

# Scenic Overlay District

Pittsboro & Chatham County Joint Meeting – October 28<sup>th</sup>, 2024



# Purpose And Goal



The Scenic Corridor Overlay District is established to enhance and protect the visual appeal of identified thoroughfares within the Town of Pittsboro.



It should provide a sense of arrival via a smooth transitional zone for residents and visitors traveling the major entrance roads and gateways to the Town.



The goal of this District is to protect and to enhance the scenic value of the corridors through development standards.



These standards will preserve the character of the Town by providing an aesthetically appealing experience for those traveling the corridor; provide multi-modal transportation options for travel; and ensure a safe transportation corridor for motorists, bicyclists, and pedestrians.



# East and West Street Corridor

There shall be two zones created under this District, a High Area of Vegetation (HAV) and an Intermediate Area of Vegetation (IAV)

- i. High Area of Vegetation (HAV): Within this District, the following standards apply:
  - a) 50' buffer with limited uses. This corridor may be used for passive recreation and bona fide agricultural uses.
  - b) No building construction, parking, land disturbing activity, signs, tree removal, lighting (other than street lighting provided by the Town or the North Carolina Department of Transportation, and driveway or private road lighting provided that said lighting is fully provided by full cutoff fixtures)

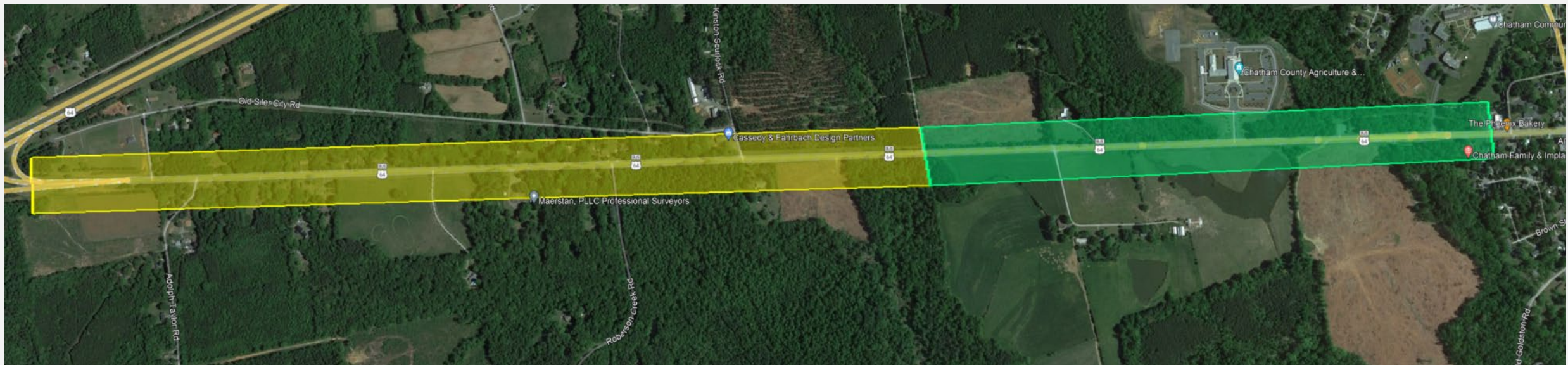


# East and West Street Corridor

- i. Intermediate Area of Vegetation (IAV): within this District, the following standards shall apply:
  - a) 30' buffer with limited use. This corridor may be used for passive recreation and bona fide agriculture use.
  - b) A 50% increase in required landscape requirement as outlined in section 5.4 of the Unified Development Ordinance (UDO).
  - c) No building construction, a maximum of 50% allowable parking may occur within this buffer if allowed elsewhere within the Town's UDO, no more than 50% tree clearance, no monument nor highway signs, other signs are permitted with a 50% increase in landscaping requirements and a 50% reduction in lighting allowance as stipulated in the Town's UDO, no lighting (other than street lighting provided by the Town or the North Carolina Department of Transportation, and driveway or private road lighting provided that said lighting is fully provided by full cutoff fixtures)





















# Hillsboro Street Corridor

This corridor shall be further separated into two zones: Modern and Historic Transition Zones.

i. Modern Transition Zone: Within this District, the following standards apply:

a) A 150' buffer zone with the following usage not permissible:

- a. Drive through
- b. Carwash
- c. Fast food restaurants
- d. Food trucks
- e. Gas stations
- f. Car dealership
- g. Vehicle repair
- h. Auto parts stores
- i. retail over 40000 sqft

ii. A 50' buffer zone where no building construction, a maximum of 50% allowable parking may occur within this buffer if allowed elsewhere within the Town's UDO, signs are permitted with a 50% increase in landscaping requirements.

iii. A 75% increase in required overall landscape requirement as outlined in section 5.4 of the Unified Development Ordinance (UDO).



# Hillsboro Street Corridor

Historic Transition Zone: Within this District the following standards shall apply:

a) A 200' buffer zone with the following usage not permissible:

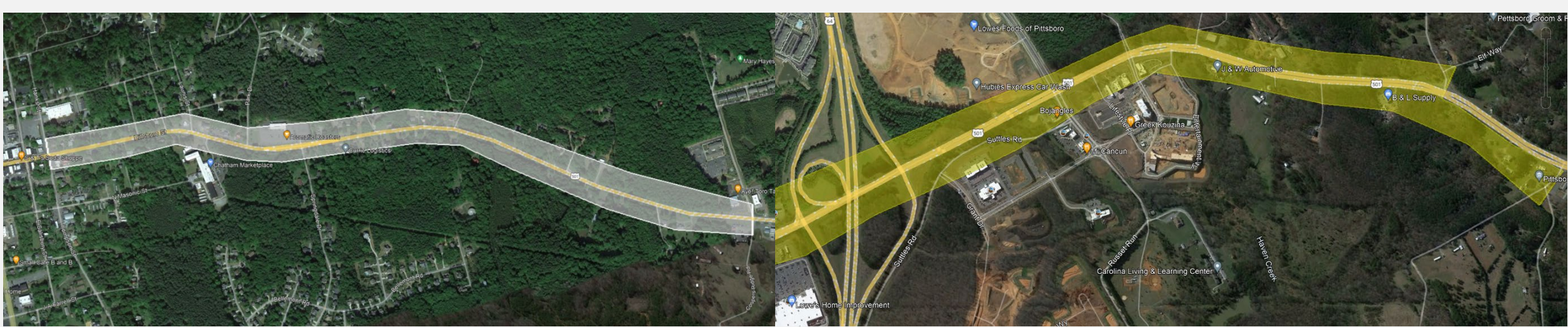
- a. Drive through
- b. Carwash
- c. Fast food restaurants
- d. Food trucks
- e. Gas stations
- f. Car dealership
- g. Vehicle repair
- h. Building exceeding 35'

b) A 30' buffer zone where no building construction, a maximum of 25% allowable parking may occur within this buffer if allowed elsewhere within the Town's UDO, other signs are permitted with a 50% increase in landscaping requirements.

c) A 75% increase in required landscape requirement as outlined in section 5.4 of the Unified Development Ordinance (UDO).















# Modern Transition Zone





# Applicability and Exemptions

- A. Applicability. The Scenic Corridor Overlay District shall apply to all principal buildings on lots or open uses of land constructed, reconstructed, or established after the date of the Unified Development Ordinance, except as exempted or otherwise provided below.
- B. Exemptions: The Gateway Corridor Overlay District design standards shall not apply to:
1. Single-family detached dwellings or two-family dwellings on their own lots.
  2. Change in use, which does not result in an increase of two or more uses in the Principal Use Table. Except where the use is changed to another use other than a single family residential or two-family dwelling.
  3. Those projects that have an approved Planned Development in compliance with the UDO.

