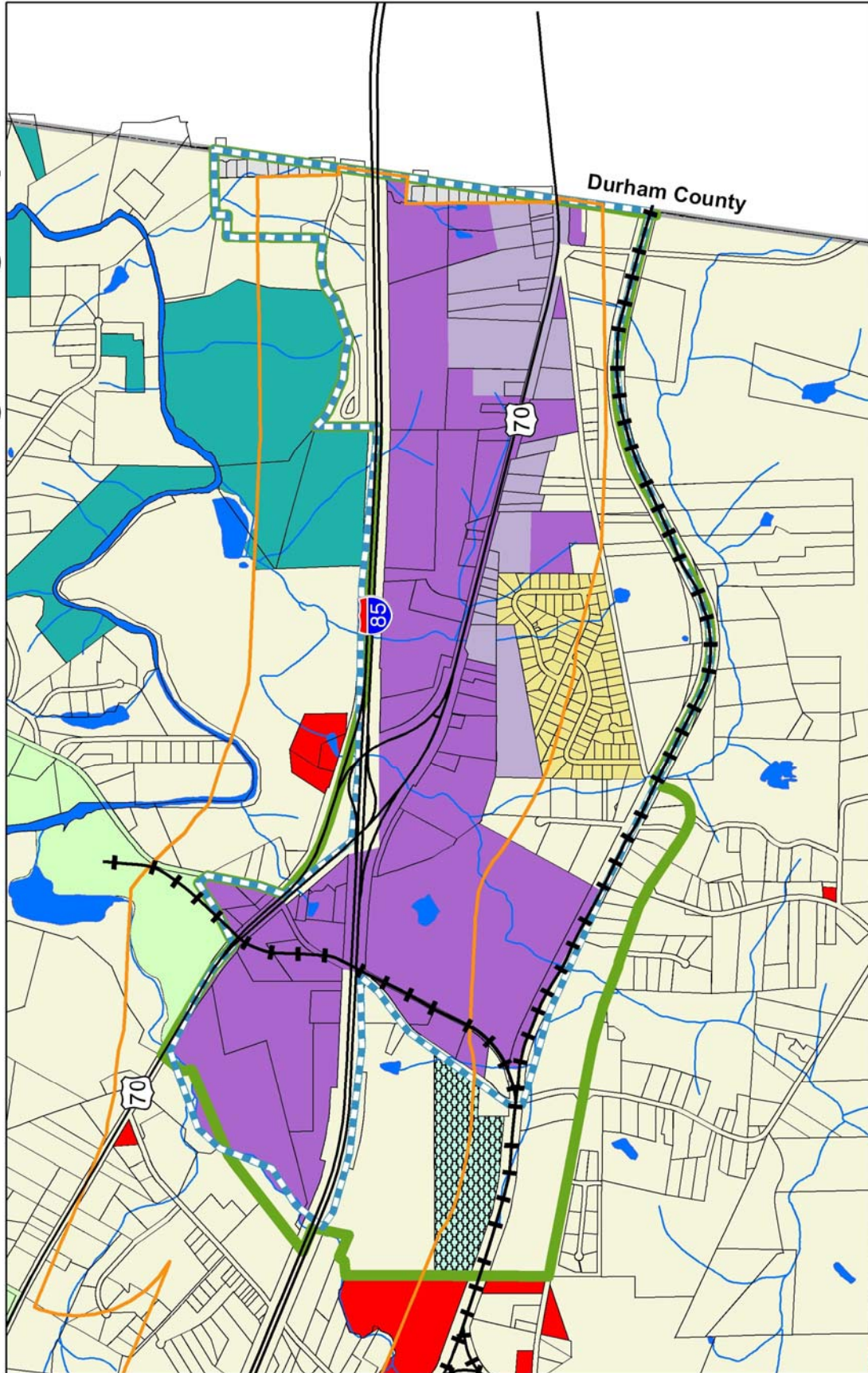
City of Durham Existing Water and Sewer and Annexation Policies

The City of Durham currently follows two policies regarding water and sewer extensions to its system that would apply should the City look to extend utilities into the Eno EDD:

- The City of Durham requires that water and sewer utility extension is contingent upon a request for voluntary annexation.
- The City of Durham currently does not pursue involuntary annexation.

Based on these policies, it is expected that any future development within the Eno EDD that requests water and sewer service from the City of Durham would at some point be annexed by the City of Durham.

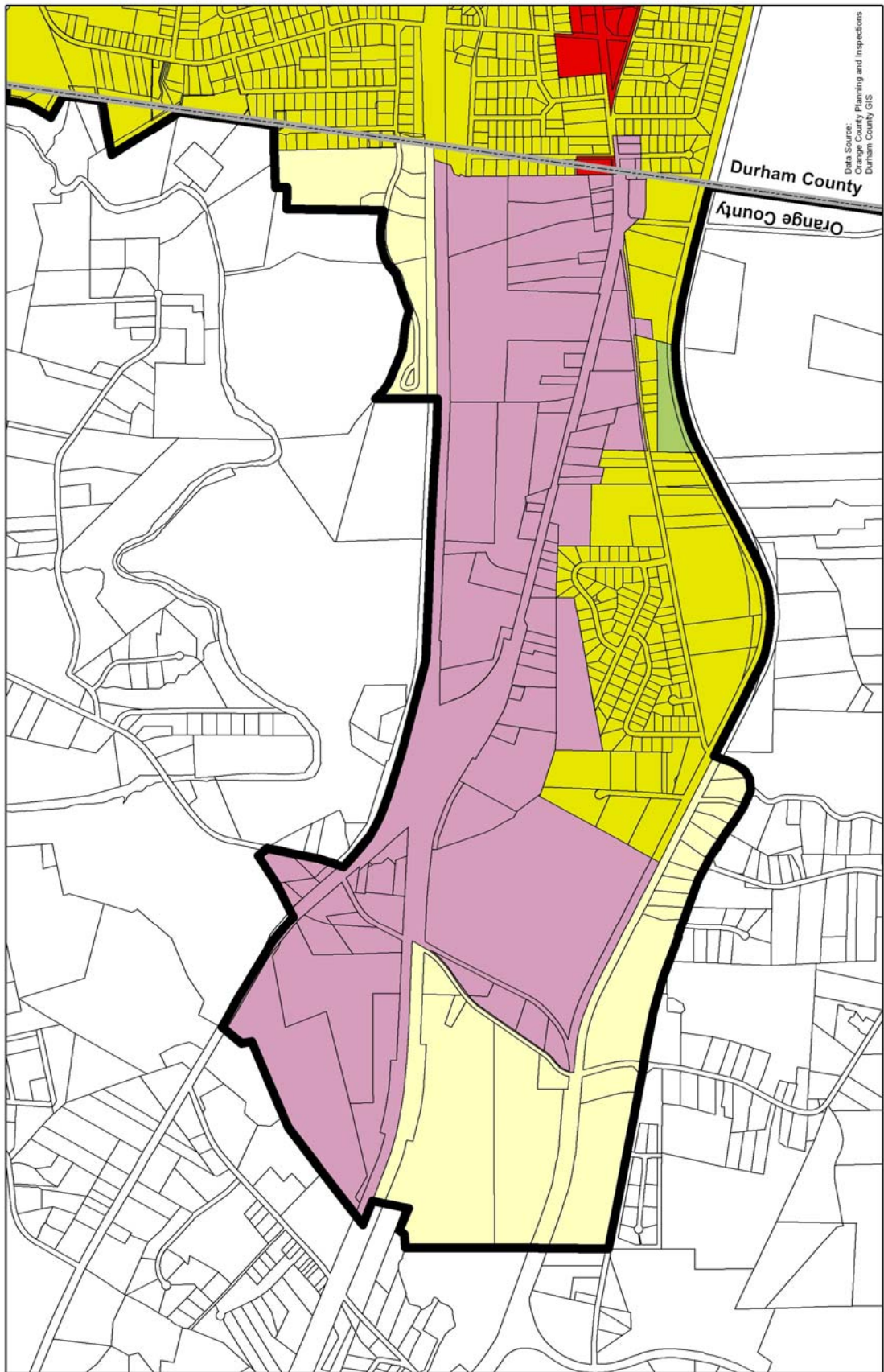
Eno EDD Area Small Area Plan - Existing Zoning Map



Orange County Planning and Inspection Department
GIS Map Prepared by Brian Carson May 27, 2008

- Eno EDD SAP Focus Area
- Durham Urban Growth Area
- Railroad
- Parcels
- Streams
- County Boundary
- Water Bodies
- AR
- EC5
- NC2
- PDHR4
- PID
- R1
- R2
- RB
- Durham
- Major Transportation Corridor Overlay
- Eno EDD Primary
- Eno EDD Secondary

City of Durham's Urban Growth Area and Future Land Use Within Orange County



Data Source:
Orange County Planning and Inspections
Durham County GIS



Orange County Planning and Inspections Department
GIS Map Prepared by Brian Carson March 13, 2008

	Durham Urban Growth Area
	Commercial
	Industrial
	Low Density Residential (4 DU/Acre or less)
	Very Low Density Residential (2 DU/Acre or less)
	Recreation / Open Space