



# Zoning Initiative

PLANNING BOARD DISCUSSION TO CONSIDER THE EXTENSION OF  
ZONING TO CURRENTLY UNZONED AREAS OF THE COUNTY 7/12/16






# Zoning Unzoned Areas

- ▶ Discussions started in 2014
  - ▶ Planning Board evaluated options in 2014 and again in 2015
  - ▶ Recommendations provided to the Commissioners in both years
- ▶ November and December 2015 Board of Commissioners meetings
  - ▶ Discussion to consider options to extend zoning to currently unzoned areas
- ▶ June 6, 2016 Public Hearing to receive comments to extend zoning.



# Proposed Zoning Map

## New County Zoning Districts w/Parcels

-  New R-1
-  New R-5
-  Currently Zoned
-  Parcels
-  Roads

0 4 8 Miles

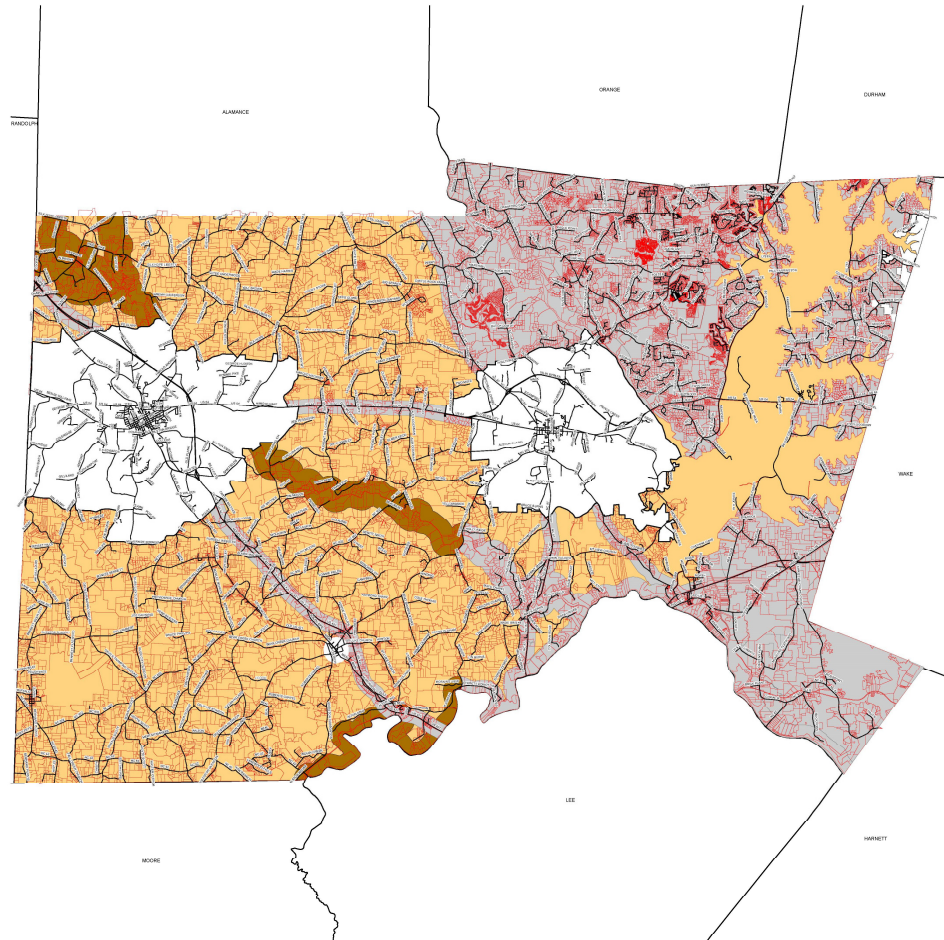


Prepared by the  
Chatham County  
Planning Department  
April 2016



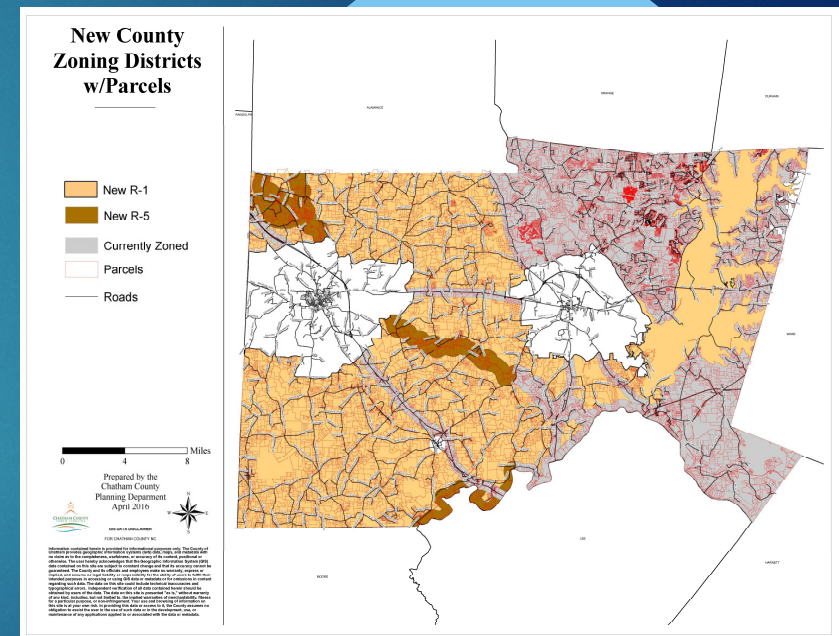
WGS 84 UTM 18N  
FOR CHATHAM COUNTY NC

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# General Information

- ▶ Number of Parcels – approximately 11,800
- ▶ Area – approximately 388 square miles
- ▶ Public hearing signs posted starting May 16<sup>th</sup>
- ▶ Letters mailed to property owners May 20<sup>th</sup>
- ▶ Website – [www.chathamnc.org/countyzoning](http://www.chathamnc.org/countyzoning)
- ▶ Includes Corps of Engineers owned property associated with Jordan Lake ~ 60 square miles in Chatham County.
- ▶ R- 5 zoning proposed for property along the major rivers.
- ▶ R-1 zoning proposed for all other areas.
- ▶ Other regulations already enforced countywide such as Subdivision Regulations, Watershed Protection Ordinance and others.





# What does R-1 and R-5 Mean?

- ▶ Zoning Ordinance includes residential, business, and industrial districts.
- ▶ There are three residential districts – R-1, R-2, and R-5.
  - ▶ R-1 = 1 dwelling unit per 40,000 square feet (approx. 1 acre)
  - ▶ R-2 = 1 dwelling unit per 90,000 square feet (approx. 2 acres)
  - ▶ R-5 = 1 dwelling unit per 5 acres
- ▶ Residential districts primarily allow for single family residential development.
- ▶ Also allows schools, fire departments, and a small set of other uses by right or through a conditional use permit.
- ▶ Businesses are not allowed as a primary use and are subject to a rezoning process.

# What does R-1 and R-5 Mean?

- ▶ Building setbacks
  - ▶ Front = 40', Sides and Rear = 25'
- ▶ Private (non-commercial) cemeteries are not regulated through zoning.
- ▶ Manufactured/Mobile Homes are not treated differently than stick built or modular homes.
- ▶ Bona fide farm uses are exempt from regulation.
- ▶ Existing businesses are “grandfathered”.
- ▶ New businesses require a rezoning.
- ▶ Provisions for home occupations, including the use of accessory buildings with limits on square footage.



# Businesses

- ▶ Existing businesses will become non-conforming uses/grandfathered
  - ▶ No effect on continued operations
  - ▶ Use can be extended to additional buildings on the property, but property setbacks apply
  - ▶ Expansions to existing buildings are allowed
- ▶ Business listing forms provided with notification letter
- ▶ A non-conforming use cannot be extended to additional parcels.
- ▶ A non-conforming use cannot be changed to another non-conforming use.
- ▶ If a non-conforming use is discontinued for 365 days the property can only be used for a conforming use or a rezoning is required.
- ▶ New businesses will be subject to a rezoning process that includes a public hearing, Planning Board review, and Commissioner approval or denial.

# Farm/Agricultural Uses

- ▶ Bona fide farm uses are exempt from zoning
  - ▶ The application of zoning will have no effect on bona fide farm operations.
  - ▶ Examples include chicken houses, cattle operations, crop production, pastures, horticultural operations, timber management, etc.
  - ▶ The exemption applies to the structures and buildings used for farm purposes.
  - ▶ New bona fide farms also fall under the exemption.
- ▶ Business listing forms do not need to be submitted for farm/agricultural uses.
- ▶ Business listing forms need to be submitted for non-farm related businesses.



# Home Occupations

- ▶ The Zoning Ordinance includes two categories of home occupations.
- ▶ Administrative approval
- ▶ Neighborhood Home Occupations
  - ▶ Allows up to 3 non-resident employees and a total of 4 resident and non-resident. Employee limit does not apply to employees who work off-site.
  - ▶ No outdoor display of goods or items.
  - ▶ Can be conducted in an accessory building up to 1,000 square feet.
- ▶ Rural Home Occupations
  - ▶ Only allowed on parcels 3 acres or larger in size
  - ▶ Allows up to 3 non-resident employees and a total of 4 resident and non-resident. Employee limit does not apply to employees who work off-site.
  - ▶ Can be conducted in accessory building up to 2,500 square feet.
  - ▶ Buildings, material storage, and operations setback at least 40 feet from front property line and 50 feet from all other property lines.

# Next Steps

- ▶ Planning Board review and recommendation – July 12.
- ▶ Planning Board has three months to review.
- ▶ A consistency statement also needs to be provided to the Commissioners with the recommendation on zoning.
- ▶ Board of Commissioners final decision – earliest would be August 15.