

# RECODE CHATHAM

UNIFIED  
DEVELOPMENT  
ORDINANCE

Chatham County BOC  
& Town of Pittsboro  
Joint Special Meeting

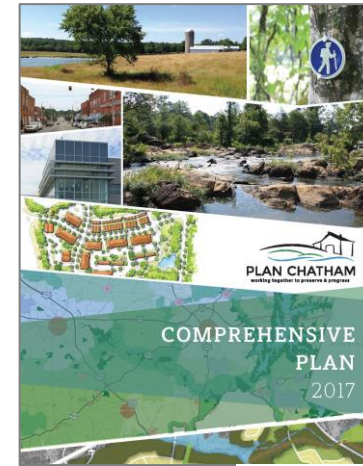


# TODAY'S AGENDA...



# What guides the UDO drafting?

1. Plan Chatham
2. The input of the Focus Groups, community, Planning Board, Board of Commissioners, and County advisory committees (Audit Report)
3. Chatham County Health & Equity Assessment
4. County Staff and the Planning Board UDO Subcommittee



## RECODE CHATHAM | UNIFIED DEVELOPMENT ORDINANCE AUDIT REPORT



## Health & Equity Assessment and Approaches to the Unified Development Ordinance

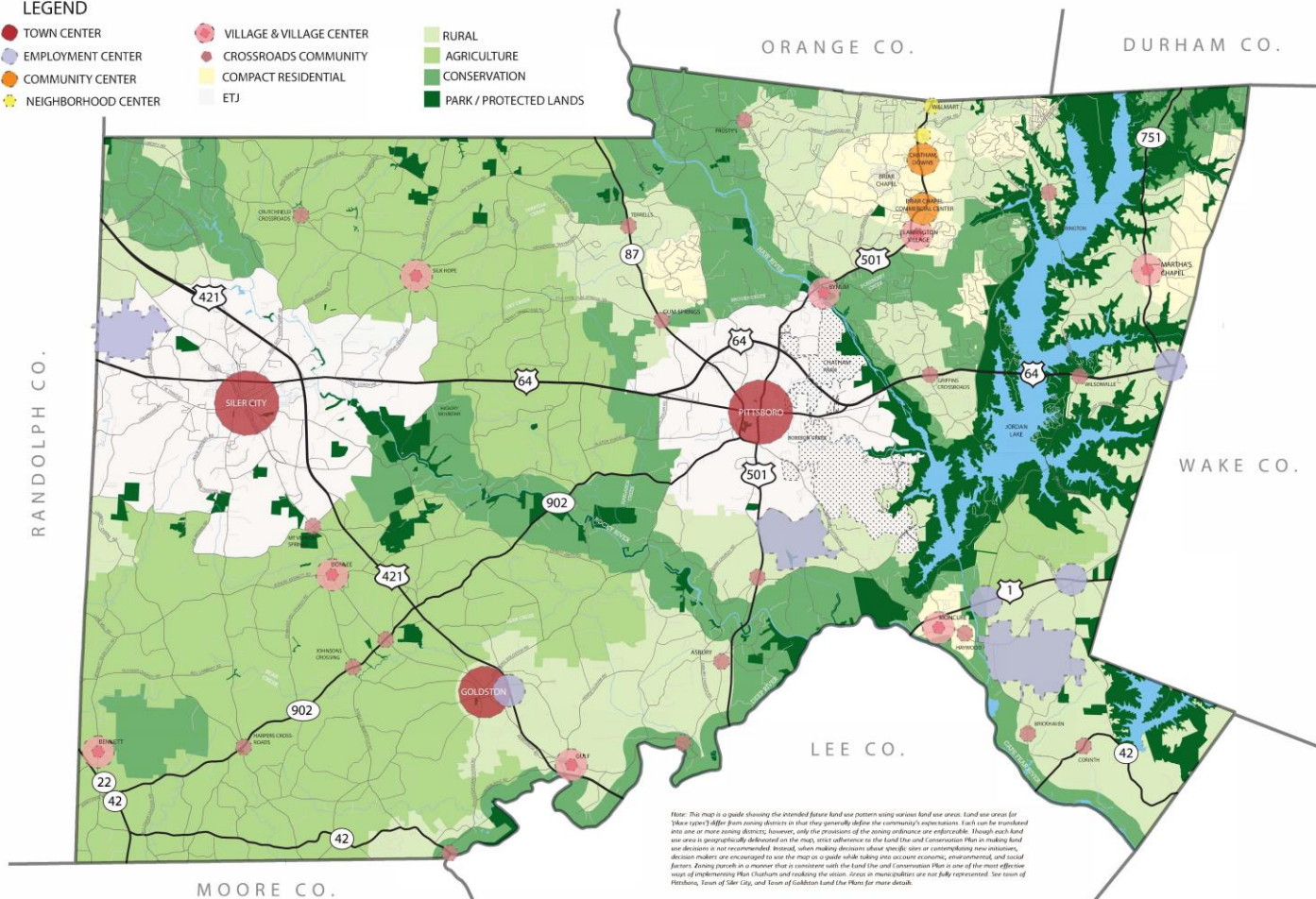
Task B  
Final BOC Draft | Updated November 29, 2023

RECODE CHATHAM | HEALTH & EQUITY



**LEGEND**

- TOWN CENTER
- EMPLOYMENT CENTER
- COMMUNITY CENTER
- NEIGHBORHOOD CENTER
- VILLAGE & VILLAGE CENTER
- CROSSROADS COMMUNITY
- COMPACT RESIDENTIAL
- ETJ
- RURAL
- AGRICULTURE
- CONSERVATION
- PARK / PROTECTED LANDS



*Note: This map is a guide showing the intended future land use pattern using various land use areas. Land use areas for these types differ from zoning districts in that they generally define the community's expectations. They can be transferred into one or more zoning districts; however, only the provision of the zoning ordinance are enforceable. Though each land use area is geographically delineated on the map, strict adherence to the land use and Conservation Plan in making land use decisions is not recommended. Instead, when making decisions about specific sites or communities, use various resources, decision makers are encouraged to use the map as a guide while taking into account economic, environmental, and social factors. Doing so will result in a manner that is consistent with the land use and Conservation Plan as one of the most effective ways of implementing Plan Chatham and realizing the vision. Areas in municipalities are not fully represented. See town of Pittsboro, Town of Siler City, and Town of Goldston Land Use Plans for more details.*

# Health & Equity Assessment

and Approaches to the  
Unified Development Ordinance

## Task B

Final BOC Draft | Updated November 29, 2023

RECODE | HEALTH &  
CHATHAM | EQUITY



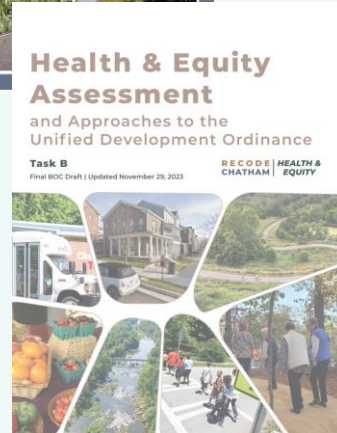
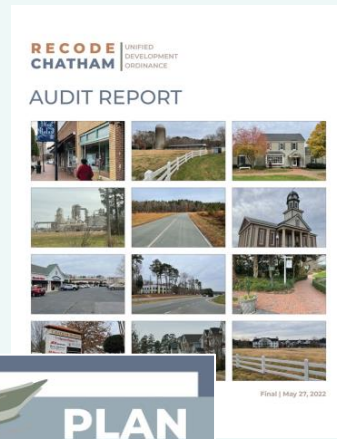
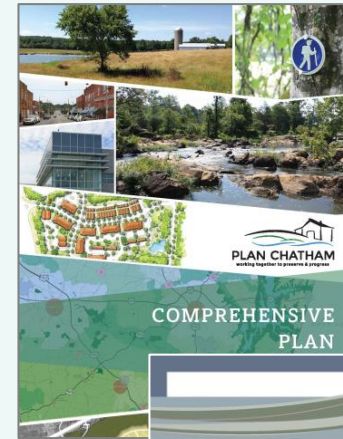
# Health & Equity Assessment

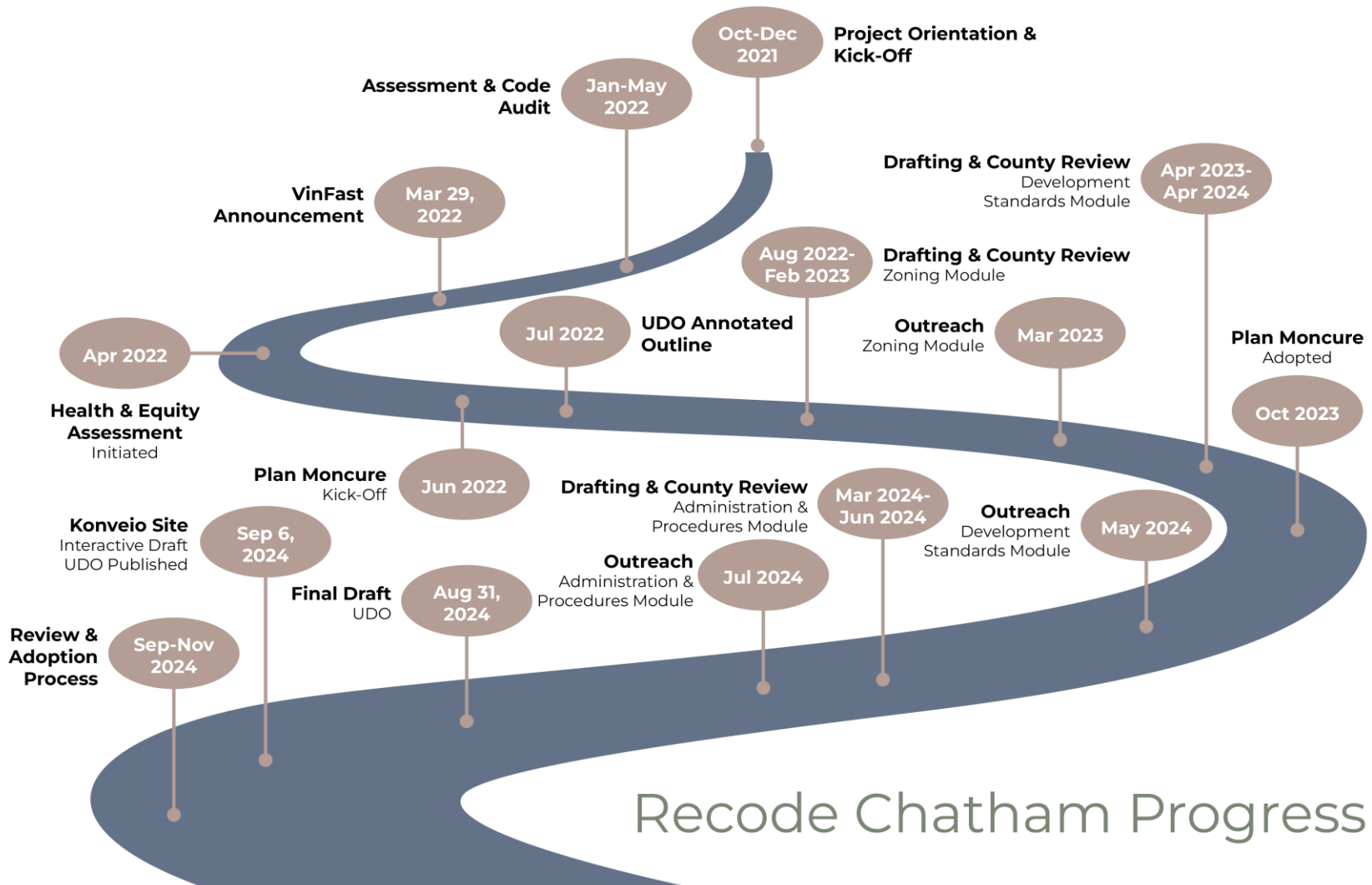
- Partnership between Chatham County Public Health and Planning Departments
- Funded by a portion of the Public Health Dept.'s Healthy Communities Grant

RECODE | HEALTH &  
CHATHAM | EQUITY

# UDO PURPOSE

- Implement:
  - Land use-related policies from *Plan Chatham & Plan Moncure*
  - Recommendations from the *Recode Chatham Audit Report*
  - Recommendations from the *Recode Chatham Health & Equity Assessment*
- Consolidate 12 development-related ordinances into a modern, user-friendly document
- Carry forward what “works” and update or eliminate what doesn’t
- Revise current regulations where needed for consistency with best practices and State law





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## About the Project

Chatham County is undertaking Recode Chatham, a project to rewrite its land-use regulations that include zoning and subdivision regulations based on the policy direction in the Plan Chatham Comprehensive Plan, adopted in 2017. The project will result in a new Unified Development Ordinance (UDO) that serves as the primary regulatory document guiding all development and land use within the county.

The UDO will be a user-friendly document for residents, elected officials, appointed boards, and the development community with a streamlined development review process tailored to the needs of the county, the legal and regulatory framework, and the UDO process. The UDO will include procedures and guidelines that are simple, flexible, and easily administered.

[www.recodechathamnc.org](http://www.recodechathamnc.org)



# UDO Scope of Work

## **Stage 4: Adoption**

*Zoning Module • Development Standards Module • Procedures Module • Definitions Module*

## **Stage 3: Code Drafting**

~~*Zoning Module • Development Standards Module • Procedures Module • Definitions Module*~~

## ~~**Stage 2: Assessment**~~

~~*Code Audit • Drafting Blueprint (Annotated Outline)*~~

## ~~**Stage 1: Project Orientation**~~

~~*— Focus Group Listening Sessions • Document Review*~~

# Chatham County, NC

## Unified Development Ordinance

Click on the UDO image below to review the document. If you'd like to provide input, you'll need to register using your email address. This will allow you to view a summary of your comments, edit and delete your comments, and respond to comments left by other community members.

Chatham County, North Carolina  
Unified Development Ordinance  
Final Draft | August 31, 2024



UDO Final Draft

### Need help?

The [Konveio Participant Guide](#) may help answer your questions about registering and providing comments.

If you need further assistance, please contact the project team using the button below.

Contact Us

[recodechathamnc.konveio.com](https://recodechathamnc.konveio.com)

# UDO Drafting Modules

## **Module 1: Zoning Districts & Use Regulations**

- Chapter 1: Introduction
- Chapter 2: Zoning Districts
- Chapter 3: Use Regulations

## **Module 2: Development & Design Standards**

- Chapter 4: Development & Design Standards
- Chapter 5: General Subdivision Standards
- Chapter 6: Conservation & Open Space
- Chapter 7: Infrastructure & Public Improvements
- Chapter 8: Watershed Protection
- Chapter 9: Stormwater Management
- Chapter 10: Soil Erosion & Sedimentation Control
- Chapter 11: Flood Damage Prevention

## **Module 3: Administration & Procedures**

- Chapter 12: Procedures
- Chapter 13: Reviewing & Decision-Making Bodies
- Chapter 14: Nonconformities
- Chapter 15: Enforcement
- Chapter 16: Rules of Interpretation & Measurement
- Chapter 17: Definitions & Acronyms
- Chapter 18: Submittal Requirements

## **Module 4: Definitions**

- Chapter 17: Definitions & Acronyms

# Next Meetings

- ~~September 24~~ — Planning Board (special virtual meeting)
- ~~October 7~~ — Board of Commissioners (BOC)
- ~~October 8~~ — Planning Board
- ~~October 21~~ — BOC
- November 4 – BOC
- November 18 – BOC (tentative)



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