



**Appendix G. Land Use Classification and Overlay Locational Criteria**

The land use classifications and overlays are determined by a set of locational criteria specific to each classification. Land in the County was evaluated using the following set of criteria in order to determine the suitability of certain locations to contain various land uses. The locational criteria include:

- Land/Slope
- Hydrology
- Flora and Fauna
- Soil Conditions
- Public Services/Utilities
- Transportation System
- Energy Use
- Placement
- Agriculture and Forestry
- Population Density
- Historic and Cultural Features

Table G-1 provides the specific locational criteria for each land use classification.

**TABLE G-1: LAND USE CLASSIFICATION AND OVERLAY LOCATIONAL CRITERIA**

Land Use Classifications and Overlays		Locational Criteria
<b>Developed</b>	<b>Urban</b>	<ul style="list-style-type: none"> <li>▪ <b>Land/Slope:</b> No evaluation.</li> <li>▪ <b>Hydrology:</b> No evaluation.</li> <li>▪ <b>Flora and Fauna:</b> No evaluation.</li> <li>▪ <b>Soil Conditions:</b> No evaluation.</li> <li>▪ <b>Public Services/Utilities:</b> Located in areas which are or could be reasonably and effectively served by centralized public services and utilities.</li> <li>▪ <b>Transportation System:</b> No evaluation</li> <li>▪ <b>Energy Use:</b> No evaluation.</li> <li>▪ <b>Placement:</b> Located within the municipal boundaries or Extra-Territorial Jurisdiction (ETJ) of the Towns of Chapel Hill, Carrboro, Hillsborough, or the City of Mebane.</li> <li>▪ <b>Agriculture and Forestry:</b> No evaluation.</li> <li>▪ <b>Population Density:</b> No evaluation.</li> <li>▪ <b>Historic and Cultural:</b> No evaluation.</li> </ul>



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Land Use Classifications and Overlays		Locational Criteria
Transition	10-Year Transition & 20-Year Transition Areas	<ul style="list-style-type: none"> <li>▪ <b>Land/Slope:</b> No significant slope or topography problem that would unreasonably increase the cost of extending water and sewer lines.</li> <li>▪ <b>Hydrology:</b> Located outside of 100-year flood areas as identified by the Corps of Engineers. Where special flood hazard areas and wetlands exist, protection shall be provided through proper site design and construction practices in accordance with County, State and Federal requirements.</li> <li>▪ <b>Flora and Fauna:</b> Located away from sites that would, if developed, create a threat to unique or endangered species as identified by the state or federal government.</li> <li>▪ <b>Soil Conditions:</b> Located in areas where general soil conditions are suitable for urban uses because of good drainage characteristics and load bearing capacity for site development.</li> <li>▪ <b>Public Services/Utilities:</b> Located in areas which are or could be reasonably and efficiently served by centralized public services and utilities.</li> <li>▪ <b>Transportation System:</b> Located in areas that have very good road access, as well as service by rail lines. These areas should have the most complete transportation network in the county's planning jurisdiction.</li> <li>▪ <b>Energy Use:</b> Located within less than a 5-minute commuting time from small-scale commercial uses and a 5-10 minute commuting time from major commercial uses or an Urban area.</li> <li>▪ <b>Placement:</b> Located in areas which are in transition from rural or low-density uses to urban or higher density uses.</li> <li>▪ <b>Agriculture and Forestry:</b> Located away from areas where development would have a detrimental impact on productive agricultural uses and managed forest land.</li> <li>▪ <b>Population Density:</b> Located in areas with moderate to high population densities.</li> <li>▪ <b>Historic and Cultural:</b> Located away from areas where development would have a detrimental impact on state or federally acknowledged historic-cultural sites or county identified Public Interest Areas.</li> </ul>



*Appendix G: Land Use Classification and Overlay Locational Criteria*

Land Use Classifications and Overlays		Locational Criteria
Transition	Commercial Transition Activity Node	<ul style="list-style-type: none"> <li>▪ <b>Land/Slope:</b> Located on land with slopes of less than 15% grade. Where slopes of 15% or greater are present, protection shall be provided through proper site design and construction practices.</li> <li>▪ <b>Hydrology:</b> Located outside of 100-year flood areas as identified by Corps of Engineers. Where special flood hazard areas and wetlands exist, protection shall be provided through proper site design and construction practices in accordance with County, State and Federal requirements.</li> <li>▪ <b>Flora and Fauna:</b> Located away from sites that would, if developed, create a threat to unique or endangered species as identified by the state or federal government.</li> <li>▪ <b>Soil Conditions:</b> Located in areas where general soil conditions are suitable for urban uses because of good drainage characteristics and load bearing capacity for site development.</li> <li>▪ <b>Public Services/Utilities:</b> Located in areas which are or could be reasonably and efficiently served by centralized public services and utilities.</li> <li>▪ <b>Transportation System:</b> Located at the intersection of arterial and/or collector highways or in proximity to other major transportation networks.</li> <li>▪ <b>Energy Use:</b> Located within less than a 10 minute commute from an Urban area.</li> <li>▪ <b>Placement:</b> Located in areas near major transportation routes that could be provided with public water and wastewater services and is appropriate for retail and other commercial uses.</li> <li>▪ <b>Agriculture and Forestry:</b> Located away from areas where development would have a detrimental impact on productive agricultural uses and managed forest land.</li> <li>▪ <b>Population Density:</b> Located in areas with moderate to high population densities.</li> </ul> <p><b>Historic and Cultural:</b> Located away from areas where development would have a detrimental impact on state or federally acknowledged historic-cultural sites or County identified Public Interest Areas.</p>



*Appendix G: Land Use Classification and Overlay Locational Criteria*

Land Use Classifications and Overlays		Locational Criteria
<b>Transition</b>	<b>Commercial-Industrial Transition Activity Node</b>	<ul style="list-style-type: none"> <li>▪ <b>Land/Slope:</b> Located on land with slopes of less than 15% grade. Where slopes of 15% or greater are present, protection shall be provided through proper site design and construction practices.</li> <li>▪ <b>Hydrology:</b> Located outside of 100-year flood areas as identified by Corps of Engineers. Where special flood hazard areas and wetlands exist, protection shall be provided through proper site design and construction practices in accordance with County, State and Federal requirements.</li> <li>▪ <b>Flora and Fauna:</b> Located away from sites that would, if developed, create a threat to unique or endangered species as identified by the state or federal government.</li> <li>▪ <b>Soil Conditions:</b> Located in areas where general soil conditions are suitable for urban uses because of good drainage characteristics and load bearing capacity for site development.</li> <li>▪ <b>Public Services/Utilities:</b> Located in areas which are or could be reasonably and efficiently served by centralized public services and utilities.</li> <li>▪ <b>Transportation System:</b> Located at the intersection of arterial and/or collector highways or in proximity to other major transportation networks.</li> <li>▪ <b>Energy Use:</b> Located within less than a 10 minute commute from an Urban area.</li> <li>▪ <b>Placement:</b> Located in areas near major transportation routes that could be provided with public water and wastewater services, which are appropriate for non-residential and higher density residential uses.</li> <li>▪ <b>Agriculture and Forestry:</b> Located away from areas where development would have a detrimental impact on productive agricultural uses and managed forest land.</li> <li>▪ <b>Population Density:</b> Located in areas with moderate to high population densities.</li> <li>▪ <b>Historic and Cultural:</b> Located away from areas where development would have a detrimental impact on state or federally acknowledged historic-cultural sites or County identified Public Interest Areas.</li> </ul>



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Land Use Classifications and Overlays		Locational Criteria
Transition	<p><b>Economic Development Transition Activity Node</b></p>	<ul style="list-style-type: none"> <li>▪ <b>Land/Slope:</b> Located on land with slopes of less than 15% grade. Where slopes of 15% or greater are present, protection shall be provided through proper site design and construction practices.</li> <li>▪ <b>Hydrology:</b> Located outside of 100-year flood areas and areas where wetlands are present. Where special flood hazard areas and wetlands exist, protection shall be provided through proper site design and construction practices in accordance with County, State and Federal requirements.</li> <li>▪ <b>Flora and Fauna:</b> Located in areas where detrimental development impacts on local, state, or federally-acknowledged unique or endangered species, and wildlife habitats and corridors can be mitigated through proper site design and construction practices.</li> <li>▪ <b>Soil Conditions:</b> Located in areas where general soil conditions are suitable for development because of good drainage characteristics and load-bearing capacity for development.</li> <li>▪ <b>Public Services/Utilities:</b> Located in areas which are or could be reasonably and efficiently served by centralized public services and facilities. When located in areas where such services and facilities are not present or planned, general soil conditions must be suitable for on-site sewage disposal systems.</li> <li>▪ <b>Transportation System:</b> Located in areas adjacent to interstate and major arterial highways, particularly those with the potential for providing access to public transit facilities.</li> <li>▪ <b>Energy Use:</b> Located within 10 minutes commuting time from an Urban area and designed so that business uses provided within developments limit the number of short distance commutes for goods and services.</li> <li>▪ <b>Placement:</b> Located in areas adjacent to interstate highways and other major transportation routes specifically targeted for economic development activity, such as light industrial, distribution, and retail uses.</li> <li>▪ <b>Agriculture and Forestry:</b> Located away from areas where development would have a detrimental impact upon productive agricultural uses and managed forest land, and/or where the existing landscape character can be maintained through proper site design and construction practices.</li> <li>▪ <b>Population Density:</b> Located in areas with moderate to high population densities.</li> <li>▪ <b>Historic and Cultural:</b> Located in areas where detrimental development impacts on local, state, or federally-acknowledged historic, cultural, and/or archaeological sites, or county-designated Public Interest Areas does not exist or can be mitigated through proper site design and construction practices.</li> </ul>



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Land Use Classifications and Overlays		Locational Criteria
<b>Rural</b>	<b>Rural Buffer</b>	<ul style="list-style-type: none"> <li>▪ <b>Land/Slope:</b> No evaluation.</li> <li>▪ <b>Hydrology:</b> No evaluation.</li> <li>▪ <b>Flora and Fauna:</b> Located away from sites that would, if developed, create a threat to unique or endangered species as identified by the state or federal government.</li> <li>▪ <b>Soil Conditions:</b> Located in areas where general soil conditions are suitable for on-site sewage disposal and agricultural uses.</li> <li>▪ <b>Public Services/Utilities:</b> Located in areas that will not require urban-type services.</li> <li>▪ <b>Transportation System:</b> No evaluation.</li> <li>▪ <b>Energy Use:</b> No evaluation.</li> <li>▪ <b>Placement:</b> Located in areas directly outside of Transition and Urban areas where prevailing uses are rural residential and agricultural in nature.</li> <li>▪ <b>Agriculture and Forestry:</b> See <b>Placement</b>.</li> <li>▪ <b>Population Density:</b> Located in areas with a very low-density rural population.</li> <li>▪ <b>Historic and Cultural:</b> Located away from areas where development would have a detrimental impact on state or federally acknowledged historic-cultural sites or County identified Public Interest Areas.</li> </ul>
<b>Rural</b>	<b>Rural Residential</b>	<ul style="list-style-type: none"> <li>▪ <b>Land/Slope:</b> Located on land with an overall slope of less than 15% grade. Where slopes of 15% or greater are present, protection shall be provided through proper site design and construction practices.</li> <li>▪ <b>Hydrology:</b> Located outside of 100-year flood areas as identified by the Corps of Engineers. Where special flood hazard areas and wetlands exist, protection shall be provided through proper site design and construction practices in accordance with County, State and Federal requirements.</li> <li>▪ <b>Flora and Fauna:</b> Located away from sites that would, if developed, create a threat to unique or endangered species as identified by the state or federal government.</li> <li>▪ <b>Soil Conditions:</b> Located in areas where general soil conditions are suitable for on-site sewage disposal systems.</li> <li>▪ <b>Public Services/Utilities:</b> Located in areas that will not require urban-type services.</li> <li>▪ <b>Transportation System:</b> No evaluation.</li> <li>▪ <b>Energy Use:</b> Located in areas at least 5 minutes commuting time from an activity node.</li> <li>▪ <b>Placement:</b> Located in association with other low-density rural residential uses in general proximity to developed or developing activity nodes.</li> <li>▪ <b>Agriculture and Forestry:</b> Located away from areas that would, if developed, have a detrimental impact on productive agricultural and managed forest land.</li> <li>▪ <b>Population Density:</b> Located in areas of rural population density, generally one dwelling unit per acre.</li> <li>▪ <b>Historic and Cultural:</b> Located away from areas where development would have a detrimental impact on state or federally acknowledged historic-cultural sites or County identified Public Interest Areas.</li> </ul>



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Land Use Classifications and Overlays		Locational Criteria
<b>Rural</b>	<b>Agricultural-Residential</b>	<ul style="list-style-type: none"> <li>▪ <b>Land/Slope:</b> No evaluation.</li> <li>▪ <b>Hydrology:</b> No evaluation.</li> <li>▪ <b>Flora and Fauna:</b> No evaluation.</li> <li>▪ <b>Soil Conditions:</b> Located in areas where general soil conditions are good for agriculture production.</li> <li>▪ <b>Public Services/Utilities:</b> Located in areas where urban-type services, especially water and sewer lines, are not needed and should be discouraged.</li> <li>▪ <b>Transportation System:</b> No evaluation.</li> <li>▪ <b>Energy Use:</b> No evaluation.</li> <li>▪ <b>Placement:</b> Located in areas where the prevailing activity is agriculture or forestry and which is outside of non-farm clusters of population.</li> <li>▪ <b>Agriculture and Forestry:</b> See <b>Placement</b>.</li> <li>▪ <b>Population Density:</b> Located in areas of very low population density which is dispersed in a manner typical of agriculturally productive areas.</li> <li>▪ <b>Historic and Cultural:</b> Located away from areas where development would have a detrimental impact on state or federally acknowledged historic-cultural sites or County identified Public Interest Areas.</li> </ul>
<b>Rural</b>	<b>Rural Community Activity Node</b>	<ul style="list-style-type: none"> <li>▪ <b>Land/Slope:</b> Located on land with slopes of less than 15% grade.</li> <li>▪ <b>Hydrology:</b> Located outside of 100-year flood areas as identified by Corps of Engineers. Where special flood hazard areas and wetlands exist, protection shall be provided through proper site design and construction practices in accordance with County, State and Federal requirements.</li> <li>▪ <b>Flora and Fauna:</b> Located away from sites that would, if developed, create a threat to unique or endangered species as identified by the state or federal government.</li> <li>▪ <b>Soil Conditions:</b> Located in areas where general soil conditions are suitable for on-site sewage disposal systems.</li> <li>▪ <b>Public Services/Utilities:</b> Located in areas that will not require urban-type services.</li> <li>▪ <b>Transportation System:</b> Focused on the intersection of arterial and/or collector highways and extending 0.5 miles beyond such intersections.</li> <li>▪ <b>Energy Use:</b> No evaluation.</li> <li>▪ <b>Placement:</b> Location characterized by a cross-road that serves as a focal area for the surrounding rural and farm population and contains three or more commercial or institutional land uses.</li> <li>▪ <b>Agriculture and Forestry:</b> Located at sites within rural areas that would not unreasonably intrude upon the existing landscape character.</li> <li>▪ <b>Population Density:</b> Located in areas which would serve the surrounding low-density rural and agricultural population, generally 1,000-5,000 persons.</li> <li>▪ <b>Historic and Cultural:</b> Located away from areas where development would have a detrimental impact on state or federally acknowledged historic-cultural sites or County identified Public Interest Areas.</li> </ul>



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Land Use Classifications and Overlays		Locational Criteria
<b>Rural</b>	<b>Rural Neighborhood Activity Node</b>	<ul style="list-style-type: none"> <li>▪ <b>Land/Slope:</b> Located on land with an overall slope of less than 15% grade.</li> <li>▪ <b>Hydrology:</b> Located outside of 100-year flood areas as identified by the Corps of Engineers. Where special flood hazard areas and wetlands exist, protection shall be provided through proper site design and construction practices in accordance with County, State and Federal requirements.</li> <li>▪ <b>Flora and Fauna:</b> Located away from sites that would, if developed, create a threat to unique or endangered species as identified by the state or federal government.</li> <li>▪ <b>Soil Conditions:</b> Located in areas where general soil conditions are suitable for on-site sewage disposal systems.</li> <li>▪ <b>Public Services/Utilities:</b> Located in areas that will not require urban-type services.</li> <li>▪ <b>Transportation System:</b> Focused on the intersection of arterial and/or collector highways and extending 0.25 miles beyond such intersections.</li> <li>▪ <b>Energy Use:</b> Located at least two miles from another Rural Neighborhood Activity Node.</li> <li>▪ <b>Placement:</b> Located in an area surrounded by rural or agricultural residential uses and containing one or two commercial uses.</li> <li>▪ <b>Agriculture and Forestry:</b> Located at sites within rural areas that would not unreasonably intrude upon the existing landscape character.</li> <li>▪ <b>Population Density:</b> Located in areas which would serve the surrounding low-density rural and agricultural population, generally less than 1,000 persons.</li> <li>▪ <b>Historic and Cultural:</b> Located away from areas where development would have a detrimental impact on state or federally acknowledged historic-cultural sites or County identified Public Interest Areas.</li> </ul>



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Land Use Classifications and Overlays		Locational Criteria
<b>Rural</b>	<b>Rural Industrial Activity Node</b>	<ul style="list-style-type: none"> <li>▪ <b>Land/Slope:</b> Located on land with an overall slope of less than 15% grade.</li> <li>▪ <b>Hydrology:</b> Located outside of 100-year flood areas as identified by the Corps of Engineers. Where special flood hazard areas and wetlands exist, protection shall be provided through proper site design and construction practices in accordance with County, State and Federal requirements.</li> <li>▪ <b>Flora and Fauna:</b> Located away from sites that would, if developed, create a threat to unique or endangered species as identified by the state or federal government.</li> <li>▪ <b>Soil Conditions:</b> Located in areas where general soil conditions are suitable for on-site sewage disposal systems.</li> <li>▪ <b>Public Services/Utilities:</b> Located in areas that will not require urban-type services.</li> <li>▪ <b>Transportation System:</b> Focused on the intersection of arterial and/or collector highways and extending 0.5 miles beyond such intersections.</li> <li>▪ <b>Energy Use:</b> Located at least five miles from another Rural Industrial Activity Node.</li> <li>▪ <b>Placement:</b> Located in an area surrounded by rural, very low-density residential uses, or agricultural uses.</li> <li>▪ <b>Agriculture and Forestry:</b> Located at sites within rural areas that would not unreasonably intrude upon the existing landscape character.</li> <li>▪ <b>Population Density:</b> Located in areas with a very low-density rural population.</li> <li>▪ <b>Historic and Cultural:</b> Located away from areas where development would have a detrimental impact on state or federally acknowledged historic-cultural sites or County identified Public Interest Areas.</li> </ul>
<b>Overlay</b>	<b>Public Interest Area</b>	<ul style="list-style-type: none"> <li>▪ <b>Land/Slope:</b> No limitation.</li> <li>▪ <b>Hydrology:</b> Located in areas that may be within 100-year flood areas.</li> <li>▪ <b>Flora and Fauna:</b> Located in areas that may contain unique and endangered species as identified by state or federal government.</li> <li>▪ <b>Soil Conditions:</b> No limitation.</li> <li>▪ <b>Public Services/Utilities:</b> Located in areas where urban-type services, especially water and sewer lines, are not needed and should be discouraged.</li> <li>▪ <b>Transportation System:</b> Located in areas where arterial or collector highways would not exist or be needed.</li> <li>▪ <b>Energy Use:</b> No evaluation.</li> <li>▪ <b>Placement:</b> Located in areas containing specialized uses, generally owned by public or quasi-public institutions.</li> <li>▪ <b>Agriculture and Forestry:</b> No limitations.</li> <li>▪ <b>Population Density:</b> Located in areas which by their nature would have an extremely low-density population or contain no permanent residential population.</li> </ul> <p><b>Historic and Cultural:</b> Located in areas that may have historic or cultural values as identified by state or federal governments or the county.</p>



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Land Use Classifications and Overlays		Locational Criteria
Overlay	Water Supply Watershed	<ul style="list-style-type: none"> <li>▪ <b>Land/Slope:</b> No limitation.</li> <li>▪ <b>Hydrology:</b> Integral to Land Use Overlay.</li> <li>▪ <b>Flora and Fauna:</b> No evaluation.</li> <li>▪ <b>Soil Conditions:</b> No evaluation.</li> <li>▪ <b>Public Services/Utilities:</b> Located in areas where urban-type services especially water and sewer lines should be discouraged unless a 10-Year or 20-Year Transition area is present.</li> <li>▪ <b>Transportation System:</b> No evaluation.</li> <li>▪ <b>Agriculture and Forestry:</b> No evaluation</li> <li>▪ <b>Population Density:</b> No evaluation.</li> <li>▪ <b>Historic and Cultural:</b> No evaluation.</li> </ul>
Overlay	Watershed Critical Area	<ul style="list-style-type: none"> <li>▪ <b>Land/Slope:</b> No evaluation.</li> <li>▪ <b>Hydrology:</b> Located in areas which drain directly to a water supply impoundment by overland flow and interflow or which drain directly to the main channel of trunk stream feeding the impoundment.</li> <li>▪ <b>Flora and Fauna:</b> No evaluation.</li> <li>▪ <b>Soil Conditions:</b> No evaluation.</li> <li>▪ <b>Public Services/Utilities:</b> Located in areas characterized by low-density residential minimal non-residential development.</li> <li>▪ <b>Transportation System:</b> No evaluation.</li> <li>▪ <b>Energy Use:</b> No evaluation.</li> <li>▪ <b>Placement:</b> Located in areas which are characterized by a low density residential and minimal non-residential development.</li> <li>▪ <b>Agriculture and Forestry:</b> No evaluation.</li> <li>▪ <b>Population Density:</b> Located in areas with low population densities.</li> <li>▪ <b>Historic and Cultural:</b> No evaluation.</li> </ul>
Overlay	Reservoir, Class I	<ul style="list-style-type: none"> <li>▪ <b>Land/Slope:</b> No limitation.</li> <li>▪ <b>Hydrology:</b> Located where a body of water, such as a pond or lake, confined by a dam or other barrier, is to be used for public water supply from which water flows by gravity or is pumped directly to a treatment plant or to a small intervening storage basin and thence to a treatment plant.</li> <li>▪ <b>Flora and Fauna:</b> No evaluation.</li> <li>▪ <b>Soil Conditions:</b> No evaluation.</li> <li>▪ <b>Public Services/Utilities:</b> Located in areas where urban-type services especially water and sewer lines should be discouraged unless a 10-Year or 20-Year Transition area is present.</li> <li>▪ <b>Transportation System:</b> No evaluation.</li> <li>▪ <b>Placement:</b> Located where a body of water, such as a pond or lake, confined by a dam or other barrier, is to be used for public water supply</li> <li>▪ <b>Agriculture and Forestry:</b> No evaluation</li> <li>▪ <b>Population Density:</b> No evaluation.</li> <li>▪ <b>Historic and Cultural:</b> No evaluation.</li> </ul>



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Land Use Classifications and Overlays		Locational Criteria
Overlay	Reservoir, Class II	<ul style="list-style-type: none"> <li>▪ <b>Land/Slope:</b> No limitation.</li> <li>▪ <b>Hydrology:</b> Located where a body of water, such as a pond or lake, confined by a dam or other barrier, is to be used for public water supply from which water flows by gravity or is pumped to a Class I reservoir prior to final entrance to a water treatment plant</li> <li>▪ <b>Flora and Fauna:</b> No evaluation.</li> <li>▪ <b>Soil Conditions:</b> No evaluation.</li> <li>▪ <b>Public Services/Utilities:</b> Located in areas where urban-type services especially water and sewer lines should be discouraged unless a 10-Year or 20-Year Transition area is present.</li> <li>▪ <b>Transportation System:</b> No evaluation.</li> <li>▪ <b>Placement:</b> Located where a body of water, such as a pond or lake, confined by a dam or other barrier, is to be used for public water supply</li> <li>▪ <b>Agriculture and Forestry:</b> No evaluation</li> <li>▪ <b>Population Density:</b> No evaluation.</li> <li>▪ <b>Historic and Cultural:</b> No evaluation.</li> </ul>
Overlay	Resource Protection Area	<ul style="list-style-type: none"> <li>▪ <b>Land/Slope:</b> May be located in areas where slopes are 15% or greater.</li> <li>▪ <b>Hydrology:</b> May be located in areas with wetlands and 100-year floodplain along drainage tributaries or adjacent to steep slopes.</li> <li>▪ <b>Flora and Fauna:</b> Located in areas that contain significant and natural areas and wildlife habitats, including connecting wildlife corridors, as identified by local, state, or federal inventories.</li> <li>▪ <b>Soil Conditions:</b> Located in areas that contain alluvial and/or hydric (wet soils).</li> <li>▪ <b>Public Services/Utilities:</b> Located in areas where urban-type services will not be required and should be discouraged.</li> <li>▪ <b>Transportation System:</b> Located in areas where arterial or collector highways would not exist or be needed.</li> <li>▪ <b>Energy Use:</b> No evaluation.</li> <li>▪ <b>Placement:</b> Located in areas that are best left undeveloped because of their limitations or unsuitability for development, and/or preserved because of the presence of environmentally sensitive features and/or historically significant sites.</li> <li>▪ <b>Agriculture and Forestry:</b> See <b>Placement</b>.</li> <li>▪ <b>Population Density:</b> Located in areas which by their nature would have no permanent residential population.</li> <li>▪ <b>Historic and Cultural:</b> Located in areas containing historic and/or archaeological sites listed on the National Register of Historic Places, included on the National Register Study List, designated as a local historic district or landmark, and/or identified as having a high potential for archaeological remains.</li> </ul>



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Land Use Classifications and Overlays		Locational Criteria
<b>Overlay</b>	<p><b>New Hope Creek Corridor Open Space</b></p> <p>(refer to the <i>New Hope Corridor Open Space Master Plan</i> for details.)</p>	<ul style="list-style-type: none"> <li>▪ <b>Land/Slope:</b> Located in areas where slope varies from gradual along floodplains to 20% and above.</li> <li>▪ <b>Hydrology:</b> Located primarily along New Hope Creek and its tributaries, including the 100-year floodplain. Designated as “Important Regional Wetland” by the U.S. Fish and Wildlife Service.</li> <li>▪ <b>Flora and Fauna:</b> Located in areas which contain great diversity, including regionally rare plant species, hardwood trees of size and number uncommon for their location, and important wildlife habitat.</li> <li>▪ <b>Soil Conditions:</b> Located in areas where soils vary from well-drained, moderately steep firm clay to nearly level alluvial soils subject to flooding.</li> <li>▪ <b>Public Services/Utilities:</b> Located in areas where urban-type services will not be required and should be discouraged.</li> <li>▪ <b>Transportation System:</b> Located in areas where the principal form of transportation will be bike paths and pedestrian trails located adjacent to the rights-of-way of interstate highways and minor arterials.</li> <li>▪ <b>Energy Use:</b> No evaluation.</li> <li>▪ <b>Placement:</b> Located in areas that are generally undeveloped due to slope or soil limitations, in addition to specialized use areas in Duke Forest, and paths/trails adjacent to or within road rights-of-way. Located primarily along New Hope Creek and its tributaries, including the 100-year floodplain.</li> <li>▪ <b>Agriculture and Forestry:</b> Located in areas which may be suitable for agriculture and forestry, with the exception of steep slopes. See also <b>Placement</b>.</li> <li>▪ <b>Population Density:</b> Located in areas which by their nature would be very low density residential areas. Portions in Duke Forest are not for residential use.</li> <li>▪ <b>Historic and Cultural:</b> Located in areas which may have sites and/or structures of historic or cultural value as identified by federal, state, or county government.</li> </ul>
<b>Overlay</b>	<p><b>Stoney Creek Basin</b></p> <p>(refer to the Spring 1995 UNC Students’ Report – “Three Development Options: Conventional, Density-Neutral, Neo-Traditional” and the <i>Stoney Creek Basin Small Area Plan</i> for more details.)</p>	<ul style="list-style-type: none"> <li>▪ <b>Land/Slope:</b> No evaluation.</li> <li>▪ <b>Hydrology:</b> Located 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.</li> <li>▪ <b>Flora and Fauna:</b> No evaluation.</li> <li>▪ <b>Soil Conditions:</b> No evaluation.</li> <li>▪ <b>Public Services/Utilities:</b> No evaluation..</li> <li>▪ <b>Transportation System:</b> No evaluation.</li> <li>▪ <b>Energy Use:</b> No evaluation.</li> <li>▪ <b>Placement:</b> Located 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.</li> <li>▪ <b>Agriculture and Forestry:</b> No evaluation.</li> <li>▪ <b>Population Density:</b> No evaluation.</li> <li>▪ <b>Historic and Cultural:</b> No evaluation.</li> </ul>



## *Appendix G: Land Use Classification and Overlay Locational Criteria*