



Established 1771

**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

**Resolution of the Chatham County Board of Commissioners**

**Text Amendment to Sections 5, 7, 10, 10.13, of the Zoning Ordinance of Chatham County**

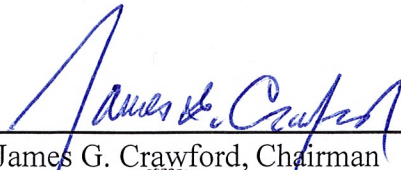
**WHEREAS**, the Chatham County Board of Commissioners has reviewed an application to consider a text amendment to Sections 5 Conditional Zoning Districts, 7 Definitions, 10 Schedule of District Regulations, 10.13 Table of Permitted Uses of the Chatham County Zoning Ordinance and finds that the same is consistent with the Chatham County Land Conservation and Development Plan and;

**WHEREAS**, the Board has found the text amendments to be consistent with the Chatham County Land Conservation and Development Plan in the following areas:

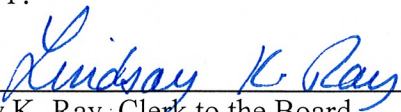
- The proposed amendments offer a wide variety of housing options.
- Support the provision of infrastructure in ways that support the Land Use, Economic Development and Environmental Objectives of the Plan.

**NOW, THEREFORE, BE IT RESOLVED**, by the Chatham County Board of Commissioners that the Amendment and presented documentation are found to be consistent with the county land use plan/s, and are determined to be reasonable and in the public interest.

Adopted, this the 15<sup>th</sup> 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





Established 1771

**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

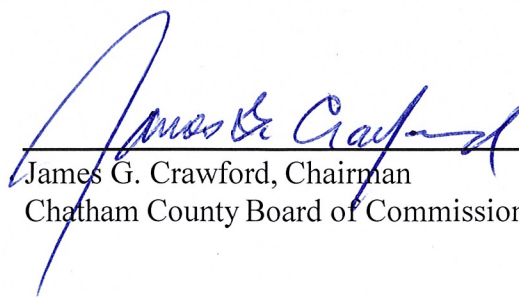
**AN ORDINANCE AMENDING THE ZONING ORDINANCE OF  
CHATHAM COUNTY**

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

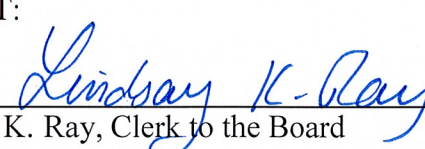
**BE IT ORDAINED**, by the Board of Commissioners of Chatham County as follows:

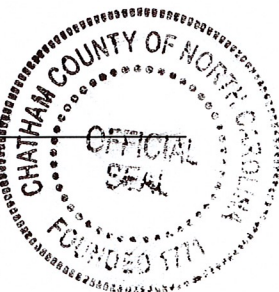
1. The amendments to the Chatham County Zoning Ordinance/Regulations described in Attachment A are approved.
2. This ordinance shall become effective upon its adoption.

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

### Utility Lots:

#### Zoning Ordinance

1. Add definition for Minor Utilities and Major Utilities, Section 7, 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. Exempt minor utilities from minimum lot size in Sections 10.1-10.10

*Lots to be created for the express purpose of minor utilities are exempted from the Required Minimum Lot Area, but must comply with the required setback of the district. 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. Remove existing public utility language in Section 10.13, Table 1: Zoning Table of Permitted Uses and add new public utility categories.

Zoning District	R5	R2	R1	O&I	B-1	NB	CB	RB	IL	IH
<i>Public utility facilities serving regional areas</i>									<i>P</i>	<i>P</i>
<i>Public utility facilities which are designed for and required to serve the neighborhood and the uses in the district and nearby areas and which because of specific site criteria are required to locate in the district and which because of their limited scope or size should have minimum impact on other permitted uses when compared to public utility facilities</i>	<i>P</i>	<i>P</i>	<i>P</i>							

<i>designed and required to serve large areas or regions</i>										
<b>Zoning District</b>	<b>R5</b>	<b>R2</b>	<b>R1</b>	<b>O&amp;I</b>	<b>B-1</b>	<b>NB</b>	<b>CB</b>	<b>RB</b>	<b>IL</b>	<b>IH</b>
<i>Public utility service and storage yards</i>									<i>P</i>	<i>P</i>
<i>Public utility transmission lines</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Minor Utilities (Any noise producing equipment must be stored within a structure, or must be setback a minimum fifty (50) feet from any public right-of-way or property line)</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>
<i>Major Utilities</i>									<i>P</i>	<i>P</i>

**Accessory Dwelling Units:**

Zoning Ordinance

Modify existing Accessory Dwelling Unit maximum size to 1,500 sq. ft. Section 7, 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 ~~1,000~~ 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.*

**Miscellaneous Amendments:**

Zoning Ordinance

1. Add “essential and desirable” finding to the Section 5 Conditional Zoning Districts, 5.3 General Requirements, A. Application.
  1. The alleged error in this Ordinance, if any, which would be remedied by the proposed amendment with a detailed explanation of such error in the Ordinance and detailed reasons how the proposed amendment will correct the same.
  2. The changed or changing conditions, if any, of the area or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare.
  3. The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof.
  4. *The requested amendment is either essential or desirable for the public convenience or welfare.*
  5. All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment.



6. Information required on the application form received from the Planning Department.

2. Add 1.5 acre minimum lot size requirement for lots without county water to Section 10. Schedule of District Regulations (10.3; 10.4; 10.5; 10.6; 10.7; 10.8; 10.9) B. Dimensional Requirements.

B. Dimensional Requirements

Minimum Required Lot Area- 40,000 square feet *or 65,340 square feet for lots with individual wells and individual wastewater disposal systems.*

3. Remove language from the Accessory Structure definition, which allows an accessory structure to be built prior to the principal structure. Section 7, Definitions.

Accessory Structure- A detached, subordinate structure, the use of which is incidental to that of the principal structure and located on the same lot therewith. ~~*These can be built prior to the principal structure.*~~