

ANNOTATED UDO OUTLINE

WORKING DRAFT | LAST SAVED: 2022-11-02



CLARION

INTRODUCTION

This document provides an outline to structure Chatham County's revised zoning and land development ordinances. The new Unified Development Ordinance (UDO) will consolidate the following 14 ordinances into a single document, providing a more user-friendly structure than the existing ordinances and making key information easier to find and understand.

1. Zoning Ordinance (ZO)
2. Subdivision Regulations (SR)
3. Compact Communities Ordinance (CCO)
4. Fire Prevention & Protection Ordinance (FPPO)¹
5. Flood Damage Prevention Ordinance (FDPO)
6. Hazardous Waste Management Ordinance (HWMO)²
7. Junk Yard Control Ordinance (JYCO)
8. Mobile Home Ordinance (MHO)
9. Moratorium Ordinance (MO)³
10. Off-Premise Signs Ordinance (OPSO)
11. Soil Erosion & Sedimentation Control Ordinance (SESCO)
12. Stormwater Ordinance (SO)
13. Watershed Protection Ordinance (WPO).
14. Wireless Telecommunications Facilities Ordinance (WTFO)

The principles described in this Introduction guide the outline and UDO drafting.

Organization. The UDO is arranged logically by topic:

Similar subjects are arranged together by chapter—e.g., procedures, development standards, nonconformities—rather than scattered throughout the code, to the extent possible.

The more commonly used parts of the code are placed up front.

Material of a more technical nature, which is needed to provide effective standards and guidance for applicants and permitting officials, resides towards the rear of the code.

¹ Note only a portion of this ordinance will be relocated to the UDO (see Section 5.4: *Fire Protection*).

² During drafting, the consultant team will work closely with the County attorney to determine whether State law preempts the County from regulating hazardous waste facilities.

³ Note this ordinance will be replaced with provisions specified in the North Carolina General Statutes (see Subsection 14.1.10: *Moratoria*).

Code Length. Many believe a shorter code is more user-friendly. This may make the UDO quicker to review, but not necessarily easier to use during the development review process. A longer code will answer many of the questions that arise during development review; a shorter code typically leaves questions unanswered—leading to frustration for the applicant and the reviewer.

That said, a development code should not be longer than necessary. The UDO will tame code length by using succinct sentences written in the active voice, consolidating similar requirements where possible, and consolidating long lists of standards into matrices.

The current ordinances often use long paragraphs, which makes them difficult to read and confusing at times. Several sections of the current ordinances present numerical standards in sentences (e.g., ZO Section 15: *Regulations Governing Signs*, SR Section 7.4: *Lots*, and WPO Section 302: *Watershed Areas Described*). This format also is difficult to read, and can add to the length of the code.

The alternative is a matrix, or table, of development standards. Matrices minimize the length of the code and help readers compare standards side-by-side. The current codes use a matrix format to present many numerical standards (e.g., ZO Section 14.1: *Off-Street Parking Requirements*, SR Section 7.3: *Blocks*, and SESCO Section 164.16: *Design and Performance Standards*). Where appropriate, matrices will be added to present other standards and requirements.

Cross-References. The UDO will balance the use of cross-references (as opposed to repeating standards throughout) with the goal of keeping like materials together. This reduces text length and minimizes the potential for inconsistencies when the UDO is amended. However, it does require the reader to consult multiple sections of the ordinance.

Right-Sized, Objective Standards. Standards are “right-sized” to regulate only what is needed. This not only reduces volume, but also reduces budget and staffing needs. Some code writers use “aspirational” language rather than prescriptive standards (i.e., “should” vs. “shall”). However, this type of standard can be difficult to enforce and can create inconsistencies in how it is administered. The UDO will use clear, objective standards, particularly when administrative (staff) approval is required.

Graphics. Graphics will illustrate the text language. The existing codes contain a handful of graphics, primarily in the Zoning Ordinance and Subdivision Regulations. The revised codes will carry forward existing graphics where possible.

Graphics can be very time-consuming to produce, so we typically save most graphics for the final document. Photographs of local examples also could be used

to illustrate how a development standard works or what a particular use looks like. Note that graphics also add to code length, but improve clarity and usability.

Formatting and Numbering. We will prepare the UDO using Microsoft Word. The *UDO Drafting Rules & Style Guide* establishes drafting rules, including formatting, capitalization, and punctuation. The UDO Style Template (“CCNC UDO Template.dotx”) establishes the document’s design, including fonts, headers, footers, and page numbering.

The development-related ordinances do not appear in the County’s online code on the American Legal website. This offers flexibility to establish an organization and numbering system unique to the UDO. The Annotated Outline proposes using a numbering scheme based on International Standard ISO 2145, where:

Arabic numerals (1, 2, 3, ...) are used for the first three “heading” levels (chapter, section, subsection);

The main divisions (first-level headings or “chapters”) are numbered continuously starting from 1;

Each main division is divided further into subdivisions (second-level or “sections”), which are equally continuously numbered. This is continued for a third level of subdivision (“subsections”); and

A full stop [“.”] is placed between numbers that designate subdivisions of different levels. No full stop is placed after the number or letter that designates the final subdivision.⁴

The Chatham County UDO will be organized as shown in the example below. This numbering system allows for future additions to the UDO without the need to “reserve” section numbers at the end of each chapter, section, or subsection.

1 Title (“Chapter”)

1.1 Title (“Section”)

1.1.1 Subtitle (“Subsection”)

A. Topic and text (“paragraph”)

1. *Subtopic* and text (“subparagraph”)

(a) Text (avoid use of this level where possible)

(1) Text (avoid use of this level where possible)

⁴ Wikipedia, ISO 2145; available: https://en.wikipedia.org/wiki/ISO_2145

ANNOTATED OUTLINE

The Annotated Outline is a “blueprint” for the UDO drafting stage, but does not represent the final outline for the UDO. During drafting, chapters, sections, and subsections may be added, removed, or reorganized.

The outline uses the UDO Style Template mentioned above. It identifies each chapter and most sections in each chapter. In some cases, subsections and their titles are also identified.

The outline includes brief descriptions of the intent of the chapters, sections, or subsections, and indicates the current ordinance sections that are relocated to that particular chapter, section, or subsection. In many instances, existing language and standards will be carried forward. Antiquated language and inconsistencies will be addressed as the UDO is drafted. The outline also includes footnotes to describe proposed changes in more detail.

For reference, the current zoning and development ordinances are available online:

<https://www.chathamcountync.gov/government/departments-programs-i-z/planning/ordinances-regulations>

UDO CONTENTS

INTRODUCTION	2
ANNOTATED OUTLINE	5
HOW TO USE THIS UDO.....	7
CHAPTER 1 INTRODUCTION	8
CHAPTER 2 BASE ZONING DISTRICTS.....	10
CHAPTER 3 OVERLAY ZONING DISTRICTS.....	13
CHAPTER 4 USE REGULATIONS	14
CHAPTER 5 DEVELOPMENT & DESIGN STANDARDS	20
CHAPTER 6 TREE PROTECTION	25
CHAPTER 7 CONSERVATION & OPEN SPACE	25
CHAPTER 8 INFRASTRUCTURE & PUBLIC IMPROVEMENTS	26
CHAPTER 9 WATERSHED PROTECTION	27
CHAPTER 10 STORMWATER MANAGEMENT	28
CHAPTER 11 SOIL EROSION & SEDIMENTATION CONTROL	31
CHAPTER 12 FLOOD DAMAGE PREVENTION.....	34
CHAPTER 13 ADDITIONAL REQUIREMENTS FOR SUBDIVISIONS	37
CHAPTER 14 PROCEDURES	39
CHAPTER 15 REVIEW & DECISION-MAKING BODIES.....	43
CHAPTER 16 NONCONFORMITIES.....	45
CHAPTER 17 ENFORCEMENT	46
CHAPTER 18 RULES OF INTERPRETATION & MEASUREMENT	48
CHAPTER 19 DEFINITIONS & ACRONYMS.....	50
CHAPTER 20 SUBMITTAL REQUIREMENTS.....	50

HOW TO USE THIS UDO

This introductory portion explains how to read the Unified Development Ordinance and how to determine applicable requirements.

LAND DEVELOPMENT & ZONING IN NORTH CAROLINA

LAND DEVELOPMENT & ZONING IN CHATHAM COUNTY

HOW TO READ THIS UDO

DETERMINING THE REGULATIONS FOR A SPECIFIC SITE

DETERMINING WHICH PROCEDURES APPLY

CHAPTER 1 INTRODUCTION

1.1 TITLE

Provides the full name of the ordinance (“Chatham County Unified Development Ordinance”), in addition to any abbreviated titles (e.g., “UDO”).

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 1 TITLE
SR SECTION 1.1 TITLE

1.2 PURPOSE

Describes the reasons for the Unified Development Ordinance and what it accomplishes (e.g., implementing the Comprehensive Plan; protecting property values, natural resources, and agricultural land).

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO PAGE 1
SR SECTION 1.3 PURPOSE

1.3 AUTHORITY

Recites authority for UDO, including N.C.G.S. Chapter 160D.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO PAGE 1
SR SECTION 1.2 AUTHORITY

1.4 APPLICABILITY

Describes the area of jurisdiction for zoning and land development. Carries forward and clarifies, as needed, the State-mandated exemption for bona fide farms.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 2 JURISDICTION
ZO SECTION 3 BONA FIDE FARM EXEMPT
SR SECTION 1.4 JURISDICTION

1.5 RELATIONSHIP TO PLANS

Defines the relationship between the UDO and adopted plans, such as Plan Chatham and the Chatham County-Town of Cary Joint Land Use Plan.

1.6 RELATIONSHIP TO OTHER REGULATIONS

Cross-references other applicable County Code Chapters or policy documents.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 8.7 WATER AND SEWER REQUIREMENTS

1.7 SEVERABILITY

Carries forward existing text.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 26 VALIDITY

SR SECTION 1.9 SEPARABILITY

1.8 REPEAL OF PREVIOUS ORDINANCES

Provides that zoning and land development regulations in effect prior to the effective date of the new UDO are repealed.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 24 REENACTMENT AND REPEAL OF EXISTING ZONING ORDINANCE

SR SECTION 1.5 ENACTMENT

SR SECTION 1.11 RESERVATIONS

1.9 PERMIT CHOICE & VESTED RIGHTS

Cross-references N.C.G.S. [§ 160D-108](#).

1.10 EFFECTIVE DATE

Establishes effective dates for the new UDO, consistent with state law.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 24 REENACTMENT AND REPEAL OF EXISTING ZONING ORDINANCE

ZO SECTION 27 EFFECTIVE DATE

SR SECTION 1.5 ENACTMENT

1.11 TRANSITIONAL PROVISIONS

Addresses the transition from the previous ordinances in effect prior to the effective date of the UDO.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 24 REENACTMENT AND REPEAL OF EXISTING ZONING ORDINANCE
 ZO SECTION 27: EFFECTIVE DATE
 SR SECTION 1.5: ENACTMENT
 SR SECTION 1.10 SAVING PROVISION

1.11.1 GENERALLY

1.11.2 APPLICATIONS IN PROGRESS

1.11.3 APPROVALS GRANTED PRIOR TO EFFECTIVE DATE

1.11.4 DEVELOPMENT IN PROGRESS

1.11.5 VIOLATIONS CONTINUE

CHAPTER 2 BASE ZONING DISTRICTS

2.1 GENERAL PROVISIONS

2.1.1 INTRODUCTION

Introduces and explains the zoning districts, and establishes general standards. This includes a cross-reference to the Use Table in Chapter 4.

2.1.2 BASE DISTRICTS ESTABLISHED

Establishes the base zoning districts. A table will classify the districts as conventional, conditional, or legacy districts.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 4 DISTRICTS ESTABLISHED

2.1.3 ZONING MAP

Formally establishes the zoning map and cross-references the procedures for amendments.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 6.1 ZONING MAP
 ZO SECTION 6.2 INCORPORATION BY REFERENCE

2.2 CONVENTIONAL DISTRICTS⁵

Carries forward current zoning districts and adds new districts to implement Plan Chatham goals. Renames the current residential districts to better align with the Future Land Use & Conservation Plan Map designations.

2.2.1 PP, PARKS & PROTECTED LANDS DISTRICT⁶

2.2.2 AG, AGRICULTURAL DISTRICT⁷

2.2.3 RA, AGRICULTURAL RESIDENTIAL DISTRICT⁸

2.2.4 R5, CONSERVATION RESIDENTIAL DISTRICT⁹

2.2.5 R2, RURAL RESIDENTIAL DISTRICT¹⁰

2.2.6 R1, SUBURBAN RESIDENTIAL DISTRICT¹¹

2.2.7 RV, RURAL VILLAGE DISTRICT¹²

2.2.8 OI, OFFICE & INSTITUTIONAL DISTRICT

2.2.9 NB, NEIGHBORHOOD BUSINESS DISTRICT

2.2.10 CB, COMMUNITY BUSINESS DISTRICT

2.2.11 RB, REGIONAL BUSINESS DISTRICT

2.2.12 RHC, RURAL HIGHWAY COMMERCIAL DISTRICT¹³

2.2.13 IL, LIGHT INDUSTRIAL DISTRICT

⁵ Each Conventional District will include a purpose statement, table of dimensional standards, cross-reference to Chapter 4: *Use Regulations*, and additional district-specific standards as applicable.

⁶ New district proposed to implement the “Park/Protected Lands” Future Land Use & Conservation Map designation and address Focus Group input. See [Audit Report](#) p. 58.

⁷ One of two new districts proposed to implement the “Agriculture” Future Land Use & Conservation Map designation and address Focus Group input. See [Audit Report](#) pp. 29-31.

⁸ One of two new districts proposed to implement the “Agriculture” Future Land Use & Conservation Map designation and address Focus Group input. See [Audit Report](#) pp. 29-31.

⁹ Renames the current R5 District to better reflect its purpose, which is to implement the “Conservation” Future Land Use & Conservation Map designation. Other changes to the district (e.g., to allowed uses or dimensional standards) may be proposed during Module 1.

¹⁰ Renames the current R2 District to align it with the “Rural” Future Land Use & Conservation Map designation. Other changes to the district (e.g., to allowed uses or dimensional standards) may be proposed during Module 1.

¹¹ Renames the current R1 District to better reflect its position in the hierarchy of residential zoning districts (i.e., higher density and smaller lot size than other residential districts). Other changes to the district (e.g., to allowed uses or dimensional standards) may be proposed during Module 1.

¹² New commercial district proposed to help implement the “Rural” Future Land Use & Conservation Map designation and address Focus Group concerns with the limitations of the current R1 zoning in these areas. See [Audit Report](#) p. 60.

¹³ New commercial district proposed to help implement the “Rural” Future Land Use & Conservation Map designation and address Focus Group concerns with the limitations of the current R1 zoning in these areas. See [Audit Report](#) p. 60.

2.2.14 IH, HEAVY INDUSTRIAL DISTRICT

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 4 DISTRICTS ESTABLISHED
 ZO SECTION 10 SCHEDULE OF DISTRICT REGULATIONS
 COMPACT COMMUNITIES ORDINANCE

2.3 CONDITIONAL DISTRICTS¹⁴

Reduces the number of conditional zoning districts from eleven to four.

2.3.1 CD-CR, COMPACT RESIDENTIAL CONDITIONAL DISTRICT¹⁵

2.3.2 CD-RV, RURAL VILLAGE CONDITIONAL DISTRICT

2.3.3 CD-CMU, COMPACT MIXED USE CONDITIONAL DISTRICT¹⁶

2.3.4 CD-CN, COMPACT NON-RESIDENTIAL CONDITIONAL DISTRICT¹⁷

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 5 CONDITIONAL ZONING DISTRICTS
 ZO SECTION 10 SCHEDULE OF DISTRICT REGULATIONS

2.4 LEGACY DISTRICTS

Maintains B1 and CD-B1 as legacy districts and designates all existing conditional districts as legacy districts.¹⁸ Property currently zoned in a legacy district will remain as zoned, unless and until the property owner requests or the County initiates a rezoning. Property cannot be rezoned to a legacy district, and existing legacy districts cannot be expanded.

¹⁴ The [Audit Report](#) recommends limiting the use of conditional zoning districts (see p. 59).

¹⁵ New district proposed to implement the MU-1 (Mixed Use 1 District) recommended in *Plan Chatham* Land Use Action Item 1.2 (p. 145). Incorporates, and revises as needed, the current standards for Planned Residential Developments (PRD).

¹⁶ New district proposed to implement the MU-2 recommended in *Plan Chatham* Land Use Action Item 1.2 (p. 145). Incorporates some of the current standards from the Compact Communities Ordinance (CCO).

¹⁷ New district proposed to implement the MU-3 recommended in *Plan Chatham* Land Use Action Item 1.2 (p. 145). Incorporates some of the current standards from the Mixed Use Conditional District (CD-MU).

¹⁸ The [Audit Report](#) recommends limiting the use of conditional zoning districts (see p. 59).

2.4.1 GENERAL PROVISIONS**2.4.2 B1, GENERAL BUSINESS DISTRICT****2.4.3 CD-B1, GENERAL BUSINESS CONDITIONAL DISTRICT****2.4.4 CD-CB, COMMUNITY BUSINESS CONDITIONAL DISTRICT****2.4.5 CD-CC, COMPACT COMMUNITIES CONDITIONAL DISTRICT¹⁹****2.4.6 CD-IL, LIGHT INDUSTRIAL CONDITIONAL DISTRICT****2.4.7 CD-IH, HEAVY INDUSTRIAL CONDITIONAL DISTRICT****2.4.8 CD-MU, MIXED USE CONDITIONAL DISTRICT****2.4.9 CD-NB, NEIGHBORHOOD BUSINESS CONDITIONAL DISTRICT****2.4.10 CD-O&I, OFFICE & INSTITUTIONAL CONDITIONAL DISTRICT****2.4.11 CD-R5, RESIDENTIAL CONDITIONAL DISTRICT****2.4.12 CD-R2, RESIDENTIAL CONDITIONAL DISTRICT****2.4.13 CD-R1, RESIDENTIAL CONDITIONAL DISTRICT****2.4.14 CD-RB, REGIONAL BUSINESS CONDITIONAL DISTRICT****INCLUDES CURRENT COUNTY CODE SECTIONS:**

ZO SECTION 5 CONDITIONAL ZONING DISTRICTS

ZO SECTION 10 SCHEDULE OF DISTRICT REGULATIONS

CHAPTER 3 OVERLAY ZONING DISTRICTS

3.1 GENERAL PROVISIONS

3.1.1 INTRODUCTION

Introduces and explains the overlay zoning districts.

3.1.2 OVERLAY DISTRICTS ESTABLISHED

Establishes overlay zoning districts.

¹⁹ Proposed here is to replace the CD-CC with a new set of three compact community districts (see Sections 2.2 and 2.3).

3.2 WATERSHED PROTECTION OVERLAY DISTRICT²⁰

Establishes an overlay zoning district to regulate land use and development in the County's watersheds. Carries forward and updates, as needed, the County's Watershed Protection Ordinance.

INCLUDES CURRENT COUNTY CODE SECTIONS:
WATERSHED PROTECTION ORDINANCE

3.3 U.S. 15-501 CORRIDOR OVERLAY DISTRICT²¹

Establishes an overlay zoning district to implement the centers identified on the Plan Chatham Future Land Use & Conservation Map in the context of U.S. 15-501 and address development that occurs along the corridor between the centers.

3.4 U.S. 421 CORRIDOR OVERLAY DISTRICT²²

Establishes an overlay zoning district to address properties located at interchanges along the U.S. 421 corridor.

CHAPTER 4 USE REGULATIONS²³

4.1 GENERAL PROVISIONS

Explains the intent and applicability of this Chapter—i.e., to establish the uses allowed in each zoning district, to add supplemental regulations that apply to certain uses, to clarify issues relating to uses (e.g., permitted accessory uses), and to implement state and federal law regarding certain land uses.

²⁰ See discussion of proposed revisions to the Watershed Protection Ordinance in the [Audit Report](#) (pp. 32-35).

²¹ See discussion of proposed corridor overlay district in the [Audit Report](#) (pp. 64-66).

²² See discussion of proposed corridor overlay district in the [Audit Report](#) (pp. 64-66).

²³ The use-specific standards for principal, accessory, and temporary uses are provided in their own sections (rather than as a subsection under the use type) so that each individual use will have its own numbered subsection. This makes the standards easier for users to locate and cite.

4.1.1 PURPOSE

4.1.2 APPLICABILITY

4.1.3 OTHER APPLICABLE REGULATIONS & PERMITTING REQUIREMENTS

4.2 PRINCIPAL USES

4.2.1 INTRODUCTION

Carries forward explanation of how to read the use table.

4.2.2 RELATIONSHIP OF RESIDENTIAL BUILDINGS TO LOTS

Carries forward current provisions related to multiple principal dwellings on a lot.

4.2.3 CLASSIFICATION OF NEW & UNLISTED USES²⁴

Authorizes the Zoning Administrator to classify new and unlisted principal uses. Provides criteria to assist the Zoning Administrator in making determinations regarding new and unlisted uses.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 8.1 RELATIONSHIP OF BUILDINGS TO LOT

ZO SECTION 8.6 INTERPRETING PERMITTED USES

4.2.4 PREEMPTION

Specifies that uses regulated by the State of North Carolina and exempt from local control are allowed, subject to state regulations.

²⁴ This is a significant change from the current provisions in ZO Section 8.6: *Interpreting Permitted Uses*, which states “[a]ny use that is not specifically listed in a district shall be deemed to be prohibited.” Proposed here is to establish a process for the Zoning Administrator to determine whether and how unlisted uses are allowed, including rules for determining whether an unlisted use simply falls within the definition of a permitted use or requires a Special Use Permit. This business-friendly approach allows the County to quickly accommodate new and emerging land uses that are similar to other types of uses already allowed. When an unlisted use is unlike any other use already listed in the use table, the Planning Board and Board of Commissioners could consider allowing the use through a UDO text amendment.

4.2.5 PRINCIPAL USE TABLE

Carries forward, consolidates, and audits the list of uses permitted in each base zoning district. Adjusts uses in districts as needed.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 10 SCHEDULE OF DISTRICT REGULATIONS (FIRST PARAGRAPH)

ZO SECTION 10.13 TABLE 1: ZONING TABLE OF PERMITTED USES

4.3 USE-SPECIFIC STANDARDS FOR PRINCIPAL USES

Carries forward current use-specific standards and adds uses recommended in the [Audit Report](#) (p. 65). Uses may be added or removed from this Section during drafting.

- 4.3.1 ANIMAL HUSBANDRY, SPECIALIZED**
- 4.3.2 AUTOMOBILE SERVICE STATIONS**
- 4.3.3 BED & BREAKFAST HOMES & INNS**
- 4.3.4 BOARDING & BREEDING KENNELS**
- 4.3.5 BREWERIES, WINERIES, & DISTILLERIES**
- 4.3.6 CO-HOUSING**
- 4.3.7 EVENTS CENTER LIMITED**
- 4.3.8 FAMILY CARE HOMES**
- 4.3.9 EMERGENCY OPERATIONS FACILITIES**
- 4.3.10 FLEA MARKETS**
- 4.3.11 FOUNDRIES²⁵**
- 4.3.12 GAS STATIONS²⁶**
- 4.3.13 GOLF COURSES, TENNIS & RECREATION CLUBS**
- 4.3.14 HAZARDOUS WASTE FACILITIES²⁷**
- 4.3.15 HORTICULTURE, SPECIALIZED**
- 4.3.16 HUNTING & FISHING CLUBS**
- 4.3.17 JUNKYARDS & AUTO WRECKING FACILITIES²⁸**
- 4.3.18 MANUFACTURED HOMES²⁹**
- 4.3.19 MANUFACTURING, PROCESSING, & ASSEMBLY (LIGHT & HEAVY)**
- 4.3.20 OUTDOOR RECREATION**
- 4.3.21 PARKS & RECREATION AREAS, PUBLIC**
- 4.3.22 RECREATION CAMPS & GROUNDS, PUBLIC & PRIVATE**
- 4.3.23 RECREATIONAL VEHICLES**
- 4.3.24 SCHOOLS, PUBLIC & PRIVATE**
- 4.3.25 SEXUALLY-ORIENTED BUSINESSES**
- 4.3.26 SHORT-TERM RENTALS**
- 4.3.27 SOLAR FARMS**
- 4.3.28 TOBACCO RETAILERS³⁰**
- 4.3.29 UTILITIES, MINOR**

INCLUDES CURRENT COUNTY CODE SECTIONS:

²⁵ The use table divides foundries based on “total furnace capacity.” These provisions may be revised and/or consolidated with other regulations pertaining to industrial uses.

²⁶ This Subsection proposes to add use-specific regulations for gas stations, such as separation requirements between gas stations and between gas stations and other uses, such as dwellings. This Subsection is added pursuant to public input received following completion of the Audit Report.

ZO SECTION 8.1.4 REGULATION OF RECREATIONAL VEHICLES (RVS) [RELATIONSHIP OF BUILDINGS TO LOT]

ZO SECTION 17.5 SPECIFIC CONDITIONS FOR CONDITIONAL USES LISTED IN RESIDENTIAL DISTRICTS

ZO SECTION 17.6 STANDARDS FOR SOLAR ENERGY USES

ZO SECTION 17.7 STANDARDS FOR EVENTS CENTER LIMITED

ZO SECTION 17.8 STANDARDS FOR SEXUALLY ORIENTED BUSINESSES

CHATHAM COUNTY CODE CHAPTER 111: JUNK YARD CONTROL

4.4 ACCESSORY USES & STRUCTURES

Carries forward, consolidates, clarifies, and augments existing regulations for accessory uses.

4.4.1 APPLICABILITY

4.4.2 MAJOR & MINOR ACCESSORY USES & STRUCTURES DEFINED

4.4.3 ZONING COMPLIANCE PERMIT REQUIRED

4.4.4 DIMENSIONAL STANDARDS

²⁷ During drafting, the consultant team will work closely with the County attorney to determine whether State law preempts the County from regulating hazardous waste facilities.

²⁸ Consolidates Chatham County Code Chapter 111: *Junk Yard Control* with other zoning and development-related regulations. Modernizes current standards and updates for compliance with State law as needed.

²⁹ Mobile home parks are not an allowed use in the Zoning Ordinance and the Mobile Home Ordinance only applied in un-zoned areas of the County, which were all zoned in 2016. This ordinance may be repealed and not included in the UDO. If it is included, the UDO will modernize the current standards and update them as needed for compliance with federal and State law.

³⁰ Use regulations for tobacco retailers are proposed pursuant to input from Public Health Department staff. This is one of a number of provisions the UDO will propose related to improving health and increasing equity in the land development and zoning process. Use regulations could include a minimum separation distance between tobacco retailers and/or between tobacco retailers and other uses, such as dwellings and schools. See:

https://changelabsolutions.org/sites/default/files/CLS-BG214-Tobacco_Retail_Density-Factsheet_FINAL_20190131.pdf

4.5 USE-SPECIFIC STANDARDS FOR ACCESSORY USES & STRUCTURES³¹

4.5.1 FAMILY CHILD CARE HOMES

4.5.2 HOME OCCUPATIONS

4.5.3 PRIVATE-USE AIRPORT³²

4.5.4 PERSONAL OUTDOOR SHOOTING RANGES

4.5.5 SOLAR ENERGY SYSTEMS, LEVEL 1³³

CURRENT COUNTY CODE SECTIONS TO INCLUDE:

ZO SECTION 16 HOME OCCUPATIONS

ZO SECTION 17.6 STANDARDS FOR SOLAR ENERGY USES

4.6 TEMPORARY USES & STRUCTURES

4.6.1 PURPOSE

Carries forward, consolidates, and expands existing regulations for temporary uses. Adds provisions for common temporary uses, such as seasonal tree and pumpkin sales lots, mobile vending, and filming and production activities.

4.6.2 EXEMPTIONS

4.6.3 ZONING COMPLIANCE PERMIT REQUIRED

4.6.4 PROPERTY OWNER CONSENT REQUIRED

4.6.5 TEMPORARY USE TABLE

Adds a use table to provide criteria for temporary uses.

³¹ Uses may be added or removed from this Section during drafting.

³² This use is added pursuant to staff input. This would include drones, ultralights, single-engine planes, and small dual engine planes flown as an accessory use (i.e., there's a home or business on the property). The use may include associated structures (e.g., hangars), may involve land clearing for runways, and may generate noise impacts.

³³ Note the recent N.C. Supreme Court ruling regarding solar access:

<https://energynews.us/2022/06/21/n-c-supreme-court-rules-in-favor-of-solar-access-against-homeowners-association/>. Staff noted “[t]he Audit Report mentions solar in the clean energy section, with more of a focus on solar farms and parking lot covers, but also suggests ‘incentives for passive solar uses’ in building design and ‘increased height allowances to accommodate energy generation systems like rooftop solar panels.’ With this ruling, a lot more homes in our county will be eligible to build solar on their rooftops, so specifically tailoring incentivization toward those newly eligible homes and new developments could have a huge impact on energy use in the County.”

4.6.6 DEVELOPMENT & DESIGN STANDARDS

Specifies requirements for structures, parking, and lighting.

4.7 USE-SPECIFIC STANDARDS FOR TEMPORARY USES & STRUCTURES³⁴

4.7.1 FARMERS' & ARTISANS' MARKETS

4.7.2 LAYDOWN & STORAGE YARDS

4.7.3 MOBILE VENDING

4.7.4 SEASONAL FARMSTANDS

4.8 SMALL WIRELESS FACILITIES

Proposes new standards to provide for small wireless facilities in public rights-of-way and on private property.

4.9 WIRELESS TELECOMMUNICATIONS FACILITIES

Carries forward the current Chatham County Wireless Telecommunications Facilities Ordinance, last updated in April 2019.

INCLUDES CURRENT COUNTY CODE SECTIONS:

CHATHAM COUNTY WIRELESS TELECOMMUNICATIONS FACILITIES ORDINANCE

CHAPTER 5 DEVELOPMENT & DESIGN STANDARDS

5.1 GENERAL PROVISIONS

5.1.1 PURPOSE

5.1.2 APPLICABILITY

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 8.4 ACCESS TO PROPERTY

³⁴ Uses may be added or removed from this Section during drafting.

5.2 BUILDING DESIGN³⁵

Adds new architectural standards for non-residential, mixed use, and multi-family buildings in certain zoning districts and/or certain geographic areas.

5.2.1 PURPOSE

5.2.2 APPLICABILITY

5.2.3 TBD

5.3 ENVIRONMENTAL PERFORMANCE STANDARDS

Carries forward current environmental performance standards.

5.3.1 PURPOSE

5.3.2 APPLICABILITY

5.3.3 NOISE

5.3.4 VIBRATION

5.3.5 SMOKE AND PARTICULATE MATTER

5.3.6 ODOR

5.3.7 TOXIC, NOXIOUS, OR HAZARDOUS MATTER

5.3.8 ELECTROMAGNETIC INTERFERENCE

5.3.9 FIRE AND EXPLOSION HAZARDS

5.3.10 HUMIDITY, HEAT, OR GLARE

5.3.11 LIGHT

5.3.12 STORMWATER DISCHARGE

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 11.1 IN GENERAL (GENERAL ENVIRONMENTAL PERFORMANCE STANDARDS)

ZO SECTION 11.2 SPECIFIC REQUIREMENTS (GENERAL ENVIRONMENTAL PERFORMANCE STANDARDS)

5.4 FIRE PROTECTION

Includes portions of County Code Chapter 93: Fire Prevention and Protection. County staff will identify which provisions should be relocated.

³⁵ See discussion of proposed standards in the [Audit Report](#) (pp. 77-78).

5.4.1 PURPOSE**5.4.2 APPLICABILITY****5.4.3 TBD****INCLUDES CURRENT COUNTY CODE SECTIONS:**

PORTIONS OF CHAPTER 93: FIRE PREVENTION AND PROTECTION

5.5 LANDSCAPING & SCREENING³⁶*Carries forward and augments landscaping and screening requirements.³⁷***5.5.1 APPLICABILITY****5.5.2 BUILDING FOUNDATION LANDSCAPING****5.5.3 PARKING LOT LANDSCAPING****5.5.4 PERIMETER AND RIGHT-OF-WAY SCREENING****5.5.5 SCREENING OF UTILITY AND STORAGE AREAS****5.5.6 SCREENING OF LOADING AREAS****INCLUDES CURRENT COUNTY CODE SECTIONS:**

ZO SECTION 8.1 UN-NUMBERED LAST SENTENCE (RELATIONSHIP OF BUILDINGS TO LOT)

ZO SECTION 12 LANDSCAPING AND BUFFERING STANDARDS

5.6 OUTDOOR LIGHTING³⁸*Carries forward and modernizes current outdoor lighting regulations. Provides standards tailored to different areas of Chatham County.*

³⁶ The use of the term “screening” rather than “buffering” is intended to clearly distinguish these standards from riparian buffer requirements as well as convey the intent of these standards, which is to screen certain land uses from one another.

³⁷ See discussion of proposed changes in the [Audit Report](#) (pp. 73-76).

³⁸ See discussion of proposed changes in the [Audit Report](#) (p. 79).

5.6.1 PURPOSE**5.6.2 APPLICABILITY****5.6.3 EXEMPTIONS****5.6.4 GENERAL STANDARDS FOR OUTDOOR LIGHTING****5.6.5 LIGHTING IN OUTDOOR AREAS (RESIDENTIAL AND NON-RESIDENTIAL)****5.6.6 LIGHTING FOR VEHICULAR CANOPIES****5.6.7 OUTDOOR SPORTS FIELD /OUTDOOR PERFORMANCE AREA LIGHTING****5.6.8 NATURAL RECREATION AREAS****5.6.9 LIGHTING OF OUTDOOR DISPLAY AREAS****5.6.10 LIGHTING OF BUILDINGS****5.6.11 PERMANENT SIGN AND BILLBOARD LIGHTING****5.6.12 HOLIDAY/FESTIVE LIGHTING****5.6.13 WALKWAYS, BIKEWAYS AND PARKS (SECTION TO BE LIGHTED)****5.6.14 LANDSCAPE LIGHTING****5.6.15 PERMITTING AND APPROVAL PROCESS****INCLUDES CURRENT COUNTY CODE SECTIONS:**

ZO SECTION 13 LIGHTING

5.7 PARKING & LOADING³⁹**5.7.1 PURPOSE****5.7.2 APPLICABILITY****5.7.3 PARKING RATIOS***Updates/modernizes existing parking ratios as needed.***INCLUDES CURRENT COUNTY CODE SECTIONS:**

ZO SECTION 14.1. OFF-STREET PARKING REQUIREMENTS

5.7.4 ADMINISTRATIVE ADJUSTMENTS*Allows for limited administrative adjustments to parking ratios.*

³⁹ See discussion of proposed changes in the [Audit Report](#) (pp. 80-81).

5.7.5 PARKING LOT IMPROVEMENT, DESIGN, AND LOCATIONAL REQUIREMENTS

Specifies parking space surfacing and marking requirements, parking space dimensions, parking lot layout requirements, and cross-references the Building Code for accessible parking space requirements. Cross-references parking lot landscaping requirements in 5.5.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 14.1. OFF-STREET PARKING REQUIREMENTS

ZO SECTION 14.2 PARKING LOT IMPROVEMENT, DESIGN, AND LOCATIONAL REQUIREMENTS

5.7.6 ELECTRIC VEHICLE CHARGING STATIONS

Adds requirements for the installation of EV charging stations in new parking lots, as recommended in the [Audit Report](#) (p. 81).

5.7.7 ALTERNATIVE PARKING PLANS

Carries forward and significantly expands provisions allowing shared parking. Authorizes applicants to submit alternative parking plans to meet the requirements of this Section (e.g., shared parking plans, remote parking plans, parking demand studies).

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 14.1. OFF-STREET PARKING REQUIREMENTS

5.7.8 VEHICLE QUEUING

Establishes requirements for vehicle queuing spaces for uses with drive-through facilities.

5.7.9 OFF-STREET LOADING

Carries forward and expands off-street loading requirements as needed.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 14.3 OFF-STREET LOADING REQUIREMENTS

5.8 SIGNS⁴⁰

Comprehensively revises the sign regulations to ensure they align with best practices, changes in land development policy, and current case law.

5.8.1 PURPOSE

5.8.2 APPLICABILITY

5.8.3 PROHIBITED SIGNS

5.8.4 EXEMPT SIGNS

5.8.5 GENERAL SIGN STANDARDS

5.8.6 PERMANENT SIGN STANDARDS

5.8.7 INCIDENTAL SIGNS

5.8.8 TEMPORARY SIGNS

5.8.9 BILLBOARDS

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 13.12 PERMANENT SIGN AND BILLBOARD LIGHTING

ZO SECTION 15 REGULATIONS GOVERNING SIGNS

CHATHAM COUNTY OFF-PREMISE SIGNS ORDINANCE

CHAPTER 6 TREE PROTECTION

The Chatham County Board of Commissioners recently appointed a working group to draft tree protection regulations for the County. This Chapter will incorporate the [Tree Protection Ordinance Working Group's](#) draft language. See discussion of proposed standards in the [Audit Report](#) (pp. 73-76).

CHAPTER 7 CONSERVATION & OPEN SPACE⁴¹

7.1 GENERAL PROVISIONS

This Chapter consolidates and modernizes existing conservation and open space requirements.

⁴⁰ See discussion of proposed changes in the [Audit Report](#) (p. 82).

⁴¹ See discussion of proposed changes in the [Audit Report](#) (pp. 25-28).

7.1.1 PURPOSE**7.1.2 APPLICABILITY****INCLUDES CURRENT COUNTY CODE SECTIONS:**

SR SECTION 7.5.A(2) PUBLIC USE AND SERVICE AREAS (RECREATION SITES)

7.2 DEVELOPMENT & DESIGN STANDARDS**7.2.1 MINIMUM AMOUNT OF CONSERVATION & OPEN SPACE REQUIRED****7.2.2 MINIMUM DIMENSIONS AND COMPOSITION OF CONSERVATION & OPEN SPACE⁴²****7.2.3 LOCATION & DESIGN OF CONSERVATION & OPEN SPACE****7.2.4 CONSERVATION & OPEN SPACE PLAN REQUIRED****INCLUDES CURRENT COUNTY CODE SECTIONS:**

SR SECTION 7.5.A(2) PUBLIC USE AND SERVICE AREAS (RECREATION SITES)

7.3 LONG-TERM PRESERVATION & MAINTENANCE**7.3.1 GENERALLY****7.3.2 PERMANENT PROTECTION REQUIRED****7.3.3 FAILURE TO MAINTAIN CONSERVATION & OPEN SPACE**

CHAPTER 8 INFRASTRUCTURE & PUBLIC IMPROVEMENTS

8.1 GENERAL PROVISIONS

This Chapter carries forward requirements for developers to install infrastructure in new developments.

⁴² This Section would include requirements/standards for amenities located in conservation and open space areas.

8.1.1 APPLICABILITY**8.1.2 TBD****INCLUDES CURRENT COUNTY CODE SECTIONS:**

ZO SECTION 8.4 ACCESS TO PROPERTY

8.2 REQUIRED IMPROVEMENTS**8.2.1 SUMMARY TABLE OF REQUIRED IMPROVEMENTS BY DEVELOPMENT TYPE****8.2.2 MONUMENTS & LOT MARKERS****8.2.3 STREETS****8.2.4 PEDESTRIAN SYSTEMS****8.2.5 STORMWATER DRAINAGE SYSTEMS****8.2.6 WASTEWATER SYSTEMS****8.2.7 WATER SUPPLY SYSTEMS****8.2.8 UTILITIES****8.2.9 STREET NAME SIGNS & TRAFFIC SIGNS****8.2.10 GUARANTEE IN LIEU OF COMPLETED IMPROVEMENTS****INCLUDES CURRENT COUNTY CODE SECTIONS:**

ZO SECTION 8.7 WATER AND SEWER REQUIREMENTS

SR SECTION 7.2 RURAL ROADS

SR SECTION 8 DEVELOPMENT PREREQUISITE TO FINAL APPROVAL

8.3 SECURITY FOR COMPLETION OF IMPROVEMENTS**8.3.1 IMPROVEMENT & ADEQUATE SECURITY****8.3.2 INSPECTION OF IMPROVEMENTS****8.3.3 DEFERRAL OR WAIVER OF REQUIRED IMPROVEMENTS****INCLUDES CURRENT COUNTY CODE SECTIONS:**

SR SECTION 3 SECURITY FOR COMPLETION OF IMPROVEMENTS

SR SECTION 8.1.I GUARANTEE IN LIEU OF COMPLETED IMPROVEMENTS

CHAPTER 9 WATERSHED PROTECTION

This Chapter carries forward and revises, as needed, the current Watershed Protection Ordinance. Some of the provisions will be carried forward in Chapter 3: Overlay Zoning Districts.

CHAPTER 10 STORMWATER MANAGEMENT⁴³

10.1 AUTHORITY & PURPOSE

This Chapter carries forward and revises, as needed, the current Stormwater Ordinance.

- 10.1.1 STATUTORY AUTHORITY**
- 10.1.2 FINDINGS OF FACT**
- 10.1.3 STATEMENT OF PURPOSE**
- 10.1.4 APPLICABILITY & JURISDICTION**
- 10.1.5 OTHER APPLICABLE REGULATIONS**

INCLUDES CURRENT COUNTY CODE SECTIONS:

- SO ARTICLE 1 AUTHORITY AND PURPOSE
- SO SECTION 402 RIPARIAN BUFFER REQUIREMENTS
- SO SECTION 406 FLOODPLAIN REQUIREMENTS

10.2 STORMWATER DESIGN STANDARDS

INCLUDES CURRENT COUNTY CODE SECTIONS:

- SO SECTION 400 STORMWATER DESIGN STANDARDS
- SO SECTION 401 DESIGN MANUALS
- SO APPENDIX C SINGLE FAMILY RESIDENTIAL LOT GUIDELINES FOR STORMWATER MANAGEMENT

⁴³ SO Article 3: *Administration and Procedures* is proposed to be relocated to Chapter 14: *Review & Decision-Making Bodies*. SO Sections 404: *Variations* and 602: *Appeals* are proposed to be relocated to Chapter 13: *Procedures*, since they are the same variance and appeals processes available for any provision in the UDO. Recode Chatham may significantly revise or further reorganize this Chapter and related provisions. See discussion of proposed changes in the [Audit Report](#) (pp. 36-38).

10.3 STORMWATER MANAGEMENT PLANS⁴⁴

10.3.1 PURPOSE

10.3.2 APPLICABILITY

10.3.3 INITIATION

10.3.4 COMPLETENESS

10.3.5 NOTICE

10.3.6 DECISION-MAKING PROCESS

10.3.7 REVIEW CRITERIA

10.3.8 SCOPE OF APPROVAL

10.3.9 APPEALS

10.3.10 REAPPLICATION

10.3.11 MODIFICATIONS

10.3.12 FEES

INCLUDES CURRENT COUNTY CODE SECTIONS:

SO SECTION 403 STORMWATER PERMIT, PLAN SUBMITTAL AND REVIEW

SO SECTION 405 AS-BUILT AND FINAL PLAT REQUIREMENTS

10.4 MAINTENANCE & INSPECTIONS

10.4.1 OPERATION & MAINTENANCE AGREEMENT

10.4.2 INSPECTIONS

INCLUDES CURRENT COUNTY CODE SECTIONS:

SO ARTICLE 5 MAINTENANCE AND INSPECTIONS

⁴⁴ The procedure in this Section is intended to generally follow the same workflow as procedures in UDO Chapter 13: *Procedures*. However, this procedure is proposed to include As-Built & Final Plat Requirements (which other procedures typically do not require) and Fees (which, for most other procedures, will be specified in Chapter 19: *Submittal Requirements*). Using a standard workflow will clearly define each step in all procedures, along with approval criteria, what the approval authorizes an applicant to do next, how decisions are appealed, and how modifications to an approved development plan are handled. For further discussion, see [Audit Report](#) Section 16 – Approval Procedures.

10.5 ILLICIT DISCHARGES

10.5.1 PROHIBITED DISCHARGES

10.5.2 ALLOWABLE DISCHARGES

10.5.3 ILLICIT CONNECTIONS

10.5.4 SPILLS & ACCIDENTAL DISCHARGES

INCLUDES CURRENT COUNTY CODE SECTIONS:

SO ARTICLE 7 ILLICIT DISCHARGES

10.6 STORMWATER UTILITY SERVICE FEE

10.6.1 AUTHORITY

10.6.2 PURPOSE

10.6.3 JURISDICTION

INCLUDES CURRENT COUNTY CODE SECTIONS:

SO ARTICLE 8 STORMWATER UTILITY SERVICE FEE

10.7 VIOLATIONS & ENFORCEMENT

INCLUDES CURRENT COUNTY CODE SECTIONS:

SO SECTION 600 GENERAL

SO SECTION 601 CIVIL PENALTIES

10.8 DEFINITIONS

INCLUDES CURRENT COUNTY CODE SECTIONS:

SO ARTICLE 2 DEFINITIONS

10.9 CHATHAM COUNTY RAINFALL DATA

INCLUDES CURRENT COUNTY CODE SECTIONS:

SO APPENDIX A CHATHAM COUNTY RAINFALL DATA

10.10 CURVE NUMBERS

INCLUDES CURRENT COUNTY CODE SECTIONS:

SO APPENDIX B CURVE NUMBERS

10.11 GUIDELINES FOR THE 10% RULE

INCLUDES CURRENT COUNTY CODE SECTIONS:
SO APPENDIX D 10% RULE GUIDELINES

CHAPTER 11 SOIL EROSION & SEDIMENTATION CONTROL⁴⁵

11.1 GENERAL PROVISIONS

This Chapter carries forward and revises, as needed, the current Soil Erosion and Sedimentation Control Ordinance.

11.1.1 TITLE

11.1.2 PURPOSE

11.1.3 SCOPE & EXCLUSIONS

11.1.4 ADDITIONAL MEASURES

11.1.5 EFFECTIVE DATE

INCLUDES CURRENT COUNTY CODE SECTIONS:
SESCO SECTION 164.1 TITLE
SESCO SECTION 164.2 PURPOSE
SESCO SECTION 164.4 SCOPE AND EXCLUSIONS
SESCO SECTION 164.17 ADDITIONAL MEASURES
SESCO SECTION 164.23 EFFECTIVE DATE

11.2 BORROW & WASTE AREAS

INCLUDES CURRENT COUNTY CODE SECTIONS:
SESCO SECTION 164.7 BORROW AND WASTER AREAS

11.3 OPERATION IN SURFACE WATERS

INCLUDES CURRENT COUNTY CODE SECTIONS:

⁴⁵ Staff is currently working on revisions to the Soil Erosion and Sedimentation Control Ordinance, and those revisions will be incorporated into this Chapter. In addition, Recode Chatham may significantly revise or further reorganize this Chapter and related provisions. See discussion of proposed changes in the [Audit Report](#) (pp. 39-42).

SESCO SECTION 164.8 OPERATION IN SURFACE WATERS

11.4 EXISTING UNCOVERED AREAS

INCLUDES CURRENT COUNTY CODE SECTIONS:

SESCO SECTION 164.9 EXISTING UNCOVERED AREAS

11.5 DESIGN & PERFORMANCE STANDARDS

11.5.1 MANDATORY STANDARDS

11.5.2 SLOPE STANDARDS

INCLUDES CURRENT COUNTY CODE SECTIONS:

SESCO SECTION 164.5 MANDATORY STANDARDS

SESCO SECTION 164.6 SLOPE STANDARDS

SESCO SECTION 164.16 DESIGN AND PERFORMANCE STANDARDS

11.6 RESPONSIBILITY FOR MAINTENANCE

INCLUDES CURRENT COUNTY CODE SECTIONS:

SESCO SECTION 164.18 RESPONSIBILITY FOR MAINTENANCE

11.7 LAND DISTURBING PERMITS⁴⁶

11.7.1 PURPOSE

11.7.2 APPLICABILITY

11.7.3 INITIATION

11.7.4 COMPLETENESS

11.7.5 NOTICE

11.7.6 DECISION-MAKING PROCESS

11.7.7 REVIEW CRITERIA

11.7.8 SCOPE OF APPROVAL

11.7.9 APPEALS

11.7.10 REAPPLICATION

11.7.11 MODIFICATIONS

11.7.12 CERTIFICATES OF COMPLIANCE & COMPLETION

11.7.13 FEES

INCLUDES CURRENT COUNTY CODE SECTIONS:

SESCO SECTION 164.10 EROSION AND SEDIMENTATION CONTROL PLANS

SESCO SECTION 164.11 BASIC CONTROL OBJECTIVES

SESCO SECTION 164.12 PERMITS

SESCO SECTION 164.13 RESIDENTIAL LOT DISTURBANCE PERMITS

SESCO SECTION 164.14 FEES

SESCO SECTION 164.19 PLAN APPEALS

11.8 INSPECTIONS & INVESTIGATIONS

INCLUDES CURRENT COUNTY CODE SECTIONS:

SESCO SECTION 164.20 INSPECTIONS AND INVESTIGATIONS

11.9 INJUNCTIVE RELIEF

INCLUDES CURRENT COUNTY CODE SECTIONS:

⁴⁶ The procedure in this Section is intended to generally follow the same workflow as procedures in UDO Chapter 13: *Procedures*. However, this procedure is proposed to include Certificates of Compliance & Completion (which other procedures do not require) and Fees (which, for most other procedures, will be specified in Chapter 19: *Submittal Requirements*). Using a standard workflow will clearly define each step in all procedures, along with approval criteria, what the approval authorizes an applicant to do next, how decisions are appealed, and how modifications to an approved development plan are handled. For further discussion, see [Audit Report](#) Section 16 – Approval Procedures.

SESCO SECTION 164.21 INJUNCTIVE RELIEF

11.10 PENALTY

INCLUDES CURRENT COUNTY CODE SECTIONS:

SESCO SECTION 164.99 PENALTY

11.11 RESTORATION AFTER NON-COMPLIANCE

INCLUDES CURRENT COUNTY CODE SECTIONS:

SESCO SECTION 164.22 RESTORATION AFTER NON-COMPLIANCE

11.12 DEFINITIONS

INCLUDES CURRENT COUNTY CODE SECTIONS:

SESCO SECTION 164.3 DEFINITIONS

CHAPTER 12 FLOOD DAMAGE PREVENTION⁴⁷

12.1 STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE, & OBJECTIVES

This Chapter carries forward and revises, as needed, the current Flood Damage Prevention Ordinance.

12.1.1 STATUTORY AUTHORIZATION

12.1.2 FINDINGS OF FACT

12.1.3 STATEMENT OF PURPOSE

12.1.4 OBJECTIVES

INCLUDES CURRENT COUNTY CODE SECTIONS:

FDPO ARTICLE 1 STATUTORY AUTHORIZATION, FINDINGS OF FACT, PURPOSE, AND OBJECTIVES

⁴⁷ See discussion of proposed changes in the [Audit Report](#) (p. 43).

12.2 GENERAL PROVISIONS

12.2.1 LANDS TO WHICH THIS ORDINANCE APPLIES

12.2.2 BASIS FOR ESTABLISHING THE SPECIAL FLOOD HAZARD AREAS

12.2.3 ESTABLISHMENT OF FLOODPLAIN DEVELOPMENT PERMIT

12.2.4 COMPLIANCE

12.2.5 ABROGATION & GREATER RESTRICTIONS

12.2.6 INTERPRETATION

12.2.7 WARNING & DISCLAIMER OF LIABILITY

12.2.8 PENALTIES FOR VIOLATION

INCLUDES CURRENT COUNTY CODE SECTIONS:

FDPO ARTICLE 3 GENERAL PROVISIONS

12.3 ADMINISTRATION⁴⁸

12.3.1 DESIGNATION OF FLOODPLAIN ADMINISTRATOR

12.3.2 FLOODPLAIN DEVELOPMENT APPLICATION, PERMIT, & CERTIFICATION REQUIREMENTS

12.3.3 DUTIES & RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR

12.3.4 CORRECTIVE PROCEDURES

12.3.5 VARIANCE PROCEDURES

INCLUDES CURRENT COUNTY CODE SECTIONS:

FDPO ARTICLE 4 ADMINISTRATION

⁴⁸ These provisions may be incorporated into Chapter 13: *Procedures* and Chapter 14: *Review & Decision-Making Bodies*.

12.4 PROVISIONS FOR FLOOD HAZARD REDUCTION

12.4.1 GENERAL STANDARDS

12.4.2 SPECIFIC STANDARDS

12.4.3 STANDARDS FOR FLOODPLAINS WITHOUT ESTABLISHED BASE FLOOD ELEVATIONS

12.4.4 STANDARDS FOR FLOODPLAINS WITH BFE BUT WITHOUT ESTABLISHED FLOODWAYS OR NON-ENCROACHMENT AREAS

12.4.5 FLOODWAYS AND NON-ENCROACHMENT AREAS

12.4.6 STANDARDS FOR AREAS OF SHALLOW FLOODING (AO ZONES)

INCLUDES CURRENT COUNTY CODE SECTIONS:

FDPO ARTICLE 5 PROVISIONS FOR FLOOD HAZARD REDUCTION

12.5 LEGAL STATUS PROVISIONS

12.5.1 EFFECT ON RIGHTS AND LIABILITIES UNDER THE EXISTING FLOOD DAMAGE PREVENTION ORDINANCE

12.5.2 EFFECT UPON OUTSTANDING BUILDING PERMITS

12.5.3 EFFECTIVE DATE

12.5.4 ADOPTION CERTIFICATION

INCLUDES CURRENT COUNTY CODE SECTIONS:

FDPO ARTICLE 6 LEGAL STATUS PROVISIONS

12.6 DEFINITIONS

INCLUDES CURRENT COUNTY CODE SECTIONS:

FDPO ARTICLE 2 DEFINITIONS

CHAPTER 13 ADDITIONAL REQUIREMENTS FOR SUBDIVISIONS⁴⁹

13.1 GENERAL PROVISIONS

This Chapter carries forward and revises, as needed, the current Subdivision Regulations.

13.1.1 TITLE

13.1.2 AUTHORITY

13.1.3 PURPOSE

13.1.4 JURISDICTION

13.1.5 SUITABILITY OF THE LAND

INCLUDES CURRENT COUNTY CODE SECTIONS:

SR SECTION 1.4 JURISDICTION

SR SECTION 7.1 SUITABILITY OF THE LAND

13.2 SUBDIVISION TYPES

13.2.1 MAJOR SUBDIVISIONS

13.2.2 MINOR SUBDIVISIONS

13.2.3 EXEMPT SUBDIVISIONS

INCLUDES CURRENT COUNTY CODE SECTIONS:

SR SECTION 4 TYPES OF SUBDIVISIONS

13.3 SUBDIVISION DESIGN

Carries forward current conventional and conservation subdivision types. Adds agricultural-friendly subdivisions to implement Plan Chatham recommendations. Adds compact subdivisions to align with the three new compact base zoning districts. Adds townhouse subdivisions to address the unique characteristics of townhouse developments.

⁴⁹ See discussion of proposed changes in the [Audit Report](#) (pp. 44-56).

- 13.3.1 GENERAL DESIGN REQUIREMENTS FOR ALL SUBDIVISIONS**
- 13.3.2 SUMMARY TABLE OF SUBDIVISION DESIGN TECHNIQUES & ALLOWED LOCATIONS/ZONING DISTRICTS**
- 13.3.3 AGRICULTURAL-FRIENDLY SUBDIVISIONS**
- 13.3.4 COMPACT SUBDIVISIONS**
- 13.3.5 CONSERVATION SUBDIVISIONS**
- 13.3.6 CONVENTIONAL SUBDIVISIONS**
- 13.3.7 EQUESTRIAN SUBDIVISIONS**
- 13.3.8 PLANNED RESIDENTIAL DEVELOPMENTS**
- 13.3.9 TOWNHOUSE SUBDIVISIONS**
- 13.3.10 NON-RESIDENTIAL SUBDIVISIONS**

INCLUDES CURRENT COUNTY CODE SECTIONS:

- ZO SECTION 17.5.C PLANNED RESIDENTIAL DEVELOPMENTS (SPECIFIC CONDITIONS FOR CONDITIONAL USES LISTED IN RESIDENTIAL DISTRICTS)
- SR SECTION 7.3 BLOCKS
- SR SECTION 7.4 LOTS
- SR SECTION 7.6 ZONING OR OTHER REGULATIONS
- SR SECTION 7.7 CONSERVATION SUBDIVISION—ALTERNATIVE STANDARDS FOR DEVELOPMENT
- SECTION 8.4 ACCESS TO PROPERTY
- SR SECTION 9 SPECIAL DEVELOPMENT STANDARDS PLANNED UNIT DEVELOPMENTS
- SR SECTION 10 COMPACT COMMUNITIES

13.4 PUBLIC USE AND SERVICE AREAS

INCLUDES CURRENT COUNTY CODE SECTIONS:

- SR SECTION 7.5 PUBLIC USE AND SERVICE AREAS

13.5 PLAT CERTIFICATES

INCLUDES CURRENT COUNTY CODE SECTIONS:

- SR SECTION 11 APPENDIX A: CERTIFICATION FORMS FOR INITIAL AND FINAL APPROVAL

CHAPTER 14 PROCEDURES⁵⁰

14.1 GENERAL PROVISIONS

14.1.1 PURPOSE

Consolidates most UDO procedures and maps each with a common workflow. Some procedures, such as those related to Soil Erosion and Sedimentation Control, will remain with related provisions in their own chapters.

14.1.2 APPLICABILITY

Specifies this Chapter applies for all zoning and land development procedures.

14.1.3 SUMMARY OF PROCEDURES

Summarizes, in a table format, the various zoning and land development procedures.

14.1.4 COMPLETENESS REVIEW

Clarifies what constitutes a complete application and specifies a review process for staff to make a completeness determination. This works in conjunction with the submittal requirements in Chapter 20.

14.1.5 PRE-APPLICATION MEETINGS

Establishes pre-application meeting requirements for certain types of applications.

14.1.6 COMMUNITY MEETINGS

Carries forward and expands requirements for community meetings for certain types of applications.

⁵⁰ See discussion of proposed changes in the [Audit Report](#) (pp. 83-94).

14.1.7 NOTICE PROVISIONS

Establishes general rules for notification and publication.

14.1.8 PUBLIC HEARINGS

Establishes rules or guidelines for providing and accepting testimony at required hearings.

14.1.9 VESTED RIGHTS AND PERMIT CHOICE

Carries forward and updates, as needed for compliance with State statutes, current procedures for establishing vested rights.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 19.12 VESTED RIGHTS AND PERMIT CHOICE (AMENDMENT TO ZONING ORDINANCE)
 ZO SECTION 19.13 VESTED RIGHTS AND SITE SPECIFIC VESTING PLANS
 ZO SECTION 22 EFFECTS UPON OUTSTANDING BUILDING PERMITS
 ZO SECTION 23 EFFECTS UPON OUTSTANDING SPECIAL USE PERMITS
 SR SECTION 1.10 SAVING PROVISION

14.1.10 MORATORIA

Replaces the current Chatham County Moratorium Ordinance with the provisions specified in [N.C.G.S. 160D-107](#). Alternatively, may simply cross-reference the State statute to limit the need for UDO text amendments if the statute changes.

14.2 ZONING COMPLIANCE PERMITS⁵¹

Clarifies the procedure for receiving zoning compliance approval.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 13.16 PERMITTING AND APPROVAL PROCESS (LIGHTING)
 ZO SECTION 20.2 CERTIFICATE OF ZONING COMPLIANCE

⁵¹ Anticipated to incorporate site plan review for new development, home occupation permits, sign permits, junkyard permits, manufactured home parks and subdivisions without improvements, and any other administrative permit process that involves zoning review.

14.3 SPECIAL USE PERMITS

Carries forward and revises, as needed, the procedure for special use permit approval.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 17 SPECIAL USE PERMITS

ZO SECTION 23 EFFECTS UPON OUTSTANDING SPECIAL USE PERMITS

14.4 REZONINGS (CONVENTIONAL BASE DISTRICTS & OVERLAY DISTRICTS)

Carries forward and revises, as needed, the procedure for rezoning.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 19 AMENDMENT TO ZONING ORDINANCE

14.5 REZONINGS (CONDITIONAL BASE DISTRICTS)

Carries forward and revises, as needed, the procedure for rezoning to a conditional base district.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 5 CONDITIONAL ZONING DISTRICTS

ZO SECTION 19 AMENDMENT TO ZONING ORDINANCE

14.6 MINOR SUBDIVISIONS

Carries forward and revises, as needed, the procedure for approval of a minor subdivision.

INCLUDES CURRENT COUNTY CODE SECTIONS:

SR SECTION 5.1 GENERAL PURPOSE (PROCEDURE FOR SUBDIVISIONS)

SR SECTION 5.3 MINOR SUBDIVISIONS

14.7 MAJOR SUBDIVISIONS

Carries forward and revises, as needed, the procedure for approval of a major subdivision. Cross-references the Chatham County Road Name Ordinance, which is administered by the Emergency Management Department.

14.7.1 MAJOR SUBDIVISION CONCEPT PLAN**14.7.2 MAJOR SUBDIVISION FIRST PLAT****14.7.3 MAJOR SUBDIVISION CONSTRUCTION PLAN****14.7.4 MAJOR SUBDIVISION FINAL PLAT****INCLUDES CURRENT COUNTY CODE SECTIONS:**

SR SECTION 5.1 GENERAL PURPOSE (PROCEDURE FOR SUBDIVISIONS)

SR SECTION 5.2 MAJOR SUBDIVISION

14.8 UDO INTERPRETATIONS

Establishes a formal process to obtain the UDO Administrator's interpretation of a particular UDO provision or set of provisions.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 20.3 DUTIES OF ZONING ADMINISTRATOR, ZONING OFFICIAL, BOARD OF ADJUSTMENT, AND COURTS AS TO MATTERS OF APPEAL

14.9 UDO TEXT AMENDMENTS

Carries forward and revises, as needed, the procedure for amending ordinance text.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 19 AMENDMENT TO ZONING ORDINANCE

SR SECTION 1.12 AMENDMENTS

14.10 VARIANCES

Carries forward the procedure for requesting variances from the Board of Adjustment.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 18 BOARD OF ADJUSTMENT

SR SECTION 1.13 VARIANCES AND APPEALS

SO SECTION 404 VARIANCES

14.11 APPEALS OF ADMINISTRATIVE DECISIONS

Carries forward and consolidates the procedures for appealing staff decisions to the Board of Adjustment.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 18 BOARD OF ADJUSTMENT
 ZO SECTION 20.3 DUTIES OF ZONING ADMINISTRATOR, ZONING OFFICIAL, BOARD OF
 ADJUSTMENT, AND COURTS AS TO MATTERS OF APPEAL
 SR SECTION 1.13 VARIANCES AND APPEALS
 SO SECTION 602 APPEALS

CHAPTER 15 REVIEW & DECISION-MAKING BODIES

15.1 ELECTED & APPOINTED BODIES⁵²

Specifies role of each elected and appointed body with respect to UDO approval processes and administration. Cross-references other County Code sections where relevant (e.g., County Code §§ 31.01 through 31.07: Community Appearance Commission).

15.1.1 BOARD OF COMMISSIONERS

15.1.2 PLANNING BOARD

15.1.3 BOARD OF ADJUSTMENT

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 18 BOARD OF ADJUSTMENT
 ZO SECTION 20.3 DUTIES OF ZONING ADMINISTRATOR, ZONING OFFICIAL, BOARD OF
 ADJUSTMENT, AND COURTS AS TO MATTERS OF APPEAL

⁵² Some appointed bodies may be removed from this Section if they do not have a distinct role in the administration of the UDO.

- 15.1.4 APPEARANCE COMMISSION**
- 15.1.5 AFFORDABLE HOUSING ADVISORY COMMITTEE**
- 15.1.6 AGRICULTURE ADVISORY BOARD**
- 15.1.7 CLIMATE CHANGE ADVISORY COMMITTEE**
- 15.1.8 ENVIRONMENTAL REVIEW ADVISORY BOARD**
- 15.1.9 HISTORICAL ASSOCIATION⁵³**
- 15.1.10 RECREATION ADVISORY COMMITTEE**

15.2 ADMINISTRATIVE BODIES⁵⁴

Specifies role of each administrative body with respect to UDO administration and approval processes.

- 15.2.1 CENTRAL PERMITTING & INSPECTIONS DIRECTOR**
- 15.2.2 ENVIRONMENTAL HEALTH DIRECTOR**
- 15.2.3 FIRE MARSHAL'S OFFICE**
- 15.2.4 MANAGEMENT INFORMATION SERVICES DIRECTOR**
- 15.2.5 PLANNING DIRECTOR**
- 15.2.6 STORMWATER ADMINISTRATOR**
- 15.2.7 SUBDIVISION ADMINISTRATOR**
- 15.2.8 TECHNICAL REVIEW COMMITTEE**
- 15.2.9 WATERSHED PROTECTION DIRECTOR**
- 15.2.10 ZONING ADMINISTRATOR**
- 15.2.11 CONFLICTS OF INTEREST**

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 8.10. CONFLICTS OF INTEREST

ZO SECTION 20.1 ZONING ADMINISTRATOR

ZO SECTION 20.3 DUTIES OF ZONING ADMINISTRATOR, ZONING OFFICIAL, BOARD OF ADJUSTMENT, AND COURTS AS TO MATTERS OF APPEAL

SO ARTICLE 3 ADMINISTRATION AND PROCEDURES

⁵³ The Chatham County Historical Association is separate from County government. The Audit Report (p. 68) suggests the County could consider formalizing the CCHC's role in the development review process to ensure the long-term preservation of the County's historic and cultural resources.

⁵⁴ The intent is to include "or their designee" in the definition of each of these bodies (other than TRC). This allows for internal delegation of responsibilities without having to amend the UDO.

CHAPTER 16 NONCONFORMITIES

16.1 PURPOSE

This is a comprehensive section to deal with existing situations, ranging from permits in progress to more comprehensively addressing different types of nonconformities (uses, lots, structures, and site improvements).

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 9 NON-CONFORMING SITUATIONS

16.2 APPLICABILITY

Specifies this chapter applies throughout unincorporated Chatham County.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 9.2 CONTINUATION OF NON-CONFORMING SITUATIONS

ZO SECTION 9.4 EXTENSION OR ENLARGEMENT OF NON-CONFORMING SITUATIONS

16.3 NONCONFORMING LOTS

Allows the reasonable development of a lot that does not meet the minimum lot size regulations.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 9.3 NON-CONFORMING LOTS OF RECORD

ZO SECTION 9.4 EXTENSION OR ENLARGEMENT OF NON-CONFORMING SITUATIONS

ZO SECTION 9.8 BUILDING ON SUBDIVISION LOTS OF RECORD

16.4 NONCONFORMING SIGNS

Carries forward rules for the continuation, expansion, alteration, and reestablishment of signs that are nonconforming as to the requirements in Section 5.8.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 9.4 EXTENSION OR ENLARGEMENT OF NON-CONFORMING SITUATIONS

ZO SECTION 15.2 NON-CONFORMING SIGNS

16.5 NONCONFORMING SITE IMPROVEMENTS

Establishes rules for the review and redevelopment of sites that are nonconforming as to landscaping, parking, or other development standards.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 9.4 EXTENSION OR ENLARGEMENT OF NON-CONFORMING SITUATIONS
ZO SECTION 12.6 APPLICABILITY (LANDSCAPING AND BUFFERING STANDARDS)
ZO SECTION 13.17 NONCONFORMITIES (LIGHTING)

16.6 NONCONFORMING STRUCTURES

Carries forward rules for the continuation, expansion, alteration, and reestablishment of structures that are nonconforming as to the district dimensional standards (setback, building height, or lot coverage).

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 9.4 EXTENSION OR ENLARGEMENT OF NON-CONFORMING SITUATIONS
ZO SECTION 9.5 RECONSTRUCTION LIMITATIONS
ZO SECTION 9.6 CHANGE IN KIND OF NON-CONFORMING USE

16.7 NONCONFORMING USES

Carries forward rules for the continuation, expansion, and reestablishment of uses that are not allowed in a district, or that would require discretionary review under the new regulations.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 9.4 EXTENSION OR ENLARGEMENT OF NON-CONFORMING SITUATIONS
ZO SECTION 9.5 RECONSTRUCTION LIMITATIONS
ZO SECTION 9.6 CHANGE IN KIND OF NON-CONFORMING USE
ZO SECTION 9.7 DISCONTINUANCE OF NON-CONFORMING USES

CHAPTER 17 ENFORCEMENT

17.1 GENERALLY

Introductory section.

17.2 VIOLATIONS

Specifies types of violations (e.g., use not allowed, permits not obtained, violation of conditions, etc.).

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 5.6 NON-COMPLIANCE WITH DISTRICT CONDITIONS
ZO SECTION 8.3 REDUCTION OF LOT AND YARD AREAS PROHIBITED
ZO SECTION 17.3 VIOLATIONS (SPECIAL USE PERMITS)
ZO SECTION 23.3 VIOLATIONS OF AN APPROVED SPECIAL USE PERMIT
SR SECTION 1.14 PROHIBITED ACTS, ENFORCEMENT, AND PENALTIES

17.3 PENALTIES

Specifies procedures for withholding or revoking permits, and penalties for violations consistent with state law.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 21 PENALTY FOR VIOLATIONS
SR SECTION 1.14 PROHIBITED ACTS, ENFORCEMENT, AND PENALTIES

17.4 ENFORCEMENT PROCEDURES

Specifies responsibility for enforcement actions, notification, cure periods, and enforcement actions.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 20 ENFORCEMENT
SR SECTION 1.10 SAVING PROVISION
SR SECTION 1.14 PROHIBITED ACTS, ENFORCEMENT, AND PENALTIES

17.5 REVOCATION OF PERMIT OR APPROVAL

Allows revocation of permit if materially incorrect information was provided, if the applicant fails to comply with a condition, or if the permit or approval was issued in error.

CHAPTER 18 RULES OF INTERPRETATION & MEASUREMENT

18.1 GENERAL RULES OF INTERPRETATION

Recites general rules for interpreting the UDO (such as the singular includes the plural, text supersedes graphics, UDO standards are minimum requirements, etc.).

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 7.1 GENERAL PURPOSE (DEFINITIONS)
ZO SECTION 25 INTERPRETATION, PURPOSE, AND CONFLICT
SR SECTION 1.6 INTERPRETATION
SR 2.2: MEANING OF COMMON WORDS

18.2 CONFLICTING PROVISIONS

Describes how to resolve conflicts in County Codes, or between the UDO and state law or administrative procedures, federal law, or private restrictions.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 25 INTERPRETATION, PURPOSE, AND CONFLICT
SR SECTION 1.7 CONFLICT WITH PUBLIC PROVISIONS
SR SECTION 1.8 CONFLICT WITH PRIVATE PROVISIONS
SR SECTION 7.6 ZONING OR OTHER REGULATIONS

18.3 INTERPRETATION OF ZONING MAP

Includes rules for interpreting the zoning map, including GIS files and boundary interpretations.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 6.3 INTERPRETATION OF BOUNDARIES

18.4 RULES OF MEASUREMENT⁵⁵

This Section establishes rules for measurement or calculation of UDO standards, such as lot area and height.

18.4.1 GENERAL RULES OF MEASUREMENT

18.4.2 HOW TO MEASURE LOT AREA, WIDTH, & DEPTH

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 8.3 REDUCTION OF LOT AND YARD AREAS PROHIBITED

18.4.3 HOW TO CALCULATE RESIDENTIAL DENSITY

INCLUDES CURRENT COUNTY CODE SECTIONS:

CCO SECTION 6.3 RESIDENTIAL DENSITY (MAXIMUM AND MINIMUM)

18.4.4 HOW TO MEASURE SETBACKS

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 8.2 OPEN SPACE REQUIREMENTS

ZO SECTION 8.3 REDUCTION OF LOT AND YARD AREAS PROHIBITED

18.4.5 HOW TO CALCULATE LOT COVERAGE

18.4.6 HOW TO MEASURE HEIGHT

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 8.8. HEIGHT LIMITATION EXCEPTIONS

18.4.7 HOW TO CALCULATE NET LAND AREA

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 10.12.D NET LAND AREA COMPUTATION (CD-MU MIXED USE)

ZO SECTION 17.5.C.4 NET LAND AREA COMPUTATION (PLANNED RESIDENTIAL DEVELOPMENT)

CCO SECTION 6.3 RESIDENTIAL DENSITY (MAXIMUM AND MINIMUM)

⁵⁵ If additional metrics are added during drafting (e.g., floor area ratio), we will revise this Section to include an explanation of how to measure or calculate it.

CHAPTER 19 DEFINITIONS & ACRONYMS

19.1 DEFINITIONS

Carries forward, consolidates, revises, and adds definitions for terms and phrases used in the UDO.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 7 DEFINITIONS

ZO SECTION 13.2 ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA (IESNA) CUTOFF CLASSIFICATIONS (LIGHTING)

ZO SECTION 13.3 DEFINITIONS (LIGHTING)

ZO SECTION 15.1 DEFINITIONS (SIGNS)

CCO SECTION 13 DEFINITION OF TERMS

SR SECTION 2 DEFINITIONS

19.2 ACRONYMS

Defines acronyms used in the UDO (e.g., NCDOT, North Carolina Department of Transportation).

CHAPTER 20 SUBMITTAL REQUIREMENTS⁵⁶

20.1 GENERAL PROVISIONS

20.1.1 APPLICABILITY

20.1.2 DIGITAL APPLICATIONS

Establishes requirements and specifications for filing digital applications.

20.1.3 APPLICATION CHECKLISTS

Checklists and forms for most types of applications will be maintained outside the UDO. This Section will include references to these checklists.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 5.3. GENERAL REQUIREMENTS (CONDITIONAL ZONING DISTRICTS)

⁵⁶ See discussion of proposed changes in the [Audit Report](#) (pp.95-97).

SR SECTION 6 SPECIFICATIONS FOR DOCUMENTS TO BE SUBMITTED

20.1.4 FEES

Specifies or cross-references, as appropriate, all UDO-related fees.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 8.9 FEES

SR SECTION 1.15 FEES

20.2 ENVIRONMENTAL IMPACT ASSESSMENTS

Carries forward current requirements for an EIA to be submitted in conjunction with SUP and conditional zoning district applications and certain size subdivision applications.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 11.3 ENVIRONMENTAL IMPACT ASSESSMENT

SR SECTION 6.2.B ENVIRONMENTAL IMPACT ASSESSMENT (ADDITIONAL FIRST PLAT INFORMATION)

20.3 NATURAL HERITAGE PROGRAM REPORTS

Expands the requirement for applicants to submit a Natural Heritage Program Report to all subdivision applications.

INCLUDES CURRENT COUNTY CODE SECTIONS:

SR SECTION 7.7.B CONCEPT PLAN (CONSERVATION SUBDIVISION)

20.4 TRAFFIC IMPACT ANALYSES

Carries forward and updates current requirements for traffic impact analyses (TIAs) and ensures consistency with NCDOT requirements. Clarifies the role of TIAs in the development approval process.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 5.3B(3) [CONDITIONAL ZONING DISTRICTS]

20.5 OTHER TECHNICAL REPORTS & STUDIES

Establishes authority for decision-maker to require technical studies (e.g., traffic impact analyses, engineering studies, historic/cultural resource studies) necessary

to enable the decision-maker to comply with the standards for approving an application, as authorized under State law.