



CHATHAM COUNTY COMMISSIONERS

Jim Crawford, Chairman
Mike Cross, Vice Chairman
Diana Hales
Karen Howard
Walter Petty

COUNTY MANAGER

Charlie Horne

P. O. Box 1809, Pittsboro, NC 27312-1809 • Phone: (919) 542-8200

**AN ORDINANCE AMENDING THE WATERSHED
PROTECTION ORDINANCE OF CHATHAM COUNTY**

WHEREAS, the Chatham County Board of Commissioners has considered amendments to the Chatham County Watershed Protection Ordinance, as described in Attachment A, and finds that they are reasonable and public interests are furthered; and

BE IT ORDAINED, by the Board of Commissioners of Chatham County as follows:

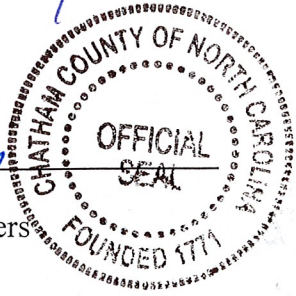
1. The amendments to the Chatham County Watershed Protection Ordinance described in Attachment A are approved.
2. This ordinance shall become effective upon its adoption.

Adopted, this the 15th day of December, 2014.

James G. Crawford, Chairman
Chatham County Board of Commissioners

ATTEST:

Lindsay K. Ray, Clerk to the Board
Chatham County Board of Commissioners



ATTACHMENT A

Watershed Ordinance Text Amendments

1. Add definition for Minor Utilities and Major Utilities to Section 109, Definitions

Minor Utility: Any above-ground structures or facilities owned by a governmental entity, a nonprofit organization or corporation used in connection with the transmission, delivery, collection, or storage of water, sewage, electricity, gas, oil, or electronic signals. Minor utilities are necessary to support development within the immediate vicinity and involve only minor structures. Examples include, but are not limited to, pump stations, community well houses and above ground utility cabinets. Excepted from this definition are Major Utilities.

Major Utility: All utility facilities other than minor utilities. Includes public utilities serving regional areas and public utility service and storage yards. Examples include, but are not limited to, electrical substations and wastewater treatment plants. This definition excludes public utility transmission lines.

2. Add subsection (c) to Sections 302, Watershed Areas Described, exempting minor utilities from minimum lot size requirements.

302 (A)(2)(c); 302 (B)(2)(c); 302 (C)(2)(c); 302 (D)(2)(c); 302 (E)(2)(c); 302 (F)(2)(c); 302 (G)(2)(c); 302 (H)(2)(c)

(c) Lots to be created for the express purpose of minor utilities are exempted from the Required Minimum Lot Area. Any noise producing equipment or generators must be stored within a structure, or must be setback a minimum fifty (50) feet from any public right-of-way or property line.

3. Add a definition for Accessory Dwelling Unit, similar to the Zoning Ordinance to Section 109, General Definitions

Accessory Dwelling Unit (i.e. guest house, pool house, garage apartment, in-house apartment) - An accessory dwelling unit that is smaller than the principal residential dwelling. The accessory dwelling unit is situated on the same lot as the principal residence and may be located within the principal residence or in a separate building with a separate access. The accessory dwelling unit is restricted to 1,500 square feet of heated living space. The use is to conform to the character of the existing structures and neighborhood, i.e. mobile homes are not allowed as an accessory dwelling unit on lots smaller than 80,000 square feet.

4. Add 1.5 acre minimum lot size requirement for lots without sewer and water to Section 302 Watershed Areas Described to be consistent with Subdivision Regulations and Zoning Ordinance.

302 (A)(2)(a); 302 (B)(2)(a); 302 (C)(2)(a); 302 (D)(2)(a); 302 (E)(2)(a); 302 (G)(2)(a); 302 (H)(2)(a)

No residential lot shall be less than 40,000 square feet *or 65,340 square feet for lots with individual wells and individual wastewater disposal systems*, except within an approved cluster development.

