



CHATHAM COUNTY COMMISSIONERS

Mike Dasher, Chair
Karen Howard, Vice Chair
Franklin Gomez Flores
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COUNTY MANAGER

Dan LaMontagne

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Ordinance of the Chatham County Board of Commissioners

ADOPTING A UNIFIED DEVELOPMENT ORDINANCE FOR CHATHAM COUNTY, NORTH CAROLINA

WHEREAS, the Chatham County Board of Commissioners recognizes the need to consolidate, clarify, and modernize land use and development regulations to promote orderly growth and development in the County; and

WHEREAS, the Board has undertaken a comprehensive update to its land development regulations and engaged with County staff, Planning Board, Advisory Boards and Committees, community stakeholders, public agencies, and other local entities to create a Unified Development Ordinance that reflects the vision, values, and future development goals of the County as outlined in Plan Chatham, Plan Moncure, and Recode Chatham Health & Equity Assessment; and

WHEREAS, the Unified Development Ordinance has been drafted in accordance with state law, and has been crafted to streamline processes, enhance predictability, and provide clear guidelines for land use, environmental management, subdivision, zoning, and other development practices; and

WHEREAS, the Chatham County Board of Commissioners finds that the adoption of this Unified Development Ordinance will enhance the County's ability to manage land use, improve quality of life, ensure environmental protection, support economic development, and promote an equitable approach to land use management for all current and future residents of Chatham.

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

1. Adoption of the Unified Development Ordinance
 - a) The Unified Development Ordinance attached hereto and incorporated by reference is hereby adopted as the official land development and zoning regulation document for Chatham County.
2. This ordinance shall become effective July 1, 2025, and apply to all land and developments within Chatham County's planning jurisdiction outside municipal limits and extraterritorial jurisdictions, unless otherwise stated in the Unified Development Ordinance.
3. All zoning, land use, subdivision, and development activities as specified in the Unified Development Ordinance will be governed by the Unified Development Ordinance upon its effective date of July 1st. 2025.

Adopted, this 18th day of November 2024, by the Board of Commissioners of Chatham County, North Carolina.

Mike Dasher, Chair
Chatham County Board of Commissioners

ATTEST:

Jenifer K. Johnson, MMC, Clerk to the Board
Chatham County Board of Commissioners