



Chatham County, NC

Meeting Agenda - Final

Board of Commissioners

Monday, March 6, 2023

6:00 PM

Agriculture and Conference Center

INVOCATION and PLEDGE OF ALLEGIANCE

CALL TO ORDER

APPROVAL OF AGENDA and CONSENT AGENDA

The Board of Commissioners uses a Consent Agenda to act on non-controversial routine items quickly. The Consent Agenda is acted upon by one motion and vote of the Board. Items may be removed from the Consent Agenda and placed on the Regular Agenda at the request of a Board member or resident. The Consent Agenda contains the following items:

[23-4691](#)

Vote on a request to adopt a resolution to convey property to North Carolina Department of Public Safety and authorize the county manager to execute the agreement.

Attachments: [Chatham County Donation Acceptance Form](#)

[Chatham P25 VIPER System Equipment Donation 2-13-23](#)

[VIPER Equipment Resolution](#)

[23-4693](#)

Vote to approve competitive bid exemption and sole source for Southern Software Inc., for computer aided dispatch software licenses and third-party software integration development fees.

[23-4694](#)

Vote on a request to approve reappointments to the Board of Equalization and Review

[23-4697](#)

Vote on a request to approve an amendment to the FY2023 Chatham County-Council on Aging Contract

Attachments: [COA-County Contract Amendment FY23](#)

[23-4701](#)

Vote on a request to authorize the County Manager to sign an Addendum to the service contract with Randolph Telephone Telecommunications to activate internet service at the Emergency Operations Center on Renaissance Drive, Pittsboro at the cost of a recurring fee of \$560.00 per month for 60 months totaling \$33,600.

Attachments: [RTTI Renaissance Drive EOC_FullyExcutedFullDocument](#)

[RTTI Renaissance Drive Service Order Revised signedFull Doc](#)

[Addendum_Renaissance Drive Service Order_2023](#)

[23-4703](#) Vote on a request to approve the Early Childhood Community Assessment and Action Plan contract between Chatham County Partnership for Children and Chatham County.
Attachments: [Early Childhood Study - Contract - Partnership for Children - Feb 2023](#)

[23-4710](#) Vote to approve five year lease for the County Board of Elections offices.
Attachments: [Asaram Ventures 2023 Lease - Commons](#)

End of Consent Agenda

SPECIAL PRESENTATION

[23-4707](#) Vote to adopt a Resolution Proclaiming March 2023 as Women's History Month in Chatham County
Attachments: [Board of Commissioners Proclamation - Womens History Month 2023 - 3.2.23](#)

[23-4708](#) Vote to adopt a Resolution Requesting the NCGA to Revise and Expand the Good Samaritan Law GS 90-96.2
Attachments: [Good Samaritan Law Resolution](#)

PUBLIC INPUT SESSION

The Public Input Session is held to give residents an opportunity to speak on any item. The session is no more than thirty minutes long to allow as many as possible to speak. Speakers are limited to no more than three minutes each and may not give their time to another speaker. Speakers are required to sign up in advance. Individuals who wish to speak but cannot because of time constraints will be carried to the next meeting and given priority. We apologize for the tight time restrictions. They are necessary to ensure that we complete our business. If you have insufficient time to finish your presentation, we welcome your comments in writing.

BOARD PRIORITIES

[23-4700](#) Vote on a request to approve the LGC FPIC FY2022 Audit Submission Response.
Attachments: [Response to LGCFPIC - Board Memo](#)
[Response to LGCFPIC 02-27-23](#)

[23-4690](#)

Receive a presentation and provide feedback to White and Smith, LLC about Module 1: Zoning of the Unified Development Ordinance and receive public input.

Attachments: [CCNC.Annotated Outline.WORKING DRAFT 02-20-23](#)

[01 Introduction.PUBLIC REVIEW DRAFT 02-20-23](#)

[02 Zoning Districts.PUBLIC REVIEW DRAFT 02-20-23](#)

[03 Use Regulations.PUBLIC REVIEW DRAFT 02-20-23](#)

[18 Definitions & Acronyms.WORKING DRAFT 02-20-23](#)

[CCNC Zoning Module Review_v2](#)

[23-4706](#)

Vote on a request to approve appointment to the Appearance Commission

PUBLIC COMMENT ON UNIFIED DEVELOPMENT ORDINANCE

CLERK'S REPORT

MANAGER'S REPORT

COMMISSIONERS' REPORTS

ADJOURNMENT



Chatham County, NC

Text File

File Number: 23-4691

Agenda Date: 3/6/2023

Version: 1

Status: Approval of Agenda
and Consent Agenda

In Control: Emergency Operations

File Type: Resolution

Vote on a request to adopt a resolution to convey property to North Carolina Department of Public Safety and authorize the county manager to execute the agreement.

Introduction & Background: The countywide radio system upgrade project funded equipment to increase coverage, capacity, interoperability, and resiliency for our public safety radio system.

Discussion & Analysis: Conveying specific components of the radio system to the North Carolina Department of Public Safety enables them to maintain the equipment and replace the components as needed. This is a cost savings for the county.

How does this relate to the Comprehensive Plan: Ensure public safety through adequate resources, plans, and partnerships to keep people and property safe.

Budgetary Impact: N/A

Recommendation/Motion: Motion to adopt a resolution to convey property to North Carolina Department of Public Safety and authorize the county manager to execute the agreement.

North Carolina Department of Public Safety Donation Acceptance Form

A. Section/Location Information

Section/Location: SHP Support Services Section - VIPER Section/Location Head: Captain D. K. Owens
Section/Location Number: _____ Telephone Number: 984-349-6818

B. Donated Item

Brief Description of Donated Item: Chatham County is donating VIPER equipment at (8) tower sites to increase their county's capacity.

How Will the Donated Item Be Used? To increase the county's capacity.

What is the Value of the Item? (Donor Specify): \$5,184,803.79

Describe Any Additional Costs Associated With the Donation (Donor Specify): _____

C. Donor Information

Donor Name: _____
Donor Address: _____
Telephone Number: _____

D. Donor Certification

I certify that I am not presently, nor have I within the past twelve (12) months been under contract with, or otherwise done business with the Department of Public Safety. Further, I certify that I do not intend to bid on a contract, or otherwise do business with the Department of Public Safety within the six (6) months following this donation. I agree that the Department of Public Safety will not be liable for any additional costs, and will not be held liable for any related costs subsequent to acceptance of this donation.

Signature of Donor or Representative: _____
Donor Title: _____ Date: _____

E. Approval

Section/Location Head (All Donations): _____ Date: _____

Controller's Office: _____ Date: _____
(For Donations Above \$1,000)

Division Head _____ Date: _____
(For Donations \$5,000 - \$24,999)

Secretary of Public Safety _____ Date: _____
(For Donations \$25,000 and Above)

F. Acceptance of Donation

Upon final approval, the CNTR 009 shall be sent back to the Section/Location for acceptance and completion of the information below. After completion, one copy shall be furnished to the Donor, and one copy shall be maintained at the Section/Location for audit purposes. The original shall be forwarded to the Fixed Assets Unit within the Controller's Office.

Person Accepting (Receiving) the Donation: _____
Title of Individual Receiving Donation: _____
Date Donation Conveyed: _____

SUB SYS ID	SUB SYS	BLOCK	LIN	QTY	APC	NOMENCLAT	DESCRIPTION	UNIT LIST	EXT LIST (USD)	QTY2
PRM#001	Pittsboro Prime S	GCM8000	1 -	1	112	T7321	GCM 8000 COMPARATOR	3000	3000	1
PRM#001	Pittsboro Prime S	GCM8000	1 a	1	595	CA00717AA	ADD: ASTRO SYSTEM RELEASE 7.17	0	0	1
PRM#001	Pittsboro Prime S	GCM8000	1 b	2	112	CA01183AA	GCM 8000 COMPARATOR	2500	5000	2
PRM#001	Pittsboro Prime S	GCM8000	1 c	2	595	CA01185AA	ADD: IP BASED MULTISITE OPERATION	11500	23000	2
PRM#001	Pittsboro Prime S	GCM8000	1 d	1	112	X153AW	ADD: RACK MOUNT HARDWARE	50	50	1
PRM#001	Pittsboro Prime S	GCM8000	2 -	1	595	T8343	GSERIES SOFTWARE LICENSING	0	0	1
PRM#001	Pittsboro Prime S	GCM8000	2 a	2	595	UA00402AA	ADD: GSERIES CM-P25 TRNK IP	0	0	2
PRM#001	Pittsboro Prime S	GCM8000	3 -	1	112	T7321	GCM 8000 COMPARATOR	3000	3000	1
PRM#001	Pittsboro Prime S	GCM8000	3 a	1	595	CA00717AA	ADD: ASTRO SYSTEM RELEASE 7.17	0	0	1
PRM#001	Pittsboro Prime S	GCM8000	3 b	2	112	CA01183AA	GCM 8000 COMPARATOR	2500	5000	2
PRM#001	Pittsboro Prime S	GCM8000	3 c	2	595	CA01185AA	ADD: IP BASED MULTISITE OPERATION	11500	23000	2
PRM#001	Pittsboro Prime S	GCM8000	3 d	1	112	X153AW	ADD: RACK MOUNT HARDWARE	50	50	1
PRM#001	Pittsboro Prime S	GCM8000	4 -	1	595	T8343	GSERIES SOFTWARE LICENSING	0	0	1
PRM#001	Pittsboro Prime S	GCM8000	4 a	2	595	UA00402AA	ADD: GSERIES CM-P25 TRNK IP	0	0	2
PRM#001	Pittsboro Prime S	GCM8000	5 -	1	112	T7321	GCM 8000 COMPARATOR	3000	3000	1
PRM#001	Pittsboro Prime S	GCM8000	5 a	1	595	CA00717AA	ADD: ASTRO SYSTEM RELEASE 7.17	0	0	1
PRM#001	Pittsboro Prime S	GCM8000	5 b	2	112	CA01183AA	GCM 8000 COMPARATOR	2500	5000	2
PRM#001	Pittsboro Prime S	GCM8000	5 c	2	595	CA01185AA	ADD: IP BASED MULTISITE OPERATION	11500	23000	2
PRM#001	Pittsboro Prime S	GCM8000	5 d	1	112	X153AW	ADD: RACK MOUNT HARDWARE	50	50	1
PRM#001	Pittsboro Prime S	GCM8000	6 -	1	595	T8343	GSERIES SOFTWARE LICENSING	0	0	1
PRM#001	Pittsboro Prime S	GCM8000	6 a	2	595	UA00402AA	ADD: GSERIES CM-P25 TRNK IP	0	0	2
PRM#001	Pittsboro Prime S	GCM8000	7 -	1	112	T7321	GCM 8000 COMPARATOR	3000	3000	1
PRM#001	Pittsboro Prime S	GCM8000	7 a	1	595	CA00717AA	ADD: ASTRO SYSTEM RELEASE 7.17	0	0	1
PRM#001	Pittsboro Prime S	GCM8000	7 b	2	112	CA01183AA	GCM 8000 COMPARATOR	2500	5000	2
PRM#001	Pittsboro Prime S	GCM8000	7 c	2	595	CA01185AA	ADD: IP BASED MULTISITE OPERATION	11500	23000	2
PRM#001	Pittsboro Prime S	GCM8000	7 d	1	112	X153AW	ADD: RACK MOUNT HARDWARE	50	50	1
PRM#001	Pittsboro Prime S	GCM8000	8 -	1	595	T8343	GSERIES SOFTWARE LICENSING	0	0	1
PRM#001	Pittsboro Prime S	GCM8000	8 a	2	595	UA00402AA	ADD: GSERIES CM-P25 TRNK IP	0	0	2
PRM#001	Pittsboro Prime S	GCM8000	9 -	1	112	T7321	GCM 8000 COMPARATOR	3000	3000	1
PRM#001	Pittsboro Prime S	GCM8000	9 a	1	595	CA00717AA	ADD: ASTRO SYSTEM RELEASE 7.17	0	0	1
PRM#001	Pittsboro Prime S	GCM8000	9 b	2	112	CA01183AA	GCM 8000 COMPARATOR	2500	5000	2
PRM#001	Pittsboro Prime S	GCM8000	9 c	2	595	CA01185AA	ADD: IP BASED MULTISITE OPERATION	11500	23000	2
PRM#001	Pittsboro Prime S	GCM8000	9 d	1	112	X153AW	ADD: RACK MOUNT HARDWARE	50	50	1

PRM#001	Pittsboro Prime S	GCM8000	10 -	595	1	T8343	GSERIES SOFTWARE LICENSING	0	0	1
PRM#001	Pittsboro Prime S	GCM8000	10 a	595	2	UA00402AA	ADD: GSERIES CM-P25 TRNK IP	0	0	2
PRM#001	Pittsboro Prime S	GCM8000	11 -	112	1	T7321	GCM 8000 COMPARATOR	3000	3000	1
PRM#001	Pittsboro Prime S	GCM8000	11 a	595	1	CA00717AA	ADD: ASTRO SYSTEM RELEASE 7.17	0	0	1
PRM#001	Pittsboro Prime S	GCM8000	11 b	112	2	CA01183AA	GCM 8000 COMPARATOR	2500	5000	2
PRM#001	Pittsboro Prime S	GCM8000	11 c	595	2	CA01185AA	ADD: IP BASED MULTISITE OPERATION	11500	23000	2
PRM#001	Pittsboro Prime S	GCM8000	11 d	112	1	X153AW	ADD: RACK MOUNT HARDWARE	50	50	1
PRM#001	Pittsboro Prime S	GCM8000	12 -	595	1	T8343	GSERIES SOFTWARE LICENSING	0	0	1
PRM#001	Pittsboro Prime S	GCM8000	12 a	595	2	UA00402AA	ADD: GSERIES CM-P25 TRNK IP	0	0	2
PRM#001	Pittsboro Prime S	GCP8000	13 -	112	1	T7038	GCP 8000 SITE CONTROLLER	3000	3000	1
PRM#001	Pittsboro Prime S	GCP8000	13 a	112	1	CA00303AA	ADD: QTY (1) SITE CONTROLLER	2500	2500	1
PRM#001	Pittsboro Prime S	GCP8000	13 b	595	1	CA00717AA	ADD: ASTRO SYSTEM RELEASE 7.17	0	0	1
PRM#001	Pittsboro Prime S	GCP8000	13 c	595	1	CA01194AA	ADD: IP BASED MULTISITE SITE CONTROLLER SC	62500	62500	1
PRM#001	Pittsboro Prime S	GCP8000	13 d	112	1	X153AW	ADD: RACK MOUNT HARDWARE	50	50	1
PRM#001	Pittsboro Prime S	GCP8000	14 -	595	1	T8343	GSERIES SOFTWARE LICENSING	0	0	1
PRM#001	Pittsboro Prime S	GCP8000	14 a	595	1	UA00405AA	ADD: GSERIES SC-P25 TRNK MS IP	0	0	1
PRM#001	Pittsboro Prime S	GCP8000	15 -	112	1	T7038	GCP 8000 SITE CONTROLLER	3000	3000	1
PRM#001	Pittsboro Prime S	GCP8000	15 a	112	1	CA00303AA	ADD: QTY (1) SITE CONTROLLER	2500	2500	1
PRM#001	Pittsboro Prime S	GCP8000	15 b	595	1	CA00717AA	ADD: ASTRO SYSTEM RELEASE 7.17	0	0	1
PRM#001	Pittsboro Prime S	GCP8000	15 c	595	1	CA01194AA	ADD: IP BASED MULTISITE SITE CONTROLLER SC	62500	62500	1
PRM#001	Pittsboro Prime S	GCP8000	15 d	112	1	X153AW	ADD: RACK MOUNT HARDWARE	50	50	1
PRM#001	Pittsboro Prime S	GCP8000	16 -	595	1	T8343	GSERIES SOFTWARE LICENSING	0	0	1
PRM#001	Pittsboro Prime S	GCP8000	16 a	595	1	UA00405AA	ADD: GSERIES SC-P25 TRNK MS IP	0	0	1
PRM#001	Pittsboro Prime S	GPS	17 -	906	1	DSTRAK91008	PRIME/MASTER SITE REDUNDANT MODULAR F	38123	38123	1
PRM#001	Pittsboro Prime S	GPS	18 -	351	50	DSFSJ150ACA	CABLE: 1/4" SUPERFLEX POLY JKT PER FOOT	1.75	87.5	50
PRM#001	Pittsboro Prime S	GPS	19 -	351	4	DDN9769	F1PNM-HC 1/4" TYPE N MALE CONNECTOR FOR	20	80	4
PRM#001	Pittsboro Prime S	NETWORK	20 -	147	2	SQM01SUM0	GGM 8000 GATEWAY	5250	10500	2
PRM#001	Pittsboro Prime S	NETWORK	20 a	147	2	CA01616AA	ADD: AC POWER	0	0	2
PRM#001	Pittsboro Prime S	NETWORK	21 -	147	2	CLN1859	2620-48 ETHERNET SWITCH	3600	7200	2
PRM#001	Pittsboro Prime S	NETWORK	22 -	147	2	SQM01SUM0	GGM 8000 GATEWAY	5250	10500	2
PRM#001	Pittsboro Prime S	NETWORK	22 a	147	2	CA01616AA	ADD: AC POWER	0	0	2
PRM#001	Pittsboro Prime S	NETWORK	23 -	147	2	CLN1859	2620-48 ETHERNET SWITCH	3600	7200	2
PRM#001	Pittsboro Prime S	RACK	24 -	509	3	TRN7343	SEVEN AND A HALF FOOT RACK	495	1485	3
PRM#001	Pittsboro Prime S	SPARES	25 -	906	1	DSTRAK91061	FOUR PORT DDM	848	848	1

PRM#001	Pittsboro Prime S	SPARES	26 -	147	1	CLN1859	2620-48 ETHERNET SWITCH	3600	3600	1
PRM#001	Pittsboro Prime S	SPARES	27 -	112	1	DLN6966	FRU: GCP 8000/GCM 8000/GPB 8000	2750	2750	1
PRM#001	Pittsboro Prime S	SPARES	28 -	729	1	DLN6455	CONFIGURATION/SERVICE SOFTWARE	25	25	1
PRM#001_0	Pittsboro	NETWORK	29 -	147	2	SQM01SUM0	GGM 8000 GATEWAY	5250	10500	2
PRM#001_0	Pittsboro	NETWORK	29 a	147	2	CA01616AA	ADD: AC POWER	0	0	2
PRM#001_0	Pittsboro	NETWORK	30 -	147	2	CLN1856	2620-24 ETHERNET SWITCH	2250	4500	2
PRM#001_0	Pittsboro	GPS	31 -	906	1	DSTRAK91005	REMOTE SITE REDUNDANT MODULAR FREQUE	33298	33298	1
PRM#001_0	Pittsboro	GPS	32 -	906	1	DSTRAK91071	FOUR PORT IRIG B TIME CODE FDM	1115	1115	1
PRM#001_0	Pittsboro	GPS	33 -	906	3	DSTRAK91061	FOUR PORT DDM	848	2544	3
PRM#001_0	Pittsboro	GPS	34 -	351	50	DSFSJ150ACA	CABLE: 1/4" SUPERFLEX POLY JKT PER FOOT	1.75	87.5	50
PRM#001_0	Pittsboro	GPS	35 -	351	4	DDN9769	F1PNM-HC 1/4" TYPE N MALE CONNECTOR FO	20	80	4
PRM#001_0	Pittsboro	GTR8000	36 -	112	1	SQM01SUM7	GTR 8000 EXPANDABLE SITE SUBSYSTEM	6000	6000	1
PRM#001_0	Pittsboro	GTR8000	36 a	112	1	CA00855AA	ADD: 700/800 MHZ	6300	6300	1
PRM#001_0	Pittsboro	GTR8000	36 b	112	1	X306AC	ADD: QTY (6) GTR 8000 BASE RADIOS	35400	35400	1
PRM#001_0	Pittsboro	GTR8000	36 c	595	6	CA01193AA	ADD: IP BASED MULTISITE BASE RADIO SOFTW/	25500	153000	6
PRM#001_0	Pittsboro	GTR8000	36 d	112	1	CA00862AA	ADD: SITE & CABINET RMC W/CAPABILITY OF 7	2100	2100	1
PRM#001_0	Pittsboro	GTR8000	36 e	112	1	CA00879AA	ADD: PRIMARY 6 PORT CAVITY COMBINER	8400	8400	1
PRM#001_0	Pittsboro	GTR8000	36 f	112	1	CA00882AA	ADD: 700 MHZ TX FILTER W/PMU	1000	1000	1
PRM#001_0	Pittsboro	GTR8000	36 g	112	2	CA00884AA	ADD: QTY (1) XHUB	3500	7000	2
PRM#001_0	Pittsboro	GTR8000	36 h	112	1	X882AH	ADD: 7.5 FT OPEN RACK, 48RU	495	495	1
PRM#001_0	Pittsboro	GTR8000	36 i	112	1	CA02684AA	ADD: AC ONLY POWER DISTRIBUTION	0	0	1
PRM#001_0	Pittsboro	GTR8000	37 -	595	1	T8343	GSERIES SOFTWARE LICENSING	0	0	1
PRM#001_0	Pittsboro	GTR8000	37 a	595	6	UA00400AA	ADD: GSERIES BR-P25 TRNK MS IP	0	0	6
PRM#001_0	Pittsboro	GTR8000	38 -	207	6	DS3500072	NEMA 5-20 TO IEC C15 CORD, 10 FT FOR GTR F	71	426	6
PRM#001_0	Pittsboro	GTR8000	39 -	112	1	SQM01SUM7	GTR 8000 EXPANDABLE SITE SUBSYSTEM	6000	6000	1
PRM#001_0	Pittsboro	GTR8000	39 a	112	1	CA00855AA	ADD: 700/800 MHZ	6300	6300	1
PRM#001_0	Pittsboro	GTR8000	39 b	112	1	X306AC	ADD: QTY (6) GTR 8000 BASE RADIOS	35400	35400	1
PRM#001_0	Pittsboro	GTR8000	39 c	595	6	CA01193AA	ADD: IP BASED MULTISITE BASE RADIO SOFTW/	25500	153000	6
PRM#001_0	Pittsboro	GTR8000	39 d	112	1	CA00877AA	ADD: CABINET RMC FOR EXPANSION RACK	600	600	1
PRM#001_0	Pittsboro	GTR8000	39 e	112	1	CA00880AA	ADD: EXPANSION 6 PORT CAVITY COMBINER	8400	8400	1
PRM#001_0	Pittsboro	GTR8000	39 f	112	1	CA01058AA	ADD: 700/800 PHASING HARNESS	1000	1000	1
PRM#001_0	Pittsboro	GTR8000	39 g	112	2	CA00884AA	ADD: QTY (1) XHUB	3500	7000	2
PRM#001_0	Pittsboro	GTR8000	39 h	112	1	X882AH	ADD: 7.5 FT OPEN RACK, 48RU	495	495	1
PRM#001_0	Pittsboro	GTR8000	39 i	112	1	CA02684AA	ADD: AC ONLY POWER DISTRIBUTION	0	0	1

PRM#001_0	Pittsboro	GTR8000	40 -	207	6	DS3500072	NEMA 5-20 TO IEC C15 CORD, 10 FT FOR GTR F	71	426	6
PRM#001_0	Pittsboro	GTR8000	41 -	595	1	T8343	GSERIES SOFTWARE LICENSING	0	0	1
PRM#001_0	Pittsboro	GTR8000	41 a	595	6	UA00400AA	ADD: GSERIES BR-P25 TRNK MS IP	0	0	6
PRM#001_0	Pittsboro	RACK	42 -	509	1	TRN7343	SEVEN AND A HALF FOOT RACK	495	495	1
PRM#001_0	Pittsboro	RFDS	43 -	457	1	DS428E83101	CONTROL MONITORING UNIT, NON-DIVERSITY,	2321	2321	1
PRM#001_0	Pittsboro	RFDS	44 -	457	1	DS428E83101	TTA, NON-DIVERSITY, 796-824 MHZ, REDUNDA	5420	5420	1
PRM#001_0	Pittsboro	SPARES	45 -	906	2	DSTRAK91061	FOUR PORT DDM	848	1696	2
PRM#001_0	Pittsboro	SPARES	46 -	729	2	DLN6455	CONFIGURATION/SERVICE SOFTWARE	25	50	2
PRM#001_0	Pittsboro	SPARES	47 -	112	2	DLN6781	FRU: POWER SUPPLY	2200	4400	2
PRM#001_0	Pittsboro	SPARES	48 -	112	2	DLN6846	FRU: GTR ESS INTEGRATION KIT FOR EXT GGM	575	1150	2
PRM#001_0	Pittsboro	SPARES	49 -	112	2	DLN6895	FRU: PA 7/800 MHZ	3200	6400	2
PRM#001_0	Pittsboro	SPARES	50 -	112	2	DLN6885	FRU: XCVR 7/800 MHZ V2	3500	7000	2
PRM#001_0	Pittsboro	SPARES	51 -	591	2	DLN6898	FRU: FAN MODULE	300	600	2
PRM#001_0	Pittsboro	SPARES	52 -	112	2	DLN6634	FRU: 700/800 MHZ SITE LNA	1000	2000	2
PRM#001_0	Pittsboro	SPARES	53 -	112	2	DLN1306	FRU: 700/800 MHZ CABINET RMC MODULE	1000	2000	2
PRM#001_0	Pittsboro	SPARES	54 -	112	2	DLN6677	FRU: G-SERIES XHUB	3500	7000	2
PRM#001_0	HARPERS CROSSR	NETWORK	55 -	147	2	SQM01SUM0	GGM 8000 GATEWAY	5250	10500	2
PRM#001_0	HARPERS CROSSR	NETWORK	55 a	147	2	CA01616AA	ADD: AC POWER	0	0	2
PRM#001_0	HARPERS CROSSR	NETWORK	56 -	147	2	CLN1856	2620-24 ETHERNET SWITCH	2250	4500	2
PRM#001_0	HARPERS CROSSR	GPS	57 -	906	1	DSTRAK91005	REMOTE SITE REDUNDANT MODULAR FREQUE	33298	33298	1
PRM#001_0	HARPERS CROSSR	GPS	58 -	906	1	DSTRAK91071	FOUR PORT IRIG B TIME CODE FDM	1115	1115	1
PRM#001_0	HARPERS CROSSR	GPS	59 -	906	3	DSTRAK91061	FOUR PORT DDM	848	2544	3
PRM#001_0	HARPERS CROSSR	GPS	60 -	351	50	DSFSJ150ACA	CABLE: 1/4" SUPERFLEX POLY JKT PER FOOT	1.75	87.5	50
PRM#001_0	HARPERS CROSSR	GPS	61 -	351	4	DDN9769	F1PNM-HC 1/4" TYPE N MALE CONNECTOR FOR	20	80	4
PRM#001_0	HARPERS CROSSR	GTR8000	62 -	112	1	SQM01SUM7	GTR 8000 EXPANDABLE SITE SUBSYSTEM	6000	6000	1
PRM#001_0	HARPERS CROSSR	GTR8000	62 a	112	1	CA00855AA	ADD: 700/800 MHZ	6300	6300	1
PRM#001_0	HARPERS CROSSR	GTR8000	62 b	112	1	X306AC	ADD: QTY (6) GTR 8000 BASE RADIOS	35400	35400	1
PRM#001_0	HARPERS CROSSR	GTR8000	62 c	595	6	CA01193AA	ADD: IP BASED MULTISITE BASE RADIO SOFTW	25500	153000	6
PRM#001_0	HARPERS CROSSR	GTR8000	62 d	112	1	CA00862AA	ADD: SITE & CABINET RMC W/CAPABILITY OF 7	2100	2100	1
PRM#001_0	HARPERS CROSSR	GTR8000	62 e	112	1	CA00879AA	ADD: PRIMARY 6 PORT CAVITY COMBINER	8400	8400	1
PRM#001_0	HARPERS CROSSR	GTR8000	62 f	112	1	CA00882AA	ADD: 700 MHZ TX FILTER W/PMU	1000	1000	1
PRM#001_0	HARPERS CROSSR	GTR8000	62 g	112	2	CA00884AA	ADD: QTY (1) XHUB	3500	7000	2
PRM#001_0	HARPERS CROSSR	GTR8000	62 h	112	1	X882AH	ADD: 7.5 FT OPEN RACK, 48RU	495	495	1
PRM#001_0	HARPERS CROSSR	GTR8000	62 i	112	1	CA02684AA	ADD: AC ONLY POWER DISTRIBUTION	0	0	1

PRM#001_0	HARPERS CROSSR	GTR8000	63 -	595	1	T8343	GSERIES SOFTWARE LICENSING	0	0	1
PRM#001_0	HARPERS CROSSR	GTR8000	63 a	595	6	UA00400AA	ADD: GSERIES BR-P25 TRNK MS IP	0	0	6
PRM#001_0	HARPERS CROSSR	GTR8000	64 -	207	6	DS3500072	NEMA 5-20 TO IEC C15 CORD, 10 FT FOR GTR F	71	426	6
PRM#001_0	HARPERS CROSSR	GTR8000	65 -	112	1	SQM01SUM7	GTR 8000 EXPANDABLE SITE SUBSYSTEM	6000	6000	1
PRM#001_0	HARPERS CROSSR	GTR8000	65 a	112	1	CA00855AA	ADD: 700/800 MHZ	6300	6300	1
PRM#001_0	HARPERS CROSSR	GTR8000	65 b	112	1	X306AC	ADD: QTY (6) GTR 8000 BASE RADIOS	35400	35400	1
PRM#001_0	HARPERS CROSSR	GTR8000	65 c	595	6	CA01193AA	ADD: IP BASED MULTISITE BASE RADIO SOFTW/	25500	153000	6
PRM#001_0	HARPERS CROSSR	GTR8000	65 d	112	1	CA00877AA	ADD: CABINET RMC FOR EXPANSION RACK	600	600	1
PRM#001_0	HARPERS CROSSR	GTR8000	65 e	112	1	CA00880AA	ADD: EXPANSION 6 PORT CAVITY COMBINER	8400	8400	1
PRM#001_0	HARPERS CROSSR	GTR8000	65 f	112	1	CA01058AA	ADD: 700/800 PHASING HARNESS	1000	1000	1
PRM#001_0	HARPERS CROSSR	GTR8000	65 g	112	2	CA00884AA	ADD: QTY (1) XHUB	3500	7000	2
PRM#001_0	HARPERS CROSSR	GTR8000	65 h	112	1	X882AH	ADD: 7.5 FT OPEN RACK, 48RU	495	495	1
PRM#001_0	HARPERS CROSSR	GTR8000	65 i	112	1	CA02684AA	ADD: AC ONLY POWER DISTRIBUTION	0	0	1
PRM#001_0	HARPERS CROSSR	GTR8000	66 -	207	6	DS3500072	NEMA 5-20 TO IEC C15 CORD, 10 FT FOR GTR F	71	426	6
PRM#001_0	HARPERS CROSSR	GTR8000	67 -	595	1	T8343	GSERIES SOFTWARE LICENSING	0	0	1
PRM#001_0	HARPERS CROSSR	GTR8000	67 a	595	6	UA00400AA	ADD: GSERIES BR-P25 TRNK MS IP	0	0	6
PRM#001_0	HARPERS CROSSR	RACK	68 -	509	1	TRN7343	SEVEN AND A HALF FOOT RACK	495	495	1
PRM#001_0	HARPERS CROSSR	RFDS	69 -	457	1	DS428E83I01	CONTROL MONITORING UNIT, NON-DIVERSITY,	2321	2321	1
PRM#001_0	HARPERS CROSSR	RFDS	70 -	457	1	DS428E83I01	TTA, NON-DIVERSITY, 796-824 MHZ, REDUNDA	5420	5420	1
PRM#001_0	CHATHAM HOSP	NETWORK	71 -	147	2	SQM01SUM0	GGM 8000 GATEWAY	5250	10500	2
PRM#001_0	CHATHAM HOSP	NETWORK	71 a	147	2	CA01616AA	ADD: AC POWER	0	0	2
PRM#001_0	CHATHAM HOSP	NETWORK	72 -	147	2	CLN1856	2620-24 ETHERNET SWITCH	2250	4500	2
PRM#001_0	CHATHAM HOSP	GPS	73 -	906	1	DSTRAK91005	REMOTE SITE REDUNDANT MODULAR FREQUE	33298	33298	1
PRM#001_0	CHATHAM HOSP	GPS	74 -	906	1	DSTRAK91071	FOUR PORT IRIG B TIME CODE FDM	1115	1115	1
PRM#001_0	CHATHAM HOSP	GPS	75 -	906	3	DSTRAK91061	FOUR PORT DDM	848	2544	3
PRM#001_0	CHATHAM HOSP	GPS	76 -	351	50	DSFSJ150ACA	CABLE: 1/4" SUPERFLEX POLY JKT PER FOOT	1.75	87.5	50
PRM#001_0	CHATHAM HOSP	GPS	77 -	351	4	DDN9769	F1PNM-HC 1/4" TYPE N MALE CONNECTOR FOR	20	80	4
PRM#001_0	CHATHAM HOSP	GTR8000	78 -	112	1	SQM01SUM7	GTR 8000 EXPANDABLE SITE SUBSYSTEM	6000	6000	1
PRM#001_0	CHATHAM HOSP	GTR8000	78 a	112	1	CA00855AA	ADD: 700/800 MHZ	6300	6300	1
PRM#001_0	CHATHAM HOSP	GTR8000	78 b	112	1	X306AC	ADD: QTY (6) GTR 8000 BASE RADIOS	35400	35400	1
PRM#001_0	CHATHAM HOSP	GTR8000	78 c	595	6	CA01193AA	ADD: IP BASED MULTISITE BASE RADIO SOFTW/	25500	153000	6
PRM#001_0	CHATHAM HOSP	GTR8000	78 d	112	1	CA00862AA	ADD: SITE & CABINET RMC W/CAPABILITY OF 7	2100	2100	1
PRM#001_0	CHATHAM HOSP	GTR8000	78 e	112	1	CA00879AA	ADD: PRIMARY 6 PORT CAVITY COMBINER	8400	8400	1
PRM#001_0	CHATHAM HOSP	GTR8000	78 f	112	1	CA00882AA	ADD: 700 MHZ TX FILTER W/PMU	1000	1000	1

PRM#001_0	CHATHAM HOSP	GTR8000	78 g	112	2	CA00884AA	ADD: QTY (1) XHUB	3500	7000	2
PRM#001_0	CHATHAM HOSP	GTR8000	78 h	112	1	X882AH	ADD: 7.5 FT OPEN RACK, 48RU	495	495	1
PRM#001_0	CHATHAM HOSP	GTR8000	78 i	112	1	CA02684AA	ADD: AC ONLY POWER DISTRIBUTION	0	0	1
PRM#001_0	CHATHAM HOSP	GTR8000	79 -	595	1	T8343	GSERIES SOFTWARE LICENSING	0	0	1
PRM#001_0	CHATHAM HOSP	GTR8000	79 a	595	6	UA00400AA	ADD: GSERIES BR-P25 TRNK MS IP	0	0	6
PRM#001_0	CHATHAM HOSP	GTR8000	80 -	207	6	DS3500072	NEMA 5-20 TO IEC C15 CORD, 10 FT FOR GTR F	71	426	6
PRM#001_0	CHATHAM HOSP	GTR8000	81 -	112	1	SQM01SUM7	GTR 8000 EXPANDABLE SITE SUBSYSTEM	6000	6000	1
PRM#001_0	CHATHAM HOSP	GTR8000	81 a	112	1	CA00855AA	ADD: 700/800 MHZ	6300	6300	1
PRM#001_0	CHATHAM HOSP	GTR8000	81 b	112	1	X306AC	ADD: QTY (6) GTR 8000 BASE RADIOS	35400	35400	1
PRM#001_0	CHATHAM HOSP	GTR8000	81 c	595	6	CA01193AA	ADD: IP BASED MULTISITE BASE RADIO SOFTW/	25500	153000	6
PRM#001_0	CHATHAM HOSP	GTR8000	81 d	112	1	CA00877AA	ADD: CABINET RMC FOR EXPANSION RACK	600	600	1
PRM#001_0	CHATHAM HOSP	GTR8000	81 e	112	1	CA00880AA	ADD: EXPANSION 6 PORT CAVITY COMBINER	8400	8400	1
PRM#001_0	CHATHAM HOSP	GTR8000	81 f	112	1	CA01058AA	ADD: 700/800 PHASING HARNESS	1000	1000	1
PRM#001_0	CHATHAM HOSP	GTR8000	81 g	112	2	CA00884AA	ADD: QTY (1) XHUB	3500	7000	2
PRM#001_0	CHATHAM HOSP	GTR8000	81 h	112	1	X882AH	ADD: 7.5 FT OPEN RACK, 48RU	495	495	1
PRM#001_0	CHATHAM HOSP	GTR8000	81 i	112	1	CA02684AA	ADD: AC ONLY POWER DISTRIBUTION	0	0	1
PRM#001_0	CHATHAM HOSP	GTR8000	82 -	207	6	DS3500072	NEMA 5-20 TO IEC C15 CORD, 10 FT FOR GTR F	71	426	6
PRM#001_0	CHATHAM HOSP	GTR8000	83 -	595	1	T8343	GSERIES SOFTWARE LICENSING	0	0	1
PRM#001_0	CHATHAM HOSP	GTR8000	83 a	595	6	UA00400AA	ADD: GSERIES BR-P25 TRNK MS IP	0	0	6
PRM#001_0	CHATHAM HOSP	RACK	84 -	509	1	TRN7343	SEVEN AND A HALF FOOT RACK	495	495	1
PRM#001_0	CHATHAM HOSP	RFDS	85 -	457	1	DS428E83I01	CONTROL MONITORING UNIT, NON-DIVERSITY,	2321	2321	1
PRM#001_0	CHATHAM HOSP	RFDS	86 -	457	1	DS428E83I01	TTA, NON-DIVERSITY, 796-824 MHZ, REDUNDA	5420	5420	1
PRM#001_0	SILK HOPE VFD	NETWORK	87 -	147	2	SQM01SUM0	GGM 8000 GATEWAY	5250	10500	2
PRM#001_0	SILK HOPE VFD	NETWORK	87 a	147	2	CA01616AA	ADD: AC POWER	0	0	2
PRM#001_0	SILK HOPE VFD	NETWORK	88 -	147	2	CLN1856	2620-24 ETHERNET SWITCH	2250	4500	2
PRM#001_0	SILK HOPE VFD	GPS	89 -	906	1	DSTRAK91005	REMOTE SITE REDUNDANT MODULAR FREQUE	33298	33298	1
PRM#001_0	SILK HOPE VFD	GPS	90 -	906	1	DSTRAK91071	FOUR PORT IRIG B TIME CODE FDM	1115	1115	1
PRM#001_0	SILK HOPE VFD	GPS	91 -	906	3	DSTRAK91061	FOUR PORT DDM	848	2544	3
PRM#001_0	SILK HOPE VFD	GPS	92 -	351	50	DSFSJ150ACA	CABLE: 1/4" SUPERFLEX POLY JKT PER FOOT	1.75	87.5	50
PRM#001_0	SILK HOPE VFD	GPS	93 -	351	4	DDN9769	F1PNM-HC 1/4" TYPE N MALE CONNECTOR FO	20	80	4
PRM#001_0	SILK HOPE VFD	GTR8000	94 -	112	1	SQM01SUM7	GTR 8000 EXPANDABLE SITE SUBSYSTEM	6000	6000	1
PRM#001_0	SILK HOPE VFD	GTR8000	94 a	112	1	CA00855AA	ADD: 700/800 MHZ	6300	6300	1
PRM#001_0	SILK HOPE VFD	GTR8000	94 b	112	1	X306AC	ADD: QTY (6) GTR 8000 BASE RADIOS	35400	35400	1
PRM#001_0	SILK HOPE VFD	GTR8000	94 c	595	6	CA01193AA	ADD: IP BASED MULTISITE BASE RADIO SOFTW/	25500	153000	6

PRM#001_0	SILK HOPE VFD	GTR8000	94 d	112	1	CA00862AA	ADD: SITE & CABINET RMC W/CAPABILITY OF 7	2100	2100	1
PRM#001_0	SILK HOPE VFD	GTR8000	94 e	112	1	CA00879AA	ADD: PRIMARY 6 PORT CAVITY COMBINER	8400	8400	1
PRM#001_0	SILK HOPE VFD	GTR8000	94 f	112	1	CA00882AA	ADD: 700 MHZ TX FILTER W/PMU	1000	1000	1
PRM#001_0	SILK HOPE VFD	GTR8000	94 g	112	2	CA00884AA	ADD: QTY (1) XHUB	3500	7000	2
PRM#001_0	SILK HOPE VFD	GTR8000	94 h	112	1	X882AH	ADD: 7.5 FT OPEN RACK, 48RU	495	495	1
PRM#001_0	SILK HOPE VFD	GTR8000	94 i	112	1	CA02684AA	ADD: AC ONLY POWER DISTRIBUTION	0	0	1
PRM#001_0	SILK HOPE VFD	GTR8000	95 -	595	1	T8343	GSERIES SOFTWARE LICENSING	0	0	1
PRM#001_0	SILK HOPE VFD	GTR8000	95 a	595	6	UA00400AA	ADD: GSERIES BR-P25 TRNK MS IP	0	0	6
PRM#001_0	SILK HOPE VFD	GTR8000	96 -	207	6	DS3500072	NEMA 5-20 TO IEC C15 CORD, 10 FT FOR GTR F	71	426	6
PRM#001_0	SILK HOPE VFD	GTR8000	97 -	112	1	SQM01SUM7	GTR 8000 EXPANDABLE SITE SUBSYSTEM	6000	6000	1
PRM#001_0	SILK HOPE VFD	GTR8000	97 a	112	1	CA00855AA	ADD: 700/800 MHZ	6300	6300	1
PRM#001_0	SILK HOPE VFD	GTR8000	97 b	112	1	X306AC	ADD: QTY (6) GTR 8000 BASE RADIOS	35400	35400	1
PRM#001_0	SILK HOPE VFD	GTR8000	97 c	595	6	CA01193AA	ADD: IP BASED MULTISITE BASE RADIO SOFTW/	25500	153000	6
PRM#001_0	SILK HOPE VFD	GTR8000	97 d	112	1	CA00877AA	ADD: CABINET RMC FOR EXPANSION RACK	600	600	1
PRM#001_0	SILK HOPE VFD	GTR8000	97 e	112	1	CA00880AA	ADD: EXPANSION 6 PORT CAVITY COMBINER	8400	8400	1
PRM#001_0	SILK HOPE VFD	GTR8000	97 f	112	1	CA01058AA	ADD: 700/800 PHASING HARNESS	1000	1000	1
PRM#001_0	SILK HOPE VFD	GTR8000	97 g	112	2	CA00884AA	ADD: QTY (1) XHUB	3500	7000	2
PRM#001_0	SILK HOPE VFD	GTR8000	97 h	112	1	X882AH	ADD: 7.5 FT OPEN RACK, 48RU	495	495	1
PRM#001_0	SILK HOPE VFD	GTR8000	97 i	112	1	CA02684AA	ADD: AC ONLY POWER DISTRIBUTION	0	0	1
PRM#001_0	SILK HOPE VFD	GTR8000	98 -	207	6	DS3500072	NEMA 5-20 TO IEC C15 CORD, 10 FT FOR GTR F	71	426	6
PRM#001_0	SILK HOPE VFD	GTR8000	99 -	595	1	T8343	GSERIES SOFTWARE LICENSING	0	0	1
PRM#001_0	SILK HOPE VFD	GTR8000	99 a	595	6	UA00400AA	ADD: GSERIES BR-P25 TRNK MS IP	0	0	6
PRM#001_0	SILK HOPE VFD	RACK	## -	509	1	TRN7343	SEVEN AND A HALF FOOT RACK	495	495	1
PRM#001_0	SILK HOPE VFD	RFDS	## -	457	1	DS428E83I01	CONTROL MONITORING UNIT, NON-DIVERSITY,	2321	2321	1
PRM#001_0	SILK HOPE VFD	RFDS	## -	457	1	DS428E83I01	TTA, NON-DIVERSITY, 796-824 MHZ, REDUNDA	5420	5420	1
PRM#001_0	NORTHEAST PARI	NETWORK	## -	147	2	SQM01SUM0	GGM 8000 GATEWAY	5250	10500	2
PRM#001_0	NORTHEAST PARI	NETWORK	## a	147	2	CA01616AA	ADD: AC POWER	0	0	2
PRM#001_0	NORTHEAST PARI	NETWORK	## -	147	2	CLN1856	2620-24 ETHERNET SWITCH	2250	4500	2
PRM#001_0	NORTHEAST PARI	GPS	## -	906	1	DSTRAK91005	REMOTE SITE REDUNDANT MODULAR FREQUEI	33298	33298	1
PRM#001_0	NORTHEAST PARI	GPS	## -	906	1	DSTRAK91071	FOUR PORT IRIG B TIME CODE FDM	1115	1115	1
PRM#001_0	NORTHEAST PARI	GPS	## -	906	3	DSTRAK91061	FOUR PORT DDM	848	2544	3
PRM#001_0	NORTHEAST PARI	GPS	## -	351	50	DSFSJ150ACA	CABLE: 1/4" SUPERFLEX POLY JKT PER FOOT	1.75	87.5	50
PRM#001_0	NORTHEAST PARI	GPS	## -	351	4	DDN9769	F1PNM-HC 1/4" TYPE N MALE CONNECTOR FOI	20	80	4
PRM#001_0	NORTHEAST PARI	GTR8000	## -	112	1	SQM01SUM7	GTR 8000 EXPANDABLE SITE SUBSYSTEM	6000	6000	1

PRM#001_0	NORTHEAST PARI	GTR8000	## a	112	1	CA00855AA	ADD: 700/800 MHZ	6300	6300	1
PRM#001_0	NORTHEAST PARI	GTR8000	## b	112	1	X306AC	ADD: QTY (6) GTR 8000 BASE RADIOS	35400	35400	1
PRM#001_0	NORTHEAST PARI	GTR8000	## c	595	6	CA01193AA	ADD: IP BASED MULTISITE BASE RADIO SOFTW/	25500	153000	6
PRM#001_0	NORTHEAST PARI	GTR8000	## d	112	1	CA00862AA	ADD: SITE & CABINET RMC W/CAPABILITY OF 7	2100	2100	1
PRM#001_0	NORTHEAST PARI	GTR8000	## e	112	1	CA00879AA	ADD: PRIMARY 6 PORT CAVITY COMBINER	8400	8400	1
PRM#001_0	NORTHEAST PARI	GTR8000	## f	112	1	CA00882AA	ADD: 700 MHZ TX FILTER W/PMU	1000	1000	1
PRM#001_0	NORTHEAST PARI	GTR8000	## g	112	2	CA00884AA	ADD: QTY (1) XHUB	3500	7000	2
PRM#001_0	NORTHEAST PARI	GTR8000	## h	112	1	X882AH	ADD: 7.5 FT OPEN RACK, 48RU	495	495	1
PRM#001_0	NORTHEAST PARI	GTR8000	## i	112	1	CA02684AA	ADD: AC ONLY POWER DISTRIBUTION	0	0	1
PRM#001_0	NORTHEAST PARI	GTR8000	## -	595	1	T8343	GSERIES SOFTWARE LICENSING	0	0	1
PRM#001_0	NORTHEAST PARI	GTR8000	## a	595	6	UA00400AA	ADD: GSERIES BR-P25 TRNK MS IP	0	0	6
PRM#001_0	NORTHEAST PARI	GTR8000	## -	207	6	DS3500072	NEMA 5-20 TO IEC C15 CORD, 10 FT FOR GTR F	71	426	6
PRM#001_0	NORTHEAST PARI	GTR8000	## -	112	1	SQM01SUM7	GTR 8000 EXPANDABLE SITE SUBSYSTEM	6000	6000	1
PRM#001_0	NORTHEAST PARI	GTR8000	## a	112	1	CA00855AA	ADD: 700/800 MHZ	6300	6300	1
PRM#001_0	NORTHEAST PARI	GTR8000	## b	112	1	X306AC	ADD: QTY (6) GTR 8000 BASE RADIOS	35400	35400	1
PRM#001_0	NORTHEAST PARI	GTR8000	## c	595	6	CA01193AA	ADD: IP BASED MULTISITE BASE RADIO SOFTW/	25500	153000	6
PRM#001_0	NORTHEAST PARI	GTR8000	## d	112	1	CA00877AA	ADD: CABINET RMC FOR EXPANSION RACK	600	600	1
PRM#001_0	NORTHEAST PARI	GTR8000	## e	112	1	CA00880AA	ADD: EXPANSION 6 PORT CAVITY COMBINER	8400	8400	1
PRM#001_0	NORTHEAST PARI	GTR8000	## f	112	1	CA01058AA	ADD: 700/800 PHASING HARNESS	1000	1000	1
PRM#001_0	NORTHEAST PARI	GTR8000	## g	112	2	CA00884AA	ADD: QTY (1) XHUB	3500	7000	2
PRM#001_0	NORTHEAST PARI	GTR8000	## h	112	1	X882AH	ADD: 7.5 FT OPEN RACK, 48RU	495	495	1
PRM#001_0	NORTHEAST PARI	GTR8000	## i	112	1	CA02684AA	ADD: AC ONLY POWER DISTRIBUTION	0	0	1
PRM#001_0	NORTHEAST PARI	GTR8000	## -	207	6	DS3500072	NEMA 5-20 TO IEC C15 CORD, 10 FT FOR GTR F	71	426	6
PRM#001_0	NORTHEAST PARI	GTR8000	## -	595	1	T8343	GSERIES SOFTWARE LICENSING	0	0	1
PRM#001_0	NORTHEAST PARI	GTR8000	## a	595	6	UA00400AA	ADD: GSERIES BR-P25 TRNK MS IP	0	0	6
PRM#001_0	NORTHEAST PARI	RACK	## -	509	1	TRN7343	SEVEN AND A HALF FOOT RACK	495	495	1
PRM#001_0	NORTHEAST PARI	RFDS	## -	457	1	DS428E83101	CONTROL MONITORING UNIT, NON-DIVERSITY,	2321	2321	1
PRM#001_0	NORTHEAST PARI	RFDS	## -	457	1	DS428E83101	TTA, NON-DIVERSITY, 796-824 MHZ, REDUNDA	5420	5420	1
PRM#001_0	MONCURE VFD	NETWORK	## -	147	2	SQM01SUM0	GGM 8000 GATEWAY	5250	10500	2
PRM#001_0	MONCURE VFD	NETWORK	## a	147	2	CA01616AA	ADD: AC POWER	0	0	2
PRM#001_0	MONCURE VFD	NETWORK	## -	147	2	CLN1856	2620-24 ETHERNET SWITCH	2250	4500	2
PRM#001_0	MONCURE VFD	GPS	## -	906	1	DSTRAK91005	REMOTE SITE REDUNDANT MODULAR FREQUE	33298	33298	1
PRM#001_0	MONCURE VFD	GPS	## -	906	1	DSTRAK91071	FOUR PORT IRIG B TIME CODE FDM	1115	1115	1
PRM#001_0	MONCURE VFD	GPS	## -	906	3	DSTRAK91061	FOUR PORT DDM	848	2544	3

PRM#001_0	MONCURE VFD	GPS	## -	351	50	DSFSJ150ACA	CABLE: 1/4" SUPERFLEX POLY JKT PER FOOT	1.75	87.5	50
PRM#001_0	MONCURE VFD	GPS	## -	351	4	DDN9769	F1PNM-HC 1/4" TYPE N MALE CONNECTOR FOR	20	80	4
PRM#001_0	MONCURE VFD	GTR8000	## -	112	1	SQM01SUM7	GTR 8000 EXPANDABLE SITE SUBSYSTEM	6000	6000	1
PRM#001_0	MONCURE VFD	GTR8000	## a	112	1	CA00855AA	ADD: 700/800 MHZ	6300	6300	1
PRM#001_0	MONCURE VFD	GTR8000	## b	112	1	X306AC	ADD: QTY (6) GTR 8000 BASE RADIOS	35400	35400	1
PRM#001_0	MONCURE VFD	GTR8000	## c	595	6	CA01193AA	ADD: IP BASED MULTISITE BASE RADIO SOFTWARE	25500	153000	6
PRM#001_0	MONCURE VFD	GTR8000	## d	112	1	CA00862AA	ADD: SITE & CABINET RMC W/CAPABILITY OF 7	2100	2100	1
PRM#001_0	MONCURE VFD	GTR8000	## e	112	1	CA00879AA	ADD: PRIMARY 6 PORT CAVITY COMBINER	8400	8400	1
PRM#001_0	MONCURE VFD	GTR8000	## f	112	1	CA00882AA	ADD: 700 MHZ TX FILTER W/PMU	1000	1000	1
PRM#001_0	MONCURE VFD	GTR8000	## g	112	2	CA00884AA	ADD: QTY (1) XHUB	3500	7000	2
PRM#001_0	MONCURE VFD	GTR8000	## h	112	1	X882AH	ADD: 7.5 FT OPEN RACK, 48RU	495	495	1
PRM#001_0	MONCURE VFD	GTR8000	## i	112	1	CA02684AA	ADD: AC ONLY POWER DISTRIBUTION	0	0	1
PRM#001_0	MONCURE VFD	GTR8000	## -	595	1	T8343	GSERIES SOFTWARE LICENSING	0	0	1
PRM#001_0	MONCURE VFD	GTR8000	## a	595	6	UA00400AA	ADD: GSERIES BR-P25 TRNK MS IP	0	0	6
PRM#001_0	MONCURE VFD	GTR8000	## -	207	6	DS3500072	NEMA 5-20 TO IEC C15 CORD, 10 FT FOR GTR F	71	426	6
PRM#001_0	MONCURE VFD	GTR8000	## -	112	1	SQM01SUM7	GTR 8000 EXPANDABLE SITE SUBSYSTEM	6000	6000	1
PRM#001_0	MONCURE VFD	GTR8000	## a	112	1	CA00855AA	ADD: 700/800 MHZ	6300	6300	1
PRM#001_0	MONCURE VFD	GTR8000	## b	112	1	X306AC	ADD: QTY (6) GTR 8000 BASE RADIOS	35400	35400	1
PRM#001_0	MONCURE VFD	GTR8000	## c	595	6	CA01193AA	ADD: IP BASED MULTISITE BASE RADIO SOFTWARE	25500	153000	6
PRM#001_0	MONCURE VFD	GTR8000	## d	112	1	CA00877AA	ADD: CABINET RMC FOR EXPANSION RACK	600	600	1
PRM#001_0	MONCURE VFD	GTR8000	## e	112	1	CA00880AA	ADD: EXPANSION 6 PORT CAVITY COMBINER	8400	8400	1
PRM#001_0	MONCURE VFD	GTR8000	## f	112	1	CA01058AA	ADD: 700/800 PHASING HARNESS	1000	1000	1
PRM#001_0	MONCURE VFD	GTR8000	## g	112	2	CA00884AA	ADD: QTY (1) XHUB	3500	7000	2
PRM#001_0	MONCURE VFD	GTR8000	## h	112	1	X882AH	ADD: 7.5 FT OPEN RACK, 48RU	495	495	1
PRM#001_0	MONCURE VFD	GTR8000	## i	112	1	CA02684AA	ADD: AC ONLY POWER DISTRIBUTION	0	0	1
PRM#001_0	MONCURE VFD	GTR8000	## -	207	6	DS3500072	NEMA 5-20 TO IEC C15 CORD, 10 FT FOR GTR F	71	426	6
PRM#001_0	MONCURE VFD	GTR8000	## -	595	1	T8343	GSERIES SOFTWARE LICENSING	0	0	1
PRM#001_0	MONCURE VFD	GTR8000	## a	595	6	UA00400AA	ADD: GSERIES BR-P25 TRNK MS IP	0	0	6
PRM#001_0	MONCURE VFD	RACK	## -	509	1	TRN7343	SEVEN AND A HALF FOOT RACK	495	495	1
PRM#001_0	MONCURE VFD	RFDS	## -	457	1	DS428E83I01	CONTROL MONITORING UNIT, NON-DIVERSITY,	2321	2321	1
PRM#001_0	MONCURE VFD	RFDS	## -	457	1	DS428E83I01	TTA, NON-DIVERSITY, 796-824 MHZ, REDUNDA	5420	5420	1
MASTER SIT	LICENSE	EXPANSION	## -	877	1	SQM01SUM0	MASTER SITE CONFIGURATION	0	0	1
MASTER SIT	LICENSE	EXPANSION	## a	877	1	CA02629AC	ADD: EXPAND 7.17 M CORE	0	0	1
MASTER SIT	LICENSE	EXPANSION	## b	877	3	UA00156AA	ADD: MCC7500 CONSOLE LICENSES (QTY 5)	5000	15000	3

MASTER SITE	LICENSE	EXPANSION	## c	877	6	UA00153AA	ADD: ASTRO 25 FDMA SITE LICENSE	17000	102000	6
MASTER SITE	LICENSE	EXPANSION	## d	595	6	UA00407AA	ADD: CLASSIC DATA-P25 TRNK SITE	9840	59040	6
MASTER SITE	LICENSE	EXPANSION	## e	595	6	UA00408AA	ADD: ENHANCED DATA-P25 TRNK SITE	4160	24960	6
ANTSYS#001	RX Chatham Hosp	ANTENNA	## -	351	1	DSCC80711	OMNI, CORPORATE COLLINEAR, 10.5DBD, 746-	6201	6201	1
ANTSYS#001	RX Chatham Hosp	UPPERJUMPI	## -	351	10	DSLDF450AC/	CABLE: 1/2" LDF HELIAX POLY JKT PER FOOT	2.5	25	10
ANTSYS#001	RX Chatham Hosp	UPPERJUMPI	## -	351	1	DDN1088	TYPE N MALE PS FOR 1/2 IN CABLE	17.75	17.75	1
ANTSYS#001	RX Chatham Hosp	UPPERJUMPI	## -	351	1	DDN1090	L4TDM-PSA 7-16 DIN MALE PS FOR 1/2 IN CAB	17.75	17.75	1
ANTSYS#001	RX Chatham Hosp	JUMPER	## -	271	5	DS221213	WEATHERPROOFING KIT	19	95	5
ANTSYS#001	RX Chatham Hosp	TTAJUMPR	## -	351	5	DSLDF450AC/	CABLE: 1/2" LDF HELIAX POLY JKT PER FOOT	2.5	12.5	5
ANTSYS#001	RX Chatham Hosp	TTAJUMPR	## -	351	2	DDN1088	TYPE N MALE PS FOR 1/2 IN CABLE	17.75	35.5	2
ANTSYS#001	RX Chatham Hosp	MAINLINE	## -	908	360	DSAVA550	AVA5-50, COAXIAL CABLE, CORRUGATED COPP	4.35	1566	360
ANTSYS#001	RX Chatham Hosp	MAINLINE	## -	351	2	DSA5NFS	N FEMALE FOR AVA5-50 CABLE	27	54	2
ANTSYS#001	RX Chatham Hosp	MAINLINE	## -	351	7	DSSG7812B2/	SG78-12B2U SUREGROUND GROUNDING KIT FC	30.25	211.75	7
ANTSYS#001	RX Chatham Hosp	MAINLINE	## -	351	2	DSL5SGRIP	L5SGRIP 7/8" SUPPORT HOIST GRIP	32.5	65	2
ANTSYS#001	RX Chatham Hosp	TESTLINE	## -	351	360	DSLDF450AC/	CABLE: 1/2" LDF HELIAX POLY JKT PER FOOT	2.5	900	360
ANTSYS#001	RX Chatham Hosp	TESTLINE	## -	351	1	DDN1088	TYPE N MALE PS FOR 1/2 IN CABLE	17.75	17.75	1
ANTSYS#001	RX Chatham Hosp	TESTLINE	## -	351	1	DDN1089	TYPE N FEMALE PS FOR 1/2 IN CABLE	17.75	17.75	1
ANTSYS#001	RX Chatham Hosp	TESTLINE	## -	351	7	DSSG1212B2/	SG12-12B2U, SUREGROUND 1/2", 48"	27	189	7
ANTSYS#001	RX Chatham Hosp	TESTLINE	## -	351	2	DSL4SGRIP	L4SGRIP SUPPORT HOIST GRIP 1/2" LDF	21.5	43	2
ANTSYS#001	RX Chatham Hosp	ANTACC	## -	351	12	DSSSH12	SSH-12 1/2" SNAPSTAK HANGER 10PK	21.5	258	12
ANTSYS#001	RX Chatham Hosp	ANTACC	## -	351	12	DSSSH78	SSH-78 7/8" SNAPSTAK HANGER 10PK	27	324	12
ANTSYS#001	RX Chatham Hosp	ANTACC	## -	351	24	DSUA3	UA-3 UNIVERSAL ANGLE ADAPTOR KIT, KIT OF 1	71.25	1710	24
ANTSYS#001	RX Chatham Hosp	SURGE	## -	207	1	DS1090501W	RF SPD, 700-1000MHZ BROADBAND 15 VDC PA	168	168	1
ANTSYS#001	RX Chatham Hosp	SURGE	## -	207	1	DS1090501W	RF SPD, 700-1000MHZ BROADBAND 15 VDC PA	168	168	1
ANTSYS#001	RX Chatham Hosp	TESTLINE	## -	351	25	DSFSJ150ACA	CABLE: 1/4" SUPERFLEX POLY JKT PER FOOT	1.75	43.75	25
ANTSYS#001	RX Chatham Hosp	TESTLINE	## -	351	2	DSF1TNMHC	TYPE N MALE FOR 1/4 IN FSJ1-50A CABLE	19.5	39	2
ANTSYS#001	RX Chatham Hosp	LOWERJUMP	## -	351	25	DSFSJ450BCA	FSJ4-50B 1/2" 50 OHM	3.4	85	25
ANTSYS#001	RX Chatham Hosp	LOWERJUMP	## -	351	2	DSF4PNMV2H	TYPE N MALE FOR 1/2 IN FSJ4-50B CABLE	19.5	39	2
ANTSYS#001	TX Chatham Hosp	ANTENNA	## -	351	1	DSCC80711	OMNI, CORPORATE COLLINEAR, 10.5DBD, 746-	6201	6201	1
ANTSYS#001	TX Chatham Hosp	UPPERJUMPI	## -	351	10	DSLDF450AC/	CABLE: 1/2" LDF HELIAX POLY JKT PER FOOT	2.5	25	10
ANTSYS#001	TX Chatham Hosp	UPPERJUMPI	## -	351	2	DDN1090	L4TDM-PSA 7-16 DIN MALE PS FOR 1/2 IN CAB	17.75	35.5	2
ANTSYS#001	TX Chatham Hosp	JUMPER	## -	271	2	DS221213	WEATHERPROOFING KIT	19	38	2
ANTSYS#001	TX Chatham Hosp	MAINLINE	## -	351	350	DSAVA750	CABLE: 1 5/8" AVA HELIAX POLY JKT PER FOOT	10	3500	350
ANTSYS#001	TX Chatham Hosp	MAINLINE	## -	351	2	DDN9383	AL7DF-PSA 1-5/8" 7-16 DIN FEMALE POSITIVE S	112	224	2

ANTSYS#001	TX Chatham Hosp	MAINLINE	## -	351	7	DSSG15812B2	SUREGROUND KIT FOR 1-5/8 INCH CABLE	33	231	7
ANTSYS#001	TX Chatham Hosp	MAINLINE	## -	351	2	DSL7SGRIP	L7SGRIP 1-5/8" SUPPORT HOIST GRIP	40	80	2
ANTSYS#001	TX Chatham Hosp	ANTACC	## -	351	12	DSSSH158	SSH-158 1-5/8" SNAPSTAK HANGER 10PK	26.75	321	12
ANTSYS#001	TX Chatham Hosp	ANTACC	## -	351	12	DSUA3	UA-3 UNIVERSAL ANGLE ADAPTOR KIT, KIT OF 1	71.25	855	12
ANTSYS#001	TX Chatham Hosp	SURGE	## -	207	1	DSTSXFMBF	RF SPD, 698-2700MHZ DC BLOCK HIGH PWR, D	130	130	1
ANTSYS#001	TX Chatham Hosp	SURGE	## -	207	1	DSGSAKITD	GROUND STRAP KIT - DIN	36	36	1
ANTSYS#001	TX Chatham Hosp	LOWERJUMP	## -	351	25	DSLDF450AC/	CABLE: 1/2" LDF HELIAX POLY JKT PER FOOT	2.5	62.5	25
ANTSYS#001	TX Chatham Hosp	LOWERJUMP	## -	351	2	DDN1090	L4TDM-PSA 7-16 DIN MALE PS FOR 1/2 IN CAB	17.75	35.5	2
ANTSYS#001	RX Silk Hope	ANTENNA	## -	351	1	DSCC80711	OMNI, CORPORATE COLLINEAR, 10.5DBD, 746-	6201	6201	1
ANTSYS#001	RX Silk Hope	UPPERJUMPI	## -	351	10	DSLDF450AC/	CABLE: 1/2" LDF HELIAX POLY JKT PER FOOT	2.5	25	10
ANTSYS#001	RX Silk Hope	UPPERJUMPI	## -	351	1	DDN1088	TYPE N MALE PS FOR 1/2 IN CABLE	17.75	17.75	1
ANTSYS#001	RX Silk Hope	UPPERJUMPI	## -	351	1	DDN1090	L4TDM-PSA 7-16 DIN MALE PS FOR 1/2 IN CAB	17.75	17.75	1
ANTSYS#001	RX Silk Hope	JUMPER	## -	271	5	DS221213	WEATHERPROOFING KIT	19	95	5
ANTSYS#001	RX Silk Hope	TTAJUMPR	## -	351	5	DSLDF450AC/	CABLE: 1/2" LDF HELIAX POLY JKT PER FOOT	2.5	12.5	5
ANTSYS#001	RX Silk Hope	TTAJUMPR	## -	351	2	DDN1088	TYPE N MALE PS FOR 1/2 IN CABLE	17.75	35.5	2
ANTSYS#001	RX Silk Hope	MAINLINE	## -	908	385	DSAVA550	AVA5-50, COAXIAL CABLE, CORRUGATED COPP	4.35	1674.75	385
ANTSYS#001	RX Silk Hope	MAINLINE	## -	351	2	DSA5NFS	N FEMALE FOR AVA5-50 CABLE	27	54	2
ANTSYS#001	RX Silk Hope	MAINLINE	## -	351	8	DSSG7812B2	SG78-12B2U SUREGROUND GROUNDING KIT FO	30.25	242	8
ANTSYS#001	RX Silk Hope	MAINLINE	## -	351	2	DSL5SGRIP	L5SGRIP 7/8" SUPPORT HOIST GRIP	32.5	65	2
ANTSYS#001	RX Silk Hope	TESTLINE	## -	351	385	DSLDF450AC/	CABLE: 1/2" LDF HELIAX POLY JKT PER FOOT	2.5	962.5	385
ANTSYS#001	RX Silk Hope	TESTLINE	## -	351	1	DDN1088	TYPE N MALE PS FOR 1/2 IN CABLE	17.75	17.75	1
ANTSYS#001	RX Silk Hope	TESTLINE	## -	351	1	DDN1089	TYPE N FEMALE PS FOR 1/2 IN CABLE	17.75	17.75	1
ANTSYS#001	RX Silk Hope	TESTLINE	## -	351	8	DSSG1212B2	SG12-12B2U, SUREGROUND 1/2", 48"	27	216	8
ANTSYS#001	RX Silk Hope	TESTLINE	## -	351	2	DSL4SGRIP	L4SGRIP SUPPORT HOIST GRIP 1/2" LDF	21.5	43	2
ANTSYS#001	RX Silk Hope	ANTACC	## -	351	13	DSSSH12	SSH-12 1/2" SNAPSTAK HANGER 10PK	21.5	279.5	13
ANTSYS#001	RX Silk Hope	ANTACC	## -	351	13	DSSSH78	SSH-78 7/8" SNAPSTAK HANGER 10PK	27	351	13
ANTSYS#001	RX Silk Hope	ANTACC	## -	351	26	DSUA3	UA-3 UNIVERSAL ANGLE ADAPTOR KIT, KIT OF 1	71.25	1852.5	26
ANTSYS#001	RX Silk Hope	SURGE	## -	207	1	DS1090501W	RF SPD, 700-1000MHZ BROADBAND 15 VDC PA	168	168	1
ANTSYS#001	RX Silk Hope	SURGE	## -	207	1	DS1090501W	RF SPD, 700-1000MHZ BROADBAND 15 VDC PA	168	168	1
ANTSYS#001	RX Silk Hope	TESTLINE	## -	351	25	DSFSJ150ACA	CABLE: 1/4" SUPERFLEX POLY JKT PER FOOT	1.75	43.75	25
ANTSYS#001	RX Silk Hope	TESTLINE	## -	351	2	DSF1TNMHC	TYPE N MALE FOR 1/4 IN FSJ1-50A CABLE	19.5	39	2
ANTSYS#001	RX Silk Hope	LOWERJUMP	## -	351	25	DSFSJ450BCA	FSJ4-50B 1/2" 50 OHM	3.4	85	25
ANTSYS#001	RX Silk Hope	LOWERJUMP	## -	351	2	DSF4PNMV2H	TYPE N MALE FOR 1/2 IN FSJ4-50B CABLE	19.5	39	2
ANTSYS#001	TX Silk Hope	ANTENNA	## -	351	1	DSCC80711	OMNI, CORPORATE COLLINEAR, 10.5DBD, 746-	6201	6201	1

ANTSYS#001	TX Silk Hope	UPPERJUMPI	## -	351	10	DSLDF450AC/	CABLE: 1/2" LDF HELIAX POLY JKT PER FOOT	2.5	25	10
ANTSYS#001	TX Silk Hope	UPPERJUMPI	## -	351	2	DDN1090	L4TDM-PSA 7-16 DIN MALE PS FOR 1/2 IN CAB	17.75	35.5	2
ANTSYS#001	TX Silk Hope	JUMPER	## -	271	2	DS221213	WEATHERPROOFING KIT	19	38	2
ANTSYS#001	TX Silk Hope	MAINLINE	## -	351	385	DSAVA750	CABLE: 1 5/8" AVA HELIAX POLY JKT PER FOOT	10	3850	385
ANTSYS#001	TX Silk Hope	MAINLINE	## -	351	2	DDN9383	AL7DF-PSA 1-5/8" 7-16 DIN FEMALE POSITIVE S	112	224	2
ANTSYS#001	TX Silk Hope	MAINLINE	## -	351	8	DSSG15812B2	SUREGROUND KIT FOR 1-5/8 INCH CABLE	33	264	8
ANTSYS#001	TX Silk Hope	MAINLINE	## -	351	2	DSL7SGRIP	L7SGRIP 1-5/8" SUPPORT HOIST GRIP	40	80	2
ANTSYS#001	TX Silk Hope	ANTACC	## -	351	13	DSSSH158	SSH-158 1-5/8" SNAPSTAK HANGER 10PK	26.75	347.75	13
ANTSYS#001	TX Silk Hope	ANTACC	## -	351	13	DSUA3	UA-3 UNIVERSAL ANGLE ADAPTOR KIT, KIT OF 1	71.25	926.25	13
ANTSYS#001	TX Silk Hope	SURGE	## -	207	1	DSTSXDFMBF	RF SPD, 698-2700MHZ DC BLOCK HIGH PWR, D	130	130	1
ANTSYS#001	TX Silk Hope	SURGE	## -	207	1	DSGSAKITD	GROUND STRAP KIT - DIN	36	36	1
ANTSYS#001	TX Silk Hope	LOWERJUMP	## -	351	25	DSLDF450AC/	CABLE: 1/2" LDF HELIAX POLY JKT PER FOOT	2.5	62.5	25
ANTSYS#001	TX Silk Hope	LOWERJUMP	## -	351	2	DDN1090	L4TDM-PSA 7-16 DIN MALE PS FOR 1/2 IN CAB	17.75	35.5	2
ANTSYS#001	RX Harpers Crossi	ANTENNA	## -	351	1	DSCC80711	OMNI, CORPORATE COLLINEAR, 10.5DBD, 746-	6201	6201	1
ANTSYS#001	RX Harpers Crossi	UPPERJUMPI	## -	351	10	DSLDF450AC/	CABLE: 1/2" LDF HELIAX POLY JKT PER FOOT	2.5	25	10
ANTSYS#001	RX Harpers Crossi	UPPERJUMPI	## -	351	1	DDN1088	TYPE N MALE PS FOR 1/2 IN CABLE	17.75	17.75	1
ANTSYS#001	RX Harpers Crossi	UPPERJUMPI	## -	351	1	DDN1090	L4TDM-PSA 7-16 DIN MALE PS FOR 1/2 IN CAB	17.75	17.75	1
ANTSYS#001	RX Harpers Crossi	JUMPER	## -	271	5	DS221213	WEATHERPROOFING KIT	19	95	5
ANTSYS#001	RX Harpers Crossi	TTAJUMPR	## -	351	5	DSLDF450AC/	CABLE: 1/2" LDF HELIAX POLY JKT PER FOOT	2.5	12.5	5
ANTSYS#001	RX Harpers Crossi	TTAJUMPR	## -	351	2	DDN1088	TYPE N MALE PS FOR 1/2 IN CABLE	17.75	35.5	2
ANTSYS#001	RX Harpers Crossi	MAINLINE	## -	908	400	DSAVA550	AVA5-50, COAXIAL CABLE, CORRUGATED COPP	4.35	1740	400
ANTSYS#001	RX Harpers Crossi	MAINLINE	## -	351	2	DSA5NFS	N FEMALE FOR AVA5-50 CABLE	27	54	2
ANTSYS#001	RX Harpers Crossi	MAINLINE	## -	351	8	DSSG7812B2L	SG78-12B2U SUREGROUND GROUNDING KIT FO	30.25	242	8
ANTSYS#001	RX Harpers Crossi	MAINLINE	## -	351	2	DSL5SGRIP	L5SGRIP 7/8" SUPPORT HOIST GRIP	32.5	65	2
ANTSYS#001	RX Harpers Crossi	TESTLINE	## -	351	400	DSLDF450AC/	CABLE: 1/2" LDF HELIAX POLY JKT PER FOOT	2.5	1000	400
ANTSYS#001	RX Harpers Crossi	TESTLINE	## -	351	1	DDN1088	TYPE N MALE PS FOR 1/2 IN CABLE	17.75	17.75	1
ANTSYS#001	RX Harpers Crossi	TESTLINE	## -	351	1	DDN1089	TYPE N FEMALE PS FOR 1/2 IN CABLE	17.75	17.75	1
ANTSYS#001	RX Harpers Crossi	TESTLINE	## -	351	8	DSSG1212B2L	SG12-12B2U, SUREGROUND 1/2", 48"	27	216	8
ANTSYS#001	RX Harpers Crossi	TESTLINE	## -	351	2	DSL4SGRIP	L4SGRIP SUPPORT HOIST GRIP 1/2" LDF	21.5	43	2
ANTSYS#001	RX Harpers Crossi	ANTACC	## -	351	14	DSSSH12	SSH-12 1/2" SNAPSTAK HANGER 10PK	21.5	301	14
ANTSYS#001	RX Harpers Crossi	ANTACC	## -	351	14	DSSSH78	SSH-78 7/8" SNAPSTAK HANGER 10PK	27	378	14
ANTSYS#001	RX Harpers Crossi	ANTACC	## -	351	28	DSUA3	UA-3 UNIVERSAL ANGLE ADAPTOR KIT, KIT OF 1	71.25	1995	28
ANTSYS#001	RX Harpers Crossi	SURGE	## -	207	1	DS1090501W	RF SPD, 700-1000MHZ BROADBAND 15 VDC PA	168	168	1
ANTSYS#001	RX Harpers Crossi	SURGE	## -	207	1	DS1090501W	RF SPD, 700-1000MHZ BROADBAND 15 VDC PA	168	168	1

ANTSYS#001	RX Harpers Crossi	TESTLINE	## -	351	25	DSFSJ150ACA	CABLE: 1/4" SUPERFLEX POLY JKT PER FOOT	1.75	43.75	25
ANTSYS#001	RX Harpers Crossi	TESTLINE	## -	351	2	DSF1TNMHC	TYPE N MALE FOR 1/4 IN FSJ1-50A CABLE	19.5	39	2
ANTSYS#001	RX Harpers Crossi	LOWERJUMP	## -	351	25	DSFSJ450BCA	FSJ4-50B 1/2" 50 OHM	3.4	85	25
ANTSYS#001	RX Harpers Crossi	LOWERJUMP	## -	351	2	DSF4PNMV2H	TYPE N MALE FOR 1/2 IN FSJ4-50B CABLE	19.5	39	2
ANTSYS#001	TX Harpers Crossi	ANTENNA	## -	351	1	DSCC80711	OMNI, CORPORATE COLLINEAR, 10.5DBD, 746-	6201	6201	1
ANTSYS#001	TX Harpers Crossi	UPPERJUMPI	## -	351	10	DSLDF450ACA	CABLE: 1/2" LDF HELIAX POLY JKT PER FOOT	2.5	25	10
ANTSYS#001	TX Harpers Crossi	UPPERJUMPI	## -	351	2	DDN1090	L4TDM-PSA 7-16 DIN MALE PS FOR 1/2 IN CAB	17.75	35.5	2
ANTSYS#001	TX Harpers Crossi	JUMPER	## -	271	2	DS221213	WEATHERPROOFING KIT	19	38	2
ANTSYS#001	TX Harpers Crossi	MAINLINE	## -	351	400	DSAVA750	CABLE: 1 5/8" AVA HELIAX POLY JKT PER FOOT	10	4000	400
ANTSYS#001	TX Harpers Crossi	MAINLINE	## -	351	2	DDN9383	AL7DF-PSA 1-5/8" 7-16 DIN FEMALE POSITIVE S	112	224	2
ANTSYS#001	TX Harpers Crossi	MAINLINE	## -	351	8	DSSG15812B2	SUREGROUND KIT FOR 1-5/8 INCH CABLE	33	264	8
ANTSYS#001	TX Harpers Crossi	MAINLINE	## -	351	2	DSL7SGRIP	L7SGRIP 1-5/8" SUPPORT HOIST GRIP	40	80	2
ANTSYS#001	TX Harpers Crossi	ANTACC	## -	351	14	DSSSH158	SSH-158 1-5/8" SNAPSTAK HANGER 10PK	26.75	374.5	14
ANTSYS#001	TX Harpers Crossi	ANTACC	## -	351	14	DSUA3	UA-3 UNIVERSAL ANGLE ADAPTOR KIT, KIT OF 1	71.25	997.5	14
ANTSYS#001	TX Harpers Crossi	SURGE	## -	207	1	DSTXDFMBF	RF SPD, 698-2700MHZ DC BLOCK HIGH PWR, D	130	130	1
ANTSYS#001	TX Harpers Crossi	SURGE	## -	207	1	DSGSAKITD	GROUND STRAP KIT - DIN	36	36	1
ANTSYS#001	TX Harpers Crossi	LOWERJUMP	## -	351	25	DSLDF450ACA	CABLE: 1/2" LDF HELIAX POLY JKT PER FOOT	2.5	62.5	25
ANTSYS#001	TX Harpers Crossi	LOWERJUMP	## -	351	2	DDN1090	L4TDM-PSA 7-16 DIN MALE PS FOR 1/2 IN CAB	17.75	35.5	2
ANTSYS#001	RX Moncure	ANTENNA	## -	351	1	DSCC80711	OMNI, CORPORATE COLLINEAR, 10.5DBD, 746-	6201	6201	1
ANTSYS#001	RX Moncure	UPPERJUMPI	## -	351	10	DSLDF450ACA	CABLE: 1/2" LDF HELIAX POLY JKT PER FOOT	2.5	25	10
ANTSYS#001	RX Moncure	UPPERJUMPI	## -	351	1	DDN1088	TYPE N MALE PS FOR 1/2 IN CABLE	17.75	17.75	1
ANTSYS#001	RX Moncure	UPPERJUMPI	## -	351	1	DDN1090	L4TDM-PSA 7-16 DIN MALE PS FOR 1/2 IN CAB	17.75	17.75	1
ANTSYS#001	RX Moncure	JUMPER	## -	271	5	DS221213	WEATHERPROOFING KIT	19	95	5
ANTSYS#001	RX Moncure	TTAJUMPR	## -	351	5	DSLDF450ACA	CABLE: 1/2" LDF HELIAX POLY JKT PER FOOT	2.5	12.5	5
ANTSYS#001	RX Moncure	TTAJUMPR	## -	351	2	DDN1088	TYPE N MALE PS FOR 1/2 IN CABLE	17.75	35.5	2
ANTSYS#001	RX Moncure	MAINLINE	## -	908	410	DSAVA550	AVA5-50, COAXIAL CABLE, CORRUGATED COPP	4.35	1783.5	410
ANTSYS#001	RX Moncure	MAINLINE	## -	351	2	DSA5NFS	N FEMALE FOR AVA5-50 CABLE	27	54	2
ANTSYS#001	RX Moncure	MAINLINE	## -	351	8	DSSG7812B2	SG78-12B2U SUREGROUND GROUNDING KIT FO	30.25	242	8
ANTSYS#001	RX Moncure	MAINLINE	## -	351	3	DSL5SGRIP	L5SGRIP 7/8" SUPPORT HOIST GRIP	32.5	97.5	3
ANTSYS#001	RX Moncure	TESTLINE	## -	351	410	DSLDF450ACA	CABLE: 1/2" LDF HELIAX POLY JKT PER FOOT	2.5	1025	410
ANTSYS#001	RX Moncure	TESTLINE	## -	351	1	DDN1088	TYPE N MALE PS FOR 1/2 IN CABLE	17.75	17.75	1
ANTSYS#001	RX Moncure	TESTLINE	## -	351	1	DDN1089	TYPE N FEMALE PS FOR 1/2 IN CABLE	17.75	17.75	1
ANTSYS#001	RX Moncure	TESTLINE	## -	351	8	DSSG1212B2	SG12-12B2U, SUREGROUND 1/2", 48"	27	216	8
ANTSYS#001	RX Moncure	TESTLINE	## -	351	3	DSL4SGRIP	L4SGRIP SUPPORT HOIST GRIP 1/2" LDF	21.5	64.5	3

ANTSYS#001	RX Moncure	ANTACC	## -	351	14	DSSSH12	SSH-12 1/2" SNAPSTAK HANGER 10PK	21.5	301	14
ANTSYS#001	RX Moncure	ANTACC	## -	351	14	DSSSH78	SSH-78 7/8" SNAPSTAK HANGER 10PK	27	378	14
ANTSYS#001	RX Moncure	ANTACC	## -	351	28	DSUA3	UA-3 UNIVERSAL ANGLE ADAPTOR KIT, KIT OF 1	71.25	1995	28
ANTSYS#001	RX Moncure	SURGE	## -	207	1	DS1090501W	RF SPD, 700-1000MHZ BROADBAND 15 VDC PA	168	168	1
ANTSYS#001	RX Moncure	SURGE	## -	207	1	DS1090501W	RF SPD, 700-1000MHZ BROADBAND 15 VDC PA	168	168	1
ANTSYS#001	RX Moncure	TESTLINE	## -	351	25	DSFSJ150ACA	CABLE: 1/4" SUPERFLEX POLY JKT PER FOOT	1.75	43.75	25
ANTSYS#001	RX Moncure	TESTLINE	## -	351	2	DSF1TNMHC	TYPE N MALE FOR 1/4 IN FSJ1-50A CABLE	19.5	39	2
ANTSYS#001	RX Moncure	LOWERJUMP	## -	351	25	DSFSJ450BCA	FSJ4-50B 1/2" 50 OHM	3.4	85	25
ANTSYS#001	RX Moncure	LOWERJUMP	## -	351	2	DSF4PNMV2H	TYPE N MALE FOR 1/2 IN FSJ4-50B CABLE	19.5	39	2
ANTSYS#001	TX Moncure	ANTENNA	## -	351	1	DSCC80711	OMNI, CORPORATE COLLINEAR, 10.5DBD, 746-	6201	6201	1
ANTSYS#001	TX Moncure	UPPERJUMPI	## -	351	10	DSLDF450ACA	CABLE: 1/2" LDF HELIAX POLY JKT PER FOOT	2.5	25	10
ANTSYS#001	TX Moncure	UPPERJUMPI	## -	351	2	DDN1090	L4TDM-PSA 7-16 DIN MALE PS FOR 1/2 IN CAB	17.75	35.5	2
ANTSYS#001	TX Moncure	JUMPER	## -	271	2	DS221213	WEATHERPROOFING KIT	19	38	2
ANTSYS#001	TX Moncure	MAINLINE	## -	351	410	DSAVA750	CABLE: 1 5/8" AVA HELIAX POLY JKT PER FOOT	10	4100	410
ANTSYS#001	TX Moncure	MAINLINE	## -	351	2	DDN9383	AL7DF-PSA 1-5/8" 7-16 DIN FEMALE POSITIVE S	112	224	2
ANTSYS#001	TX Moncure	MAINLINE	## -	351	8	DSSG15812B2	SUREGROUND KIT FOR 1-5/8 INCH CABLE	33	264	8
ANTSYS#001	TX Moncure	MAINLINE	## -	351	3	DSL7SGRIP	L7SGRIP 1-5/8" SUPPORT HOIST GRIP	40	120	3
ANTSYS#001	TX Moncure	ANTACC	## -	351	14	DSSSH158	SSH-158 1-5/8" SNAPSTAK HANGER 10PK	26.75	374.5	14
ANTSYS#001	TX Moncure	ANTACC	## -	351	14	DSUA3	UA-3 UNIVERSAL ANGLE ADAPTOR KIT, KIT OF 1	71.25	997.5	14
ANTSYS#001	TX Moncure	SURGE	## -	207	1	DSTSXDFMBF	RF SPD, 698-2700MHZ DC BLOCK HIGH PWR, D	130	130	1
ANTSYS#001	TX Moncure	SURGE	## -	207	1	DSGSAKITD	GROUND STRAP KIT - DIN	36	36	1
ANTSYS#001	TX Moncure	LOWERJUMP	## -	351	25	DSLDF450ACA	CABLE: 1/2" LDF HELIAX POLY JKT PER FOOT	2.5	62.5	25
ANTSYS#001	TX Moncure	LOWERJUMP	## -	351	2	DDN1090	L4TDM-PSA 7-16 DIN MALE PS FOR 1/2 IN CAB	17.75	35.5	2
ANTSYS#001	RX Pittsboro	ANTENNA	## -	351	1	DSCC80711	OMNI, CORPORATE COLLINEAR, 10.5DBD, 746-	6201	6201	1
ANTSYS#001	RX Pittsboro	UPPERJUMPI	## -	351	10	DSLDF450ACA	CABLE: 1/2" LDF HELIAX POLY JKT PER FOOT	2.5	25	10
ANTSYS#001	RX Pittsboro	UPPERJUMPI	## -	351	1	DDN1088	TYPE N MALE PS FOR 1/2 IN CABLE	17.75	17.75	1
ANTSYS#001	RX Pittsboro	UPPERJUMPI	## -	351	1	DDN1090	L4TDM-PSA 7-16 DIN MALE PS FOR 1/2 IN CAB	17.75	17.75	1
ANTSYS#001	RX Pittsboro	JUMPER	## -	271	5	DS221213	WEATHERPROOFING KIT	19	95	5
ANTSYS#001	RX Pittsboro	TTAJUMPR	## -	351	5	DSLDF450ACA	CABLE: 1/2" LDF HELIAX POLY JKT PER FOOT	2.5	12.5	5
ANTSYS#001	RX Pittsboro	TTAJUMPR	## -	351	2	DDN1088	TYPE N MALE PS FOR 1/2 IN CABLE	17.75	35.5	2
ANTSYS#001	RX Pittsboro	MAINLINE	## -	908	450	DSAVA550	AVA5-50, COAXIAL CABLE, CORRUGATED COPP	4.35	1957.5	450
ANTSYS#001	RX Pittsboro	MAINLINE	## -	351	2	DSA5NFS	N FEMALE FOR AVA5-50 CABLE	27	54	2
ANTSYS#001	RX Pittsboro	MAINLINE	## -	351	8	DSSG7812B2L	SG78-12B2U SUREGROUND GROUNDING KIT FC	30.25	242	8
ANTSYS#001	RX Pittsboro	MAINLINE	## -	351	3	DSL5SGRIP	L5SGRIP 7/8" SUPPORT HOIST GRIP	32.5	97.5	3

ANTSYS#001	RX Pittsboro	TESTLINE	## -	351	450	DSLDF450AC/	CABLE: 1/2" LDF HELIAX POLY JKT PER FOOT	2.5	1125	450
ANTSYS#001	RX Pittsboro	TESTLINE	## -	351	1	DDN1088	TYPE N MALE PS FOR 1/2 IN CABLE	17.75	17.75	1
ANTSYS#001	RX Pittsboro	TESTLINE	## -	351	1	DDN1089	TYPE N FEMALE PS FOR 1/2 IN CABLE	17.75	17.75	1
ANTSYS#001	RX Pittsboro	TESTLINE	## -	351	8	DSSG1212B2	SG12-12B2U, SUREGROUND 1/2", 48"	27	216	8
ANTSYS#001	RX Pittsboro	TESTLINE	## -	351	3	DSL4SGRIP	L4SGRIP SUPPORT HOIST GRIP 1/2" LDF	21.5	64.5	3
ANTSYS#001	RX Pittsboro	ANTACC	## -	351	15	DSSSH12	SSH-12 1/2" SNAPSTAK HANGER 10PK	21.5	322.5	15
ANTSYS#001	RX Pittsboro	ANTACC	## -	351	15	DSSSH78	SSH-78 7/8" SNAPSTAK HANGER 10PK	27	405	15
ANTSYS#001	RX Pittsboro	ANTACC	## -	351	30	DSUA3	UA-3 UNIVERSAL ANGLE ADAPTOR KIT, KIT OF 1	71.25	2137.5	30
ANTSYS#001	RX Pittsboro	SURGE	## -	207	1	DS1090501W	RF SPD, 700-1000MHZ BROADBAND 15 VDC PA	168	168	1
ANTSYS#001	RX Pittsboro	SURGE	## -	207	1	DS1090501W	RF SPD, 700-1000MHZ BROADBAND 15 VDC PA	168	168	1
ANTSYS#001	RX Pittsboro	TESTLINE	## -	351	25	DSFSJ150ACA	CABLE: 1/4" SUPERFLEX POLY JKT PER FOOT	1.75	43.75	25
ANTSYS#001	RX Pittsboro	TESTLINE	## -	351	2	DSF1TNMHC	TYPE N MALE FOR 1/4 IN FSJ1-50A CABLE	19.5	39	2
ANTSYS#001	RX Pittsboro	LOWERJUMP	## -	351	25	DSFSJ450BCA	FSJ4-50B 1/2" 50 OHM	3.4	85	25
ANTSYS#001	RX Pittsboro	LOWERJUMP	## -	351	2	DSF4PNMV2H	TYPE N MALE FOR 1/2 IN FSJ4-50B CABLE	19.5	39	2
ANTSYS#001	TX Pittsboro	ANTENNA	## -	351	1	DSCC80711	OMNI, CORPORATE COLLINEAR, 10.5DBD, 746-	6201	6201	1
ANTSYS#001	TX Pittsboro	UPPERJUMPI	## -	351	10	DSLDF450AC/	CABLE: 1/2" LDF HELIAX POLY JKT PER FOOT	2.5	25	10
ANTSYS#001	TX Pittsboro	UPPERJUMPI	## -	351	2	DDN1090	L4TDM-PSA 7-16 DIN MALE PS FOR 1/2 IN CAB	17.75	35.5	2
ANTSYS#001	TX Pittsboro	JUMPER	## -	271	2	DS221213	WEATHERPROOFING KIT	19	38	2
ANTSYS#001	TX Pittsboro	MAINLINE	## -	351	450	DSAVA750	CABLE: 1 5/8" AVA HELIAX POLY JKT PER FOOT	10	4500	450
ANTSYS#001	TX Pittsboro	MAINLINE	## -	351	2	DDN9383	AL7DF-PSA 1-5/8" 7-16 DIN FEMALE POSITIVE S	112	224	2
ANTSYS#001	TX Pittsboro	MAINLINE	## -	351	8	DSSG15812B2	SUREGROUND KIT FOR 1-5/8 INCH CABLE	33	264	8
ANTSYS#001	TX Pittsboro	MAINLINE	## -	351	3	DSL7SGRIP	L7SGRIP 1-5/8" SUPPORT HOIST GRIP	40	120	3
ANTSYS#001	TX Pittsboro	ANTACC	## -	351	15	DSSSH158	SSH-158 1-5/8" SNAPSTAK HANGER 10PK	26.75	401.25	15
ANTSYS#001	TX Pittsboro	ANTACC	## -	351	15	DSUA3	UA-3 UNIVERSAL ANGLE ADAPTOR KIT, KIT OF 1	71.25	1068.75	15
ANTSYS#001	TX Pittsboro	SURGE	## -	207	1	DSTXDFMBF	RF SPD, 698-2700MHZ DC BLOCK HIGH PWR, D	130	130	1
ANTSYS#001	TX Pittsboro	SURGE	## -	207	1	DSGSAKITD	GROUND STRAP KIT - DIN	36	36	1
ANTSYS#001	TX Pittsboro	LOWERJUMP	## -	351	25	DSLDF450AC/	CABLE: 1/2" LDF HELIAX POLY JKT PER FOOT	2.5	62.5	25
ANTSYS#001	TX Pittsboro	LOWERJUMP	## -	351	1	DDN1088	TYPE N MALE PS FOR 1/2 IN CABLE	17.75	17.75	1
ANTSYS#001	TX Pittsboro	LOWERJUMP	## -	351	1	DDN1090	L4TDM-PSA 7-16 DIN MALE PS FOR 1/2 IN CAB	17.75	17.75	1
ANTSYS#001	RX Northeast Par	ANTENNA	## -	351	1	DSCC80711	OMNI, CORPORATE COLLINEAR, 10.5DBD, 746-	6201	6201	1
ANTSYS#001	RX Northeast Par	UPPERJUMPI	## -	351	12	DSLDF450AC/	CABLE: 1/2" LDF HELIAX POLY JKT PER FOOT	2.5	30	12
ANTSYS#001	RX Northeast Par	UPPERJUMPI	## -	351	1	DDN1088	TYPE N MALE PS FOR 1/2 IN CABLE	17.75	17.75	1
ANTSYS#001	RX Northeast Par	UPPERJUMPI	## -	351	1	DDN1090	L4TDM-PSA 7-16 DIN MALE PS FOR 1/2 IN CAB	17.75	17.75	1
ANTSYS#001	RX Northeast Par	JUMPER	## -	271	5	DS221213	WEATHERPROOFING KIT	19	95	5

ANTSYS#001	RX Northeast Par	TTAJUMPR	## -	351	5	DSLDF450AC/	CABLE: 1/2" LDF HELIAX POLY JKT PER FOOT	2.5	12.5	5
ANTSYS#001	RX Northeast Par	TTAJUMPR	## -	351	2	DDN1088	TYPE N MALE PS FOR 1/2 IN CABLE	17.75	35.5	2
ANTSYS#001	RX Northeast Par	MAINLINE	## -	908	200	DSAVA550	AVA5-50, COAXIAL CABLE, CORRUGATED COPP	4.35	870	200
ANTSYS#001	RX Northeast Par	MAINLINE	## -	351	2	DSA5NFS	N FEMALE FOR AVA5-50 CABLE	27	54	2
ANTSYS#001	RX Northeast Par	MAINLINE	## -	351	5	DSSG7812B2U	SG78-12B2U SUREGROUND GROUNDING KIT FO	30.25	151.25	5
ANTSYS#001	RX Northeast Par	MAINLINE	## -	351	1	DSL5SGRIP	L5SGRIP 7/8" SUPPORT HOIST GRIP	32.5	32.5	1
ANTSYS#001	RX Northeast Par	TESTLINE	## -	351	200	DSLDF450AC/	CABLE: 1/2" LDF HELIAX POLY JKT PER FOOT	2.5	500	200
ANTSYS#001	RX Northeast Par	TESTLINE	## -	351	1	DDN1088	TYPE N MALE PS FOR 1/2 IN CABLE	17.75	17.75	1
ANTSYS#001	RX Northeast Par	TESTLINE	## -	351	1	DDN1089	TYPE N FEMALE PS FOR 1/2 IN CABLE	17.75	17.75	1
ANTSYS#001	RX Northeast Par	TESTLINE	## -	351	5	DSSG1212B2U	SG12-12B2U, SUREGROUND 1/2", 48"	27	135	5
ANTSYS#001	RX Northeast Par	TESTLINE	## -	351	1	DSL4SGRIP	L4SGRIP SUPPORT HOIST GRIP 1/2" LDF	21.5	21.5	1
ANTSYS#001	RX Northeast Par	ANTACC	## -	351	7	DSSSH12	SSH-12 1/2" SNAPSTAK HANGER 10PK	21.5	150.5	7
ANTSYS#001	RX Northeast Par	ANTACC	## -	351	7	DSSSH78	SSH-78 7/8" SNAPSTAK HANGER 10PK	27	189	7
ANTSYS#001	RX Northeast Par	ANTACC	## -	351	14	DSUA3	UA-3 UNIVERSAL ANGLE ADAPTOR KIT, KIT OF 1	71.25	997.5	14
ANTSYS#001	RX Northeast Par	SURGE	## -	207	1	DS1090501W	RF SPD, 700-1000MHZ BROADBAND 15 VDC PA	168	168	1
ANTSYS#001	RX Northeast Par	SURGE	## -	207	1	DS1090501W	RF SPD, 700-1000MHZ BROADBAND 15 VDC PA	168	168	1
ANTSYS#001	RX Northeast Par	TESTLINE	## -	351	25	DSFSJ150ACA	CABLE: 1/4" SUPERFLEX POLY JKT PER FOOT	1.75	43.75	25
ANTSYS#001	RX Northeast Par	TESTLINE	## -	351	2	DSF1TNMHC	TYPE N MALE FOR 1/4 IN FSJ1-50A CABLE	19.5	39	2
ANTSYS#001	RX Northeast Par	LOWERJUMP	## -	351	25	DSFSJ450BCA	FSJ4-50B 1/2" 50 OHM	3.4	85	25
ANTSYS#001	RX Northeast Par	LOWERJUMP	## -	351	2	DSF4PNMV2H	TYPE N MALE FOR 1/2 IN FSJ4-50B CABLE	19.5	39	2
ANTSYS#001	TX Northeast Park	ANTENNA	## -	351	1	DSCC80711	OMNI, CORPORATE COLLINEAR, 10.5DBD, 746-	6201	6201	1
ANTSYS#001	TX Northeast Park	UPPERJUMPI	## -	351	15	DSLDF450AC/	CABLE: 1/2" LDF HELIAX POLY JKT PER FOOT	2.5	37.5	15
ANTSYS#001	TX Northeast Park	UPPERJUMPI	## -	351	2	DDN1090	L4TDM-PSA 7-16 DIN MALE PS FOR 1/2 IN CAB	17.75	35.5	2
ANTSYS#001	TX Northeast Park	JUMPER	## -	271	2	DS221213	WEATHERPROOFING KIT	19	38	2
ANTSYS#001	TX Northeast Park	MAINLINE	## -	351	200	DSAVA750	CABLE: 1 5/8" AVA HELIAX POLY JKT PER FOOT	10	2000	200
ANTSYS#001	TX Northeast Park	MAINLINE	## -	351	2	DDN9383	AL7DF-PSA 1-5/8" 7-16 DIN FEMALE POSITIVE S	112	224	2
ANTSYS#001	TX Northeast Park	MAINLINE	## -	351	5	DSSG15812B2U	SUREGROUND KIT FOR 1-5/8 INCH CABLE	33	165	5
ANTSYS#001	TX Northeast Park	MAINLINE	## -	351	1	DSL7SGRIP	L7SGRIP 1-5/8" SUPPORT HOIST GRIP	40	40	1
ANTSYS#001	TX Northeast Park	ANTACC	## -	351	7	DSSSH158	SSH-158 1-5/8" SNAPSTAK HANGER 10PK	26.75	187.25	7
ANTSYS#001	TX Northeast Park	ANTACC	## -	351	7	DSUA3	UA-3 UNIVERSAL ANGLE ADAPTOR KIT, KIT OF 1	71.25	498.75	7
ANTSYS#001	TX Northeast Park	SURGE	## -	207	1	DSTSXFDMBF	RF SPD, 698-2700MHZ DC BLOCK HIGH PWR, D	130	130	1
ANTSYS#001	TX Northeast Park	SURGE	## -	207	1	DSGSAKITD	GROUND STRAP KIT - DIN	36	36	1
ANTSYS#001	TX Northeast Park	LOWERJUMP	## -	351	25	DSLDF450AC/	CABLE: 1/2" LDF HELIAX POLY JKT PER FOOT	2.5	62.5	25
ANTSYS#001	TX Northeast Park	LOWERJUMP	## -	351	2	DDN1090	L4TDM-PSA 7-16 DIN MALE PS FOR 1/2 IN CAB	17.75	35.5	2

PITTSBORO	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKNG864	NETGUARDIAN 864G5, -24/-48V, T/B, RTC, 1-PL	12335	12335	1
PITTSBORO	DPS TELECOM	SITE MONITC	## -	708	1	DSDPC29710/	NETGUARDIAN MDR RADIO PROCESSING FEATU	466	466	1
PITTSBORO	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKDSNSR	DPS SENSOR NODE TEMP G2 ALUM ROHS	86	86	1
PITTSBORO	DPS TELECOM	SITE MONITC	## -	708	1	DSDPR91010/	DPS RJ11 TO RJ11, CA CAT5E CABLE, 12 FT	52	52	1
PITTSBORO	DPS TELECOM	SITE MONITC	## -	708	1	DSDPR95710/	DPS 50 PIN MALE AMPH TO OPEN END, 20 FT, F	94	94	1
PITTSBORO	DPS TELECOM	SITE MONITC	## -	708	1	DSDPR96910/	66 BLOCK (SPLIT) WITH AMPHENOL CONNECTC	141	141	1
PITTSBORO	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKNGPAN	BREAKOUT NG864 HINGED AMPHENOL PANEL,	2562	2562	1
PITTSBORO	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKLNPRO	DPS LINE PROTECTOR 8, ALARM LI NE SURGE PI	152	152	1
PITTSBORO	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKDC2DC	DPS DC TO DC CONTROLLER MODULE (-48VDC	274	274	1
HARPERS CH	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKNG864	NETGUARDIAN 864G5, -24/-48V, T/B, RTC, 1-PL	12335	12335	1
HARPERS CH	DPS TELECOM	SITE MONITC	## -	708	1	DSDPC29710/	NETGUARDIAN MDR RADIO PROCESSING FEATU	466	466	1
HARPERS CH	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKDSNSR	DPS SENSOR NODE TEMP G2 ALUM ROHS	86	86	1
HARPERS CH	DPS TELECOM	SITE MONITC	## -	708	1	DSDPR91010/	DPS RJ11 TO RJ11, CA CAT5E CABLE, 12 FT	52	52	1
HARPERS CH	DPS TELECOM	SITE MONITC	## -	708	1	DSDPR95710/	DPS 50 PIN MALE AMPH TO OPEN END, 20 FT, F	94	94	1
HARPERS CH	DPS TELECOM	SITE MONITC	## -	708	1	DSDPR96910/	66 BLOCK (SPLIT) WITH AMPHENOL CONNECTC	141	141	1
HARPERS CH	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKNGPAN	BREAKOUT NG864 HINGED AMPHENOL PANEL,	2562	2562	1
HARPERS CH	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKLNPRO	DPS LINE PROTECTOR 8, ALARM LI NE SURGE PI	152	152	1
HARPERS CH	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKDC2DC	DPS DC TO DC CONTROLLER MODULE (-48VDC	274	274	1
CHATHAM H	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKNG864	NETGUARDIAN 864G5, -24/-48V, T/B, RTC, 1-PL	12335	12335	1
CHATHAM H	DPS TELECOM	SITE MONITC	## -	708	1	DSDPC29710/	NETGUARDIAN MDR RADIO PROCESSING FEATU	466	466	1
CHATHAM H	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKDSNSR	DPS SENSOR NODE TEMP G2 ALUM ROHS	86	86	1
CHATHAM H	DPS TELECOM	SITE MONITC	## -	708	1	DSDPR91010/	DPS RJ11 TO RJ11, CA CAT5E CABLE, 12 FT	52	52	1
CHATHAM H	DPS TELECOM	SITE MONITC	## -	708	1	DSDPR95710/	DPS 50 PIN MALE AMPH TO OPEN END, 20 FT, F	94	94	1
CHATHAM H	DPS TELECOM	SITE MONITC	## -	708	1	DSDPR96910/	66 BLOCK (SPLIT) WITH AMPHENOL CONNECTC	141	141	1
CHATHAM H	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKNGPAN	BREAKOUT NG864 HINGED AMPHENOL PANEL,	2562	2562	1
CHATHAM H	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKLNPRO	DPS LINE PROTECTOR 8, ALARM LI NE SURGE PI	152	152	1
CHATHAM H	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKDC2DC	DPS DC TO DC CONTROLLER MODULE (-48VDC	274	274	1
SILK HOPE	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKNG864	NETGUARDIAN 864G5, -24/-48V, T/B, RTC, 1-PL	12335	12335	1
SILK HOPE	DPS TELECOM	SITE MONITC	## -	708	1	DSDPC29710/	NETGUARDIAN MDR RADIO PROCESSING FEATU	466	466	1
SILK HOPE	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKDSNSR	DPS SENSOR NODE TEMP G2 ALUM ROHS	86	86	1
SILK HOPE	DPS TELECOM	SITE MONITC	## -	708	1	DSDPR91010/	DPS RJ11 TO RJ11, CA CAT5E CABLE, 12 FT	52	52	1
SILK HOPE	DPS TELECOM	SITE MONITC	## -	708	1	DSDPR95710/	DPS 50 PIN MALE AMPH TO OPEN END, 20 FT, F	94	94	1
SILK HOPE	DPS TELECOM	SITE MONITC	## -	708	1	DSDPR96910/	66 BLOCK (SPLIT) WITH AMPHENOL CONNECTC	141	141	1
SILK HOPE	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKNGPAN	BREAKOUT NG864 HINGED AMPHENOL PANEL,	2562	2562	1

SILK HOPE	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKLNPRO	DPS LINE PROTECTOR 8, ALARM LI NE SURGE PI	152	152	1
SILK HOPE	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKDC2DC	DPS DC TO DC CONTROLLER MODULE (-48VDC	274	274	1
NORNEAST F	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKNG864	NETGUARDIAN 864G5, -24/-48V, T/B, RTC, 1-PL	12335	12335	1
NORNEAST F	DPS TELECOM	SITE MONITC	## -	708	1	DSDPC29710	NETGUARDIAN MDR RADIO PROCESSING FEATU	466	466	1
NORNEAST F	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKDSNSR	DPS SENSOR NODE TEMP G2 ALUM ROHS	86	86	1
NORNEAST F	DPS TELECOM	SITE MONITC	## -	708	1	DSDPR91010	DPS RJ11 TO RJ11, CA CAT5E CABLE, 12 FT	52	52	1
NORNEAST F	DPS TELECOM	SITE MONITC	## -	708	1	DSDPR95710	DPS 50 PIN MALE AMPH TO OPEN END, 20 FT, F	94	94	1
NORNEAST F	DPS TELECOM	SITE MONITC	## -	708	1	DSDPR96910	66 BLOCK (SPLIT) WITH AMPHENOL CONNECTC	141	141	1
NORNEAST F	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKNGPAN	BREAKOUT NG864 HINGED AMPHENOL PANEL,	2562	2562	1
NORNEAST F	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKLNPRO	DPS LINE PROTECTOR 8, ALARM LI NE SURGE PI	152	152	1
NORNEAST F	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKDC2DC	DPS DC TO DC CONTROLLER MODULE (-48VDC	274	274	1
MONCURE	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKNG864	NETGUARDIAN 864G5, -24/-48V, T/B, RTC, 1-PL	12335	12335	1
MONCURE	DPS TELECOM	SITE MONITC	## -	708	1	DSDPC29710	NETGUARDIAN MDR RADIO PROCESSING FEATU	466	466	1
MONCURE	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKDSNSR	DPS SENSOR NODE TEMP G2 ALUM ROHS	86	86	1
MONCURE	DPS TELECOM	SITE MONITC	## -	708	1	DSDPR91010	DPS RJ11 TO RJ11, CA CAT5E CABLE, 12 FT	52	52	1
MONCURE	DPS TELECOM	SITE MONITC	## -	708	1	DSDPR95710	DPS 50 PIN MALE AMPH TO OPEN END, 20 FT, F	94	94	1
MONCURE	DPS TELECOM	SITE MONITC	## -	708	1	DSDPR96910	66 BLOCK (SPLIT) WITH AMPHENOL CONNECTC	141	141	1
MONCURE	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKNGPAN	BREAKOUT NG864 HINGED AMPHENOL PANEL,	2562	2562	1
MONCURE	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKLNPRO	DPS LINE PROTECTOR 8, ALARM LI NE SURGE PI	152	152	1
MONCURE	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKDC2DC	DPS DC TO DC CONTROLLER MODULE (-48VDC	274	274	1
EOC	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKNG864	NETGUARDIAN 864G5, -24/-48V, T/B, RTC, 1-PL	12335	12335	1
EOC	DPS TELECOM	SITE MONITC	## -	708	1	DSDPC29710	NETGUARDIAN MDR RADIO PROCESSING FEATU	466	466	1
EOC	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKDSNSR	DPS SENSOR NODE TEMP G2 ALUM ROHS	86	86	1
EOC	DPS TELECOM	SITE MONITC	## -	708	1	DSDPR91010	DPS RJ11 TO RJ11, CA CAT5E CABLE, 12 FT	52	52	1
EOC	DPS TELECOM	SITE MONITC	## -	708	1	DSDPR95710	DPS 50 PIN MALE AMPH TO OPEN END, 20 FT, F	94	94	1
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EOC	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKLNPRO	DPS LINE PROTECTOR 8, ALARM LI NE SURGE PI	152	152	1
EOC	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKDC2DC	DPS DC TO DC CONTROLLER MODULE (-48VDC	274	274	1
GOLDSTON	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKNG864	NETGUARDIAN 864G5, -24/-48V, T/B, RTC, 1-PL	12335	12335	1
GOLDSTON	DPS TELECOM	SITE MONITC	## -	708	1	DSDPC29710	NETGUARDIAN MDR RADIO PROCESSING FEATU	466	466	1
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GOLDSTON	DPS TELECOM	SITE MONITC	## -	708	1	DSDPR95710	DPS 50 PIN MALE AMPH TO OPEN END, 20 FT, F	94	94	1

GOLDSTON	DPS TELECOM	SITE MONITC	## -	708	1	DSDPR96910/	66 BLOCK (SPLIT) WITH AMPHENOL CONNECTC	141	141	1
GOLDSTON	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKNGPAN	BREAKOUT NG864 HINGED AMPHENOL PANEL,	2562	2562	1
GOLDSTON	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKLNPRO	DPS LINE PROTECTOR 8, ALARM LI NE SURGE PI	152	152	1
GOLDSTON	DPS TELECOM	SITE MONITC	## -	708	1	DSDPKDC2DC	DPS DC TO DC CONTROLLER MODULE (-48VDC	274	274	1
PITTSBORO	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES WAVENCE (9500 MPF	35216.5	35216.5	1
PITTSBORO	NOKIA	MICROWAVE	## -	708	1	DQMWCHATI	401002238 V7 INCLUDES 7705 SERVICE AGGRE	15938.5	15938.5	1
PITTSBORO	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES NETWORK FUNCTION	2613.63	2613.63	1
PITTSBORO	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES ANTENNAS, LINE, ANI	47833.5	47833.5	1
PITTSBORO	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES DC POWER SYSTEMS	20235	20235	1
PITTSBORO	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES EQUIPMENT SPARES	2760.5	2760.5	1
HARPERS	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES WAVENCE (9500 MPF	35216.5	35216.5	1
HARPERS	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES 7705 SERVICE AGGRE	15938.5	15938.5	1
HARPERS	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES NETWORK FUNCTION	2613.63	2613.63	1
HARPERS	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES ANTENNAS, LINE, ANI	47833.5	47833.5	1
HARPERS	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES DC POWER SYSTEMS	20235	20235	1
HARPERS	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES EQUIPMENT SPARES	2760.5	2760.5	1
CHATHAM F	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES WAVENCE (9500 MPF	35216.5	35216.5	1
CHATHAM F	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES 7705 SERVICE AGGRE	15938.5	15938.5	1
CHATHAM F	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES NETWORK FUNCTION	2613.63	2613.63	1
CHATHAM F	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES ANTENNAS, LINE, ANI	47833.5	47833.5	1
CHATHAM F	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES DC POWER SYSTEMS	20235	20235	1
CHATHAM F	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES EQUIPMENT SPARES	2760.5	2760.5	1
SILK HOPE	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES WAVENCE (9500 MPF	35216.5	35216.5	1
SILK HOPE	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES 7705 SERVICE AGGRE	15938.5	15938.5	1
SILK HOPE	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES NETWORK FUNCTION	2613.63	2613.63	1
SILK HOPE	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES ANTENNAS, LINE, ANI	47833.5	47833.5	1
SILK HOPE	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES DC POWER SYSTEMS	20235	20235	1
SILK HOPE	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES EQUIPMENT SPARES	2760.5	2760.5	1
NORTHEAST	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES WAVENCE (9500 MPF	35216.5	35216.5	1
NORTHEAST	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES 7705 SERVICE AGGRE	15938.5	15938.5	1
NORTHEAST	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES NETWORK FUNCTION	2613.63	2613.63	1
NORTHEAST	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES ANTENNAS, LINE, ANI	47833.5	47833.5	1
NORTHEAST	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES DC POWER SYSTEMS	20235	20235	1
NORTHEAST	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES EQUIPMENT SPARES	2760.5	2760.5	1

MONCURE	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES WAVENCE (9500 MPF	35216.5	35216.5	1
MONCURE	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES 7705 SERVICE AGGRE	15938.5	15938.5	1
MONCURE	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES NETWORK FUNCTION	2613.63	2613.63	1
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MONCURE	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES DC POWER SYSTEMS	20235	20235	1
MONCURE	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES EQUIPMENT SPARES	2760.5	2760.5	1
EOC	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES WAVENCE (9500 MPF	35216.5	35216.5	1
EOC	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES 7705 SERVICE AGGRE	15938.5	15938.5	1
EOC	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES NETWORK FUNCTION	2613.63	2613.63	1
EOC	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES ANTENNAS, LINE, ANI	47833.5	47833.5	1
EOC	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES DC POWER SYSTEMS	20235	20235	1
EOC	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES EQUIPMENT SPARES	2760.5	2760.5	1
GOLDSTON	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES WAVENCE (9500 MPF	35216.5	35216.5	1
GOLDSTON	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES 7705 SERVICE AGGRE	15938.5	15938.5	1
GOLDSTON	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES NETWORK FUNCTION	2613.63	2613.63	1
GOLDSTON	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES ANTENNAS, LINE, ANI	47833.5	47833.5	1
GOLDSTON	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES DC POWER SYSTEMS	20235	20235	1
GOLDSTON	NOKIA	MICROWAVE	## -	131	1	DQMWCHATI	401002238 V7 INCLUDES EQUIPMENT SPARES	2760.5	2760.5	1
CHATHAM	PITTSBORO	SHELTER	## -	329	1	DS1224CONN	CUSTOM 12FTX24FT CONCRETE SHELTER CONF	279132	279132	1

TOTAL PF \$5,184,803.79



CHATHAM COUNTY COMMISSIONERS

Karen Howard, Chair
Mike Dasher, Vice Chair
David Delaney
Katie Kenlan
Franklin Gomez Flores

COUNTY MANAGER

Dan LaMontagne

P. O. Box 1809, Pittsboro, NC 27312-1809 • Phone: (919) 542-8200

Established 1771

**Resolution of the Chatham County
Board of Commissioners**

**Declaring Property Surplus
and Conveying Property**

WHEREAS, the Chatham County Emergency Communications Department has the items shown in the attached document to be declared surplus as they are no longer needed by the Department; and

WHEREAS, NC General Statutes 160A-279 authorizes the Board to approve the conveyance of personal property to any public or private entity which carries out a public purpose with or without consideration; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of the County of Chatham:

Section 1: The Board declares the attached listed items to be surplus property; and

Section 2: That the Board approves the conveyance of the identified property to the North Carolina Department of Public Safety to increase coverage, capacity of radio repeaters at tower sites, interoperability, and resiliency of the VIPER communication system for all public safety responders in the county.

Adopted, this the ____ day of _____, 2023.

Karen Howard, Chair
Chatham County Board of Commissioners

ATTEST:

Lindsay K. Ray, NCMCC, Clerk to the
Board Chatham County Board of
Commissioners



Chatham County, NC

Text File

File Number: 23-4693

Agenda Date: 3/6/2023

Version: 1

Status: Approval of Agenda and Consent Agenda

In Control: Emergency Operations

File Type: Agenda Item

Vote to approve competitive bid exemption and sole source for Southern Software Inc., for computer aided dispatch software licenses and third-party software integration development fees.

Introduction & Background: Southern Software is our current computer aided dispatch (CAD) software vendor. Additional CAD licenses and third-party software integration development work must be purchased through Southern Software.

Discussion & Analysis: The additional CAD licenses will be for the new positions added to Emergency Communications. The third-party software integration development work will be for the CAD-to-CAD project currently underway to connect the Chatham County 911 center with other 911 centers to increase interoperability and efficiency.

How does this relate to the Comprehensive Plan: Ensure public safety through adequate resources, plans, and partnerships to keep people and property safe.

Budgetary Impact:

Recommendation/Motion: Motion to approve competitive bid exemption and sole source for Southern Software Inc. for computer aided dispatch software licenses and third-party software integration development fees.



Chatham County, NC

Text File

File Number: 23-4694

Agenda Date: 3/6/2023

Version: 1

Status: Approval of Agenda
and Consent Agenda

In Control: Board of Commissioners

File Type: Appointment

Vote on a request to approve reappointments to the Board of Equalization and Review

Action Requested: Vote on a request to approve reappointments to the Board of Equalization and Review

Introduction & Background: Bibi Hadid and Saundra Nettles are eligible for reappointment to the Board of Equalization and Review.

Discussion & Analysis: Ms. Hadid and Ms. Nettles will to be reappointed to a three year term expiring December 31, 2025.

How does this relate to the Comprehensive Plan:

Budgetary Impact: N/A

Recommendation/Motion: Motion to approve reappointments to the Board of Equalization and Review.



Chatham County, NC

Text File

File Number: 23-4697

Agenda Date: 3/6/2023

Version: 1

Status: Approval of Agenda
and Consent Agenda

In Control: Human Resources

File Type: Contract

Vote on a request to approve an amendment to the FY2023 Chatham County-Council on Aging Contract

Introduction & Background: The FY23 Chatham County-Council on Aging Contract was approved by the BOC in June 2022. In the original contract was a provision for the conveyance of Council funds to a newly established Friends of Aging group for management and distribution.

Discussion & Analysis: The Friends of Aging group has not come to fruition, so the Council on Aging Board of Directors asked that the county earmark and manage those funds.

How does this relate to the Comprehensive Plan:

Budgetary Impact:

Recommendation/Motion: Vote on a Request to Approve an Amendment to the FY2023 Chatham County-Council on Aging Contract

STATE OF NORTH CAROLINA
COUNTY OF CHATHAM

AMENDMENT TO AGREEMENT BETWEEN CHATHAM COUNTY COUNCIL ON AGING, INC. THIS AMENDMENT, made and entered into by and between Chatham County, a public body politic and corporate of the State of North Carolina, (“County”) and the Chatham County Council on Aging, Inc., a North Carolina non-profit corporation, (“COA”)

AMEND SECTION 8. TRANSFER OF RESERVES to read as follows:

COA will maintain its current reserves, both operating and investments, through June 30, 2023 to provide sufficient cash flow for agency operations. Prior to July 1, 2023, and subject to all necessary approvals, including the North Carolina Attorney General, as applicable, COA will transfer to the County its remaining balance in operating reserves, less the cost of the FY 2022-2023 audit and preparation of the 990 tax return, unless the County assumes responsibility for these items. The County shall use all funds transferred in accordance with funding restrictions imposed by grantors and other funders. Any unrestricted funds will be transferred to the County and designated as follows:

- Up to \$500,000.00 plus investment earnings to cover the cost of a future capital facility.
- At least \$300,000.00 will be designated for scholarships, internships, or education.
- Remaining funds are to be used at the recommendation of the Aging Services Director for the Aging Services Department.

CHATHAM COUNTY

CHATHAM COUNTY COUNCIL ON AGING, INC.

By: _____
Dan LaMontagne, County Manager

By: _____
President, Board of Directors



Chatham County, NC

Text File

File Number: 23-4701

Agenda Date: 3/6/2023

Version: 1

Status: Approval of Agenda and Consent Agenda

In Control: MIS and GIS

File Type: Contract

Agenda Number:

Vote on a request to authorize the County Manager to sign an Addendum to the service contract with Randolph Telephone Telecommunications to activate internet service at the Emergency Operations Center on Renaissance Drive, Pittsboro at the cost of a recurring fee of \$560.00 per month for 60 months totaling \$33,600.

Introduction & Background: Current service contract with Randolph Telecommunications included connections at Animal Resource Center, Solid Waste & Recycling, Detention and EOC. It has been determined that the service would not be needed at the ARC and Solid Waste. Addendum removes sites and increases from a 50x10 to a 600x600 internet connection at EOC and Detention. Fiber construction portion of original contract is complete.

Discussion & Analysis:

How does this relate to the Comprehensive Plan:

Budgetary Impact: There is a recurring monthly fee of \$560.00 per month for 60 months totaling \$33,600.

Recommendation/Motion: Authorize the County Manager to sign an Addendum to the service contract for internet connectivity at Renaissance Drive, Pittsboro

CONTRACT ROUTING FORM

1. Complete the information below BEFORE printing and completing items 2 through 7. Items in red are required.

Department: MIS

Department contract file name (use effective date): RTTI_MIS_20200620

Project Code: Click here to enter text.

Contract type: Agreement

Contracted Services/Goods: Fiber connection and service to Renaissance Drive for new EOC building

Contract Component: Master

Change Order Number/Addendum Number: Click here to enter text.

Vendor Name: Randolph Telephone Telecommunications, Inc

Effective Date: 6/20/2020

Approved by: County Manager

Commissioner Approval Date:

Ending Date: 6/30/2025

Total Amount: Construction costs: \$25,204.80 Recurring costs: \$560.00/month

Is this contract funded by federal dollars? Yes No

2. Department Head or his/her designee has read the contract in its entirety.

By: [Signature] (Department Head signature required)

3. County Attorney has reviewed and approved the contract

County Attorney has reviewed and rejects the contract Reason: _____

This is an automatic renewal and does not require approval from the County Attorney: Yes No

If this box is checked the County Attorney's Office has reviewed the contract but has not made needed changes to protect the County because the contract is a sole source contract and the services required by the County are not available from another vendor.

4. Technical/MIS Advisor has reviewed the contract if applicable. Yes No

5. Vendor has signed the contract. Yes No

6. A budget amendment is necessary before approval. Yes No

If budget amendment is necessary, please attach to this form.

7. Approval

Requires approval by the BOC - contracts over \$100,000.00, contracts longer than three years and leases longer than one year. Follow Board submission guidelines.

Requires approval by the Manager – contracts \$100,000 or less.

8. Submit to Clerk.

Clerk's Office Only
 Finance Officer has signed the contract
 The Finance Officer is not required to sign the contract

Carla Daniel

From: Kaitlyn Warren
Sent: Monday, July 20, 2020 6:25 PM
To: Carla Daniel
Cc: Lindsay Ray
Subject: Approved BOC Agenda Item

The Board of Commissioners approved the following item at the 7.20.20 BOC meeting:

20-3546	1	Contract	Vote on a request to authorize the County Manager to execute a contract with Randolph Telephone for the purpose of internet connectivity at the cost of \$25,204.80 for installation and recurring fee of \$56
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Thank you,

Kaitlyn R. Warren

Deputy Clerk to the Chatham County Board of Commissioners

PO Box 1809
12 East Street
Pittsboro, NC 27312
Phone: 919-542-8200
Fax: 919-542-8272
Email: kaitlyn.warren@chathamnc.org
Web: www.chathamnc.org

In keeping with the NC Public Records Law, e-mails, including attachments, may be released to others upon request for inspection and copying.

Service Order Summary for Renaissance Drive, Chatham County



Date: 5.8.20
Customer Information:
Customer Name: Chatham County
Street Address:
City, State Zip:
Customer Phone #:
Customer Fax #:

Customer Billing Information: (if different)
Customer Name: Chatham County Finance Office
Street Address: PO Box 608
City, State Zip: Pittsboro, NC 27312
Customer Phone #:
Customer Fax #:

Sales Person	Customer Name	Agreement Term (Months)	Service Proposal Expiration Date	
Stephanie Gee	Chatham County - Renaissance Drive	60-months	60-Months Prior to installation	
Qty	Description	Location/Additional Information	Unit Price	Line Total
1	500x500 Symmetrical Ethernet Connection at EOC Building		\$ 349.99	\$ 349.99
3	50x10 internet connections	Chatham County Animal Resource Center, Chatham County Detention Center and Chatham County Solid Waste & Recycling	\$ 69.95	\$ 209.85
Subtotal of Recurring Charges:				\$ 559.84
Estimated Monthly Recurring Charges:				\$ 559.84
4	Construction to connect Chatham County facilities to fiber†	EOC, Chatham County Animal Resource Center, Chatham County Detention Center and Chatham County Solid Waste & Recycling		\$ 25,204.80
25% deposit due prior to construction*				\$ 6,301.20
Remaining Balance due upon completion of construction**				\$ 18,903.60

This Service Order is contingent upon a site survey being performed by our Network Engineer to confirm equipment requirements, on data services & network cabling meeting minimum requirements and on facility availability. If special construction is required after site survey, RTTI and Customer will have the option to cancel the order for this service. Additional fees may apply to bring network up to required service levels. RTTI is not responsible for any charges which may result from the termination of any existing agreement. Taxes and fees including local, state, county, E911 and federal tax assessments and fees are in addition to the above charges. Term begins on date service installation is complete.

This is Service Order for the products and services named, subject to the RTTI terms and conditions. Only includes services detailed in this Service Order. Any wiring, equipment, and construction not noted in this Service Order are the responsibility of the customer.

A 25%* deposit is due after execution of this agreement in the amount of \$6,301.20. Remaining balance of \$18,903.60** is due once installation is complete along with a one-time installation and set-up fee as designated above. If Chatham County decides to only utilize one 500x500 connection at the EOC building, then Customer understands it is responsible for total construction fees of \$47,429.40†.

This is the Service Order for the products and services named, subject to the RTTI terms and conditions. Only includes services detailed in this Service Order. Any wiring, equipment, and construction not noted in this Service Order are the responsibility of the customer.

Service Level Agreement. The Service includes an SLA which covers Time to Repair.

Time-to-Repair. The SLA allows credit for RTTI outages which exceed four hours. The repair interval starts when the trouble ticket is entered and ends when the fault is remedied. SLA measurements are based on each trouble ticket issued for the Service. The SLA threshold and credits are applied on a per incident, per Service basis. Multiple trouble tickets on the same day for the Service will only be eligible for one Time-to-Repair credit. Time for scheduled maintenance windows does not count towards SLA threshold. The Customer will be provided with a local number to contact the Network Operations Center (the "NOC") for the purposes of trouble reporting and to request technical assistance and testing.

Credit Amount: Per incident outage time, per Service

Credits will apply to all Monthly Recurring Costs (the "MRC") associated with the affected Customer connections.

0 to 4 hours per month: No Credit

> 4 Hours per month to 24 hours per month: Credit 3 days MRC

Each additional occurrence per month: Credit additional 3 days MRC

Chatham County Representative:

X [Signature]
Authorized Signature

X Don LaMontagne County Manager
Print Name & Title

Date 7-31-2020

RTTI Representative:

X [Signature]
Authorized Signature

X Stephanie Gee, marketg
Print Name & Title Director

Date 6-16-20

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

[Signature]
Vicki S. McConnell, Finance Officer Director

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Handwritten notes and markings at the bottom of the page, including a signature and some illegible text.

MASTER SERVICE AGREEMENT

Customer acknowledges that the Services provided by Randolph Telephone Telecommunications Inc. (RTTI) under this Agreement were previously provided under Tariff. Customer understands that, as of the Effective Date of this Agreement, the Services are no longer under Tariff and are provided pursuant to this Agreement and any accompanying Service Orders. ANY TERMS AND CONDITIONS, GUIDEBOOKS and SERVICE GUIDES, (COLLECTIVELY, THE "SERVICE MANUALS") PROVIDED ON RTTI'S WEBSITE, AS MODIFIED FROM TIME-TO-TIME, ARE INCORPORATED BY REFERENCE HEREIN TO THE EXTENT EACH IS APPLICABLE TO THE SERVICE(S) PROVIDED UNDER THIS AGREEMENT, AS IF THOSE DOCUMENTS ARE SET FORTH ORIGINALLY HERE.

1. Services and Facilities

- 1.1 RTTI agrees to provide Customer with a broadband Internet connection, as provided in the accompanying RTTI Service Order dated May 8, 2020, during the Term of this Agreement.

2. PAYMENT AND CHARGES

- 2.1 **Rates and Charges.** Customer will pay RTTI the rates and charges for the Services set forth in this Agreement and any Order under the Agreement, including all charges associated with establishing Customer's Services or related to RTTI's installation or provisioning costs. If additional services are added by Customer then those fees are to be included in a revised service order and agreed upon by both parties.
- 2.2 **Rate Adjustments.** RTTI may impose additional fees, charges or surcharges on Customer to recover amounts that RTTI is required or permitted to collect, or pay to others in support of, or to comply with, statutory or regulatory programs, plus a commercially reasonable amount to recover the administrative costs associated with such charges or programs. Should Customer only take one service at requested locations, then the total construction cost will be \$47,429.40.
- 2.3 **Taxes.** RTTI's rates and charges for the Services do not include taxes. Notwithstanding any other provision of this Agreement, if Customer is required by law to make a deduction or withholding from any amount due to RTTI, Customer must notify RTTI in writing. RTTI will then increase the gross amount of Customer's invoice so that, after Customer's deduction or withholding for taxes, the net amount paid to RTTI will not be less than the amount RTTI would have received without the required deduction or withholding.
- 2.4 **Invoicing.** Unless otherwise set forth in a Service Order, any and all invoicing for Services shall be submitted to Customer for payment within thirty (30) days of the Service being provided. Customer is responsible for all charges, no matter the interval at which they are billed. Any objection to billed charges must be reported to RTTI within sixty (60) days of the invoice date.
- 2.5 **Billing.** Unless otherwise set forth in a Service Order, RTTI shall invoice Customer in advance at Customer's notice address specified herein (or at such other address of which Customer may advise RTTI in writing) for all Services and additional services provided during each calendar month or other mutually agreeable billing cycle. Customer shall pay RTTI for all Charges upon receipt of the invoice. Account is/will be considered past due thirty (30) days after invoice date and late fees will be assessed on the last business day of the month at 1.5% per month. Service is subject to interruption if the account remains unpaid for a period of sixty (60) days or more from the date of billing. Customer agrees to reimburse RTTI for all reasonable expenses, including reasonable attorney's fees, for collection of past due accounts.
- 2.6 **Disputed Invoice Charges.** If Customer disputes a charge in good faith, Customer may withhold payment of that charge if Customer makes timely payment of all undisputed charges within the payment period, as described in Section 2.5, and provides RTTI with a written explanation of the reasons for Customer's dispute of the charge. Customer must cooperate with RTTI to promptly resolve any disputed charge. If RTTI determines, in good faith, that the disputed charge is invalid, RTTI will notify Customer and, within five business days of receiving notice, Customer must pay the charge.

3. CREDIT APPROVAL

- 3.1 RTTI's provision of Services is subject to the credit approval of Customer. As part of the credit approval process, RTTI may require Customer to provide a deposit or other security. Additionally, during the Agreement Term, if Customer's financial circumstances or payment history becomes reasonably unacceptable to RTTI, RTTI may require adequate assurances of future payment as a condition of continuing provision of the Services. Customer's failure to provide adequate assurances required by RTTI is a material breach of the Agreement. RTTI may provide Customer's payment history or other billing information to any credit reporting agency or industry clearinghouse.

4. **ORDERS**

- 4.1 Orders are binding only upon acceptance in writing by RTTI. RTTI will notify Customer of rejected orders.
- 4.2 **Cancellation.** Customer may cancel an Order at any time before RTTI delivers the Services listed in the Order or begins its performance, but Customer must pay any actual costs RTTI incurs due to Customer's cancellation.

5. **WARRANTIES.** THE SERVICES PROVIDED BY RTTI UNDER THIS AGREEMENT ARE PROVIDED WITHOUT ANY WARRANTIES OF ANY KIND, WHETHER STATUTORY, EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO, WARRANTIES OF TITLE, NONINFRINGEMENT, MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE, ACCURACY, COMPLETENESS, COMPATIBILITY OF SOFTWARE OR EQUIPMENT, OR ANY RESULTS TO BE ACHIEVED THEREFROM. RTTI MAKES NO WARRANTIES OR REPRESENTATIONS THAT ANY SERVICE OR PRODUCT WILL BE FREE FROM LOSS OR LIABILITY ARISING OUT OF HACKING OR SIMILAR MALICIOUS ACTIVITY, OR ANY ACT OR OMISSION OF THE CUSTOMER.

6. **EQUIPMENT AND FACILITIES**

- 6.1 **Customer-Provided Equipment.** RTTI shall not be responsible for the installation, operation, or maintenance of any Customer-provided communications equipment. Where such equipment is connected to the facilities furnished pursuant to this Agreement, the responsibility of RTTI shall be limited to the furnishing of facilities offered under this Agreement and to the maintenance and operation of such facilities. Notwithstanding the above, RTTI shall not be responsible for:

(a) the transmission of signals by Customer-provided equipment or for the quality of, or defects in, such transmission;

(b) the reception of signals by Customer-provided equipment; or

(c) network control signaling where such signaling is performed by Customer-provided network control signaling equipment.

7. **Installation.** Customer will reasonably cooperate with RTTI or its agents to install the Services. Customer is responsible for damage to RTTI-owned facilities located on Customer premises, excluding reasonable wear and tear or damage caused by RTTI. RTTI may refuse to install Services or may discontinue and disconnect Services without notice, if any condition on Customer's premises is unsafe or likely to cause injury to any person using Services.

8. **CUSTOMER RESPONSIBILITIES**

- 8.1 **Acceptable Use Policy (AUP).** With the purchase of Services that connect to the Internet, Customer must conform to RTTI's Acceptable Use Policy, as reasonably amended from time to time.
- 8.2 **Abuse and Fraud.** Customer will not use Services: (1) for fraudulent, abusive, unlawful or destructive purposes, including unauthorized or attempted unauthorized access to, or alteration, abuse or destruction of, information; or (2) in any manner that causes interference with RTTI's or another's use of the RTTI- provided network. Customer will cooperate promptly with RTTI to prevent third parties from gaining unauthorized access to the Services via Customer's facilities.
- 8.3 **Reseller.** Customer represents that it is not a reseller of any telecommunication services provided under this Agreement as described in the Telecommunications Act of 1996, as

amended, or applicable state law and acknowledges it is not entitled to any reseller discounts under any laws.

- 8.4 **Security.** RTTI has adopted and implemented, and will maintain, a corporate information security program designed to protect Customer information, materials and data accessed and possessed by RTTI from loss, misuse and unauthorized access or disclosure. Such program includes formal information security policies and procedures. The RTTI information security program is subject to reasonable changes by RTTI from time to time. RTTI's standard service offerings do not include managed security services such as encryption, intrusion detection, monitoring or managed firewall. Customer is responsible for selecting and using the level of security protection needed for all Customer data stored or transmitted via the Service and using reasonable information security practices, including those relating to the encryption of data.

9. **PRIVACY AND CONFIDENTIALITY**

- 9.1 **Privacy.** RTTI's Privacy Policy, as amended from time to time, includes information about RTTI's customer information practices and applies to the provisioning of Services.
- 9.1 **HIPAA.** By providing Services, RTTI does not require or intend to access Customer data, including any confidential health related information of Customer's clients, which may include group health plans, that constitutes Protected Health Information ("PHI"), as defined in 45 C.F.R. §160.103 under the Health Insurance Portability and Accountability Act of 1996 ("HIPAA Rules").
- 9.2 **Nondisclosure Requirements.** If the parties have not executed a mutual nondisclosure agreement, this provision will govern their exchange of information. Neither Party will disclose any Confidential Information (defined below) received from the other party, or otherwise discovered by the receiving party, to any third party, except as expressly permitted in this Agreement. This obligation will continue until two years after the Agreement expires or terminates. Confidential Information includes, but is not limited to, pricing and terms of the Agreement, and information relating to the disclosing party's technology, business affairs, trade secrets, development and research information, and marketing or sales plans (collectively the "Confidential Information"). The receiving party may disclose Confidential Information to its subsidiaries, Affiliates, agents and consultants with a need to know, if they are not competitors of the disclosing party and are subject to a confidentiality agreement at least as protective of the disclosing party's rights as this provision.

The parties will use Confidential Information only for the purpose of performing under this Agreement or for the provision of other RTTI services. The foregoing restrictions on use and disclosure of Confidential Information do not apply to information that: (A) is in the possession of the receiving party at the time of its disclosure and is not otherwise subject to obligations of confidentiality; (B) is or becomes publicly known, through no wrongful act or omission of the receiving party; (C) is received without restriction from a third party free to disclose it without obligation to the disclosing party; (D) is developed independently by the receiving party without reference to the Confidential Information, or (E) is required to be disclosed by law, regulation, or court or governmental order. The parties acknowledge that the receiving party's unauthorized disclosure or use of Confidential Information may result in irreparable harm. If there is a breach or threatened breach of the Agreement, the disclosing party may seek a temporary restraining order and injunction to protect its Confidential Information. This provision does not limit any other remedies available to either party. The party who breached or threatened to breach its nondisclosure obligation under the Agreement will not raise the defense of an adequate remedy at law. RTTI will not be deemed to have accessed, received, or be in the possession of Customer Confidential Information solely by virtue of the fact that Customer transmits, receives, accesses or stores such information through its use of RTTI's Services.

10. **LIABILITY**

- 10.1 **Direct Damages.** Each party's maximum liability for damages caused by its failure(s) to perform its obligations under the Agreement is limited to: (A) proven direct damages for claims arising

out of personal injury or death, or damage to real or personal property, caused by the party's negligent or willful misconduct; and (B) proven direct damages for all other claims arising out of the Agreement, not to exceed in the aggregate, in any 12-month period, an amount equal to Customer's total net payments for the affected Services purchased in the month preceding the month in which the injury occurred. Customer's payment obligations, Customer's liability for early termination charges, and the parties' indemnification obligations under the Agreement are excluded from this provision.

- 10.2 Consequential Damages.** NEITHER PARTY WILL BE LIABLE FOR ANY CONSEQUENTIAL, INCIDENTAL, OR INDIRECT DAMAGES FOR ANY CAUSE OF ACTION, WHETHER IN CONTRACT OR TORT. CONSEQUENTIAL, INCIDENTAL, AND INDIRECT DAMAGES INCLUDE, BUT ARE NOT LIMITED TO, LOST PROFITS, LOST REVENUES, AND LOSS OF BUSINESS OPPORTUNITY, WHETHER OR NOT THE OTHER PARTY WAS AWARE OR SHOULD HAVE BEEN AWARE OF THE POSSIBILITY OF THESE DAMAGES.
- 10.3 Unauthorized Access and Hacking.** Except for physical damage to Customer's transmission facilities or Customer premise equipment directly caused by RTTI's negligence or willful misconduct, RTTI is not responsible for unauthorized access to, or alteration, theft, or destruction of, Customer's data, programs or other information through accident, wrongful means or any other cause while such information is stored on or transmitted across RTTI-provided network facilities or Customer premise equipment.

11. INDEMNIFICATION

- 11.1 Mutual Indemnification for Personal Injury, Death or Damage to Personal Property.** Each party will indemnify and defend the other party, its directors, officers, employees, agents and their successors from and against all third-party claims for damages, losses, liabilities, or expenses, including reasonable attorneys' fees, arising directly from performance of the Agreement and relating to personal injury, death, or damage to tangible personal property that is alleged to have resulted, in whole or in part, from the negligence or willful misconduct of the indemnifying party or its subcontractors, directors, officers, employees or authorized agents.
- 11.2 Customer Indemnification.** Customer will indemnify and defend RTTI, RTTI's officers, directors, agents, and employees and their successors, against all third-party claims for damages, losses, liabilities or expenses, including reasonable attorneys' fees, arising out of:
- A.** Customer's failure to obtain required permits, licenses, or consents necessary to enable RTTI to provide the Services (e.g., landlord permissions or local construction licenses). This provision does not include permits, licenses, or consents related to RTTI's general qualification to conduct business;
 - B.** Customer's transmissions, or transmissions by parties authorized by Customer, of, information, data, or messages over the RTTI-provided network leading directly or indirectly to third-party claims: (1) for libel, slander, invasion of privacy, infringement of copyright, and invasion or alteration of private records or data; (2) for infringement of patents arising from the use of equipment, hardware or software not provided by RTTI; and (3) based on transmission and uploading of information that contains viruses, worms, other destructive media or other unlawful content;
 - C.** RTTI's failure to pay any tax to the extent that RTTI relied on Customer's claimed legitimate exemption under applicable law;
- 11.3 RTTI Indemnification.** RTTI will indemnify and defend Customer, Customer's officers, directors, agents, and employees and their successors against third-party claims enforceable in the United States alleging that Services as provided infringe any third-party United States

patent or copyright or contain misappropriated third-party trade secrets. But RTTI's obligations under this Section will not apply if the infringement or violation is caused by Customer's modification to RTTI-provided software, equipment or Services; combination of RTTI-provided services or products with other services or products; functional or other specifications that were provided by or requested by Customer; or Customer's continued use of infringing Services after RTTI provides reasonable notice to Customer of the infringement. For any third-party claim that RTTI receives, or to minimize the potential for a claim, RTTI may, at its sole option, either:

- A. procure the right for Customer to continue using the Services;
- B. replace or modify the Services with comparable Services; or
- C. terminate the Services.

11.4 Rights of Indemnified Party. To be indemnified, the party seeking indemnification must promptly notify the other party in writing of the claim (unless the other party already has notice of the claim); give the indemnifying party full and complete authority, information and assistance for the claim's defense and settlement; and not, by any act, admission, or acknowledgement, materially prejudice the indemnifying party's ability to satisfactorily defend or settle the claim. The indemnifying party will retain the right, at its option, to settle or defend the claim, at its own expense and with its own counsel. The indemnified party will have the right, at its option, to participate in the settlement or defense of the claim, with its own counsel and at its own expense, but the indemnifying party will retain sole control of the claim's settlement or defense.

11.5 Remedies. The foregoing provisions of this Section state the entire liability and obligations of the indemnifying party and any of its Affiliates or licensors, and the exclusive remedy of the indemnified party, with respect to the claims described in this Section.

12. TERM AND TERMINATION

12.1 Agreement Term. The period set in the Agreement during which RTTI provides Services to Customer is defined as the "Agreement Term." This Agreement applies from the Effective Date until the Agreement Term expires or terminates. RTTI will not accept Orders for Services after expiration of the Agreement Term, but this Agreement will continue to apply to Orders properly placed during the Agreement Term. If Customer continues to use maintenance or manage Services following the termination or expiration of the Agreement Term or an Order issued during the Agreement Term for such Services, RTTI may, at its sole discretion, provide those Services on a time and material basis at RTTI's then-current rates without applying any discounts or credits under the Agreement, but this Agreement will govern RTTI's provision of such Services.

12.2 60 Month Term. When executed, following the installation of the Service, the term of this Agreement shall continue for a period of sixty (60) months thereafter ("60 Mo. Term"). The 60 Mo. Term will begin on the first day of the first billing month after the Services are installed and made available to the Customer.

12.3 Service Order Term. Individual Service Orders may carry their own service Term and/or termination procedures that apply to that specific contracted service, and in such case, such Term and procedures shall govern the service provided under the Service Order only.

12.4 Termination by Either Party. Except as otherwise provided herein, either Party may terminate this Agreement, without liability of any kind, in the event of one or more of the following: (i) the occurrence of an Event of Default with reference to the other Party's obligations, as set forth in Section 10; or (ii) an Adverse Regulatory Determination. Service may be Terminated by Carrier, with or without notice in the event: (i) if acts of Customer, including furnishing false credit information, are such as indicate intent to defraud Carrier; (ii) Non-payment of amounts due; (iii) Violation of regulatory requirements, federal or state law or intentional abuse of

the service. Either party may also terminate for convenience with thirty (30) days written notice.

12.5 Early Termination. In the event Customer terminates service before the expiration of the Service Term commitment listed on the Service Order, except a termination for convenience under 12.4 above, Customer shall pay the remaining months to fulfill the Term times the monthly Rate on the Service Order. Customer must give thirty (30) days notice in writing to terminate service.

12.6 Term Expiration. Upon Term expiration, Customer may continue the Service according to renewal options available at that time. If Customer does not elect an additional service period or does not request discontinuance, then the Service Term will automatically renew for the same service period.

13. FORCE MAJEURE

13.1 Neither Party shall be liable to the other, nor shall any remedy be extended, for any failure of performance under this Agreement proximately due to causes beyond that party's reasonable control, including but not limited to: acts of God, fire, explosion, flood, earthquake, tornado, storms, any law, order, regulation, action or request of any government or regulatory entity or agency, or any civil or military authority; emergencies; civil unrest, insurrections, riots, wars; power failure, equipment failure, industrial or labor dispute, inability to obtain necessary supplies and the like. Upon the occurrence of any such events, RTTI and Customer shall use its reasonable efforts to notify the other Party of the nature and extent of any such condition.

14. GOVERNING LAW; ALTERNATE DISPUTE RESOLUTION

14.1 Governing Law. This Agreement and performance hereunder shall be governed by and construed in accordance with the laws of the State of North Carolina, without regard to its choice of law provisions.

14.2 Waiver of Jury Trial and Class Action. Each Party, to the extent permitted by law, knowingly, voluntarily, and intentionally waives its right to a jury trial and any right to pursue any claim or action relating to this Agreement on a class or consolidated basis or in a representative capacity.

14.3 Alternate Dispute Resolution. Any dispute arising out of or relating to this Agreement, including the alleged breach, termination, validity, interpretation and performance thereof ("Dispute") shall be resolved with the following procedures:

14.3.1 Negotiation

14.3.1.1 Upon written notice of any Dispute, the parties shall attempt to resolve it promptly by negotiation between executives who have authority to settle the Dispute and this process must be completed within 30 days (the "Negotiation").

14.3.2 Mediation

14.3.2.1 If the dispute has not been resolved by negotiation in accordance with section 14.3.1, then the parties shall proceed to mediation unless the parties at the time of the dispute agree to a different timeframe. A "Notice of Mediation" shall be served, signifying that the Negotiation was not successful and to commence the mediation process. The parties shall agree on a mediator; however, if they cannot agree within 14 days then a local mediation service provider shall appoint a mediator. The mediation session shall be held within 45 days of the retention of the mediator, and last for at least one full mediation day, before any party has the option to withdraw from the process. The parties may agree to continue the mediation process beyond one day, until there is a

settlement agreement, or one party [or the mediator] states that there is no reason to continue because of an impasse that cannot be overcome and sends a "notice of termination of mediation." All reasonable efforts will be made to complete the mediation within 30 days of the first mediation session. During the course of the mediation, no party can assert the failure to fully comply with section 14.3.1, as a reason not to proceed or to delay the mediation. The service of the Notice of Mediation shall stay the running of any applicable statute of limitations regarding the Dispute until 30 days after the parties agree that the mediation is concluded or the mediator issues a Notice of Impasse. Each side shall bear an equal share of the mediation costs unless the parties agree otherwise. All communications, both written and oral, during Phases A and B are confidential and shall be treated as settlement negotiations for purposes of applicable rules of evidence; however, documents generated in the ordinary course of business prior to the Dispute, that would otherwise be discoverable, do not become confidential simply because they are used in the Negotiation and/or Mediation process. The process shall be confidential based on terms acceptable to the mediator and/or mediation service provider.

14.3.3 Arbitration

14.3.3.1 Any Dispute not resolved through negotiation or mediation in accordance with sections 14.3.1 and 14.3.2 shall be resolved by arbitration in accordance with the United States Arbitration Act (and other applicable federal law) and/or Arbitration rules of the State of North Carolina. The arbitration will be held in a regional location in the State North Carolina using one arbitrator, unless the Dispute exceeds one million dollars (USA) in which case there shall be three neutral arbitrators, as a panel. The arbitrators may award costs and/or attorneys' fees to the prevailing party.

14.3.3.2 The Parties further agree that the arbitrator shall have no authority to award non-monetary or equitable relief, and any monetary award shall not include punitive damages. Nothing contained in this section will limit either Party's ability to seek injunctive relief in any court. The Parties will mediate and arbitrate disputes in confidence. Each Party shall bear its own costs incurred in connection with the arbitration. Other costs will be allocated as the arbitrator directs. THE PARTIES HEREBY IRREVOCABLY WAIVE ALL RIGHTS TO TRIAL BY JURY IN ANY COURT IN ANY ACTION FOR THE ADJUDICATION OF SUCH CLAIM OR DISPUTE.

15. ASSIGNMENT

15.1 Customer may not assign any rights or obligations under this Agreement or an Order without RTTI's prior written consent, except that Customer may assign the Agreement, after 30 days prior written notice, to an Affiliate or an entity that has purchased all or substantially all of Customer's assets. Following written notice to Customer, RTTI may assign the Agreement or an Order, in whole or in part, without Customer's prior written consent.

16. NOTICES

16.1 Notices required under this Agreement must be submitted in writing to the Party's address for notice listed in this Agreement or Order and, in the case of a dispute, notices must also be sent to:

RTTI
317 East Dixie Drive
Asheboro, NC 27203

Chatham County
MIS Director
PO Box 608
Pittsboro, NC 27312

17. **DEFINITIONS**

- 17.1 "Effective Date" is the date that the last Party signs the Agreement.
- 17.2 "Order" means a written, electronic or verbal order, or purchase order governed by the terms and conditions of this Agreement, submitted or confirmed by Customer and accepted by RTTI, which identifies specific Services; quantity ordered; RTTI's Agreement number, title, and execution date; billing address; ship to address; and service/installation address, as applicable. Verbal Orders are deemed confirmed upon Customer's written acknowledgement, or Customer's use, of Service.
- 17.3 "Services" means wireline or wireless business communications services not governed by Tariffs, including basic or telecommunications services, information or other enhanced services, and non-regulated professional services provided by RTTI to Customer under this Agreement.

Randolph Telephone Telecommunications, Inc.

By: Stephanie Gee
 Print Name: Stephanie Gee
 Title: Marketing Director
 Date: 6-20-20

Chatham County

By: [Signature]
 Print Name: Dan LaMontagne
 Title: County Manager
 Date: 7-31-2020

This Instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

[Signature]
 Vicki S. McConnell, Finance Officer Director

CONTRACT ROUTING FORM

1. Complete the information below BEFORE printing and completing items 2 through 7. Items in red are required.

Department: MIS
Department contract file name (use effective date): RTTI_MIS_20220228
Project Code: Click here to enter text.
Contract type: Agreement
Contracted Services/Goods:
Contract Component: Change Order
Change Order Number/Addendum Number: RTTI_MIS_20220228_1
Vendor Name: Randolph Telephone Telecommunications, Inc
Effective Date: 2/28/2022
Approved by: County Manager
Commissioner Approval Date:
Ending Date: 3/1/2025
Total Amount: \$11,984.40
Is this contract funded by federal dollars? Yes No

*Dan J
Hopie's
Stamp*

2. Department Head or his/her designee has read the contract in its entirety.
By: *[Signature]* (Department Head signature required)

3. County Attorney has reviewed and approved the contract
County Attorney has reviewed and rejects the contract Reason: _____

This is an automatic renewal and does not require approval from the County Attorney: Yes No

If this box is checked the County Attorney's Office has reviewed the contract but has not made needed changes to protect the County because the contract is a sole source contract and the services required by the County are not available from another vendor.

4. Technical/MIS Advisor has reviewed the contract if applicable. Yes No

5. Vendor has signed the contract. Yes No

6. A budget amendment is necessary before approval. Yes No
If budget amendment is necessary, please attach to this form.

7. Approval

Requires approval by the BOC - contracts over \$100,000.00, contracts longer than three years and leases longer than one year. Follow Board submission guidelines.

Requires approval by the Manager – contracts \$100,000 or less.

8. Submit to Clerk.

Clerk's Office Only

Finance Officer has signed the contract
 The Finance Officer is not required to sign the contract

Revised Service Order Summary for Renaissance Drive, Chatham County



Date: 2.28.22
Customer Information:
Customer Name: Chatham County
Street Address:
City, State Zip:
Customer Phone #:
Customer Fax #:

Customer Billing Information: (if different)
Customer Name: Chatham County Finance Office
Street Address: PO Box 608
City, State Zip: Pittsboro, NC 27312
Customer Phone #:
Customer Fax #:

Sales Person	Customer Name	Agreement Term (Months)	Service Proposal Expiration Date	
Stephanie Gee	Chatham County - Renaissance Drive	60-months	60-Months Prior to installation	
Qty	Description	Location/Additional Information	Unit Price	Line Total
1	500x500 Business Class Ethernet Connection at EOC Building		\$ 249.95	\$ 249.95
3	100x100 internet connections	Chatham County Animal Resource Center, Chatham County Detention Center and Chatham County Solid Waste & Recycling	\$ 82.95	\$ 248.85
Subtotal of Recurring Charges:				\$ 498.80
Estimated Monthly Recurring Charges:				\$ 498.80
4	Construction to connect Chatham County facilities to fiber†	EOC, Chatham County Animal Resource Center, Chatham County Detention Center and Chatham County Solid Waste & Recycling		\$ 25,204.80
25% deposit due prior to construction*				\$ 6,301.20
Remaining Balance due upon completion of construction**				\$ 18,903.60

This Service Order is contingent upon a site survey being performed by our Network Engineer to confirm equipment requirements, on data services & network cabling meeting minimum requirements and on facility availability. If special construction is required after site survey, RTTI and Customer will have the option to cancel the order for this service. Additional fees may apply to bring network up to required service levels. RTTI is not responsible for any charges which may result from the termination of any existing agreement. Taxes and fees including local, state, county, E911 and federal tax assessments and fees are in addition to the above charges. Term begins on date service installation is complete.

This is Service Order for the products and services named, subject to the RTTI terms and conditions. Only includes services detailed in this Service Order. Any wiring, equipment, and construction not noted in this Service Order are the responsibility of the customer.

A 25%* deposit is due after execution of this agreement in the amount of \$6,301.20. Remaining balance of \$18,903.60** is due once installation is complete along with a one-time installation and set-up fee as designated above. If Chatham County decides to only utilize one 500x500 connection at the EOC building, then Customer understands it is responsible for total construction fees of \$47,429.40†.

This is the Service Order for the products and services named, subject to the RTTI terms and conditions. Only includes services detailed in this Service Order. Any wiring, equipment, and construction not noted in this Service Order are the responsibility of the customer.

Service Level Agreement. The Service includes an SLA which covers Time to Repair.

Time-to-Repair. The SLA allows credit for RTTI outages which exceed four hours. The repair interval starts when the trouble ticket is entered and ends when the fault is remedied. SLA measurements are based on each trouble ticket issued for the Service. The SLA threshold and credits are applied on a per incident, per Service basis. Multiple trouble tickets on the same day for the Service will only be eligible for one Time-to-Repair credit. Time for scheduled maintenance windows does not count towards SLA threshold. The Customer will be provided with a local number to contact the Network Operations Center (the "NOC") for the purposes of trouble reporting and to request technical assistance and testing.

Credit Amount: Per incident outage time, per Service

Credits will apply to all Monthly Recurring Costs (the "MRC") associated with the affected Customer connections.

0 to 4 hours per month: No Credit

> 4 Hours per month to 24 hours per month: Credit 3 days MRC

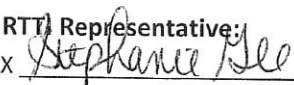
Each additional occurrence per month: Credit additional 3 days MRC

Chatham County Representative:

X 
 Authorized Signature

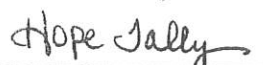
X Dan LaMontagne Date 3/7/22
 Print Name & Title

RTTI Representative:

X 
 Authorized Signature

X Stephanie Gee, marketing Date 2-28-22
 Print Name & Title Director

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.


 Hope Tally, Finance Officer

ADDENDUM - Service Order Summary

for Renaissance Drive, Chatham County



Date: February 22, 2023

Customer Name: Chatham County

Address: PO Box 608

City, State, Zip: Pittsboro, NC 27312

Customer Phone: 919-545-8464

Customer E-Mail: nicholas.haffele@chathamcountync.gov

Sales Person	Customer Name		Agreement Term (Months)	Service Proposal Expiration Date
Stephanie Gee	Chatham County - Fiber Connection to EOC Building & Chatham County Detention Center		60-Months	2028
Qty	Description	Location/Additional Information	Unit Price	Line Total
2	Dedicated 600x600 Internet Connection (<i>applicable taxes and fees not included</i>). Includes dedicated ethernet with first priority over other internet traffic; SLA of within 2 Hours; One Free Static IP; Local 24/7 Direct Tech Support	Chatham County EOC Building & Chatham County Detention Center	\$ 249.95	\$ 499.90
Estimated Monthly Recurring Charges:				\$ 499.90

This Addendum is to replace the previous Renaissance Drive Service Order that will now only show two connections - connect Chatham County EOC Building and the Chatham County Detention Center - via fiber optics. The products and services named in the Chatham County Goldston Internet Service Request are subject to RTTI terms and conditions. This bid only includes services detailed in the Service Request. Any wiring, equipment, and construction not noted in this Service Order are the responsibility of the customer. The monthly recurring services are estimated in the above and could change based on Customer request.

This Service Order is contingent upon a site survey being performed by our Network Engineer to confirm equipment requirements, on data services & network cabling meeting minimum requirements and on facility availability. If additional services are requested outside the Service Request for the two locations named above, RTTI and Customer will have the option to cancel the order for this service. Additional fees may apply to bring network up to required service levels. RTTI is not responsible for any charges which may result from the termination of any existing agreement. Applicable taxes for equipment are included above. Term begins on date service installation is complete.

This is the Service Order for the products and services named, subject to the RTTI terms and conditions. Only includes services detailed in this Service Order. Any wiring, equipment, and construction not noted in this Service Order are the responsibility of the customer.

Service Level Agreement. The Service includes an SLA which covers Time to Repair.

Time-to-Repair. The SLA allows credit for RTTI outages which exceed four hours. The repair interval starts when the trouble ticket is entered and ends when the fault is remedied. SLA measurements are based on each trouble ticket issued for the Service. The SLA threshold and credits are applied on a per incident, per Service basis. Multiple trouble tickets on the same day for the Service will only be eligible for one Time-to-Repair credit. Time for scheduled maintenance windows does not count towards SLA threshold. The Customer will be provided with a local number to contact the Network Operations Center (the "NOC") for the purposes of trouble reporting and to request technical assistance and testing.

Credit Amount: Per incident outage time, per Service

Credits will apply to all Monthly Recurring Costs (the "MRC") associated with the affected Customer connections.

0 to 4 hours per month: No Credit

> 4 Hours per month to 24 hours per month: Credit 3 days MRC

Each additional occurrence per month: Credit additional 3 days MRC

Chatham County Representative:

X _____
Authorized Signature

X _____ Date _____
Print Name & Title

RTTI Representative:

X _____
Authorized Signature

X _____ Date _____
Print Name & Title



Chatham County, NC

Text File

File Number: 23-4703

Agenda Date: 3/6/2023

Version: 1

Status: Approval of Agenda and Consent Agenda

In Control: County Manager's Office

File Type: Agenda Item

Vote on a request to approve the Early Childhood Community Assessment and Action Plan contract between Chatham County Partnership for Children and Chatham County.

Introduction/Background: Widely recognized is the fact that childcare and early learning services and the environment of early childhood development have been, and remain, negatively impacted resulting from the global pandemic. In keeping with the American Rescue Plan Act (ARPA) eligibility standards, efforts to improve childcare and early learning service, broadly and within disparately impacted communities, is an enumerated objective and eligible use of ARPA funding.

Informed by community input, staff review, and Chatham County Board of Commissioners goals and priorities with respect to the use of ARPA funds allocated to the county, conducting a comprehensive study of the early childhood landscape and needs in Chatham County is a prioritized project within the county's adopted ARPA plan.

Taking direction by the Board of Commissioners, through the adoption of the county's ARPA plan, staff seeks to advance this project by engaging a qualified subject matter expert organization to conduct a comprehensive analysis of the early childhood landscape in Chatham County and develop an action plan with recommendations for improving early childhood care, development, and learning throughout the relevant systems present in Chatham County (the Project).

In its review, staff has found only one subject matter expert organization that can reasonably and responsibly perform to the expectations of this project. Owing to its historic, community, and institutional knowledge and engagement; past demonstrated experience; specialized accesses to the wide-ranging service providers, resources, and clients; and the unique nature of the services being sought; at its February 20, 2023, meeting, the Chatham County Board of Commissioners approved the Chatham County Partnership for Children as a sole source for the performance of this project.

Following the sole source approval, an agreement was drafted, following the County's standard contract template, with Partnership for Children, which details the scope of the project and defined timeframe and deliverables. This contract is being placed before the board for approval consideration.

Discussion/Analysis: The project scope associated with this contract aligns with a priority of the ARPA plan approved by the Board of Commissioners. The Board also approved a sole source for this project with the Partnership for Children. The approval of this contract will allow this project to move forward.

How does this relate to the Comprehensive Plan: Providing high-quality education and community options for all ages and incomes that positively impact on indicators such as graduation rates and income level is a stated objective of the Comprehensive Plan. The subject project is intended to provide a comprehensive analysis of the county's early childhood environment, and to offer recommendations for improving this environment to advance this objective.

How does this relate to ARPA: This project is specifically identified in the ARPA plan adopted by the Board of Commissioners and is an eligible ARPA expense according to federal guidelines.

Budgetary Impact: The project will have no operating budget impact, as this project is proposed to be funded through ARPA Enabled funds, which are apart from the county's annual operating revenue. Conceivably, recommendations arising from this project, if implemented, could have an impact on the county's annual operating budget in future years.

Recommendation: Motion to approve the Early Childhood Community Assessment and Action Plan contract between Chatham County Partnership for Children and Chatham County.

**NORTH CAROLINA
CHATHAM COUNTY**

AGREEMENT FOR GOODS AND/OR SERVICES

THIS AGREEMENT FOR GOODS AND/OR SERVICES (this "Agreement"), made and entered into by and between Chatham County ("County"), and Chatham County Partnership for Children, ("Contractor").

WHEREAS, Contractor has agreed to provide goods and/or services as hereinafter set forth in a professional manner in accordance with the standards of Contractor's business or industry; and

WHEREAS, the County wishes to enter into an Agreement with Contractor to provide the goods and/or services specified in Appendix 1, Scope of Work, attached hereto and incorporated herein by reference and made an integral part of this Agreement.

NOW THEREFORE, in consideration of the premises and the mutual agreement described below, the parties agree as follows:

1. **Term of Agreement:** The term of this Agreement shall commence on March 6, 2023, and end on December 31, 2023, unless terminated as hereinafter set forth.
2. **Scope of Service:** The Contractor shall provide to the County the goods and/or services (the "Services") set forth in the "Scope of Work" attached hereto as Appendix 1.
3. **Compensation:** As compensation for the Services to be provided by Contractor, the County shall pay the Contractor the sum not to exceed \$100,000 payable within thirty (30) days from receipt of proper invoice, or as otherwise set forth in Appendix 1.
4. **Insurance:** Contractor shall maintain insurance policies at all times with minimum limits as follows:

<u>Worker's Compensation</u>	<u>Automobile Liability</u>	<u>General /Professional Liability</u>
Statutory Limits	\$250,000 bodily injury per person \$100,000 property damage	\$100,000 bodily injury per person \$500,000 bodily injury per occurrence \$100,000 property damage

All insurance policies shall be issued by companies authorized to do business under the laws of the State of North Carolina and shall be rated not less than "A" by A.M. Best and Company. Contractor shall furnish Certificates of Insurance to the County, naming the County as an additional insured, prior to the commencement of operations. The certificates shall clearly indicate that Contractor has obtained insurance of the type, amount, and classification as required for strict compliance with this paragraph and that no material change or cancellation of the insurance shall be effective without thirty (30) days prior written notice to the County. Compliance with the foregoing requirements shall not relieve Contractor from any liability or obligations under this Agreement.

5. **Confidentiality:** All proprietary data and information, if any, furnished to Contractor by the County shall be regarded as confidential, shall remain the sole property of the County and shall be held in confidence and safekeeping by Contractor for the sole use of the County and Contractor under the terms of this Agreement. Contractor agrees that its officers, employees, and agents will not disclose to any person, firm, or entity other than the County or its designated legal counsel, accountants, or practice management consultants any confidential information about the County. Contractor agrees to carry out its obligations to the County in compliance with all privacy and security regulations required by law.

6. **Intellectual Property Owned by Contractor:** This Agreement is subject to the North Carolina public records law, and may be released upon request. Not all "Trade Secrets" will qualify as protected under N.C.G.S. §132-1.2 and 66-152. Contractor should consult legal counsel before signing this document if Contractor is unsure of its intellectual property status under these statutes.

7. Status of Parties: Nothing contained in this Agreement shall be construed as establishing a partnership or joint venture relationship between Contractor and the County. Contractor and its employees and representatives are independent contractors, solely responsible for its or their performance under this Agreement and shall have no legal authority to bind the County.

8. Assignment and Subcontracting: Neither this Agreement nor any rights or obligations hereunder shall be subcontracted, assigned, or delegated by Contractor without prior written consent of the County, which consent may be withheld in the County's sole discretion.

9. Binding Effect: This Agreement shall be binding upon the parties hereto, their heirs, administrators, executors, successors, and assigns, if such assignment has been approved by the County.

10. Notices: Any notice or other communication required or permitted under this Agreement shall be in writing and shall be deemed to have been given on the date delivered personally or deposited in the United States Postal Service, certified mail, return receipt requested, with adequate postage affixed, addressed as follows:

Chatham County
Attn: Dan LaMontagne
Post Office Box 1809
Pittsboro, North Carolina 27312
Phone: (919) 545-8531
Email: Dan.LaMontagne@chathamcountync.gov

Chatham County Partnership for Children
Genevieve Megginson
Post Office Box 637
Pittsboro, North Carolina 27312
Phone: (919) 542-7449
Email: Genevieve@chathamkids.org

Either party may change its address for notices under this Agreement by giving written notice of such change to the other party in accordance with the provisions of this paragraph.

11. Governing Law: This Agreement and the rights and obligations to the parties hereunder shall be construed and governed by the laws of the State of North Carolina and venue for any proceedings arising hereunder shall be in the state court of appropriate jurisdiction located in Chatham County, North Carolina.

12. Modifications: This Agreement may be amended or modified only by the mutual written consent of the parties. A modification is not enforceable against the County unless it is signed by the County Manager, Purchasing Agent, or other duly authorized official.

13. Entire Agreement: This Agreement contains the entire agreement between the parties pertaining to the subject matter of this Agreement. With respect to that subject matter, there are no promises, agreements, conditions, inducements, warranties, or understandings, written or oral, expressed, or implied, between the parties, other than as set forth or referenced in this Agreement.

14. Waiver: A waiver of any provision of this Agreement must be in writing, designated as such, and signed by the party against whom enforcement of the waiver is sought. The waiver of a breach of any provision of this Agreement shall not operate or be construed as a waiver of any subsequent or other breach thereof.

15. Termination: This Agreement may be terminated as follows:

- (i) Cause: If the services provided by Contractor under this Agreement are not performed as specified herein, this Agreement may be terminated by the County for cause. Grounds for termination for cause shall include, but not be limited to, the following:
 - (a) Failure to respond to reasonable requests from the County to provide the Services covered by this Agreement.
 - (b) Failure to keep and maintain any equipment required for the performance of this Agreement in good working order and in compliance and with all laws.
 - (c) Failure to properly recycle any electronic equipment as specified in Article 9, Chapter 130A of the North Carolina General Statute, or failure to comply with any statutory requirement included in the formal bid request, as provided in the bid packet, which bid packet is incorporated herein by reference.
 - (d) Failure to maintain the insurance required by this Agreement.
 - (e) Charging rates or fees in excess of those permitted under in this Agreement.
 - (f) Inefficient, or unsafe practices in providing Services.

(g) The material breach of any provision of this Agreement.

(ii) Convenience: The County reserves the right to terminate this Agreement upon thirty (30) days prior written notice to Contractor for any reason deemed by the County to serve the public interest. This termination for convenience will not be made when termination is authorized under any other provision of this Agreement. In the event of such termination the County shall pay the Contractor its costs directly attributable to those Services received by the County prior to termination that meet the requirements of this Agreement. Provided, however, that no costs will be paid to the Contractor which are recoverable in the Contractor's normal course of doing business. The County is not liable for the loss of any profits anticipated to be made hereunder, nor for any special, consequential, or similar damage.

16. Annual Appropriations and Funding: This Agreement is subject to the annual appropriation of funds by the Chatham County Board of Commissioners. Notwithstanding any provision herein to the contrary, in the event that funds are not appropriated for this Agreement, the County shall be entitled to immediately terminate this Agreement, without penalty or liability, except the payment for all Service satisfactorily provided under this Agreement up to and through the Contractor's receipt of notice of termination.

17. Indemnity: Contractor agrees to indemnify and hold harmless the County, its officers, agents, servants, and employees from any and all claims, actions, lawsuits, losses, damages, expenses, judgments, or liabilities of any kind whatsoever (including without limitation, cost of defense and attorney fees) suffered by the County and proximately caused by an act or omission of Contractor, its subcontractors, agents, or employees.

18. County Policy: The County opposes discrimination on the basis of race and sex and requires all of its contractors to provide a fair opportunity for minorities and women to participate in their work force and as subcontractors and vendors under County contracts.

19. State and Federal Requirements; County Terms and Conditions: By signing this Agreement, Contractor certifies that (if applicable) Contractor, and any of Contractor's subcontractors are in compliance with State and Federal laws, including any divestment list by the NC State Treasurer, and Federal or State debarment or suspension lists. The County Terms and Conditions are incorporated herein and made an integral part of this Agreement and may be found at the County's web site: <http://www.chathamcountync.gov/finance>. A hard copy of the Terms and Conditions is available upon request.

20. Controlling Document: In the event of any conflict between this Agreement and any document, instrument, or other agreement prepared or provided by Contractor (including, without limitation, Contractor's purchase orders, invoices, and warranties), the terms of this Agreement shall control.

IN WITNESS WHEREOF, the parties have executed this Agreement in their official capacities with legal authority to do so.

Chatham County

By: _____
Dan LaMontagne, County Manager

Contractor

By: _____
Name: _____
Title: _____

This instrument has been pre-audited in the manner required by the Local Government Budget and Fiscal Control Act.

Roy Lynch, Finance Director

APPENDIX 1

SCOPE OF WORK: Managing a multi-faceted cross-sector multi-media community assessment that will reveal varied community perspectives and needs within the framework of the Early Childhood Action Plan of NC and result in an Early Childhood Action Plan for Chatham County.

PROJECT NAME: Chatham County Early Childhood Community Assessment and Action Plan

SCOPE OF SERVICES: The scope of services is planned to utilize the use of subcontracted services by Contractor for partial fulfilment of the same. By way of direct and subcontracted professional support, facilitation, monitoring, and reporting, Chatham County Partnership for Children will provide the following provisions of services:

- Engage and manage an Advisory committee of early childhood experts, subcontracted research partners, and Board leadership to guide and advise the work of the project.
- Engage and manage a broad community collaborative of human service agencies and nonprofit organizations serving Chatham County to ensure and support access to the full range of families with young children and their needs.
- Coordinate and facilitate implementation of the community assessment with subcontracted qualified research consultants; assisting with the data gathering from extant sources, providing input for synthesizing and analyzing data necessary to complete the Early Childhood Education Supply & Demand Study and the Community Assessment.
- Coordinate with a qualified subcontractor to conduct a Fiscal Analysis and Policy review that identifies current investments, needed investments, and suggests funding strategies and/or policy initiatives to support the Early Childhood Action Plan.
- Coordinating communications across service sectors and the geographic expanse of Chatham County to ensure equitable access for all interested residents.
- Coordinating individual participation in multi-media filmed interviews and focus groups to ensure key perspectives are thoroughly included in our assessment.
- Coordinating Community Collaborative meetings, providing supplies and support to encourage broad participation across the human services spectrum in Chatham.
- Coordinating, scheduling, and facilitating effective community focus groups and convenings to ensure end products align with community intentions.
- Lead and engage stakeholders in the development of an Early Childhood Action Plan with specific roles and actionable strategies with measurable objectives.

DELIVERABLES:

1. Early Childhood Supply & Demand Study and Early Childhood Education Community Assessment Final Reports
2. Fiscal Analysis and Financing Policy Review Final Report
3. Early Childhood Education Community Assessment Documentary Film and Report
4. Early Childhood Action Plan for primary strategies to be identified.

TOTAL COSTS: \$100,000

COMPLETION DATE: _____



Chatham County, NC

Text File

File Number: 23-4710

Agenda Date: 3/6/2023

Version: 1

Status: Approval of Agenda
and Consent Agenda

In Control: Board of Commissioners

File Type: Contract

Agenda Number:

Vote to approve five year lease for the County Board of Elections offices.

Introduction & Background: Chatham County leases space for the Chatham County Board of Elections offices at 984 Thompson Street in Pittsboro.

Discussion & Analysis: The current lease for the Board of Elections expired February 28, 2023 and needs to be renewed. The new lease will expire February 29, 2028.

How does this relate to the Comprehensive Plan: N/A

Budgetary Impact: \$72,000 per year provided in the County's operating budget.

Recommendation/Motion: Motion to approve five year lease for the County Board of Elections offices.

NORTH CAROLINA

THIS LEASE ("Lease"), is dated and made effective this 1st day of March, 2023 by and between Asarum Ventures, LLC ("Landlord") whose mailing address is Post Office Box 357, Pittsboro, North Carolina 27312 and Chatham County ("Tenant") whose mailing address is Post Office Box 1809, Pittsboro, North Carolina 27312;

WITNESSETH:

LEASE OF PREMISES

1. Landlord, for and in consideration of the rents, covenants, agreements, and stipulations hereinafter mentioned, provided for, and covenanted to be paid, kept, and performed by Tenant, leases and rents unto Tenant, for and in consideration of covenants, agreements, and stipulations hereinafter mentioned, provided for, and covenanted to be kept and performed by Landlord, hereby leases from Landlord and takes upon the terms and conditions which hereinafter appear, the following described office space (the "Premises"):

Suite D, Suite E-1, and Suite F in the Platinum Commons Building (the "Building") located at 984 Thompson Street, Pittsboro, North Carolina 27312

Tenant shall have convenient ingress and egress to the Premises from all public streets and rights-of-way adjoining the property on which the Premises is located and the use of all common areas and facilities within the building in which the Premises is located (the "Building"), and the use of the driveways and parking lot adjacent to the building. In addition, Tenant shall have the exclusive use of five (5) parking spaces, one of which shall be a handicap space, and all of which shall in close proximity to the entrance to the Premise.

TERM

2. The Tenant shall have and hold the Premises for a term of Five (5) Years beginning on the 1st day of March, 2023 (the "Commencement Date"), and ending on the 29th day of February, 2028 at midnight, unless sooner terminated as hereinafter provided. Landlord hereby grants Tenant the right and option to extend this Lease for an additional term of one (1) year on the terms and provisions provided herein. Tenant shall exercise its option by providing Landlord written notice of the exercise of its option to extend the term not less than thirty (30) days prior to the end of the term.

RENTAL

3. Tenant agrees to pay Landlord an annual rental of \$72,000.00 payable in monthly installments of \$6,000.00 per month in advance on the first day of each calendar month during the term hereof at the address provided above. The rent is 4,500.00 per month for Suites D and E-1 and \$1,500.00 a month for Suite F.

LATE CHARGES

4. If Landlord fails to receive any rent payment within fifteen (15) days after it becomes due, Tenant shall pay Landlord, as additional rental, a late charge equal to four percent (4%) of the overdue amount or \$50.00 whichever is greater, plus any actual bank fees incurred for returned or dishonored checks. The parties agree that such a late charge represents a fair and reasonable estimate of the cost Landlord will incur by reason of such late payment.

UTILITY BILLS

5. (a) Landlord shall provide and pay for the following utilities: Water, Sewer
(b) Tenant shall provide and pay for all utilities required by Tenant and not provided by Landlord.

Responsibility to pay for a utility service shall include all metering, hook-up fees or other miscellaneous charges associated with the installation and maintenance of such utility in said party's name. Landlord warrants that all utilities, including, without limitation, water, sewer, electricity, telephone, cable, internet, and other communication are available at the Premises upon the payment metering, hook-up, or other customary charges paid by utility customers.

USE OF PREMISES

6. The Premises shall be used by Tenant as office space to house the Chatham County Board of Elections or any other lawful purpose or purposes.

INDEMNITY; INSURANCE

7. To the extent permitted by law, Tenant agrees to and hereby does indemnify and save Landlord harmless against all claims for damages to persons or property by reason of Tenant's use or occupancy of the Premises, and all expenses incurred by Landlord because thereof, including attorney's fees and court costs. Supplementing the foregoing and in addition thereto, Tenant shall during the term of this Lease and any extension or renewal thereof, and at Tenant's expense, maintain in full force and effect comprehensive general liability insurance with limits of \$500,000.00 per person and \$1,000,000.00 per occurrence, which insurance shall contain a special endorsement recognizing and insuring any liability accruing to Tenant under the first sentence of this paragraph and naming Landlord as additional insured. Tenant shall provide evidence of such insurance to Landlord prior to the commencement of the term of this Lease.

REPAIRS AND MAINTENANCE BY LANDLORD

8. Landlord agrees to keep in good repair the roof, foundation, and exterior walls of the Premises (including all windows and exterior doors), the heating and air conditioning system serving the Building, and all underground utility and sewer pipes which serve the Building. Landlord shall not be required to make any repairs rendered necessary by the negligence or intentional wrongful acts of Tenant, its agents, employees or invitees. Landlord shall also maintain the grounds around the Building, including the parking lot and all paved surfaces, the mowing of grass, care of shrubs, and general landscaping. Tenant shall promptly report in writing to Landlord any defective condition known to it which Landlord is required to maintain or repair. Landlord, to the extent permitted by law, shall indemnify and hold Tenant harmless from any liability, claim, demand, or cause of action arising on account of Landlord's breach of this paragraph.

REPAIRS BY TENANT

9. Tenant shall, throughout the initial term of this Lease, and any extension or renewal thereof, at its expense, maintain the interior of the Premises, except for the systems, utilities, pipes, and other items required to be maintained by Landlord. Tenant shall not be required to make any repairs rendered necessary by the negligence or intentional wrongful acts of Landlord, Landlord's agents, employees, or other tenants. Tenant agrees to return the Premises to Landlord at the expiration or prior termination of this Lease, in as good condition and repair as

when first received, reasonable wear, tear, and damage excepted. Tenant, Tenant's employees, agents, contractors or subcontractors shall take no action which may void any manufacturers or installers warranty (provided copies of such warranties have been provided to Tenant) with relation to the Premises. Tenant, to the extent permitted by law, shall indemnify and hold Landlord harmless from any liability, claim, demand, or cause of action arising on account of Tenant's breach of the provisions of this paragraph.

ALTERATIONS

10. Tenant shall not make any alterations, additions, or improvements to the Premises without Landlord's prior written consent, which shall not be unreasonably withheld, conditioned, or delayed. Tenant shall promptly remove any alterations, additions, or improvements constructed in violation of this Paragraph upon Landlord's written request. All approved alterations, additions, and improvements will be accomplished in a good and workmanlike manner, in conformity with all applicable laws and regulations, and by a licensed contractor, free of any liens or encumbrances. Landlord may require Tenant to remove any alterations, additions or improvements made without Landlord's consent at the termination of the Lease and to restore the Premises to its prior condition, all at Tenant's expense. All alterations, additions and improvements not removed by Tenant shall become Landlord's property and shall be surrendered to Landlord upon the termination of this Lease. Tenant may remove any of Tenant's machinery or equipment which can be removed without material damage to the Premises. Tenant shall repair, at Tenant's expense, any damage to the Premises caused by the removal of any such machinery or equipment.

REMOVAL OF FIXTURES

11. Tenant may (if not in default hereunder) prior to the expiration of this Lease, or any extension or renewal thereof, remove all fixtures and equipment which it has placed in the Premises, provided Tenant repairs all damage to the Premises caused by such removal.

DESTRUCTION OF OR DAMAGE TO PREMISES

12. If the Premises are totally destroyed by storm, fire, lightning, earthquake or other casualty, this Lease shall terminate as of the date of such destruction and rental shall be accounted for as between Landlord and Tenant as of that date. If the premises are not totally destroyed by such casualty, but in the reasonable judgment of Tenant are damaged to such an extent as not to be suitable for Tenant's effective use, then Tenant may at its option elect to terminate this Lease upon thirty (30) days notice to Landlord. Should Tenant elect not to terminate this Lease, then the rental shall abate in such proportion as effective use of the Premises has been affected, and Landlord shall restore Premises to substantially the same condition as before damage as speedily as is practicable, and upon completion of such restoration, full rental shall recommence. Landlord shall maintain insurance coverage in an amount sufficient to restore the Premises as provided in this Paragraph.

GOVERNMENTAL ORDERS

13. Tenant agrees, at its own expense, to comply promptly with all requirements of any legally constituted public authority made necessary by reason of Tenant's occupancy of the Premises. Landlord agrees, at Landlord's own expense, to comply promptly with any such requirements if not made necessary by reason of Tenant's occupancy. It is mutually agreed, however, between Landlord and Tenant, that if in order to comply with such requirements, the cost to Landlord or Tenant, as the case may be, shall exceed a sum equal to one year's rent, then Landlord or Tenant, whichever is obligated to comply with such requirements, may terminate this Lease by giving written notice of termination to the other party, which termination shall become effective sixty (60) days after receipt of such notice, and which notice shall eliminate the necessity of compliance with such requirements by the party giving the notice unless the other

party shall, before the termination becomes effective, pay to the party giving notice all cost of compliance in excess of one year's rent, or secure payment of said sum in a manner satisfactory to the party giving notice, in which event this Lease shall continue and the party obligated to comply with such requirements shall bring the Premises into compliance as soon as reasonably possible.

CONDEMNATION

14. If the whole of the Premises, or such portion thereof in the reasonable judgment of Tenant as will make the Premises unusable for the purposes herein leased, is condemned by any legally constituted authority for any public use or purpose, then in either of said events the term hereby granted shall cease from the date when possession thereof is taken by public authorities, and rental shall be accounted for as between Landlord and Tenant as of said date. Such termination, however, shall be without prejudice to the rights of either Landlord or Tenant to recover compensation and damage caused by condemnation from the condemnor. It is further understood and agreed that neither party shall have any rights in any award made to the other party by any condemnation authority.

EVENTS OF DEFAULT BY TENANT

15. The happening of any one or more of the following events (hereinafter any one of which may be referred to as an "Event of Default") during the term of this Lease, or any renewal or extension thereof, shall constitute a breach of this Lease on the part of the Tenant: (a) Tenant fails to pay the rental as provided for herein; (b) Tenant abandons or vacates the Premises; (c) Tenant fails to comply with or abide by and perform any other obligation imposed upon Tenant under this Lease; (d) Tenant is adjudicated bankrupt; (e) A permanent receiver is appointed for Tenant's property and such receiver is not removed within sixty (60) days after written notice from Landlord to Tenant to obtain such removal; (f) Tenant, either voluntarily or involuntarily, takes advantage of any debt or relief proceedings under any present or future law, whereby the rent or any part thereof is, or is proposed to be, reduced or payment thereof deferred; (g) Tenant makes an assignment for benefit of creditors; or (h) Tenant's effects are levied upon or attached under process against Tenant, which is not satisfied or dissolved within thirty (30) days after written notice from Landlord to Tenant to obtain satisfaction thereof.

REMEDIES UPON DEFAULT BY TENANT

16. Upon the occurrence of Event of Default, and provided Landlord is not in default under this Lease, Landlord may pursue any one or more of the following remedies separately or concurrently without prejudice to any other remedy herein provided or provided by law: (a) if the Event of Default involves nonpayment of rental and Tenant fails to cure such default within five (5) business days after receipt of written notice thereof from Landlord, or if the Event of Default involves a default in performing any of the terms or provisions of this Lease other than the payment of rental and Tenant fails to cure such default within fifteen (15) business days after receipt of written notice of default from Landlord, Landlord may terminate this Lease by giving written notice to Tenant, and upon such termination shall be entitled to recover from Tenant such damages as may be permitted under applicable law; or (b) upon any Event of Default, Landlord, as Tenant's agent, without terminating this Lease, may enter upon and rent the Premises, in whole or in part, at the best price obtainable by reasonable effort, without advertisement and by private negotiations and for any term Landlord deems proper, with Tenant being liable to Landlord for the deficiency, if any, between Tenant's rent hereunder and the price obtained by Landlord on reletting; provided, however, that Landlord shall take all reasonable actions to mitigate damages by reason of Tenant's default.

DEFAULT BY LANDLORD

17. The failure of Landlord to comply with or abide by and perform any obligation imposed upon Landlord under this Lease or applicable law shall constitute an Event of Default by Landlord and upon such Event of Default, Tenant, provided Tenant is not in default under this Lease, may excuse any and all remedies at law or in equity that it may have against Landlord as a result of such default, and in addition, shall have the right to recover such damages as Tenant may have suffered.

EXTERIOR SIGNS

18. Tenant shall place no signs upon the outside walls or roof of the Premises that were not there on March 1, 2023, unless Tenant receives the express written consent of the Landlord, which consent shall not be unreasonably conditioned, delayed, or withheld. Any and all signs placed on the Premises by Tenant shall be maintained in compliance with governmental rules and regulations governing such signs and Tenant shall be responsible to Landlord for any damage caused by the installation, use or maintenance of said signs, and all damage incidents to removal thereof.

QUIET ENJOYMENT

19. So long as Tenant observes and performs the covenants and agreements contained herein, Tenant shall at all times during the Lease term peacefully and quietly have and enjoy possession of the Premises. Provided, however, that in the event Landlord shall sell or otherwise transfer its interest in the Premises, Tenant agrees to attorn to any new owner or interest holder provided that the new owner or interest holder agrees in writing to accept each and every duty, obligation, and undertaking of Landlord hereunder and agrees to be bound by the terms of this Lease.

WAIVER OF RIGHTS

20. No failure of Landlord or Tenant to exercise any power given to such party hereunder or to insist upon strict compliance by the other party of its obligations hereunder and no custom or practice of the parties at variance with the terms hereof shall constitute a waiver of Landlord or Tenant's right to demand exact compliance with the terms hereof.

ENVIRONMENTAL LAWS

21. (a) Tenant shall not bring onto the Premises any Hazardous Materials (as defined below) without the prior written approval by Landlord. Any approval must be preceded by submission to Landlord of appropriate Safety Data Sheets (SDS Sheets). In the event of approval by Landlord, Tenant covenants that it will (1) comply with all requirements of any constituted public authority and all federal, state, and local codes, statutes, rules and regulations, and laws, whether now in force or hereafter adopted relating to Tenant's use of the Premises, or relating to the storage, use, disposal, processing, distribution, shipping or sales of any Hazardous Material. Hazardous Material means and includes any hazardous, flammable, toxic, or dangerous materials, waste or substance, the presence of which is regulated by a federal, state, or local law, ruling, rule or regulation (hereafter collectively referred to as "Hazardous Materials"); (2) comply with any reasonable recommendations by the insurance carrier of either Landlord or Tenant relating to the use by Tenant on the Premises of such Hazardous Materials; (3) refrain from unlawfully disposing of or allowing the disposal of any Hazardous Materials upon, within, about or under the Premises; and (4) remove all Hazardous Materials from the Premises, either after their use by Tenant or upon the expiration or earlier termination of this lease, in compliance with all applicable laws.

NOTICES

22. All notices required or permitted under this Lease shall be in writing and shall be personally delivered or sent by U.S. certified mail, return receipt requested, postage prepaid, to Landlord or Tenant at their respective addresses as shown at the beginning of this Lease. All notices shall be effective upon delivery. A party may change its notice address upon written notice to the other party, given as provided herein.

ENTIRE AGREEMENT

23. This Lease contains the entire agreement of the parties hereto, and no representations, inducements, promises or agreements, oral or otherwise, between the parties, not embodied herein shall be of any force or effect. This Lease may not be modified except by a writing signed by all the parties hereto.

MEMORANDUM OF LEASE

24. Upon request by either Landlord or Tenant, the parties hereto shall execute a short form lease (Memorandum of Lease) in recordable form, setting forth such provisions hereof (other than the amount of Base Monthly Rent and other sums due) as either party may wish to incorporate. The cost of recording such memorandum of lease shall be borne by the party requesting execution of same. This Lease is a public document and subject to the North Carolina Public Records Law.

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seals, the date and year first above written.

CHATHAM COUNTY

ASARUM VENTURES, LLC.

By: _____
Dan LaMontagne, County Manager

By: _____
Daniel Schwalm

Title: _____



Chatham County, NC

Text File

File Number: 23-4707

Agenda Date: 3/6/2023

Version: 1

Status: Board Priorities

In Control: Board of Commissioners

File Type: Resolution

Agenda Number:

Vote to adopt a Resolution Proclaiming March 2023 as Women's History Month in Chatham County



Established 1771

CHATHAM COUNTY COMMISSIONERS

Karen Howard, Chair
Mike Dasher, Vice Chair
Franklin Gomez Flores
David Delaney
Katie Kenlan

COUNTY MANAGER

Dan LaMontagne

P. O. Box 1809, Pittsboro, NC 27312-1809 • Phone: (919) 542-8200

Resolution of the Chatham County Board of Commissioners

Proclaiming March 2023 as Women’s History Month in Chatham County

WHEREAS, Chatham County joins President Joe Biden and North Carolina Governor Roy Cooper in recognizing that March 2023 is Women’s History Month, we celebrate the countless women who contributed tirelessly and courageously for equity, equality, justice, and opportunity in our nation, state, and county; and

WHEREAS, we also affirm our commitment to advancing rights and opportunities for women and girls in Chatham County. We are mindful that we are building on the legacy of both recognized trailblazers and unsung heroines who have guided the course of American history and continue to shape its future to impact all of us; and

WHEREAS, women of every race, class, and ethnic background have made historic contributions to the growth and strength of our county, state, and nation in countless recorded and unrecorded ways. Women have played and continue to play critical economic, cultural, and social roles in every sphere of life in Chatham County by constituting a significant portion of the labor force working inside and outside of the home; and

WHEREAS, women have played a unique role throughout the history of this county, state, and nation by providing the majority of the volunteer labor force. Women also have volunteered to serve our state and country courageously in the United States Armed Forces; and

WHEREAS, women of every race, class, and ethnic background served as early leaders in the forefront of every major progressive social change movement; and

WHEREAS, women have been leaders, not only in securing their own rights of suffrage and equal opportunity, but also in the abolitionist movement, the emancipation movement, the industrial labor movement, the civil rights movement, and other movements, especially the peace movement, which create a more fair and just society for all; and

WHEREAS, despite these contributions, the role of women in history has been consistently overlooked and undervalued, in the literature, teaching and study of American-cultural history, we are committed to working to reduce barriers so that women can continue to access and achieve their highest potential.

NOW THEREFORE, BE IT RESOLVED by the Chatham County Board of Commissioners that March 2023 is proclaimed Women’s History Month and calls upon the people of Chatham County to observe the month by supporting appropriate programs, ceremonies, and activities.

Adopted, this the 6th day of March 2023.

Karen Howard, Chair
Chatham County Board of Commissioners

ATTEST:

Lindsay K. Ray, NCMCC, Clerk to the Board
Chatham County Board of Commissioners



Chatham County, NC

Text File

File Number: 23-4708

Agenda Date: 3/6/2023

Version: 1

Status: Board Priorities

In Control: Board of Commissioners

File Type: Resolution

Agenda Number:

Vote to adopt a Resolution Requesting the NCGA to Revise and Expand the Good Samaritan Law GS 90-96.2



Established 1771

CHATHAM COUNTY COMMISSIONERS

Karen Howard, Chair
Mike Dasher, Vice Chair
David Delaney
Katie Kenlan
Franklin Gomez Flores

COUNTY MANAGER

Dan LaMontagne

P. O. Box 1809, Pittsboro, NC 27312-1809 • Phone: (919) 542-8200

Resolution of the Chatham County Board of Commissioners

Resolution Requesting the NCGA to Revise and Expand the Good Samaritan Law GS 90-96.2

WHEREAS, the North Carolina General Assembly adopted GS 90-96.2, also known as the Good Samaritan Law in 2013; and

WHEREAS, the North Carolina General Assembly Good Samaritan Law was recognized as both timely and one of the best in the Nation; and

WHEREAS, as a result of this law, a number of lives in North Carolina have been saved, specifically from opioid overdose and fear of prosecution; and

WHEREAS, people are still too often deterred from calling for help at the scene of an overdose if they fear arrest and prosecution, which undermines the very purpose of the law; and

WHEREAS, continually rising overdose fatalities show that North Carolina's current Good Samaritan Law fails to provide adequate protections to ensure individuals feel safe and willing to call 911; and

WHEREAS, since the passage of the Good Samaritan Law in 2013, several new substances have become threats to the lives of our citizens; and

WHEREAS, these new substances are not specifically designated and are therefore not covered by the current law, resulting in unnecessary and tragic deaths; and

WHEREAS, while the current Good Samaritan Law has helped save lives in the past, it is apparent that the law needs to be revised and expanded to include a wider range of threats to our citizenry.

THEREFORE, BE IT RESOLVED, that the Chatham County Board of Commissioners requests the North Carolina General Assembly to urgently consider revising and expanding the Good Samaritan Law to include a broader spectrum of substance-related threats to our citizenry as a matter of public safety; and

BE IT FURTHER RESOLVED, that the Chatham County Board of Commissioners believes that this action will ultimately save people who will have the chance to recover and go on to have meaningful and productive lives in our communities.

Adopted, this the 6th day of March 2023.

Karen Howard, Chair
Chatham County Board of Commissioners

ATTEST:

Lindsay K. Ray, NCMCC, Clerk to the Board
Chatham County Board of Commissioners



Chatham County, NC

Text File

File Number: 23-4700

Agenda Date: 3/6/2023

Version: 4

Status: Board Priorities

In Control: Finance

File Type: Agenda Item

Vote on a request to approve the LGC FPIC FY2022 Audit Submission Response.

Introduction & Background: Vote on a request to approve the LGC FPIC FY2022 Audit Submission Response.

Discussion & Analysis: Pursuant to new guidelines for FY2022 financial reporting, under North Carolina Administrative Code NCAC 20 03 .0508, the NC Department of State Treasury is requiring a response for any audit submissions after five months and one day or December 1st of each year. Chatham County's was submitted on December 12th.

How does this relate to the Comprehensive Plan: N/A

Budgetary Impact: None

Recommendation/Motion: Motion to approve the LGC FPIC FY2022 Audit Submission Response.



Established 1771

Chatham County Finance Office
P O Box 608
Pittsboro, NC 27312

Finance Officer:
Roy Lynch

12 East Street, Pittsboro, NC 27312

Phone: (919) 542-8210

Fax: (919) 542-4261

February 28, 2023

Chatham County Board of Commissioners
Karen Howard, Chair
Mike Dasher, Vice Chair
Franklin Gomez Flores
David Delaney
Katie Kenlan

Chatham County Manager, Dan LaMontagne

Pursuant to new guidelines for FY2022 financial reporting, under North Carolina Administrative Code NCAC 20 03 .0508, the NC Department of State Treasury is requiring a response to any submission indicators from the audit firm's upload of the Data Input Worksheet. A signed letter by the Manager, Finance Officer, and Commissioners of any local government should detail the course of action to be taken. For your convenience, the following offers an overview of the drafted letter that is required by the noted guidelines.

The attached letter is in refence to the audit contract extension, which was approved by the Board on November 21, 2022 and provided a Modified Due Date of December 31, 2022. This extension was submitted and received by the LGC. The Data Input Worksheet was uploaded to the LGC on December 12, 2022 by Martin Starnes. Under new guidelines going forward, even if the amended contract is accepted by the LGC, a response is required if the submission date is after five months and one day or December 1st of each year. Ours was submitted on December 12th, still within the extension period but after December 1st. This has no affect on our financial standing with the LGC as we have no material weaknesses or audit findings.

As the response states, we have worked with the auditors to adjust onsite testing and review of the financials to ensure this was a one-time delay. I wanted to give you time to review the letter and the amended contract to understand what you are signing.

If you have any questions, please contact me and I will be glad to further discuss the details of the new guidelines.

Respectfully,

Roy Lynch,
Finance Officer



COUNTY COMMISSIONERS

Karen Howard, Chair
Mike Dasher, Vice Chair
Franklin Gomez Flores
David Delaney
Katie Kenlan

COUNTY MANAGER: Dan LaMontagne

March 6, 2023

The LGC FPIC Team
North Carolina Of State Treasurer
State and Local Government Finance Division
3200 Atlantic Avenue
Raleigh, NC 27604

To Whom It May Concern:

This letter is in response to the Financial Performance Indicators of Concern (FPIC) reported on the Data Input Worksheet for FY2022. Indicator #979 reported on the TD Info Tab and #8 reported on the Performance Indicators tab state the audit was submitted outside of the five months plus one day target date of December 1. An amended audit contract was approved by the Governing Board, submitted, and received by the LGC with a Modified Due Date of December 31, 2022. The Data Input Worksheet was submitted December 12 to the LGC.

As indicated in the amended audit contract, there were staff turnovers during the fiscal year which prompted the financials to be written outside of the organization. The implementation of the new GASB 87 requirements along with outsourcing the writing of the financials required additional time for preparation and review by staff, prior to submission.

As part of the course of action, a new software module for the updated operating system has been demonstrated and is currently under evaluation to address the in-house writing of the financials in the future, which will be instrumental in meeting the targeted deadline. The Auditors have agreed to adjust the week of onsite testing, moving it up to an earlier date in September to ensure ample time is allowed for completion and review of the financials.

Respectfully submitted,

Dan LaMontagne,
County Manager

Roy Lynch

Roy Lynch,
Finance Officer

Karen Howard,
Chair

Mike Dasher,
Vice Chair

Franklin Gomez Flores,
Commissioner

David Delaney,
Commissioner

Katie Kenlan,
Commissioner



Chatham County, NC

Text File

File Number: 23-4690

Agenda Date: 3/6/2023

Version: 1

Status: Board Priorities

In Control: Planning

File Type: Agenda Item

Agenda Number:

Receive a presentation and provide feedback to White and Smith, LLC about Module 1: Zoning of the Unified Development Ordinance and receive public input.

Action Requested:

Receive a presentation and provide feedback to White and Smith, LLC about Module 1: Zoning of the Unified Development Ordinance and receive public input.

Introduction & Background:

The county entered into a contract with White & Smith, LLC to prepare a Unified Development Ordinance. The purpose of this project is to unify the County's existing development regulations. The intent is also to develop a new, user-friendly Unified Development Ordinance (UDO) that can be more easily understood by residents, elected officials, appointed boards, and the development community and that provides clear development standards and a predictable development review process. Work began in late 2021 and has included several meetings with the Board of Commissioners as they provided direction and input for this project. The consultants have gathered extensive feedback from the BOC, Planning Board, County staff, advisory boards and committees, and the public to ensure this project includes optimal engagement. The consultants prepared a code audit that served as a plan for preparing the draft revisions to the County's land use codes during this UDO process. Upon completion of the code audit in May of 2022, the consultants then began drafting Module 1, the Zoning Module. After several iterations of the chapters in this module being shared with staff and the Planning Board UDO Subcommittee for feedback and revisions, we have now prepared them into a complete module to share with the BOC for their feedback.

Discussion & Analysis:

The White & Smith team are appearing before the BOC to present Module 1: Zoning of the UDO. The consultant team will then gather feedback from the Board and revise Module 1 accordingly.

How does this relate to the Comprehensive Plan:

This item is reflected in all aspects of Plan Chatham.

Recommendation:

Receive presentation and provide feedback to consultant team about Module 1:

Zoning.

ANNOTATED UDO OUTLINE

WORKING DRAFT | LAST SAVED: 2023-02-20



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 13 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. Moratorium Ordinance (MO)³
9. Off-Premise Signs Ordinance (OPSO)
10. Soil Erosion & Sedimentation Control Ordinance (SESCO)
11. Stormwater Ordinance (SO)
12. Watershed Protection Ordinance (WPO)
13. 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.

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

¹ Note only a portion of this ordinance will be relocated to the UDO (see Section 4.4: *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 13.1.10: *Moratoria*).

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>

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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.

1.7 WATER & SEWER REQUIREMENTS

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 8.7 WATER AND SEWER REQUIREMENTS

1.8 SEVERABILITY

Carries forward existing text.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 26 VALIDITY

SR SECTION 1.9 SEPARABILITY

1.9 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

1.10 PERMIT CHOICE & VESTED RIGHTS

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

1.11 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

1.12 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

1.12.1 GENERALLY

1.12.2 APPLICATIONS IN PROGRESS

1.12.3 APPROVALS GRANTED PRIOR TO EFFECTIVE DATE

1.12.4 DEVELOPMENT IN PROGRESS

1.12.5 VIOLATIONS CONTINUE

CHAPTER 2 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 3.

2.1.2 DISTRICTS ESTABLISHED

Establishes the 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

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.

2.2.9 NB, NEIGHBORHOOD BUSINESS DISTRICT**2.2.10 NC, NEIGHBORHOOD CENTER DISTRICT****2.2.11 AC, ACTIVITY CENTER DISTRICT****2.2.12 CB, COMMUNITY BUSINESS DISTRICT****2.2.13 RB, REGIONAL BUSINESS DISTRICT****2.2.14 RHC, RURAL HIGHWAY COMMERCIAL DISTRICT¹³****2.2.15 IL, LIGHT INDUSTRIAL DISTRICT****2.2.16 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

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.

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).

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.

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

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

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).

CHAPTER 3 USE REGULATIONS²⁰

3.1 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.

3.1.1 PURPOSE

3.1.2 APPLICABILITY

3.1.3 OTHER APPLICABLE REGULATIONS & PERMITTING REQUIREMENTS

3.1.4 RELATIONSHIP OF RESIDENTIAL BUILDINGS TO LOTS

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

3.2 PRINCIPAL USE TABLES

Carries forward, consolidates, and audits the list of uses permitted in each 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

3.2.1 INTRODUCTION

Carries forward explanation of how to read the use table.

²⁰ 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.

3.2.2 CLASSIFICATION OF NEW & UNLISTED USES²¹

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

3.2.3 PREEMPTION

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

3.2.4 DESCRIPTIONS OF PRINCIPAL USE CATEGORIES

Describes the 16 use categories into which all principal uses are divided.

3.2.5 ACCOMMODATIONS & LODGING PRINCIPAL USES

3.2.6 AGRICULTURE & HORTICULTURE PRINCIPAL USES

3.2.7 ARTS, ENTERTAINMENT, & RECREATION PRINCIPAL USES

3.2.8 BUSINESS, PROFESSIONAL, SCIENTIFIC, & TECHNICAL PRINCIPAL USES

3.2.9 GOVERNMENT PRINCIPAL USES

3.2.10 HEALTHCARE PRINCIPAL USES

3.2.11 HEAVY COMMERCIAL, MANUFACTURING, & INDUSTRIAL PRINCIPAL USES

3.2.12 INSTITUTIONAL & CIVIC PRINCIPAL USES

3.2.13 NATURAL RESOURCES EXTRACTION PRINCIPAL USES

3.2.14 MIXED PRINCIPAL USES

3.2.15 RESIDENTIAL PRINCIPAL USES

3.2.16 RETAIL, SERVICE, AND FOOD & BEVERAGE PRINCIPAL USES

3.2.17 TRANSPORTATION, WAREHOUSING, & STORAGE PRINCIPAL USES

²¹ 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.

3.2.18 UTILITY PRINCIPAL USES**3.2.19 VEHICLE-RELATED PRINCIPAL USES****3.2.20 WASTE MANAGEMENT PRINCIPAL USES****3.3 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.

3.3.1 APPLICABILITY**3.3.2 AMUSEMENTS, OUTDOOR****3.3.3 ANIMAL HUSBANDRY, SPECIALIZED****3.3.4 BED & BREAKFAST HOMES & INNS****3.3.5 BOARDING & BREEDING KENNELS****3.3.6 CHURCHES & OTHER PLACES OF WORSHIP****3.3.7 CORNER STORES****3.3.8 COTTAGE COURTS****3.3.9 EMERGENCY OPERATIONS FACILITIES****3.3.10 EVENTS CENTER****3.3.11 FAMILY CARE HOMES****3.3.12 FARM MARKETS****3.3.13 GAS STATIONS²²****3.3.14 HAZARDOUS WASTE FACILITIES²³****3.3.15 HUNTING OR FISHING CLUBS****3.3.16 INERT DEBRIS LANDFILLS****3.3.17 JUNKYARDS & AUTO WRECKING FACILITIES²⁴**

²² 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.

²³ 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.

²⁴ 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.

3.3.18 LAND CLEARING DEBRIS LANDFILLS**3.3.19 NEIGHBORHOOD RECREATION AMENITIES****3.3.20 PARKS & RECREATION AREAS****3.3.21 RECREATION CAMPS & GROUNDS****3.3.22 SCHOOLS, PUBLIC & PRIVATE****3.3.23 SEXUALLY-ORIENTED BUSINESSES****3.3.24 SHOOTING RANGES, OUTDOOR****3.3.25 SOLAR ENERGY SYSTEMS, LEVEL 2 & LEVEL 3****3.3.26 TOBACCO RETAILERS²⁵****INCLUDES CURRENT COUNTY CODE SECTIONS:**

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

3.4 ACCESSORY USES & STRUCTURES

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

3.4.1 APPLICABILITY**3.4.2 MAJOR & MINOR ACCESSORY USES & STRUCTURES DEFINED****3.4.3 ZONING COMPLIANCE PERMIT REQUIRED****3.4.4 DIMENSIONAL STANDARDS****3.4.5 ACCESSORY USE TABLE**

²⁵ 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

3.5 USE-SPECIFIC STANDARDS FOR ACCESSORY USES & STRUCTURES²⁶

3.5.1 BACKYARD CHICKEN KEEPING

3.5.2 CHILD CARE CENTER LOCATED IN A RESIDENCE

3.5.3 FAMILY CHILD CARE HOMES

3.5.4 FARMSTANDS

3.5.5 HOME OCCUPATIONS

3.5.6 PERSONAL OUTDOOR SHOOTING RANGES

3.5.7 PRIVATE-USE AIRPORTS²⁷

3.5.8 RECREATIONAL VEHICLES

3.5.9 SOLAR ENERGY SYSTEMS, LEVEL 1²⁸

CURRENT COUNTY CODE SECTIONS TO INCLUDE:

ZO SECTION 16 HOME OCCUPATIONS

ZO SECTION 17.6 STANDARDS FOR SOLAR ENERGY USES

3.6 TEMPORARY USES & STRUCTURES

3.6.1 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.

²⁶ Uses may be added or removed from this Section during drafting.

²⁷ 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.

²⁸ 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.”

3.6.2 EXEMPTIONS**3.6.3 ZONING COMPLIANCE PERMIT REQUIRED****3.6.4 PROPERTY OWNER CONSENT REQUIRED****3.6.5 TEMPORARY USE TABLE**

Adds a use table to provide criteria for temporary uses.

3.6.6 DEVELOPMENT & DESIGN STANDARDS

Specifies requirements for structures, parking, and lighting.

3.7 USE-SPECIFIC STANDARDS FOR TEMPORARY USES & STRUCTURES²⁹**3.7.1 FARMERS' & ARTISANS' MARKETS****3.7.2 LAYDOWN & STORAGE YARDS****3.7.3 MOBILE VENDING****3.7.4 SEASONAL FARMSTANDS****3.8 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

3.8.1 AUTHORITY & PURPOSE**3.8.2 PERMITS****3.8.3 MISCELLANEOUS PROVISIONS****3.8.4 WIRELESS FACILITIES & WIRELESS SUPPORT STRUCTURES IN EXISTENCE ON THE DATE OF ADOPTION OF THIS ORDINANCE****3.8.5 ENFORCEMENT & REMEDIES**

²⁹ Uses may be added or removed from this Section during drafting.

CHAPTER 4 DEVELOPMENT & DESIGN STANDARDS

4.1 GENERAL PROVISIONS

4.1.1 PURPOSE

4.1.2 APPLICABILITY

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 8.4 ACCESS TO PROPERTY

4.2 BUILDING DESIGN³⁰

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

4.2.1 PURPOSE

4.2.2 APPLICABILITY

4.2.3 TBD

4.3 ENVIRONMENTAL PERFORMANCE STANDARDS

Carries forward current environmental performance standards.

³⁰ See discussion of proposed standards in the [Audit Report](#) (pp. 77-78).

4.3.1 PURPOSE**4.3.2 APPLICABILITY****4.3.3 NOISE****4.3.4 VIBRATION****4.3.5 SMOKE AND PARTICULATE MATTER****4.3.6 ODOR****4.3.7 TOXIC, NOXIOUS, OR HAZARDOUS MATTER****4.3.8 ELECTROMAGNETIC INTERFERENCE****4.3.9 FIRE AND EXPLOSION HAZARDS****4.3.10 HUMIDITY, HEAT, OR GLARE****4.3.11 LIGHT****4.3.12 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)

4.4 FIRE PROTECTION

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

4.4.1 PURPOSE**4.4.2 APPLICABILITY****4.4.3 TBD****INCLUDES CURRENT COUNTY CODE SECTIONS:**

PORTIONS OF CHAPTER 93: FIRE PREVENTION AND PROTECTION

4.5 LANDSCAPING & SCREENING³¹

Carries forward and augments landscaping and screening requirements.³²

³¹ 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.

³² See discussion of proposed changes in the [Audit Report](#) (pp. 73-76).

4.5.1 APPLICABILITY**4.5.2 BUILDING FOUNDATION LANDSCAPING****4.5.3 PARKING LOT LANDSCAPING****4.5.4 PERIMETER AND RIGHT-OF-WAY SCREENING****4.5.5 SCREENING OF UTILITY AND STORAGE AREAS****4.5.6 SCREENING OF LOADING AREAS****4.5.7 LANDSCAPING MAINTENANCE****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

4.6 OUTDOOR LIGHTING³³

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

4.6.1 PURPOSE**4.6.2 APPLICABILITY****4.6.3 EXEMPTIONS****4.6.4 GENERAL STANDARDS FOR OUTDOOR LIGHTING****4.6.5 LIGHTING IN OUTDOOR AREAS (RESIDENTIAL AND NON-RESIDENTIAL)****4.6.6 LIGHTING FOR VEHICULAR CANOPIES****4.6.7 OUTDOOR SPORTS FIELD /OUTDOOR PERFORMANCE AREA LIGHTING****4.6.8 NATURAL RECREATION AREAS****4.6.9 LIGHTING OF OUTDOOR DISPLAY AREAS****4.6.10 LIGHTING OF BUILDINGS****4.6.11 PERMANENT SIGN AND BILLBOARD LIGHTING****4.6.12 HOLIDAY/FESTIVE LIGHTING****4.6.13 WALKWAYS, BIKEWAYS AND PARKS (SECTION TO BE LIGHTED)****4.6.14 LANDSCAPE LIGHTING****4.6.15 PERMITTING AND APPROVAL PROCESS****INCLUDES CURRENT COUNTY CODE SECTIONS:**

ZO SECTION 13 LIGHTING

³³ See discussion of proposed changes in the [Audit Report](#) (p. 79).

4.7 PARKING & LOADING³⁴

4.7.1 PURPOSE

4.7.2 APPLICABILITY

4.7.3 PARKING RATIOS

Updates/modernizes existing parking ratios as needed.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 14.1. OFF-STREET PARKING REQUIREMENTS

4.7.4 ADMINISTRATIVE ADJUSTMENTS

Allows for limited administrative adjustments to parking ratios.

4.7.5 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 4.5.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 14.1. OFF-STREET PARKING REQUIREMENTS

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

4.7.6 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).

4.7.7 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

³⁴ See discussion of proposed changes in the [Audit Report](#) (pp. 80-81).

4.7.8 VEHICLE QUEUING

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

4.7.9 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

4.8 SIGNS³⁵

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

4.8.1 PURPOSE

4.8.2 APPLICABILITY

4.8.3 PROHIBITED SIGNS

4.8.4 EXEMPT SIGNS

4.8.5 GENERAL SIGN STANDARDS

4.8.6 PERMANENT SIGN STANDARDS

4.8.7 INCIDENTAL SIGNS

4.8.8 TEMPORARY SIGNS

4.8.9 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 5 TREE PROTECTION

The Chatham County Board of Commissioners recently appointed a working group to draft tree protection regulations for the County. This Chapter will

³⁵ See discussion of proposed changes in the [Audit Report](#) (p. 82).

incorporate the [Tree Protection Ordinance Working Group's](#) draft language. See discussion of proposed standards in the [Audit Report](#) (pp. 73-76).

CHAPTER 6 CONSERVATION & OPEN SPACE³⁶

6.1 GENERAL PROVISIONS

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

6.1.1 PURPOSE

6.1.2 APPLICABILITY

INCLUDES CURRENT COUNTY CODE SECTIONS:

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

6.2 DEVELOPMENT & DESIGN STANDARDS

6.2.1 MINIMUM AMOUNT OF CONSERVATION & OPEN SPACE REQUIRED

6.2.2 MINIMUM DIMENSIONS AND COMPOSITION OF CONSERVATION & OPEN SPACE³⁷

6.2.3 LOCATION & DESIGN OF CONSERVATION & OPEN SPACE

6.2.4 CONSERVATION & OPEN SPACE PLAN REQUIRED

INCLUDES CURRENT COUNTY CODE SECTIONS:

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

³⁶ See discussion of proposed changes in the [Audit Report](#) (pp. 25-28).

³⁷ This Section would include requirements/standards for amenities located in conservation and open space areas.

6.3 LONG-TERM PRESERVATION & MAINTENANCE

6.3.1 GENERALLY

6.3.2 PERMANENT PROTECTION REQUIRED

6.3.3 FAILURE TO MAINTAIN CONSERVATION & OPEN SPACE

CHAPTER 7 INFRASTRUCTURE & PUBLIC IMPROVEMENTS

7.1 GENERAL PROVISIONS

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

7.1.1 APPLICABILITY

7.1.2 TBD

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 8.4 ACCESS TO PROPERTY

7.2 REQUIRED IMPROVEMENTS

7.2.1 SUMMARY TABLE OF REQUIRED IMPROVEMENTS BY DEVELOPMENT TYPE

7.2.2 MONUMENTS & LOT MARKERS

7.2.3 STREETS

7.2.4 PEDESTRIAN SYSTEMS

7.2.5 STORMWATER DRAINAGE SYSTEMS

7.2.6 WASTEWATER SYSTEMS

7.2.7 WATER SUPPLY SYSTEMS

7.2.8 UTILITIES

7.2.9 STREET NAME SIGNS & TRAFFIC SIGNS

7.2.10 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

7.3 SECURITY FOR COMPLETION OF IMPROVEMENTS

7.3.1 IMPROVEMENT & ADEQUATE SECURITY

7.3.2 INSPECTION OF IMPROVEMENTS

7.3.3 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 8 WATERSHED PROTECTION

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

CHAPTER 9 STORMWATER MANAGEMENT³⁸

9.1 AUTHORITY & PURPOSE

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

9.1.1 STATUTORY AUTHORITY

9.1.2 FINDINGS OF FACT

9.1.3 STATEMENT OF PURPOSE

9.1.4 APPLICABILITY & JURISDICTION

9.1.5 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

³⁸ SO Article 3: *Administration and Procedures* is proposed to be relocated to Chapter 14: *Review & Decision-Making Bodies*. SO Sections 404: *Variances* 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).

9.2 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

9.3 STORMWATER MANAGEMENT PLANS³⁹

9.3.1 PURPOSE

9.3.2 APPLICABILITY

9.3.3 INITIATION

9.3.4 COMPLETENESS

9.3.5 NOTICE

9.3.6 DECISION-MAKING PROCESS

9.3.7 REVIEW CRITERIA

9.3.8 SCOPE OF APPROVAL

9.3.9 APPEALS

9.3.10 REAPPLICATION

9.3.11 MODIFICATIONS

9.3.12 FEES

INCLUDES CURRENT COUNTY CODE SECTIONS:

SO SECTION 403 STORMWATER PERMIT, PLAN SUBMITTAL AND REVIEW

SO SECTION 405 AS-BUILT AND FINAL PLAT REQUIREMENTS

³⁹ 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.

9.4 MAINTENANCE & INSPECTIONS

9.4.1 OPERATION & MAINTENANCE AGREEMENT

9.4.2 INSPECTIONS

INCLUDES CURRENT COUNTY CODE SECTIONS:
SO ARTICLE 5 MAINTENANCE AND INSPECTIONS

9.5 ILLICIT DISCHARGES

9.5.1 PROHIBITED DISCHARGES

9.5.2 ALLOWABLE DISCHARGES

9.5.3 ILLICIT CONNECTIONS

9.5.4 SPILLS & ACCIDENTAL DISCHARGES

INCLUDES CURRENT COUNTY CODE SECTIONS:
SO ARTICLE 7 ILLICIT DISCHARGES

9.6 STORMWATER UTILITY SERVICE FEE

9.6.1 AUTHORITY

9.6.2 PURPOSE

9.6.3 JURISDICTION

INCLUDES CURRENT COUNTY CODE SECTIONS:
SO ARTICLE 8 STORMWATER UTILITY SERVICE FEE

9.7 VIOLATIONS & ENFORCEMENT

INCLUDES CURRENT COUNTY CODE SECTIONS:
SO SECTION 600 GENERAL
SO SECTION 601 CIVIL PENALTIES

9.8 DEFINITIONS

INCLUDES CURRENT COUNTY CODE SECTIONS:
SO ARTICLE 2 DEFINITIONS

9.9 CHATHAM COUNTY RAINFALL DATA

INCLUDES CURRENT COUNTY CODE SECTIONS:
SO APPENDIX A CHATHAM COUNTY RAINFALL DATA

9.10 CURVE NUMBERS

INCLUDES CURRENT COUNTY CODE SECTIONS:
SO APPENDIX B CURVE NUMBERS

9.11 GUIDELINES FOR THE 10% RULE

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

CHAPTER 10 SOIL EROSION & SEDIMENTATION CONTROL⁴⁰

10.1 GENERAL PROVISIONS

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

10.1.1 TITLE

10.1.2 PURPOSE

10.1.3 SCOPE & EXCLUSIONS

10.1.4 ADDITIONAL MEASURES

10.1.5 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

⁴⁰ 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 164.23 EFFECTIVE DATE

10.2 BORROW & WASTE AREAS

INCLUDES CURRENT COUNTY CODE SECTIONS:

SESCO SECTION 164.7 BORROW AND WASTER AREAS

10.3 OPERATION IN SURFACE WATERS

INCLUDES CURRENT COUNTY CODE SECTIONS:

SESCO SECTION 164.8 OPERATION IN SURFACE WATERS

10.4 EXISTING UNCOVERED AREAS

INCLUDES CURRENT COUNTY CODE SECTIONS:

SESCO SECTION 164.9 EXISTING UNCOVERED AREAS

10.5 DESIGN & PERFORMANCE STANDARDS

10.5.1 MANDATORY STANDARDS

10.5.2 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

10.6 RESPONSIBILITY FOR MAINTENANCE

INCLUDES CURRENT COUNTY CODE SECTIONS:

SESCO SECTION 164.18 RESPONSIBILITY FOR MAINTENANCE

10.7 LAND DISTURBING PERMITS⁴¹

10.7.1 PURPOSE

10.7.2 APPLICABILITY

10.7.3 INITIATION

10.7.4 COMPLETENESS

10.7.5 NOTICE

10.7.6 DECISION-MAKING PROCESS

10.7.7 REVIEW CRITERIA

10.7.8 SCOPE OF APPROVAL

10.7.9 APPEALS

10.7.10 REAPPLICATION

10.7.11 MODIFICATIONS

10.7.12 CERTIFICATES OF COMPLIANCE & COMPLETION

10.7.13 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

10.8 INSPECTIONS & INVESTIGATIONS

INCLUDES CURRENT COUNTY CODE SECTIONS:

SESCO SECTION 164.20 INSPECTIONS AND INVESTIGATIONS

10.9 INJUNCTIVE RELIEF

INCLUDES CURRENT COUNTY CODE SECTIONS:

⁴¹ 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

10.10 PENALTY

INCLUDES CURRENT COUNTY CODE SECTIONS:

SESCO SECTION 164.99 PENALTY

10.11 RESTORATION AFTER NON-COMPLIANCE

INCLUDES CURRENT COUNTY CODE SECTIONS:

SESCO SECTION 164.22 RESTORATION AFTER NON-COMPLIANCE

10.12 DEFINITIONS

INCLUDES CURRENT COUNTY CODE SECTIONS:

SESCO SECTION 164.3 DEFINITIONS

CHAPTER 11 FLOOD DAMAGE PREVENTION⁴²

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

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

11.1.1 STATUTORY AUTHORIZATION

11.1.2 FINDINGS OF FACT

11.1.3 STATEMENT OF PURPOSE

11.1.4 OBJECTIVES

INCLUDES CURRENT COUNTY CODE SECTIONS:

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

⁴² See discussion of proposed changes in the [Audit Report](#) (p. 43).

11.2 GENERAL PROVISIONS

11.2.1 LANDS TO WHICH THIS ORDINANCE APPLIES

11.2.2 BASIS FOR ESTABLISHING THE SPECIAL FLOOD HAZARD AREAS

11.2.3 ESTABLISHMENT OF FLOODPLAIN DEVELOPMENT PERMIT

11.2.4 COMPLIANCE

11.2.5 ABROGATION & GREATER RESTRICTIONS

11.2.6 INTERPRETATION

11.2.7 WARNING & DISCLAIMER OF LIABILITY

11.2.8 PENALTIES FOR VIOLATION

INCLUDES CURRENT COUNTY CODE SECTIONS:

FDPO ARTICLE 3 GENERAL PROVISIONS

11.3 ADMINISTRATION⁴³

11.3.1 DESIGNATION OF FLOODPLAIN ADMINISTRATOR

11.3.2 FLOODPLAIN DEVELOPMENT APPLICATION, PERMIT, & CERTIFICATION REQUIREMENTS

11.3.3 DUTIES & RESPONSIBILITIES OF THE FLOODPLAIN ADMINISTRATOR

11.3.4 CORRECTIVE PROCEDURES

11.3.5 VARIANCE PROCEDURES

INCLUDES CURRENT COUNTY CODE SECTIONS:

FDPO ARTICLE 4 ADMINISTRATION

⁴³ These provisions may be incorporated into Chapter 13: *Procedures* and Chapter 14: *Review & Decision-Making Bodies*.

11.4 PROVISIONS FOR FLOOD HAZARD REDUCTION

11.4.1 GENERAL STANDARDS

11.4.2 SPECIFIC STANDARDS

11.4.3 STANDARDS FOR FLOODPLAINS WITHOUT ESTABLISHED BASE FLOOD ELEVATIONS

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

11.4.5 FLOODWAYS AND NON-ENCROACHMENT AREAS

11.4.6 STANDARDS FOR AREAS OF SHALLOW FLOODING (AO ZONES)

INCLUDES CURRENT COUNTY CODE SECTIONS:

FDPO ARTICLE 5 PROVISIONS FOR FLOOD HAZARD REDUCTION

11.5 LEGAL STATUS PROVISIONS

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

11.5.2 EFFECT UPON OUTSTANDING BUILDING PERMITS

11.5.3 EFFECTIVE DATE

11.5.4 ADOPTION CERTIFICATION

INCLUDES CURRENT COUNTY CODE SECTIONS:

FDPO ARTICLE 6 LEGAL STATUS PROVISIONS

11.6 DEFINITIONS

INCLUDES CURRENT COUNTY CODE SECTIONS:

FDPO ARTICLE 2 DEFINITIONS

CHAPTER 12 ADDITIONAL REQUIREMENTS FOR SUBDIVISIONS⁴⁴

12.1 GENERAL PROVISIONS

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

12.1.1 TITLE

12.1.2 AUTHORITY

12.1.3 PURPOSE

12.1.4 JURISDICTION

12.1.5 SUITABILITY OF THE LAND

INCLUDES CURRENT COUNTY CODE SECTIONS:

SR SECTION 1.4 JURISDICTION

SR SECTION 7.1 SUITABILITY OF THE LAND

12.2 SUBDIVISION TYPES

12.2.1 MAJOR SUBDIVISIONS

12.2.2 MINOR SUBDIVISIONS

12.2.3 EXEMPT SUBDIVISIONS

INCLUDES CURRENT COUNTY CODE SECTIONS:

SR SECTION 4 TYPES OF SUBDIVISIONS

12.3 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 zoning districts. Adds townhouse subdivisions to address the unique characteristics of townhouse developments.

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

12.3.1 GENERAL DESIGN REQUIREMENTS FOR ALL SUBDIVISIONS**12.3.2 SUMMARY TABLE OF SUBDIVISION DESIGN TECHNIQUES & ALLOWED LOCATIONS/ZONING DISTRICTS****12.3.3 AGRICULTURAL-FRIENDLY SUBDIVISIONS****12.3.4 COMPACT SUBDIVISIONS****12.3.5 CONSERVATION SUBDIVISIONS****12.3.6 CONVENTIONAL SUBDIVISIONS****12.3.7 EQUESTRIAN SUBDIVISIONS****12.3.8 PLANNED RESIDENTIAL DEVELOPMENTS****12.3.9 TOWNHOUSE SUBDIVISIONS****12.3.10 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

12.4 PUBLIC USE AND SERVICE AREAS**INCLUDES CURRENT COUNTY CODE SECTIONS:**

SR SECTION 7.5 PUBLIC USE AND SERVICE AREAS

12.5 PLAT CERTIFICATES**INCLUDES CURRENT COUNTY CODE SECTIONS:**

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

CHAPTER 13 PROCEDURES⁴⁵

13.1 GENERAL PROVISIONS

13.1.1 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.

13.1.2 APPLICABILITY

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

13.1.3 SUMMARY OF PROCEDURES

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

13.1.4 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 19.

13.1.5 PRE-APPLICATION MEETINGS

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

13.1.6 COMMUNITY MEETINGS

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

⁴⁵ See discussion of proposed changes in the [Audit Report](#) (pp. 83-94).

13.1.7 NOTICE PROVISIONS

Establishes general rules for notification and publication.

13.1.8 PUBLIC HEARINGS

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

13.1.9 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

13.1.10 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.

13.2 ZONING COMPLIANCE PERMITS⁴⁶

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
 ZO SECTION 16 HOME OCCUPATIONS
 JYCO 111.06 PROCEDURES; REGISTRATION AND PERMITTING

⁴⁶ 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.

13.3 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

13.4 REZONINGS (CONVENTIONAL DISTRICTS)

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

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 19 AMENDMENT TO ZONING ORDINANCE

13.5 REZONINGS (CONDITIONAL DISTRICTS)

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

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 5 CONDITIONAL ZONING DISTRICTS

ZO SECTION 19 AMENDMENT TO ZONING ORDINANCE

13.6 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

13.7 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.

13.7.1 MAJOR SUBDIVISION CONCEPT PLAN**13.7.2 MAJOR SUBDIVISION FIRST PLAT****13.7.3 MAJOR SUBDIVISION CONSTRUCTION PLAN****13.7.4 MAJOR SUBDIVISION FINAL PLAT****INCLUDES CURRENT COUNTY CODE SECTIONS:**

SR SECTION 5.1 GENERAL PURPOSE (PROCEDURE FOR SUBDIVISIONS)

SR SECTION 5.2 MAJOR SUBDIVISION

13.8 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

13.9 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

13.10 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

JYCO SECTION 111.10 RELIEF; VARIANCE; DECISION

WPO SECTION 507(B) VARIANCES

13.11 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

JYCO SECTION 111.10 RELIEF; VARIANCE; DECISION

CHAPTER 14 REVIEW & DECISION-MAKING BODIES

14.1 ELECTED & APPOINTED BODIES⁴⁷

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).

14.1.1 BOARD OF COMMISSIONERS**14.1.2 PLANNING BOARD****14.1.3 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

⁴⁷ Some appointed bodies may be removed from this Section if they do not have a distinct role in the administration of the UDO.

- 14.1.4 APPEARANCE COMMISSION**
- 14.1.5 AFFORDABLE HOUSING ADVISORY COMMITTEE**
- 14.1.6 AGRICULTURE ADVISORY BOARD**
- 14.1.7 CLIMATE CHANGE ADVISORY COMMITTEE**
- 14.1.8 ENVIRONMENTAL REVIEW ADVISORY BOARD**
- 14.1.9 HISTORICAL ASSOCIATION⁴⁸**
- 14.1.10 RECREATION ADVISORY COMMITTEE**

14.2 ADMINISTRATIVE BODIES⁴⁹

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

- 14.2.1 CENTRAL PERMITTING & INSPECTIONS DIRECTOR**
- 14.2.2 ENVIRONMENTAL HEALTH DIRECTOR**
- 14.2.3 FIRE MARSHAL'S OFFICE**
- 14.2.4 MANAGEMENT INFORMATION SERVICES DIRECTOR**
- 14.2.5 PLANNING DIRECTOR**
- 14.2.6 STORMWATER ADMINISTRATOR**
- 14.2.7 SUBDIVISION ADMINISTRATOR**
- 14.2.8 TECHNICAL REVIEW COMMITTEE**
- 14.2.9 WATERSHED PROTECTION DIRECTOR**
- 14.2.10 ZONING ADMINISTRATOR**
- 14.2.11 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

⁴⁸ 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.

⁴⁹ 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 15 NONCONFORMITIES

15.1 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

15.2 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

15.3 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

15.4 NONCONFORMING SIGNS

Carries forward rules for the continuation, expansion, alteration, and reestablishment of signs that are nonconforming as to the requirements in Section 4.8.

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 9.4 EXTENSION OR ENLARGEMENT OF NON-CONFORMING SITUATIONS

ZO SECTION 15.2 NON-CONFORMING SIGNS

15.5 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)

15.6 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

15.7 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 16 ENFORCEMENT

16.1 GENERALLY

Introductory section.

16.2 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
 JYCO SECTION 111.09 ENFORCEMENT PROCEDURES

16.3 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
 JYCO SECTION 111.99 PENALTY

16.4 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
 JYCO SECTION 111.09 ENFORCEMENT PROCEDURES

16.5 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 17 RULES OF INTERPRETATION & MEASUREMENT

17.1 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

17.2 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

17.3 INTERPRETATION OF ZONING MAP & WATERSHED AREA BOUNDARIES

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

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 6.3 INTERPRETATION OF BOUNDARIES
WPO SECTION 306 RULES GOVERNING THE INTERPRETATION OF WATERSHED AREA BOUNDARIES

17.4 RULES OF MEASUREMENT⁵⁰

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

17.4.1 GENERAL RULES OF MEASUREMENT

17.4.2 HOW TO MEASURE LOT AREA & WIDTH

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 8.3 REDUCTION OF LOT AND YARD AREAS PROHIBITED

17.4.3 HOW TO CALCULATE RESIDENTIAL DENSITY

INCLUDES CURRENT COUNTY CODE SECTIONS:

CCO SECTION 6.3 RESIDENTIAL DENSITY (MAXIMUM AND MINIMUM)

17.4.4 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

17.4.5 HOW TO CALCULATE LOT COVERAGE

17.4.6 HOW TO MEASURE HEIGHT

INCLUDES CURRENT COUNTY CODE SECTIONS:

ZO SECTION 8.8. HEIGHT LIMITATION EXCEPTIONS

17.4.7 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)

⁵⁰ 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 18 DEFINITIONS & ACRONYMS

18.1 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

18.2 ACRONYMS

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

CHAPTER 19 SUBMITTAL REQUIREMENTS⁵¹

19.1 GENERAL PROVISIONS

19.1.1 APPLICABILITY

19.1.2 DIGITAL APPLICATIONS

Establishes requirements and specifications for filing digital applications.

19.1.3 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)

⁵¹ See discussion of proposed changes in the [Audit Report](#) (pp.95-97).

SR SECTION 6 SPECIFICATIONS FOR DOCUMENTS TO BE SUBMITTED

19.1.4 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

19.2 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)

19.3 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)

19.4 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]

19.5 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.

1

INTRODUCTION

Public Review Draft | February 20, 2023

RECODE
CHATHAM | UNIFIED
DEVELOPMENT
ORDINANCE

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CHAPTER 1 INTRODUCTION

1.1 TITLE¹

- A. This Ordinance is known and may be cited as "The Unified Development Ordinance for Chatham County, North Carolina."
- B. It may be abbreviated and cited as the "Chatham County Unified Development Ordinance," the "Unified Development Ordinance," or the "UDO."

1.2 PURPOSE²

- A. Chatham County enacts these regulations in accordance with the Comprehensive Plan. These regulations are designed to protect and promote the public health, safety, and general welfare of Chatham County.
- B. In furtherance of this general intent, the UDO is enacted to, among other purposes:
 - 1. Help implement the Chatham County Comprehensive Plan;
 - 2. Promote the orderly growth and efficient development of the jurisdiction;
 - 3. Provide adequate light and air;
 - 4. Prevent the overcrowding of land and undue concentration of population;
 - 5. Secure safety from fire, flood, panic, and other dangers;
 - 6. Facilitate the safe and adequate provision of transportation, water, and wastewater systems;

¹ This Section provides the full name of the ordinance, in addition to its abbreviated titles. It consolidates current ZO Section 1: *Title* and SR Section 1.1: *Title*.

² This Section describes the reasons for the Unified Development Ordinance and what it accomplishes. It consolidates current ZO page 1 and SR Section 1.3: *Purpose* and adds new purpose statements in 1.2.B.12 through B.18.

7. Provide for the orderly and safe flow of traffic and lessen congestion and traffic hazards;
 8. Ensure an adequately planned street system that avoids sharp curves, steep grades, and hazardous intersections;
 9. Provide for the dedication of rights-of-way for streets and utilities and the coordination of subdivision streets with existing and/or planned streets;
 10. Facilitate the safe and adequate provision of schools, parks, and other public facilities;
 11. Protect lakes, streams, rivers, wetlands, and other waterbodies within the jurisdiction;
 12. Protect scenic and ecologically sensitive areas;
 13. Preserve agricultural land and working farms;
 14. Protect historical and cultural resources;
 15. Protect neighborhoods from incompatible development;
 16. Accommodate a variety of housing types that are affordable for the County's entire spectrum of households;
 17. Encourage infill development and the adaptive reuse of existing buildings; and
 18. Establish procedures for processing development applications that encourage appropriate and streamlined land use decisions;
 19. Ensure the proper legal description and documenting of land; and
 20. Provide for the re-subdivision of land.
- C. The minimum standards specified herein are adopted and shall be considered as achieving the purposes listed above.

1.3 AUTHORITY³

This Unified Development Ordinance is adopted pursuant to the authority conferred upon Chatham County by the General Statutes of North Carolina (N.C.G.S.), as amended, and specifically by [Chapter 160D](#), Articles 1 through 14.

1.4 APPLICABILITY⁴

- A. **Generally.** The regulations set forth in this UDO apply to all land lying within Chatham County and outside the municipal limits and extraterritorial jurisdictions of the incorporated municipalities as provided in N.C.G.S. [Chapter 160D-202](#).
- B. **Property Used for Bona Fide Farm Purposes Exempt.⁵**
1. Zoning provisions in this UDO shall in no way regulate, restrict, prohibit, or otherwise deter or affect property used for bona fide farm purposes. Bona fide farm purposes include all forms of agriculture, as defined in Chapter 18: *Definitions & Acronyms*.⁶ However, any use of farm property for non-farm purposes is subject to all UDO regulations, pursuant to N.C.G.S. [§ 160D-903\(a\)](#).
 2. Agricultural uses and structures that obtain bona fide farm status from the Chatham County Planning Department are subject to all provisions of this UDO except the zoning provisions, which include:⁷
 - (a) Chapter 2: *Zoning Districts*;
 - (b) Chapter 3: *Use Regulations*;

³ This Section recites the authority for adoption of the UDO, including N.C.G.S. Chapter 160D. It includes current ZO Page 1 and SR Section 1.2: *Authority*.

⁴ This Section describes the area of jurisdiction for zoning and land development. It includes current ZO Section 2: *Jurisdiction*, ZO Section 3: *Bona Fide Farm Exempt*, and a portion of SR Section 1.4: *Jurisdiction*.

⁵ This Paragraph carries forward ZO Section 3: *Bona Fide Farm Exempt*, the State-mandated exemption for bona fide farms in N.C.G.S. [§ 160D-903\(a\)](#) and attempts to clarify the provisions pursuant to a recommendation in the [Audit Report](#) (p. 57). The statute exempts bona fide farming from “county zoning.” Due to the consolidation of the zoning, subdivision, and other development-related ordinances into a single UDO, 1.4.B.2 clarifies which UDO chapters constitute “zoning” pursuant to the statute. Also proposed is to relocate the statutory definition of “agritourism” to Chapter 18: *Definitions & Acronyms*.

⁶ The definition of “agriculture” in Chapter 18: *Definitions & Acronyms* is revised to reflect the current definition of “agriculture” in N.C.G.S. [§ 106-581.1: Agriculture defined](#).

⁷ This list will be confirmed once the complete UDO is drafted.

- (c) Chapter 4: *Development & Design Standards*;
 - (d) Section 13.2: *Zoning Compliance Permits*;
 - (e) Section 13.3: *Special Use Permits*;
 - (f) Section 13.4: *Rezoning (Conventional Districts)*; and
 - (g) Section 13.5: *Rezoning (Conditional Districts)*.
3. Land, buildings, and structures used for agritourism⁸ are a bona fide farm purpose if the property on which the agritourism use occurs is:
 - (a) Owned by a person who holds a qualifying farmer sales tax exemption certificate from the Department of Revenue pursuant to N.C.G.S. [§ 105-164.13E\(a\)](#); or
 - (b) Enrolled in the present-use value program pursuant to N.C.G.S. [§ 105-277.3](#).
 4. Failure to maintain the requirements of this Section for a period of three years after the date the building, structure, or use originally received bona fide farm exemption status pursuant to this Section shall subject the building, structure, or use to applicable UDO provisions in effect on the date the property no longer meets the requirements of this Section.
 5. A property owner may request bona fide farm exemption status by submitting the following to the Planning Department prior to initiation of the use or initiation of construction of any structure on the property:
 - (a) A completed and notarized [Exemption Request for Bona Fide Farm Purpose application](#); and

⁸ Agritourism is defined as “any activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, ranching, historic, cultural, harvest-your-own activities, hunting, fishing, equestrian activities, or natural activities and attractions. A building or structure used for agritourism includes any building or structure used for public or private events, including, but not limited to, weddings, receptions, meetings, demonstrations of farm activities, meals, and other events that are taking place on the farm because of its farm or rural setting.” This definition is from N.C.G.S. [§ 160D-903\(a\)](#). It appears in current ZO Section 3: *Bona Fide Farm Exempt* and is proposed for relocation to Chapter 18: *Definitions & Acronyms*. Note the statutory definition includes “hunting, fishing, [and] equestrian activities,” which are not included in current ZO Section 3.

- (b) One of the following as required by N.C.G.S. [§ 160D-903\(a\)](#), any of which constitute sufficient evidence that the property is being used for bona fide farm purposes:
- (1) A farm sales tax exemption certificate issued by the Department of Revenue;
 - (2) A copy of the property tax listing showing that the property is eligible for participation in the present use value program pursuant to N.C.G.S. [§ 105-277.3](#);
 - (3) A copy of the farm owner's or operator's Schedule F from the owner's or operator's most recent federal income tax return; or
 - (4) A forest management plan.

1.5 RELATIONSHIP TO PLANS

- A. Pursuant to N.C.G.S. [§ 160D-701](#), this UDO is intended to implement the goals, objectives, and policies of the Comprehensive Plan, as adopted or as it may be amended from time to time. Chatham County finds this UDO to be in accordance with the Comprehensive Plan.
- B. This UDO is also intended to implement the goals, objectives, and policies of other plans adopted by the Board of Commissioners, including *Plan Moncure* and the *Chatham County-Town of Cary Joint Land Use Plan*.
- C. Any amendments to this UDO, including any rezoning approved pursuant to [Section 13.4: Rezoning \(Conventional Districts\)](#) and [Section 13.5: Rezoning \(Conditional Districts\)](#), shall be made in accordance with the adopted Comprehensive Plan in effect at the time of such request for amendment.

1.6 RELATIONSHIP TO OTHER REGULATIONS

- A. **Generally.**
 1. This UDO works in conjunction with administrative policy documents, such as the [UDO Administrative Manual](#), to regulate the development, redevelopment, and use of land and structures in Chatham County.
 2. The use and development of land and structures is subject to all applicable requirements of this UDO and all other applicable requirements of the [Chatham County Code](#) and state and federal law.

B. UDO Standards Are Minimum Requirements.

1. In their interpretation and application, the provisions of this UDO are considered the minimum requirements adopted for the promotion of public health, safety, convenience, prosperity, and general welfare.⁹
2. Meeting minimum requirements of this UDO may not be sufficient to meet minimum requirements of other chapters of the County Code or state or federal law.

C. Conflicting Regulations. When applicable regulations conflict with one another, the requirements of **Section 17.2: Conflicting Provisions** apply.**1.7 WATER & SEWER REQUIREMENTS¹⁰**

- A. The lot sizes required for the various districts in this UDO were drawn based upon the assumption that adequate water supply and sewage disposal systems are available to each and every lot. The lack of adequate systems for one or both facilities, however, may require larger lot areas or, in some instances, not permit development as proposed by a developer.
- B. New development should connect to the County water system or municipal equivalent where available.
- C. If irrigation systems are to be included, they should use non-public water, treated wastewater, or have the ability to be converted to recycled wastewater when it becomes available.

1.8 SEVERABILITY¹¹

- A. If any section, subsection, sentence, clause, or phrase of this UDO or application thereof to any person or circumstances is for any reason held invalid by a court of competent jurisdiction, such judgment shall not affect the validity of the remaining portions of this UDO.
- B. The Board of Commissioners hereby declares that it would have passed this UDO and each section, subsection, clause, and phrase thereof, irrespective of

⁹ Carries forward and consolidates SR Section 1.6: *Interpretation* and a portion of ZO Section 25: *Interpretation, Purpose, and Conflict*, with minor edits.

¹⁰ Carries forward ZO Section 8.7: *Water and Sewer Requirements*.

¹¹ This Section carries forward and consolidates existing text in ZO Section 26: *Validity* and SR Section 1.9: *Separability*.

the fact that any one or more sections, subsections, sentences, clauses, or phrases be declared invalid.

1.9 REPEAL OF PREVIOUS ORDINANCES¹²

- A. Except to the extent necessary to address Permit Choice and applications in progress, adoption of this UDO repeals the following ordinances, and all amendments to them, in effect prior to the date specified in Section 1.11: Effective Date:
1. Zoning Ordinance for Baldwin, Williams, New Hope, Cape Fear, and portions of Haw River, Oakland, Center, Albright, Gulf, Hickory Mountain, Matthews and Hadley Townships, Chatham County, North Carolina;
 2. Chatham County Subdivision Regulations;
 3. Compact Communities Ordinance;
 4. Flood Damage Prevention Ordinance;
 5. Hazardous Waste Management Ordinance;
 6. Junk Yard Control Ordinance;
 7. Mobile Home Ordinance;
 8. Moratorium Ordinance;
 9. Off-Premise Signs Ordinance;
 10. Soil Erosion & Sedimentation Control Ordinance;
 11. Stormwater Ordinance;
 12. Watershed Protection Ordinance; and
 13. Wireless Telecommunications Facilities Ordinance.
- B. All provisions of these ordinances not reenacted herein are hereby repealed.

¹² This Section carries forward a portion of ZO Section 24: *Reenactment and Repeal of Existing Zoning Ordinance* and replaces SR Section 1.11: *Reservations*.

1.10 PERMIT CHOICE & VESTED RIGHTS

- A. **Findings.** County approval of development typically follows significant investment in site evaluation, planning, development costs, consultant fees, and related expenses. Therefore, it is necessary and desirable to provide for the establishment of certain vested rights in order to:
1. Ensure reasonable certainty, stability, and fairness in the development regulation process;
 2. Secure the reasonable expectations of landowners; and
 3. Foster cooperation between the public and private sectors in land use planning and development regulation.¹³
- B. **Permit Choice.**
1. If a land development regulation is amended between the time a development permit application was submitted and a development permit decision is made or if a land development regulation is amended after a development permit decision has been challenged and found to be wrongfully denied or illegal, N.C.G.S. [§ 143-755](#) applies.¹⁴
 2. For the purposes of this Section:
 - (a) “Development permit” has the meaning specified in N.C.G.S. [§ 143-755\(e\)\(2\)](#); and
 - (b) “Land development regulation” has the meaning specified in N.C.G.S. [§ 143-755\(e\)\(3\)](#).
- C. **Vested Rights.**
1. Vested rights balance the right of property owners to reasonably rely on official governmental acts and the County’s obligation to reasonably respond to community changes and needs through revisions to this UDO.
 2. By this Section, Chatham County recognizes and commits to protect vested rights as created by N.C.G.S. [§ 160D-108](#) and other applicable law.

¹³ This Paragraph 1.9.A is from N.C.G.S. [§ 160D-108\(a\)](#).

¹⁴ This Paragraph 1.9.B.1 is from N.C.G.S. [§ 160D-108\(b\)](#).

3. Chatham County will make vested rights determinations, at property owner request, according to **Section 13.8: UDO Interpretations** and all procedures, requirements, exemptions, and other applicable provisions of State law, upon the County receiving all information necessary to determine whether vested rights arise from official County actions impacting a lot.

1.11 EFFECTIVE DATE¹⁵

This Unified Development Ordinance shall take effect on **<insert date>**.

1.12 TRANSITIONAL PROVISIONS¹⁶

1.12.1 GENERALLY

- A. This Section addresses the transition from the previous ordinances (specified in Section 1.9: Repeal of Previous Ordinances) in effect prior to the effective date of this UDO.
- B. The provisions in this Section clarify how to handle pending development applications, approvals granted prior to the effective date, development in progress, and the status of existing violations.

1.12.2 APPLICATIONS IN PROGRESS

- A. Applications submitted and accepted as complete prior to the date specified in Section 1.11: Effective Date will be processed under the ordinances in place at the time of application acceptance.
- B. Applications in progress shall comply with the timeframes for review, approval, and completion specified in the prior ordinances. If an application expires, then future applications are reviewed under the provisions of this UDO.
- C. At any stage of the application review process, an applicant may choose to have the proposed development reviewed under the provisions of this UDO as specified in Subsection 1.10: Permit Choice.

¹⁵ This Section replaces SR Section 1.5: *Enactment*, ZO Section 27: *Effective Date*, and portions of ZO Section 24: *Reenactment and Repeal of Existing Zoning Ordinance*.

¹⁶ This Section generally carries forward the provisions in SR Section 1.10: *Saving Provision*.

1.12.3 APPROVALS GRANTED PRIOR TO EFFECTIVE DATE

- A. Zoning compliance permits, special use permits, variances, building permits, subdivision sketch plans, and other similar development approvals that are valid on the date specified in Section 1.11: Effective Date will remain valid until their expiration date.
- B. Development may be completed in accordance with such approvals even if the building, structure, or development does not fully comply with the provisions of this UDO.
- C. If development does not begin or continue within the timeframe required by the original approval or any approved extension of the same and the approval expires, then future applications are reviewed under the provisions of this UDO.

1.12.4 VIOLATIONS CONTINUE¹⁷

- A. All suits at law or in equity and/or all prosecutions resulting from the violation of any ordinance previously in effect, which are now pending in any of the courts of this State or of the United States, shall not be abated or abandoned by reason of the adoption of this UDO, but shall be prosecuted to their finality the same as if this UDO had not been adopted.
- B. Any and all violations of the existing ordinances, prosecutions for which have not been instituted, may be filed and prosecuted.
- C. Nothing in this Ordinance shall be so construed as to abandon, abate, or dismiss any litigation or prosecution now pending and/or which may be instituted or prosecuted.

¹⁷ This Section carries forward a portion of ZO Section 24: *Reenactment and Repeal of Existing Zoning Ordinance* and generally carries forward the first sentence in SR Section 1.10: *Saving Provision*.

2

ZONING DISTRICTS

Public Review Draft | February 20, 2023

RECODE | UNIFIED
CHATHAM | DEVELOPMENT
ORDINANCE

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CHAPTER 2 ZONING DISTRICTS

2.1 GENERAL PROVISIONS

2.1.1 INTRODUCTION

- A. **Generally.** This Chapter describes the purpose of each conventional, conditional, and legacy zoning district in Chatham County. The purpose statements provide a foundation for the various standards applicable to the various zoning districts and assist in interpretation of the district standards. The purpose statements are not regulations, but rather a summary of the district character and regulatory intent.
- B. **Allowed Uses.** The particular uses allowed in each zoning district are set forth in [Chapter 3: Use Regulations](#). Allowed uses in a conditional district are specified in the rezoning ordinance that establishes the conditional district and any amendments thereto.
- C. **Development Standards.** Development standards for the districts, including setbacks and height limits, are specified in the subsection associated with each zoning district. Development standards for conditional districts may be supplemented by the rezoning ordinance associated with a particular site.
- D. **Additional District Regulations.** Additional supplemental regulations for each district, where applicable, are also included in this Chapter.

2.1.2 DISTRICTS ESTABLISHED¹

- A. In order to achieve the purposes set forth in [Section 1.2: Purpose](#), the jurisdictional area subject to this Ordinance is divided into the zoning districts identified in Table 2.1.2-1: *Zoning Districts* and described in Sections 2.2, 2.3, and 2.4.
- B. Table 2.1.2-1: *Zoning Districts* describes the three types of zoning districts established in this Chapter and lists each zoning district according to its district type.

¹ Generally carries forward ZO Section 4: *Districts Established* and adds descriptions of the district types and incorporates the proposed new districts.

Table 2.1.2-1: Zoning Districts

District Type	Description	Districts
Conventional	<p>Conventional districts establish uniform use, dimensional, and development standards for each class or kind of building in a district. Allowed uses are either permitted by-right or allowed subject to approval of a Special Use Permit.²</p>	<p>PP, Parks & Protected Lands AG, Agricultural RA, Agricultural Residential R5, Conservation Residential R2, Rural Residential R1, Suburban Residential RV, Rural Village OI, Office & Institutional NB, Neighborhood Business CB, Community Business RB, Regional Business RHC, Rural Highway Commercial IL, Light Industrial IH, Heavy Industrial</p>
Conditional	<p>Conditional districts establish uniform use, dimensional, and development standards for each class or kind of building in a district. However, these standards may be supplemented by additional requirements through site plans or individualized development conditions approved through the rezoning process.³</p>	<p>CD-CR, Compact Residential Conditional District CD-CMU, Compact Mixed Use Conditional District CD-CN, Compact Non-Residential Conditional District</p>

² Aligns with [N.C.G.S. § 160D-703. Zoning districts.](#)

³ Aligns with [N.C.G.S. § 160D-703. Zoning districts.](#)

Table 2.1.2-1: Zoning Districts		
District Type	Description	Districts
Legacy	Obsolete districts that cannot be expanded or added to the zoning map.	B-1, General Business District CD-B1, General Business Conditional District CD-CB, Community Business Conditional District CD-CC, Compact Communities Conditional District CD-IL, Light Industrial Conditional District CD-IH, Heavy Industrial Conditional District CD-MU, Mixed Use Conditional District CD-NB, Neighborhood Business Conditional District CD-O&I, Office & Institutional Conditional District CD-R5, Residential Conditional District CD-R2, Residential Conditional District CD-R1, Residential Conditional District CD-RB, Regional Business Conditional District

2.1.3 ZONING MAP AND OTHER OFFICIAL MAPS⁴

A. Official Zoning Map.

1. The location and boundaries of zoning districts are kept in spatial databases entitled "Zoning" and "Zoning Overlays," which the County maintains as part of its geographic information system (GIS) under the direction of the Planning Director.

⁴ This Section formally establishes the zoning map. It carries forward ZO Sections 6.1: *Zoning Map* and 6.2: *Incorporation by Reference* with minor revisions to eliminate the use of passive voice. It also clarifies the Official Zoning Map is available online and adds a hyperlink (Paragraph A.3).

2. This depiction of zoning boundaries, along with additional reference data in the GIS, constitutes the Official Zoning Map for the County's zoning jurisdiction, and is adopted into this Ordinance by reference.
3. As required by [N.C.G.S. § 160D-105\(a\)](#), the Official Zoning Map is available for public inspection online through the [Chatham County GIS Portal](#).
4. The Planning Director may authorize the production of printed copies of the Official Zoning Map, and shall maintain digital or printed copies of superseded versions of the Official Zoning Map for historical reference.
5. The County Clerk may, upon validation by the Planning Director, certify a paper copy of the Official Zoning Map, or portions of the map, as a true and accurate copy of the Official Zoning Map, or a portion thereof, under the authority of [N.C.G.S. § 160D-105](#).
6. The Planning Director shall revise the Official Zoning Map when the governing body approves amendments in accordance with [Chapter 13: Procedures](#). The Planning Director shall correct errors in the map as they are discovered.
7. No unauthorized person shall alter or modify the Official Zoning Map. Errors in the Official Zoning Map shall be corrected as they are discovered and the corrected information shown on the GIS system.

B. Other Official Maps Incorporated by Reference.⁵

1. Pursuant to [N.C.G.S. § 160D-105](#), this Ordinance incorporates by reference flood insurance rate maps, watershed boundary maps, and other maps officially adopted or promulgated by state and federal agencies that relate to the zoning and land development process.
2. When this Ordinance references such maps, the reference is to the most recent officially adopted versions.
3. When zoning district boundaries are based on such maps, the zoning district boundaries are automatically amended to remain consistent with changes in the officially promulgated state and federal maps if a

⁵ This Paragraph revises ZO Section 6.2: *Incorporation by Reference* to clarify these maps are incorporated by reference. The current text in the Zoning Ordinance allows the incorporation of the maps by reference, but doesn't clearly state they *are* incorporated.

copy of the currently effective version of the incorporated map is maintained for public inspection as provided in 2.1.3A.3.

2.1.4 LOTS FOR MINOR UTILITY USES⁶

- A. Lots created for the express purpose of accommodating minor utilities are exempt from the required minimum lot area of the zoning district.
- B. Such lots are also exempt from the required minimum setbacks of the zoning districts, except that any noise producing equipment or generators must be stored within a structure or set back at least 50 feet from any public right-of-way or property line.

2.2 CONVENTIONAL DISTRICTS⁷

2.2.1 PP, PARKS & PROTECTED LANDS DISTRICT⁸

- A. **Purpose.** The PP, Parks & Protected Lands, District is intended for permanently protected lands composed of federal- and state-maintained recreation areas, County parks, and privately owned land. Allowed uses include a mixture of passive and active recreation uses, accessory uses, and limited residential uses (where allowed by easement agreements).⁹
- B. **Location.** The PP District is generally appropriate in areas designated as Park/Protected Lands on the Future Land Use & Conservation Plan.
- C. **Allowed Uses.** See [Chapter 3: Use Regulations](#).
- D. **Dimensional Standards.** Table 2.2.1-1 establishes dimensional standards for the PP District.

⁶ Carries forward current provisions for minor utility lots in the Dimensional Standards for each conventional district (ZO Sections 10.1.B, 10.2.B, 10.3.B, 10.4.B, 10.6.B, 10.7.B, 10.8.B, 10.9.B, and 10.10.B).

⁷ This Section carries forward current conventional zoning districts (ZO Section 4: *Districts Established* and ZO Section 10: *Schedule of District Regulations*) and adds new districts to implement *Plan Chatham* goals. It renames the current residential districts to better align with the Future Land Use & Conservation Plan designations. Each conventional district includes a purpose statement, table of dimensional standards, cross-reference to Chapter 3: *Use Regulations*, and additional district-specific standards as applicable.

⁸ 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.

⁹ From *Plan Chatham* Future Land Use Descriptions, p. 49.

Table 2.2.1-1: PP District Dimensional Standards	
Lot Dimensions (min)	
Lot Area, With Public Water and/or Sewer	40,000 sf
Lot Area, With Individual Well & Wastewater Disposal	65,340 sf
Lot Width (min)	100 ft
Principal Structure Setbacks (min)	
Front	40 ft
Side	25 ft
Rear	25 ft
Accessory Structure Setbacks	
See Section 3.4: Accessory Uses & Structures	
Height (max)	
Principal Structures	60 ft
Accessory Structures	60 ft

Key: min = minimum required | max = maximum allowed | sf = square feet | ft = feet

2.2.2 AG, AGRICULTURAL DISTRICT¹⁰

- A. **Purpose.** Chatham County recognizes prime agricultural land as a valuable natural resource to protect for future generations. Therefore, the purposes of the AG, Agricultural, District are to:
1. Preserve, protect, and enable agriculture and forestry;¹¹
 2. Preserve the rural character and lifestyle of Chatham County;¹²
 3. Promote agriculture as a key feature of the County and component of the local economy and discourage conversion of areas with viable agricultural operations for development;¹³ and

¹⁰ 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.

¹¹ *Plan Chatham*, Agriculture Element, Primary Goal

¹² *Plan Chatham*, Agriculture Element, Secondary Goal

¹³ *Plan Chatham*, Agriculture Element, Recommendation 2

- 4. Limit non-agricultural development in productive and prime agricultural areas in order to support the long term economic viability of agricultural operations.¹⁴
- B. **Location.** The AG District is generally appropriate in areas designated as Agriculture, Rural, or Conservation on the Future Land Use & Conservation Plan.
- C. **Allowed Uses.** See [Chapter 3: Use Regulations](#).
- D. **Dimensional Standards.** Table 2.2.2-1 establishes dimensional standards for the AG District.¹⁵

Table 2.2.2-1: AG District Dimensional Standards	
Lot Dimensions	
Lot Area (min)	10 ac
Lot Width (min)	300 ft
Principal Structure Setbacks (min)	
Front	100 ft
Side	50 ft
Rear	50 ft
Accessory Structure Setbacks (min)	
See Section 3.4: Accessory Uses & Structures	
Height (max)	
Principal Structures	None
Accessory Structures	None

Key: min = minimum required | avg = average | max = maximum allowed | ac = acres | ft = feet

2.2.3 RA, AGRICULTURAL RESIDENTIAL DISTRICT¹⁶

- A. **Purpose.** The RA, Agricultural Residential, District is intended to encourage the integration of small-scale agriculture into rural residential areas.

¹⁴ Derived from *Plan Chatham*, Agriculture Element, AGR Policy 3

¹⁵ Section 12.3: *Subdivision Design* may include provisions for sliding scale residential subdivisions as outlined in *Plan Chatham* (p. 99).

¹⁶ 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.

- B. **Location.** The RA District is generally appropriate in areas designated as Agriculture, Rural, or Conservation on the Future Land Use & Conservation Plan.
- C. **Allowed Uses.** See [Chapter 3: Use Regulations](#).
- D. **Dimensional Standards.** Table 2.2.3-1 establishes dimensional standards for the RA District.

Table 2.2.3-1: RA District Dimensional Standards	
Lot Dimensions	
Lot Area	3 ac (min), 5 ac (avg)
Lot Width (min)	200 ft
Principal Structure Setbacks (min)	
Front	40 ft
Side	25 ft
Rear	25 ft
Accessory Structure Setbacks (min)	
See Section 3.4: Accessory Uses & Structures	
Height (max)	
Principal Structures	60 ft
Accessory Structures	60 ft

Key: min = minimum required | avg = average | max = maximum allowed | ac = acres | ft = feet

2.2.4 R5, CONSERVATION RESIDENTIAL DISTRICT¹⁷

- A. **Purpose.** The R5, Conservation Residential, District is primarily intended for very low density residential developments along the County's rivers, streams, and Jordan Lake, which is compatible with the protection of water quality of the rivers and streams and drinking water sources.¹⁸
- B. **Location.** The R5 District is generally appropriate in areas designated as Conservation on the Future Land Use & Conservation Plan.
- C. **Allowed Uses.** See [Chapter 3: Use Regulations](#).

¹⁷ Renames the current R5 District to better reflect its purpose, which is to implement the "Conservation" Future Land Use & Conservation Map designation.

¹⁸ Carries forward a portion of ZO Section 4: *Districts Established* (R5 District description).

D. **Dimensional Standards.** Table 2.2.4-1 establishes dimensional standards for the R5 District.¹⁹

Table 2.2.4-1: R5 District Dimensional Standards	
Lot Dimensions	
Lot Area (min) ¹	3 ac
Lot Area (min), Family Subdivisions	2 ac
Lot Area (avg) ²	5 ac
Lot Width (min)	100 ft
Principal Structure Setbacks (min)	
Front	40 ft
Side	25 ft
Rear	25 ft
Accessory Structure Setbacks (min)	
See Section 3.4: Accessory Uses & Structures	
Height (max)²⁰	
Principal Structures	60 ft
Accessory Structures	60 ft
Key: min = minimum required avg = average max = maximum allowed ac = acres ft = feet	

¹ Lots in existence as of December 31, 1990 that are 10 acres or less in area may be divided if all resultant lots are at least 3 ac in area.

² Lots greater than 10 ac in area shall not be included in the averaging.

2.2.5 R2, RURAL RESIDENTIAL DISTRICT²¹

- A. **Purpose.** The R2, Rural Residential, District is primarily intended for low density residential development to protect water supply watersheds.²²
- B. **Location.** The R2 District is generally appropriate in areas designated as Rural on the Comprehensive Plan Future Land Use & Conservation Plan Map.
- C. **Allowed Uses.** See [Chapter 3: Use Regulations](#).

¹⁹ Carries forward the current R5 dimensional standards in ZO Section 10.1.B.

²⁰ Note the current Zoning Ordinance specifies maximum *building* height, while this Chapter proposes to regulate maximum *structure* height.

²¹ Renames the current R2 District to align it with the “Rural” Future Land Use & Conservation Map designation.

²² Carries forward a portion of ZO Section 4: *Districts Established* (R2 District description).

- D. **Dimensional Standards.** Table 2.2.5-1 establishes dimensional standards for the R2 District.²³

Table 2.2.5-1: R2 District Dimensional Standards		
	Dwelling Type	
	Detached House	Duplex
Lot Dimensions (min)		
Lot Area	90,000 sf	90,000 sf per du
Lot Width	100 ft	110 ft
Principal Structure Setbacks (min)		
Front	40 ft	40 ft
Side	25 ft	25 ft ¹
Rear	25 ft	25 ft
Accessory Structure Setbacks		
See Section 3.4: Accessory Uses & Structures		
Height (max)²⁴		
Principal Structures	60 ft	60 ft
Accessory Structures	60 ft	60 ft
Key: min = minimum required max = maximum allowed sf = square feet ft = feet du = dwelling unit		

¹ Where a duplex dwelling is placed such that the dwelling units are located on separate lots with a common fire wall, no side yard setback is required at the common wall.

2.2.6 R1, SUBURBAN RESIDENTIAL DISTRICT²⁵

- A. **Purpose.** The R1, Suburban Residential, District is primarily intended for low to moderate density residential development, mainly in the more intensely developed, eastern portion of Chatham County.
- B. **Location.** The R1 District is generally appropriate in areas designated as Rural, Compact Residential, Village & Village Center, and Crossroads Community on the Future Land Use & Conservation Plan.

²³ Carries forward the current dimensional standards in ZO Section 10.2.B.

²⁴ Note the current Zoning Ordinance specifies maximum *building* height, while this Chapter proposes to regulate maximum *structure* height.

²⁵ 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).

- C. **Allowed Uses.** See [Chapter 3: Use Regulations](#).
- D. **Dimensional Standards.** Table 2.2.6-1 establishes dimensional standards for the R1 District.²⁶

Table 2.2.6-1: R1 District Dimensional Standards		
	Dwelling Type	
	Detached House	Duplex
Lot Dimensions (min)		
Lot Area, With Public Water and/or Sewer	20,000 sf	20,000 sf per du
Lot Area, With Individual Well & Wastewater Disposal	65,340 sf	40,000 sf per du
Lot Width	100 ft	110 ft
Principal Structure Setbacks (min)		
Front	25 ft	25 ft
Side	10 ft	10 ft ¹
Rear	10 ft	10 ft
Accessory Structure Setbacks		
See Section 3.4: Accessory Uses & Structures		
Height (max)²⁷		
Principal Structures	60 ft	60 ft
Accessory Structures	60 ft	60 ft

Key: min = minimum required | max = maximum allowed | sf = square feet | ft = feet | du = dwelling unit

¹ Where a duplex dwelling is placed such that the dwelling units are located on separate lots with a common fire wall, no side yard setback is required at the common wall.

²⁶ Proposed here is a significant reduction to the minimum lot area for lots with public water and sewer (from 40,000 sf to 20,000 sf). This is intended to accommodate the market demand for smaller lots in the eastern portion of Chatham County. This portion of the County is best suited for smaller lot sizes due to the presence of infrastructure. In conjunction with adoption of the new UDO, the County should consider rezoning lots currently zoned R1 and located in the western portion of the County to maintain the predominantly rural character present in this area.

²⁷ Note the current Zoning Ordinance specifies maximum *building* height, while this Chapter proposes to regulate maximum *structure* height.

2.2.7 RV, RURAL VILLAGE DISTRICT²⁸

- A. **Purpose.** The RV, Rural Village, District is intended to accommodate small-scale, local-serving retail, office, institutional, and service uses; restaurants; and limited residential uses in rural areas.
- B. **Location.** The RV District is generally appropriate in areas designated as Rural, Village & Village Center, and Crossroads Community on the Future Land Use & Conservation Plan.
- C. **Allowed Uses.** See [Chapter 3: Use Regulations](#).
- D. **Dimensional Standards.** Table 2.2.7-1 establishes dimensional standards for the RV District.²⁹
- E. **Additional Development Standards.** Outdoor storage and sales areas are limited to one-tenth (1/10) of the interior gross floor area.³⁰

Table 2.2.7-1: RV District Dimensional Standards	
Lot Dimensions (min)	
Lot Area, With Public Water and/or Sewer	20,000 sf
Lot Area, With Individual Well & Wastewater Disposal	65,340 sf
Lot Width	75 ft
Principal Structure Setbacks (min)	
Front	10 ft ³¹
Side	0 ft
Rear	15 ft
Accessory Structure Setbacks	

See [Section 3.4: Accessory Uses & Structures](#)

²⁸ 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. 62.

²⁹ A maximum building size is proposed for the RV District for compatibility with nearby agricultural and rural residential areas. The proposed 20,000 sf per building limit would accommodate the typical size stores for national retailers such as Tractor Supply (15,500 sf), Dollar General (7,400 sf), CVS (10,000 sf to 13,000 sf), and Walgreens (14,500 sf), but would prohibit “big box” retail stores.

³⁰ Carries forward a current regulation applicable in the NB District, but revises “interior sales space” to “gross floor area.”

³¹ This district is intended for areas such as Silk Hope, Crutchfield Crossroads, Gum Springs, Asbury, Gulf, and Bonlee. Typical front setbacks in these areas vary from 0 feet to 30 feet or more. To reduce potential nonconformities, the front setback is proposed at 10 feet.

Table 2.2.7-1: RV District Dimensional Standards	
Height (max)³²	
Principal Structures	3 stories
Accessory Structures	2 stories
Building GFA (max)	
Per Building ¹	20,000 sf
Per Site ³³	60,000 sf

Key: min = minimum required | max = maximum allowed | sf = square feet | ft = feet | GFA = gross floor area

¹ The maximum GFA for individual buildings does not apply to grocery stores.

2.2.8 OI, OFFICE & INSTITUTIONAL DISTRICT

- A. **Purpose.** The OI, Office & Institutional, District is primarily intended for business, professional, scientific, and technical uses; healthcare uses; and institutional and civic land uses.³⁴
- B. **Location.** The OI District is generally appropriate in areas designated as Employment Center, Community Center, Neighborhood Center, Village & Village Center, and Crossroads Community on the Future Land Use & Conservation Plan.
- C. **Allowed Uses.** See [Chapter 3: Use Regulations](#).
- D. **Dimensional Standards.** Table 2.2.8-1 establishes dimensional standards for the OI District.³⁵

Table 2.2.8-1: OI District Dimensional Standards	
Lot Dimensions (min)	
Lot Area, With Public Water and/or Sewer	40,000 sf

³² Proposed here is to regulate height by number of stories, rather than feet. This is consistent with *Plan Chatham’s* Future Land Use Descriptions for Rural, Village & Village Center, and Crossroads Community, but inconsistent with the way height is currently regulated in other districts.

³³ The proposed definition of *site* is “a contiguous area of land, including a lot or lots or a portion thereof, that is included in a development application.”

³⁴ Generally carries forward a portion of ZO Section 4: *Districts Established* (OI District description).

³⁵ Carries forward the current dimensional standards in ZO Section 10.4.B., and proposes to increase maximum height from 60 ft to 75 ft pursuant to staff input. Chapter 3: *Use Regulations* proposes to remove duplexes as an allowed use in OI, so the associated dimensional standards are not carried forward.

Table 2.2.8-1: OI District Dimensional Standards	
Lot Area, With Individual Well & Wastewater Disposal	65,340 sf
Lot Width	100 ft
Residential Density³⁶	
Density (max)	6 du/ac
Principal Structure Setbacks (min)	
Front	40 ft
Side	25 ft
Rear	25 ft
Accessory Structure Setbacks	
See Section 3.4: Accessory Uses & Structures	
Height (max)³⁷	
Principal Structures	75 ft
Accessory Structures	75 ft

Key: min = minimum required | max = maximum allowed | sf = square feet | ft = feet | du = dwelling unit | du/ac = dwelling units per acre

2.2.9 NB, NEIGHBORHOOD BUSINESS DISTRICT

- A. **Purpose.** The NB, Neighborhood Business, District is intended for commercial establishments that serve a small market, roughly equivalent to the trade area of a small (40,000 square foot) grocery store and limited ancillary services.³⁸
- B. **Location.** The NB District is generally appropriate in areas designated as Neighborhood Center, Village & Village Center, and Crossroads Community on the Future Land Use & Conservation Plan.
- C. **Allowed Uses.** See [Chapter 3: Use Regulations](#).

³⁶ Allowed residential uses (pursuant to the 02-20-23 Draft of Chapter 3: *Use Regulations*) include apartment complexes (SUP), live-work units (permitted), and mixed use buildings (SUP).

³⁷ Note the current Zoning Ordinance specifies maximum *building* height, while this Chapter proposes to regulate maximum *structure* height.

³⁸ Carries forward a portion of ZO Section 4: *Districts Established* (NB District description). The building size limitations are carried forward in Paragraph D.

- D. **Dimensional Standards.** Table 2.2.9-1 establishes dimensional standards for the NB District.³⁹
- E. **Additional Development Standards.** Outdoor storage and sales areas are limited to one-tenth (1/10) of the gross floor area.⁴⁰

Table 2.2.9-1: NB District Dimensional Standards	
Lot Dimensions (min)	
Lot Area, With Public Water and/or Sewer	40,000 sf
Lot Area, With Individual Well & Wastewater Disposal	65,340 sf
Lot Width	75 ft
Principal Structure Setbacks (min)¹	
Front	50 ft
Side	20 ft / 50 ft ²
Rear	20 ft
Accessory Structure Setbacks	
See Section 3.4: Accessory Uses & Structures	
Height (max)⁴¹	
Principal Structures	75 ft
Accessory Structures	75 ft
Building GFA (max)	
Per Building ³	40,000 sf
Per Site ⁴²	160,000 sf
Key: min = minimum required max = maximum allowed sf = square feet ft = feet GFA = gross floor area	

¹ The minimum setbacks listed may be reduced to the minimum established in the most recent North Carolina Building Code for buildings that are part of a common plan of development, except along the exterior project boundary where the minimum yard setbacks shall be met.

³⁹ Carries forward the current dimensional standards in ZO Section 10.6.B., and proposes to increase maximum height from 60 ft to 75 ft pursuant to staff input. Also proposes to require an increased side setback when the lot is adjacent to a lot in the PP, AG, RA, R5, R2, or R1 District or to a lot containing a dwelling unit (regardless of the zoning district). The proposed increased setback would likely require a lot to be at least twice the minimum required lot width.

⁴⁰ Carries forward current regulation in ZO Section 10.6.A: *Permitted and Conditional Uses* (NB District), but revises “interior sales space” to “gross floor area.”

⁴¹ Note the current Zoning Ordinance specifies maximum *building* height, while this Chapter proposes to regulate maximum *structure* height.

⁴² The proposed definition of *site* is “a contiguous area of land, including a lot or lots or a portion thereof, that is included in a development application.”

Table 2.2.9-1: NB District Dimensional Standards

²The lesser setback applies when the lot line is adjacent to a lot located in the RV, OI, NB, NC, AC, CB, RB, RHC, IL, or IH zoning district. The greater setback applies when the lot line is adjacent to a lot located in any other zoning district, or when the lot line is adjacent to a lot containing one or more dwelling units regardless of the zoning district.

³ The maximum GFA for individual buildings does not apply to grocery stores.

2.2.10 NC, NEIGHBORHOOD CENTER DISTRICT

A. **Purpose.**

1. The purpose of the NC, Neighborhood Center District, is to provide lands that primarily accommodate low-to-moderate-density residential development of all types; small-scale, mixed-use centers; and non-residential uses that are attractive to employers and employees, are well connected to the residential neighborhoods in the Neighborhood Center District, as well as transit, as appropriate, and serve the surrounding neighborhoods.
2. The district embodies key elements of walkable urbanism and is envisioned as walkable and bikeable areas that are well-connected. They may be anchored by institutional uses and contain a mix of primarily residential uses, including detached homes and small-scale two- and three-family, townhouse, and multifamily dwellings. The residential uses may be supported by small-scale and auto-accessible retail, medical, office, institutional, and mixed-use development that primarily serves the residential development in the district, as well as the community surrounding the district.
3. The vertical mixing of residential uses with non-residential uses within a single project or building, with residential development on upper floors, is allowed and encouraged. The horizontal mixing of stand-alone, moderate-scale residential developments and adjacent stand-alone non-residential or mixed-use developments in the district is also encouraged, provided the development is well-integrated in terms of complementary uses, access and circulation, and compatible design.

B. **Location.** Lands in the Neighborhood Center District shall be adjacent to or served by a major arterial road, and may be designated as a Neighborhood Center on the Future Land Use & Conservation Plan.

C. **Allowed Uses.** See [Chapter 3: Use Regulations](#).

D. **Dimensional Standards.** Table 2.2.10-1 establishes dimensional standards for the NC District.

Table 2.2.10-1: NC District Dimensional Standards					
	Building Type				
	Detached House ¹	Two and Three-Family ¹	Townhouse ¹	Multi-Family ¹	All Non-Residential and Mixed-Use ^{1/2}
Lot Dimensions (min)					
Lot Area	15,000 sf	20,000 sf	N/A	N/A	N/A
Lot Width	100 ft	120 ft	18 ft	160 ft	100 ft
Development Intensity					
Density (max)	N/A	N/A	8 du/acre	12 du/acre	12 du/acre
Principal Structure Setbacks (min)					
Front	20 ft	20 ft	30 ft	30 ft	20 ft
Side	10 ft	10 ft	0 ft / 10 ft ³	20 ft	N/A
Rear	10 ft	15 ft	15 ft	30 ft	25 ft
Accessory Structure Setbacks					
See Section 3.4: Accessory Uses & Structures					
Height (max)⁴³					
Principal Structures	36 ft			75 ft	
Accessory Structures	36 ft			75 ft	

Key: min = minimum required | max = maximum allowed | ft = feet | sf = square feet | du = dwelling unit | n/a = not applicable

¹ **Shall be served by** public water and a sewer system served by a wastewater treatment facility

² Residential shall be on the second floor above first floor non-residential development.

³ The minimum setback between individual townhouse dwelling units is 0 ft. The minimum setback between an end townhouse unit and its side lot line is 10 ft.

E. **Form and Design Standards.** The following standards apply in the NC District. Where these provisions conflict with other provisions in this Ordinance, these provisions control.

⁴³ Proposed here is to allow up to 75 feet in height for multi-family, mixed use, and non-residential buildings pursuant to staff input on other sections of Chapter 2.

1. *Building Placement and Orientation.* Building orientation refers to the location of the primary and secondary façades and entrances to a building.
 - (a) Buildings shall orient toward the street they face.
 - (b) For non-residential and mixed-use development:
 - (1) If an interior street or block system is established for multi-building development, a building shall be oriented to an interior street. The rear of a building shall not face a major arterial.
 - (2) In order to emphasize pedestrian or customer access, building entrances shall be differentiated from the rest of a building's façade by a change in material, architectural features, setbacks, or level.
 - (3) If multiple tenants are located in an open retail center, no more than five tenants may be accessed by a single exterior customer entrance that complies with the standards of this Subsection.
 - (4) Where a parking lot is located at the rear of the building, a secondary entrance shall be provided in the rear of the building from the parking lot.
2. *Sidewalks.* Sidewalks shall be provided on both sides of every internal street on the site. The sidewalks shall be a minimum of five feet in width. In addition:
 - (a) A street tree planting area at least five feet in width between the sidewalk and the street shall be provided, with a street tree planted every 50 feet, on average.
 - (b) A pedestrian way shall be provided from an adjacent sidewalk to each pedestrian entrance of a building on the site.
 - (c) Where a sidewalk crosses a street, driveway, drive aisle, or parking lot, the crossing shall be clearly marked with a change in paving material, color, or height; decorative bollards; or similar elements.
3. *Building Mass.*

- (a) Townhome, multi-family, non-residential, and mixed-use building façades that face a street and are greater than 80 feet in width shall be articulated with:
 - (1) Wall offsets (e.g., projections or recesses in the façade plane with a minimum depth of two feet); or
 - (2) Changes in façade color or material; or
 - (3) Similar features that visually interrupt the wall plane horizontally such that the width of uninterrupted façade does not exceed 40 feet.
- (b) Where appropriate, roof assemblies may be used to reduce building mass. (See Figure 2.2.10-1: *Front Façade Offsets*).

Figure 2.2.10-1: Front Façade Offsets



- (c) *Materials.* The following materials are prohibited for these buildings (including accessory structures):
- (1) Metal/steel (except for architectural accents);
 - (2) Corrugated or reflective metal panels;
 - (3) Unfinished block;
 - (4) Textured plywood;
 - (5) Mirrored glass and glass curtain walls;

- (6) Plastic siding;
 - (7) Tile (except for architectural accents); and
 - (8) Exterior Insulation and Finish Systems (EIFS) (except for architectural accents).
- (d) *Fenestration/Transparency*. The following façade fenestration/transparency standards apply:
- (1) At least 15% of the street-facing façade area of the ground-level floor of any townhouse or multi-family development (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways.
 - (2) At least 25% of the street-facing façade area of the ground-level floor of non-residential or mixed-use buildings (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways.
- (e) *Change of Façade Materials*. For all buildings except detached housing, primary façade materials shall not change at outside corners, but shall extend along any side façade that is visible from a street. In all instances the extension shall be a minimum of 20 feet.
4. *Roofs*. Roof features for townhome, multi-family, non-residential, and mixed-use development shall be in scale with the building's mass, consistent with the form of the structure, and comply with the following standards:
- (a) Sloped roofs on buildings over 100 feet in length shall include two or more different sloping roof planes, each with a minimum pitch between 3:12 and 12:12.
 - (b) Flat roofs shall be concealed by parapet walls that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet façade plane.
 - (c) Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.

- (d) All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), shall be located on the rear elevations or otherwise be configured and screened (if necessary) to have a minimal visual impact as seen from US 15-501 or any local or internal street.
5. *Garage Standards.* For townhome and multi-family development, detached garages or carports shall be located to the side or rear of the building(s) containing the dwellings.

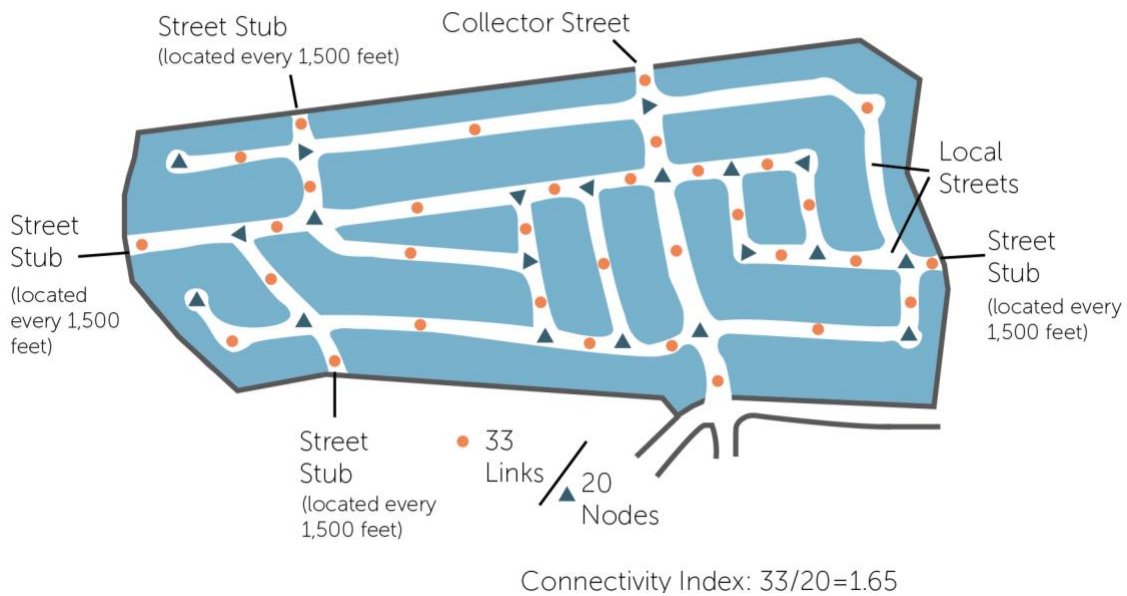
F. Site Access and Circulation.

1. *Limitation on Direct Access Along Arterial and Collector Streets for Detached Homes and Two- and Three-Family Dwellings.* For detached homes and two- and three-family dwellings, direct driveway access to a development's principal origin or destination points (including individual lots in a subdivision) may be provided directly from an arterial or collector street only if:
- (a) No alternative direct vehicular access from a lower-classified accessway (e.g., local street, driveway, or alley) is available or feasible to provide;
 - (b) Only one two-way driveway, or one pair of one-way driveways, is allowed into the development; and
 - (c) The development served by the driveway is expected to generate an average daily traffic (ADT) count of 1,000 trips or less, or it is determined that the origin or destination points accessed by the driveway will generate sufficiently low traffic volumes, and the adjacent arterial or collector street has sufficiently low travel speeds and traffic volumes to allow safe driveway access while preserving the safety and efficiency of travel on the arterial or collector street.
2. *Connectivity Index for Detached Home Subdivision.* The street development of a detached subdivision shall achieve an internal street connectivity index score of at least 1.6 as described below. The Zoning Administrator may modify some or all of these standards where site topography; environmental features, such as streams; or the presence of well and/or septic systems makes compliance with the standards infeasible.
- (a) The connectivity index score is calculated by dividing the subdivision's links by its nodes within the following parameters.

See Figure 2.2.10-2: *Connectivity Index Score Example*, for an example of how to calculate the connectivity index score.

- (b) Link refers to that portion of a street or alley defined by a node at each end or at one end. Approved stubs to adjacent property shall be considered links.
- (c) Node refers to the terminus of a street or the intersection of two or more streets.
- (d) Street links and nodes within the collector or arterial streets providing access to a proposed subdivision shall not be considered in computing the connectivity ratio.
- (e) A non-required pedestrian or bicycle connection shall also count as a link for purposes of this calculation, as follows:
 - (1) Cul-de-sac/dead-end to cul-de-sac/dead-end street connections;
 - (2) Cul-de-sac/dead-end to street; or
 - (3) Cul-de-sac/dead-end to pedestrian access, bicycle access, or other public pedestrian amenity.

Figure 2.2.10-2: Connectivity Index Score Example

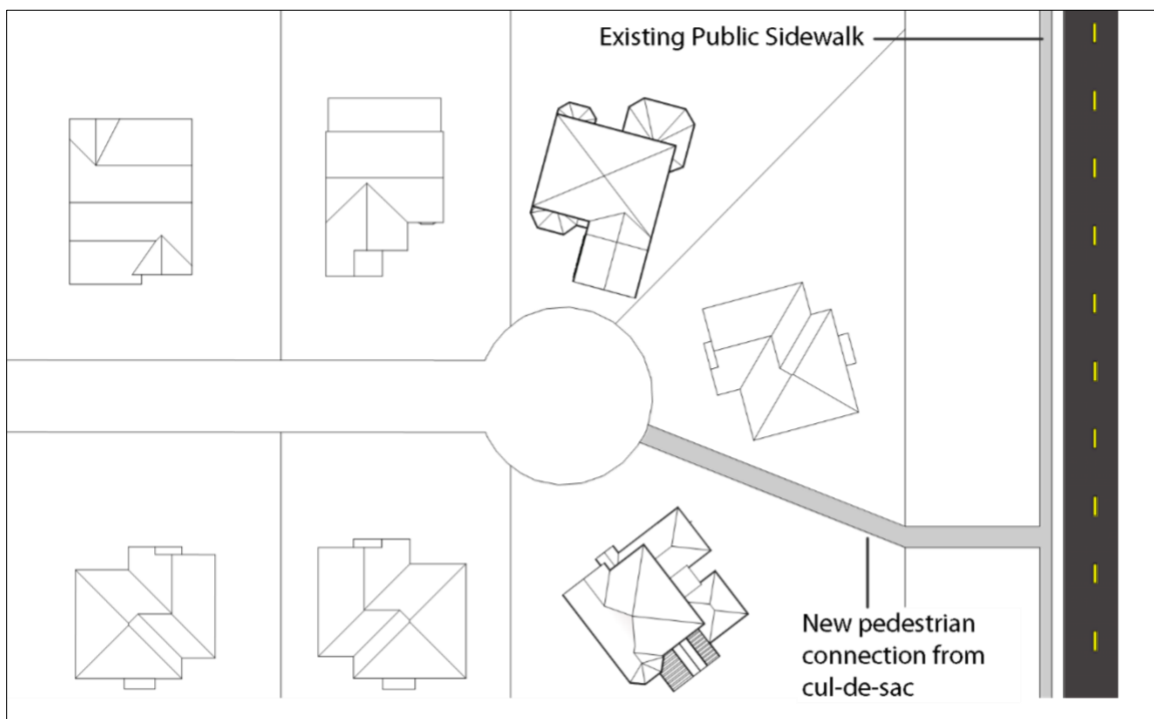


3. *External Street Connectivity for Detached Home Subdivisions.* For detached home subdivisions:
 - (a) The arrangement of streets shall provide for the alignment and continuation of existing or proposed streets onto adjoining lands where the adjoining lands are undeveloped and deemed appropriate for future development, or are developed and include opportunities for such connections.
 - (b) Street rights-of-way shall be extended to or along adjoining property boundaries such that a street connection or street stub shall be provided for development where practicable and feasible in each direction (north, south, east, and west) for development that abuts vacant lands.
 - (c) At all locations where streets terminate with no street connection, but a future connection is planned or accommodated, a sign shall be installed with the words "FUTURE STREET CONNECTION" to inform land owners.
 - (d) The final plat (see [Section 13.7.4: Major Subdivision Final Plat](#)) shall identify all stub streets and include a notation that all street stubs are intended for connection with future streets on adjoining undeveloped or underdeveloped lands.
 - (e) Stub streets that exceed 150 feet in length shall include a turn-around that shall be removed when the stub street is connected.
4. *Continuation of Adjacent Streets.* Proposed street layouts shall be coordinated with the existing street system in surrounding areas. Existing streets shall, to the maximum extent practicable, be extended to provide access to adjacent developments and subdivisions and to provide for additional points of ingress and egress.
5. *Pedestrian Connections for Detached Home Subdivision.* For detached home subdivisions:
 - (a) A right-of-way at least eight feet in width for pedestrian and bicycle access between a cul-de-sac head or street turnaround and the sidewalk system of the closest street or pedestrian path (as shown in Figure 2.2.10-3: *Pedestrian Connections*), shall be provided, if the cul-de-sac head or street turnaround:
 - (1) Is in close proximity (defined generally as within a half mile) to significant pedestrian generators or destinations such as

schools, parks, trails, greenways, employment centers, mixed use development, retail centers, or similar features; and

- (2) Can be reasonably achieved and connected to an existing or proposed sidewalk, trail, greenway, or other type of pedestrian connection; or
- (3) Is adjacent to vacant land that could reasonably be developed in the foreseeable future with sidewalks, trails, greenways, or other types of pedestrian connections to which the pedestrian and bicycle access can be connected. See Figure 2.2.10-3: *Pedestrian Connections*.

Figure 2.2.10-3: Pedestrian Connections



- 6. *Secondary Point of Access.* Townhome and multi-family development shall have:
 - (a) At least one secondary point of vehicular access to or from the site to ensure emergency vehicle access; and
 - (b) No primary vehicular access along a local street serving existing detached homes—provided, however, that secondary vehicle

access for emergency vehicles may be provided along such a local street if other points of access are not available.

7. *Driveway Access.* For townhome, multi-family, non-residential, and mixed-use development:
- (a) Curb cuts for driveway entrances and other purposes shall be limited to no more than one for each site bordering a major arterial. Distance between access driveways for different developments along the major arterial shall be a minimum of 400 feet, to the maximum extent practicable, or the minimum distance required by NCDOT, whichever is greater.
 - (b) Where appropriate, joint access driveways between sites to reduce the number of access points and driveway area are encouraged.
 - (c) Access driveways shall include a minimum of two lanes with a width that does not exceed 26 feet for two-way driveways, unless NCDOT requires a wider width for safe ingress and egress.
 - (d) To the maximum extent practicable,⁴⁴ the internal circulation system shall be designed to allow vehicular cross-access between the internal system and adjacent property that is in the NC district, or another zone district that allows townhome, multi-family, non-residential, or mixed-use development.
 - (1) The cross-access shall be constructed to the edge of the property as part of site development. Each cross-access connection shall be designed in a way that is integrated into the internal circulation system of the parking lot or street and provides a reasonable connection.
 - (2) When a proposed development is adjacent to a vacant parcel in the NC district or another zone district that allows townhome, multi-family, non-residential, or mixed-use development, the cross access shall be accomplished by providing a connection to the property line shared with the

⁴⁴ Maximum extent practicable will be defined as... "The degree to which a project meets an adopted standard in which all possible efforts to comply with the standard or to minimize harmful or adverse effects have been undertaken by the applicant, but full compliance cannot be achieved, and no feasible or practical alternative exists as determined by the Director. Economic considerations may be taken into account but shall not be the overriding factor determining 'maximum extent practicable.'"

vacant property. The cross-access connection shall provide a feasible connection to the adjacent parcel.

- (3) An easement for ingress and egress to adjacent lots through the connection(s) shall be recorded in the Chatham County Register of Deeds Office prior to development of the site.

G. **Parking Lot Location, Landscaping, Screening, Exterior Lighting, and Pedestrian Access.**⁴⁵ For townhome, multi-family, non-residential, and mixed-use development:

- 1. The placement of a parking lot should avoid conflicts between vehicular and pedestrian activities.
- 2. Parking lots shall be located at the side or rear of the building, to the maximum extent practicable. In no instance shall more than two rows of parking be placed between the building and the street.
- 3. Parking lots with more than 80 spaces shall be visually and functionally segmented into smaller pods with landscaped islands and strips. Parking lots with two or more head-to-head rows of parking shall include a continuous 12-foot-wide landscape strip between the parking spaces (parallel to the drive aisle) that includes a sidewalk. The strip shall be provided for every other double row of parking. Trees shall be planted within the landscape strip in accordance with Table 2.2.10-2: *NC District Parking Lot Landscape Strip Tree Standards*.⁴⁶

Tree Type	Min Spacing of Trees	Min Caliper	Min Height	Min Spread
Species from the Approved Plant List and approved by the Appearance Commission, if applicable	30 ft	3 in	10 ft	4 ft

Key: min = minimum required | ft = feet | in = inches

- 4. No more than 16 consecutive parking stalls are allowed without a landscape island at least eight feet wide (measured from the back of curb) and 200 square feet in area extending the entire length of the

⁴⁵ One or more graphics may be added here, once the standards are finalized.

⁴⁶ This table may be updated once Section 4.5: *Landscaping & Screening* and Subsection 4.7.5: *Parking Lot Improvement, Design, and Locational Requirements* are drafted.

parking stall. One tree that complies with the standards in Table 2.2.10-2 shall be planted in each landscape island per 200 square feet of area. The remainder of the landscape island shall be filled with a combination of mulch and ground cover.

5. All required landscaping shall be maintained in accordance with **Subsection 4.5.7: Landscaping Maintenance**.
6. All parking lots containing more than 80 parking spaces shall provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas. They shall be designed and located to minimize the interface between pedestrian routes and traffic circulation routes, and provide pedestrian walkways with direct pedestrian and ADA access to the primary building entrance(s).
7. Exterior lighting within parking lots and on the site shall comply with the following standards:
 - (a) Light fixtures shall be full cutoff, as defined in **Chapter 18: Definitions & Acronyms**.
 - (b) Light fixtures for a parking lot shall be designed so that light is directed onto the parking area and away from streets and adjacent property.
 - (c) The height of all exterior light fixtures, whether mounted on poles, walls, or by other means, shall comply with the standards in Table 2.2.10-3: *NC District, Maximum Height for Exterior Lighting*.

Table 2.2.10-3: NC District, Maximum Height for Exterior Lighting

Principal Use Type	Height (max)
Residential uses	16 ft
All other uses	20 ft
Within 150 feet of a residential use or residential zone district	16 ft

Key: max = maximum allowed | ft = feet

- (d) Tree and site lighting locations shall not conflict, and site lighting shall not be impeded by trees.
- H. **Service Areas/Utilities.** Utility and service areas shall comply with the following standards:

1. Areas for outdoor storage, trash collection, and loading areas shall be incorporated into the primary building design. Construction for these areas shall be of materials of comparable quality and appearance to that of the primary building.
2. Loading areas or docks, outdoor storage, waste disposal, mechanical equipment, satellite dishes, truck parking, and other service support equipment shall be located behind the building so their view from streets and adjacent property is minimized, to the maximum extent practicable. The screening for loading areas, docks, outdoor storage, waste disposal, truck parking, and related other service areas shall consist of:
 - (a) Where appropriate to ensure they cannot be seen from streets and adjacent property, a wall that is at least one foot higher than the largest object being screened, but no more than eight feet in height, on all sides where access is not needed. Where access is needed, an opaque gate of the same height as the wall shall be provided; and
 - (b) The wall shall be obscured by landscaping. such that no more than one-half of the surface area of the screening wall is visible from the street within three years of the wall's erection. Plant materials used to fulfill these requirements shall be a minimum of four feet in height when planted, and planted so that there is no gap greater than two feet between plant foliage.

2.2.11 AC, ACTIVITY CENTER DISTRICT

- A. **Purpose.** The purpose of the AC, Activity Center District, is to provide lands that accommodate moderate-intensity, auto-accessible, mixed-use centers that serve large areas of the county, and contain a mix of retail, office, entertainment, public and quasi-public, flex, and medical uses that serve community-wide needs. The district also includes residential development consisting of multifamily dwellings, townhouse dwellings, and two-, and three-family dwellings. The vertical mixing of residential uses with nonresidential uses within a single project or building, with residential development on upper floors, is strongly encouraged. The horizontal mixing of stand-alone, moderate-scale residential developments and adjacent stand-alone nonresidential or mixed-use developments in the district is also encouraged, provided the development is well-integrated in terms of complementary uses, access and circulation, and compatible design.

- B. **Location.** Lands in the Activity Center District shall be adjacent to US 15-501 between the boundary with Orange County and the northern boundary of the Town of Pittsboro’s extraterritorial jurisdiction, and may include lands designated as a Community Center on the Future Land Use & Conservation Plan.
- C. **Allowed Uses.** See [Chapter 3: Use Regulations](#).
- D. **Dimensional Standards.** Table 2.2.11-1 establishes dimensional standards for the AC District.

Table 2.2.11-1: AC District Dimensional Standards		
	Building Type	
	All Other Building Types	Townhouse
Lot Dimensions (min)		
Lot Area	Not Applicable	Not Applicable
Lot Width	75 ft	18 ft
Development Intensity		
Density (max)	20 du/acre	12 du/acre
Principal Structure Setbacks (min)		
Front	30 ft	30 ft
Side	20 ft	0 ft / 10 ft ¹
Rear	30 ft	30 ft
Accessory Structure Setbacks		
See Section 3.4: Accessory Uses & Structures		
Height (max)		
Principal Structures	60 ft	60 ft
Accessory Structures	36 ft	36 ft

Key: min = minimum required | max = maximum allowed | ft = feet | du = dwelling units

¹ The minimum setback between individual townhouse dwelling units is 0 ft. The minimum setback between an end townhouse unit and its side lot line is 10 ft.

- E. **Form and Design Standards.** The following standards apply in the AC District. Where these provisions conflict with other provisions in this Ordinance, these provisions control.
 - 1. *Building Placement and Orientation.* Building orientation refers to the location of the primary and secondary façades and entrances to a building.

- (a) Buildings shall orient toward US 15-501, or if an interior street or block system is established for multi-building development, be oriented to an interior street. The rear of a building shall not face US 15-501.
 - (b) In order to emphasize pedestrian or customer access, building entrances shall be differentiated from the rest of a building's façade by a change in material, architectural features, setbacks, or level.
 - (c) If multiple tenants are located in an open retail center, no more than five tenants may be accessed by a single exterior customer entrance which complies with the standards of this Subsection.
 - (d) Where a parking lot is located at the rear of the building, a secondary entrance shall be provided in the rear of the building from the parking lot.
2. *Building Mass.* Building façades that face either US 15-501 or an internal street and that are greater than 100 feet in width shall be articulated with wall offsets (e.g., projections or recesses in the façade plane with a minimum depth of two feet), or changes in façade color or material, or similar features that visually interrupt the wall plane horizontally such that the width of uninterrupted façade does not exceed 60 feet. Where appropriate, roof assemblies may be used to reduce building mass. (See Figure 2.2.11-1: *Front Façade Offsets*).

Figure 2.2.11-1: Front Façade Offsets



3. *Building Façade.*

- (a) *Components.* A building's façade should have clear definition of the following components (see Figure 2.2.11-2: *Building Façade Elements*):
- (1) *Base.* A base that comprises the first floor of the building. The base should include elements such as a water table marked by a cornice line or a change in materials, color, or plane.
 - (2) *Middle.* A middle that comprises the area between the first floor and the top. The transition between the first and upper floors shall be marked with a raised cornice, awnings, canopies/marquee, clerestory windows, or similar elements.
 - (3) *Top.* A recognizable top in the form of stepped parapets of various heights with cornice treatment, gables or gable ends, spires, cupolas, dormers, and similar elements. Colored stripes/bands on flat roofs are not acceptable.

Figure 2.2.11-2: Building Façade Elements



- (b) *Materials.* The following materials are prohibited for buildings (including accessory structures):
- (1) Metal/steel (except for architectural accents);
 - (2) Corrugated or reflective metal panels;
 - (3) Unfinished block;
 - (4) Textured plywood;
 - (5) Mirrored glass and glass curtain walls;
 - (6) Plastic siding;
 - (7) Tile (except for architectural accents); and
 - (8) Exterior Insulation and Finish Systems (EIFS) (except for architectural accents).

- (c) *Fenestration/Transparency*. The following façade fenestration/transparency standards apply:
- (1) At least 25% of the street-facing façade area of the ground-level floor of nonresidential buildings (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways.
 - (2) At least 15% of the street-facing façade area of the ground-level floor of any multifamily, townhouse, or two- or three-family dwellings (as measured from the grade to the underside of the eave, top of the parapet, or the story line denoting the second floor) shall be occupied by windows or doorways.
- (d) *Change of Façade Materials*. For all buildings, primary façade materials shall not change at outside corners, but extend along any side façade that is visible from a street. In all instances the extension shall be a minimum of 20 feet.
4. *Roofs*. Roof features shall be in scale with the building's mass, consistent with the form of the structure, and comply with the following standards.
- (a) Sloped roofs on buildings over 100 feet in length shall include two or more different sloping roof planes, each with a minimum pitch between 3:12 and 12:12.
 - (b) Flat roofs shall be concealed by parapet walls that extend at least three feet above the roof level and have three-dimensional cornice treatments that project at least eight inches outward from the parapet façade plane (See Figure 2.2.11-3: *Roof Parapet Wall and Cornice Treatment*).
 - (c) Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features.
 - (d) All roof-based mechanical equipment, as well as vents, pipes, antennas, satellite dishes, and other roof penetrations (except chimneys), shall be located on the rear elevations or otherwise be configured and screened (if necessary) to have a minimal visual impact as seen from US 15-501 or any local or internal street.

Figure 2.2.11-3: Roof Parapet Wall and Cornice Treatment**F. Site Access and Circulation.**

1. Curb cuts for driveway entrances and other purposes shall be limited to no more than one for each site bordering US 15-501. Distance between access driveways from US 15-501 shall be a minimum of 400 feet, to the maximum extent practicable, or the minimum distance required by NCDOT, whichever is greater.
2. Where appropriate, joint access driveways between sites to reduce the number of access points and driveway area are encouraged.
3. Access driveways shall include a minimum of two lanes with a width that does not exceed 26 feet for two-way driveways, unless a wider width is needed for safe ingress and egress is required by NCDOT.
4. To the maximum extent practicable,⁴⁷ the internal circulation system shall be designed to allow vehicular cross-access between the internal

⁴⁷ Maximum extent practicable will be defined as... “The degree to which a project meets an adopted standard in which all possible efforts to comply with the standard or to minimize harmful or adverse effects have been undertaken by the applicant, but full compliance cannot be achieved, and no feasible or practical alternative exists as determined by the Director. Economic

system and adjacent property that is in the Activity Center district, or another zone district that allows nonresidential or mixed-use development.

- (a) The cross-access shall be constructed to the edge of the property as part of site development. Each cross-access connection shall be designed in a way that is integrated into the internal circulation system of the parking lot or street and provides a reasonable connection.
- (b) When a proposed development is adjacent to a vacant parcel in the Activity Center district or another zone district that allows nonresidential or mixed-use development, the cross access shall be accomplished by providing a connection to the property line shared with the vacant property. The cross-access connection shall provide a feasible connection to the adjacent parcel.
- (c) An easement for ingress and egress to adjacent lots through the connection(s) shall be recorded in the Chatham County Register of Deeds prior to development of the site.

5. Where appropriate, sidewalks shall be provided on both sides of every internal street on the site. The sidewalks shall be a minimum of five feet in width. In addition:

- (a) A street tree planting area at least five feet in width between the sidewalk and the street shall be provided, with a street tree planted every 50 feet, on average.
- (b) A pedestrian way shall be provided from an adjacent sidewalk to each pedestrian entrance of a building on the site.
- (c) Where a sidewalk crosses a street, driveway, drive aisle, or parking lot, the crossing shall be clearly marked with a change in paving material, color, or height, decorative bollards, or similar elements.

G. Parking Lot Location, Landscaping, Screening, Exterior Lighting, and Pedestrian Access.

- 1. The placement of a parking lot should avoid conflicts between vehicular and pedestrian activities.

considerations may be taken into account but shall not be the overriding factor determining “maximum extent practicable.”

2. Parking lots shall be located at the side or rear of the building.
3. Parking lots with more than 80 spaces shall be visually and functionally segmented into smaller pods with landscaped islands and strips. Parking lots with two or more head-to-head rows of parking shall include a continuous 12-foot-wide landscape strip between the parking spaces (parallel to the drive aisle) that includes a sidewalk. The strip shall be provided every other double row of parking. Trees shall be planted within the landscape strip in accordance with Table 2.2.11-2: *AC District Parking Lot Landscape Strip Tree Standards*.⁴⁸

Table 2.2.11-2: AC District Parking Lot Landscape Strip Tree Standards

Tree Type	Min Spacing of Trees	Min Caliper	Min Height	Min Spread
Species from the Approved Plant List and approved by the Appearance Commission, if applicable	30 ft	2 in	10 ft	4 ft

Key: min = minimum required | ft = feet | in = inches

4. No more than 16 consecutive parking stalls are allowed without a landscape island at least eight feet wide (measured from the back of curb) and 200 square feet in area extending the entire length of the parking stall. One tree that complies with the standards in Table 2.2.11-2 shall be planted in each landscape island per 200 square feet of area. The remainder of the landscape island shall be filled with a combination of mulch and ground cover.
5. All required landscaping shall be maintained in accordance with **Subsection 4.5.7: Landscaping Maintenance**.
6. All parking lots containing more than 80 parking spaces shall provide clearly identified pedestrian routes between parking areas and the primary pedestrian entrance(s) to the building(s) served by the parking areas. They shall be designed and located to minimize the interface between pedestrian routes and traffic circulation routes, and provide pedestrian walkways with direct pedestrian and ADA access to the primary building entrance(s).

⁴⁸ This table may be updated once Section 4.5: *Landscaping & Screening* and Subsection 4.7.5: *Parking Lot Improvement, Design, and Locational Requirements* are drafted.

- 7. Parking lots shall be designed to the maximum extent practicable, to minimize direct views of parked vehicles from US 15-501, through landscape treatment, screening, and buffers.
- 8. Exterior lighting within parking lots and on the site shall comply with the following standards:
 - (a) Light fixtures shall be full cutoff, as defined in **Chapter 18: Definitions & Acronyms**.
 - (b) Light fixtures for a parking lot shall be designed so that light is directed onto the parking area and away from US 15-501 and adjacent property.
 - (c) The height of all exterior light fixtures, whether mounted on poles, walls, or by other means, shall comply with the standards in Table 2.2.11-3: *AC District, Maximum Height for Exterior Lighting*.

Principal Use Type	Height (max)
Residential uses	16 ft
All other uses	20 ft
Within 150 feet of a residential use or residential zone district	16 ft

Key: max = maximum allowed | ft = feet

- (d) Tree and site lighting locations shall not conflict. In the event of a conflict, the site lighting shall not be impeded by trees.
- H. **Parking Structures.** Parking structure façades shall comply with the following standards:
 - 1. Vehicle entrances to a parking structure shall be distinct and separate from and coordinated with safe design for pedestrian access.
 - 2. Pedestrian access to a parking structure shall be provided directly from adjacent streets, and connect to sidewalks, as appropriate.
 - 3. Parking structures shall comply with all other relevant standards of the district.
 - I. **Service Areas/Utilities.** Utility and service areas shall comply with the following standards:

1. Areas for outdoor storage, trash collection, and loading areas shall be incorporated into the primary building design, and construction for these areas shall be of materials of comparable quality and appearance as that of the primary building.
 2. Loading areas or docks, outdoor storage, waste disposal, mechanical equipment, satellite dishes, truck parking, and other service support equipment shall be located behind the building so their view from US 15-501 and adjacent property is minimized, to the maximum extent practicable. The screening for loading areas, docks, outdoor storage, waste disposal, truck parking, and related other service areas shall consist of:
 - (a) Where appropriate to ensure they cannot be seen from US 15-501 and adjacent property, a wall that is at least one foot higher than the largest object being screened, but no more than eight feet in height, on all sides where access is not needed. Where access is needed, an opaque gate of the same height as the wall shall be provided;
 - (b) The wall shall be obscured by landscaping such that no more than one-half of the surface area of the screening wall is visible from the street within three years of the wall's erection. Plant materials used to fulfill these requirements shall be a minimum of four feet in height when planted and planted so that there is no gap greater than two feet between plant foliage.
- J. **US 15-501 Buffer.** A buffer adjacent to the US 15-501 right-of-way, that is 40 feet in width and extends the entire width of the site except for the driveway(s) that are used to access the site, shall be established and maintained as an easement on the property.⁴⁹
1. The vegetation in the buffer shall comply with the requirements of **Sec. <>, Buffer Standards**, and
 2. The buffer easement shall be recorded with the Chatham County Register of Deeds prior to any development of the site.

⁴⁹ Based on the proposed definition of where this district would apply (see 2.2.25.B: *Location*), the only road that would require this type of buffer is U.S. 15-501. Alternatively, the UDO could define both the potential district location and the buffer requirement by road classification (i.e., principal arterial) which, at this time, would only include U.S. 15-501.

2.2.12 CB, COMMUNITY BUSINESS DISTRICT

- A. **Purpose.** The CB, Community Business, District is:⁵⁰
 - 1. Similar to the Neighborhood Business District, but at a slightly larger scale; and
 - 2. Is intended for commercial establishments that serve a moderately-sized market, roughly equivalent to the trade area of an 80,000 square foot grocery store and ancillary services.
- B. **Location.** The CB District is generally appropriate in areas designated as Employment Center and Community Center on the Future Land Use & Conservation Plan.
- C. **Allowed Uses.** See [Chapter 3: Use Regulations](#).
- D. **Dimensional Standards.** Table 2.2.12-1 establishes dimensional standards for the CB District.⁵¹
- E. **Additional Development Standards.** Outdoor storage and sales areas are limited to one-tenth (1/10) of the gross floor area.⁵²

Table 2.2.12-1: CB District Dimensional Standards	
Lot Dimensions (min)	
Lot Area, With Public Water and/or Sewer	40,000 sf
Lot Area, With Individual Well & Wastewater Disposal	65,340 sf
Lot Width	75 ft
Residential Density⁵³	
Density (max)	8 du/ac

⁵⁰ Carries forward a portion of ZO Section 4: *Districts Established* (CB District description). The building size limitations are carried forward in Paragraph D.

⁵¹ Carries forward the current dimensional standards in ZO Section 10.7.B., and proposes to increase maximum height from 60 ft to 75 ft pursuant to staff input. Also proposes to require an increased side setback when the lot is adjacent to a lot in the PP, AG, RA, R5, R2, or R1 District or to a lot containing a dwelling unit (regardless of the zoning district). The proposed increased setback would likely require a lot to be at least twice the minimum required lot width.

⁵² Carries forward current regulation in ZO Section 10.7.A: *Permitted and Conditional Uses* (CB District), but revises “interior sales space” to “gross floor area.”

⁵³ Allowed residential uses (pursuant to the 02-20-23 Draft of Chapter 3: *Use Regulations*) include apartment complexes (SUP), live-work units (permitted), and mixed use buildings (SUP).

Table 2.2.12-1: CB District Dimensional Standards	
Principal Structure Setbacks (min)¹	
Front	50 ft
Side	20 ft / 50 ft ²
Rear	20 ft
Accessory Structure Setbacks	
See Section 3.4: Accessory Uses & Structures	
Height (max)⁵⁴	
Principal Structures	75 ft
Accessory Structures	75 ft
Building GFA (max)	
Per Building	40,000 sf
Per Site ⁵⁵	320,000 sf

Key: min = minimum required | max = maximum allowed | sf = square feet | ft = feet | du/ac = dwelling units per acre | GFA = gross floor area

¹ The minimum setbacks listed may be reduced to the minimum established in the most recent North Carolina Building Code for buildings that are part of a common plan of development, except along the exterior project boundary where the minimum yard setbacks shall be met.

² The lesser setback applies when the lot line is adjacent to a lot located in the RV, OI, NB, NC, AC, CB, RB, RHC, IL, or IH zoning district. The greater setback applies when the lot line is adjacent to a lot located in any other zoning district, or when the lot line is adjacent to a lot containing one or more dwelling units regardless of the zoning district.

2.2.13 RB, REGIONAL BUSINESS DISTRICT

- A. **Purpose.** The RB, Regional Business, District is intended for a wide array of non-residential uses without limitations on single-occupant, single-use structure sizes or outdoor storage and display of merchandise.⁵⁶
- B. **Location.** The RB District is generally appropriate in areas designated as Employment Center or Community Center on the Future Land Use & Conservation Plan.

⁵⁴ Note the current Zoning Ordinance specifies maximum *building* height, while this Chapter proposes to regulate maximum *structure* height.

⁵⁵ The proposed definition of *site* is “a contiguous area of land, including a lot or lots or a portion thereof, that is included in a development application.”

⁵⁶ Carries forward a portion of ZO Section 4: *Districts Established* (RB District description).

- C. **Allowed Uses.** See [Chapter 3: Use Regulations](#).
- D. **Dimensional Standards.** Table 2.2.13-1 establishes dimensional standards for the RB District.⁵⁷

Table 2.2.13-1: RB District Dimensional Standards	
Lot Dimensions (min)	
Lot Area, With Public Water and/or Sewer	40,000 sf
Lot Area, With Individual Well & Wastewater Disposal	65,340 sf
Lot Width	75 ft
Residential Density⁵⁸	
Density (max)	8 du/ac
Principal Structure Setbacks (min)¹	
Front	50 ft
Side	20 ft / 50 ft ²
Rear	20 ft
Accessory Structure Setbacks	
See Section 3.4: Accessory Uses & Structures	
Height (max)⁵⁹	
Principal Structures	75 ft
Accessory Structures	75 ft

Key: min = minimum required | max = maximum allowed | sf = square feet | ft = feet | GFA = gross floor area

¹ The minimum setbacks listed may be reduced to the minimum established in the most recent North Carolina Building Code for buildings that are part of a common plan of development, except along the exterior project boundary where the minimum setbacks shall be met.

² The lesser setback applies when the lot line is adjacent to a lot located in the RV, OI, NB, NC, AC, CB, RB, RHC, IL, or IH zoning district. The greater setback applies when the lot line is adjacent to a lot located in any other zoning district, or when the lot line is adjacent to a lot containing one or more dwelling units regardless of the zoning district.

⁵⁷ Carries forward the current dimensional standards in ZO Section 10.8.B., and proposes to increase maximum height from 60 ft to 75 ft pursuant to staff input. Also proposes to require an increased side setback when the lot is adjacent to a lot in the PP, AG, RA, R5, R2, or R1 District or to a lot containing a dwelling unit (regardless of the zoning district). The proposed increased setback would likely require a lot to be at least twice the minimum required lot width.

⁵⁸ Allowed residential uses (pursuant to the 02-20-23 Draft of Chapter 3: *Use Regulations*) include apartment complexes (SUP), live-work units (permitted), and mixed use buildings (SUP).

⁵⁹ Note the current Zoning Ordinance specifies maximum *building* height, while this Chapter proposes to regulate maximum *structure* height.

2.2.14 RHC, RURAL HIGHWAY COMMERCIAL DISTRICT⁶⁰

- A. **Purpose.** The RHC, Rural Highway Commercial, District accommodates a mix of agricultural, service, and industrial uses that are compatible with rural character and typically do not require urban services, such as water and sewer.
- B. **Location.** The RHC District:⁶¹
 - 1. Is generally appropriate in areas designated as Agriculture on the Future Land Use & Conservation Plan that are located along a principal arterial, minor arterial, or major collector road, or are located at the interchanges along U.S. 421; and
 - 2. May be appropriate in areas designated as Village & Village Center and Crossroad Community on the Future Land Use & Conservation Plan if compatible with nearby land uses.
- C. **Allowed Uses.** See [Chapter 3: Use Regulations](#).
- D. **Dimensional Standards.** Table 2.2.14-1 establishes dimensional standards for the RHC District.

Table 2.2.14-1: RHC District Dimensional Standards	
Lot Dimensions (min)	
Lot Area, With Public Water and/or Sewer	40,000 sf
Lot Area, With Individual Well & Wastewater Disposal	65,340 sf
Lot Width	75 ft
Principal Structure Setbacks (min)¹	
Front	100 ft
Side	50 ft
Rear	50 ft
Accessory Structure Setbacks	

See [Section 3.4: Accessory Uses & Structures](#)

⁶⁰ 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.

⁶¹ The Planning Board UDO Subcommittee suggested consideration of listing specific roads (rather than road classification types) on which the RHC District can be located.

Table 2.2.14-1: RHC District Dimensional Standards	
Height (max)	
Principal Structures	75 ft
Accessory Structures	75 ft
Retail Store GFA (max)⁶²	
Per Building ²	25,000 sf
Per Site ⁶³	150,000 sf

Key: min = minimum required | max = maximum allowed | sf = square feet | ft = feet | GFA = gross floor area

¹ The minimum setbacks listed may be reduced to the minimum established in the most recent North Carolina Building Code for buildings that are part of a common plan of development, except along the exterior project boundary where the minimum yard setbacks shall be met.

² The maximum GFA for individual buildings does not apply to grocery stores.

2.2.15 IL, LIGHT INDUSTRIAL DISTRICT

- A. **Purpose.** The IL, Light Industrial, District is primarily intended for wholesale activities, warehouses, and light manufacturing operations that do not involve heavy processing activities and that are unlikely to create noise, smoke, dust, vibration, heat, odor, or other noxious effects, either controlled or uncontrolled.⁶⁴
- B. **Location.** The IL District is generally appropriate in areas designated as Employment Center on the Future Land Use & Conservation Plan and in

⁶² A maximum building size (both per building and per site) is proposed for compatibility with nearby agricultural and rural residential areas. Staff recommended inclusion of a maximum GFA for all building types, similar to that in the NB and CB Districts. However, a size limit may not be appropriate for a number of proposed allowed uses in RHC, including hotels; agricultural processing, storage, and support services; assembly halls, coliseums, gymnasiums, and similar structures; equestrian centers; research & development facilities; hospitals; inpatient care facilities, nursing homes, and convalescent homes; and training and conference centers. As such, proposed here is to limit the gross floor area of retail stores only, with the exception of grocery stores. The proposed 25,000 sf per building limit would accommodate the typical size stores for national retailers such as Tractor Supply (15,500 sf), Dollar General (7,400 sf), CVS (10,000 sf to 13,000 sf), and Walgreens (14,500 sf), but would prohibit “big box” retail stores. Alternatively, the UDO could limit building size for all building types and potentially refine the list of allowed uses in the district; or the GFA limit could be eliminated from this district altogether.

⁶³ The proposed definition of *site* is “a contiguous area of land, including a lot or lots or a portion thereof, that is included in a development application.”

⁶⁴ Carries forward a portion of ZO Section 4: *Districts Established* (IL District description).

certain areas along principal arterial, minor arterial, and major collector roads, or are located at the interchanges along U.S. 421.

- C. **Allowed Uses.** See [Chapter 3: Use Regulations](#).
- D. **Dimensional Standards.** Table 2.2.15-1 establishes dimensional standards for the IL District.⁶⁵

Table 2.2.15-1: IL District Dimensional Standards	
Lot Dimensions (min)	
Lot Area, With Public Water and/or Sewer	40,000 sf
Lot Area, With Individual Well & Wastewater Disposal	65,340 sf
Lot Width	150 ft
Principal Structure Setbacks (min)¹	
Front	100 ft
Side	100 ft
Rear	100 ft
Accessory Structure Setbacks	
See Section 3.4: Accessory Uses & Structures	
Height (max)	
Principal Structures	75 ft
Accessory Structures	75 ft
Key: min = minimum required max = maximum allowed sf = square feet ft = feet GFA = gross floor area	

¹Except along State maintained roads, the minimum setbacks may be reduced to the minimum established in the most recent North Carolina Building Code if the adjacent property is also zoned IL.

2.2.16 IH, HEAVY INDUSTRIAL DISTRICT

- A. **Purpose.** The IH, Heavy Industrial, District is primarily intended for manufacturing operations involving heavy manufacturing processes, such as

⁶⁵ Carries forward the current dimensional standards in ZO Section 10.9.B., and proposes to increase all minimum setbacks from 50 ft to 100 ft pursuant to input from staff and the Planning Board UDO Subcommittee. Also proposed, pursuant to input from the UDO Subcommittee, is to add a height limit for principal and accessory structures. The current Zoning Ordinance does not limit height in the IL District. Additional height could be approved, if warranted, through the variance process. The Subcommittee suggested increased height could be allowed through an SUP process; this needs further research and discussion to determine whether it is a feasible approach under N.C.G.S. Chapter 160D.

dyeing, chemical mixing, melting, and stamping, but that control such processes so as not to exceed the standards specified in [Section 4.3: Environmental Performance Standards](#).⁶⁶

- B. **Location.** The IH District is generally appropriate in areas designated as Employment Center on the Future Land Use & Conservation Plan and in certain areas along principal arterial, minor arterial, and major collector roads, or are located at the interchanges along U.S. 421.
- C. **Allowed Uses.** See [Chapter 3: Use Regulations](#).
- D. **Dimensional Standards.** Table 2.2.16-1 establishes dimensional standards for the IH District.⁶⁷

Table 2.2.16-1: IH District Dimensional Standards	
Lot Dimensions (min)	
Lot Area	80,000 sf
Lot Width	300 ft
Principal Structure Setbacks (min)¹	
Front	200 ft
Side	200 ft
Rear	200 ft
Accessory Structure Setbacks	
See Section 3.4: Accessory Uses & Structures	
Height (max)	
Principal Structures	None
Accessory Structures	None

Key: min = minimum required | max = maximum allowed | sf = square feet | ft = feet | GFA = gross floor area

¹Except along State maintained roads, the minimum setbacks may be reduced to the minimum established in the most recent North Carolina Building Code if the adjacent property is also zoned IH.

⁶⁶ Carries forward a portion of ZO Section 4: *Districts Established* (IH District description).

⁶⁷ Carries forward the current dimensional standards in ZO Section 10.10.B., and proposes to increase all minimum setbacks from 100 ft to 200 ft pursuant to input from staff and the Planning Board UDO Subcommittee.

2.3 CONDITIONAL DISTRICTS⁶⁸

2.3.1 GENERAL PROVISIONS⁶⁹

A. **Purpose.**⁷⁰

1. Conditional zoning districts are zoning districts in which the development and use of the property is subject to predetermined ordinance standards and the rules, regulations, and conditions imposed as part of the legislative decision creating the district and applying it to a particular property.
2. Some land uses are of such a nature or scale that they have significant impacts on both the immediate surrounding area and on the entire community, which cannot be predetermined and controlled by general district standards.
3. The review process established in this Ordinance provides for accommodation of such uses by a reclassification of property into a conditional zoning district, subject to specific conditions that ensure compatibility of the use with neighboring properties.
4. A conditional zoning district is not intended for securing early zoning for a proposal, except when that proposal is consistent with an approved land use plan or the proposal can demonstrate that public infrastructure needed to serve the development will be made available within a reasonable time period.

B. Property may be rezoned to a conditional zoning district only in response to and consistent with an application submitted in compliance with **Section 13.5: Rezoning (Conditional Districts)**.⁷¹

C. **Uses Within District.**⁷²

⁶⁸ The *Audit Report* recommends limiting the use of conditional zoning districts (see p. 59). This Section proposes to reduce the number of conditional zoning districts from eleven to four.

⁶⁹ The procedural aspects of the conditional districts are proposed for relocation to Chapter 13: *Procedures*. This includes current ZO Sections 5.3: *General Requirements*, 5.5: *Conditions*, 5.6: *Non-Compliance with District Conditions*, 5.7: *Procedure*, 5.8: *Effect of Approval*, and 5.9: *Alterations to Approval*.

⁷⁰ Carries forward ZO Section 5.1: *Purpose* (Conditional Zoning Districts).

⁷¹ Carries forward the first sentence of ZO Section 5.3: *General Requirements*.

⁷² Carries forward ZO Section 5.4: *Uses Within District* with minor revisions for clarity.

1. Within a conditional zoning district, only those uses listed (or determined by the Zoning Administrator to be equivalent uses) as permitted uses or limited uses in [Section 3.2: Principal Use Tables](#) may be allowed.
 2. A use is only allowed in a conditional zoning district if expressly authorized by the Board of Commissioners through the conditional zoning district rezoning process.
- D. **Minimum Standards.** The standards specified in this Section are minimum standards all proposed developments must meet. The Board of Commissioners may supplement, but not reduce, these standards through the rezoning process ([Section 13.5: Rezoning \(Conditional Districts\)](#)).

2.3.2 CD-CR, COMPACT RESIDENTIAL CONDITIONAL DISTRICT⁷³

- A. **Purpose.** The CD-CR, Compact Residential, Conditional District is intended to encourage creative development by providing flexibility in lot size and residential unit placement within larger planned residential projects, while also preserving open space in more usable and environmentally sensitive units.⁷⁴
- B. **Location.** The CD-CR District is generally appropriate in areas designated as Compact Residential on the Future Land Use & Conservation Plan.
- C. **Minimum Land Area.** Each CD-CR District shall contain a minimum gross land area of 50 acres.⁷⁵
- D. **Maximum Size.** A CD-CR District shall not include more than 2,650 dwelling units.⁷⁶

⁷³ 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 the current standards for Planned Residential Developments (PRD). The applicable approval process for a development in the CR District depends on the proposed use(s). If the development involves subdivision, it would go through the typical subdivision process (Concept Plan, First Plat, Construction Plan, Final Plat). If the development does not involve subdivision (e.g., an apartment complex on a single lot), it would go through the Zoning Compliance process following review by the Appearance Commission.

⁷⁴ Carries forward portions of ZO Section 17.5.C: *Purpose* (Planned Residential Development).

⁷⁵ Carries forward the minimum gross acreage required for a PRD in the R1 District. Most areas designated for Compact Residential on the Future Land Use & Conservation Plan are currently zoned R1.

⁷⁶ Carries forward CCO Section 6.2: *Maximum Size*. The County could consider removing this limitation and allowing the maximum net density to control. For reference, a proposed development

- E. **Maximum Net Density.** The maximum density in a CD-CR District is one dwelling unit for each 20,000 square feet of net land area. [See Chapter 17: *Rules of Interpretation & Measurement* for an explanation of how to calculate net land area.]⁷⁷
- F. **Allowed Uses.** See Chapter 3: *Use Regulations*.
- G. **Dimensional Standards.** Table 2.3.2-1 establishes dimensional standards for the CD-CR District.

Table 2.3.2-1: CD-CR District Dimensional Standards	
Development Boundary Setback (min)^{1 78}	
Perimeter, Adjacent to Existing Residential Development or a Residential Zoning District	100 ft
Perimeter, Adjacent to All Other Districts	100 ft
Right-of-Way	100 ft
Lot Dimensions (min)	
Lot Area	None
Lot Width	None
Principal & Accessory Structure Setbacks (min)⁷⁹	

The approved plat or approved site plan establishes minimum principal and accessory structure setbacks. In no case shall the setbacks be less than the minimum established in the most recent North Carolina Building Code.

with the maximum number of allowed dwelling units would have to be located on at least 1,216.7 acres to comply with the maximum net density standard.

⁷⁷ Revises the maximum net density allowed for a PRD in the R1 District. Most areas designated for Compact Residential on the Future Land Use & Conservation Plan are currently zoned R1. Section 2.2.6 proposes to reduce the minimum lot area in R1 from 40,000 sf to 20,000 sf.

⁷⁸ The current PRD standards require setbacks with at least the minimum depth specified for the district in which the PRD is located, but authorize the Board of Commissioners to increase the setbacks or apply other conditions. The proposed minimum Development Boundary Setbacks here align with a recommendation in *Plan Chatham* (p. 146) to increase setbacks for the Mixed Use 3 District (which is implemented in the UDO as CD-CN, Compact Non-Residential Conditional District). The UDO proposes to implement these increased setbacks in all three compact districts. Any reductions to these minimum setbacks would require a variance. Section 4.5: *Landscaping & Screening* will include provisions for a natural or landscaped buffer within the Development Boundary Setback.

⁷⁹ Section 12.3: *Subdivision Design* will include standards for compact subdivisions, which is anticipated to be the only subdivision design allowed in the CR District. These provisions are anticipated to allow a developer to propose setbacks for principal and accessory structures. If the proposed use in a CR District does not require subdivision (e.g., an apartment complex on a single lot), the developer would propose setbacks through the site plan review process.

Table 2.3.2-1: CD-CR District Dimensional Standards

Height (max)	
Principal Structures	75 ft
Accessory Structures	75 ft

Key: min = minimum required | max = maximum allowed | ft = feet

¹ **Section 4.5: Landscaping & Screening** requires a buffer within the Development Boundary Setback.

H. **Development Boundary Setback.**

1. The development boundary setback is located along the outer perimeter of a CD-CR District. The setback is measured inward from the lot line comprising the outer development boundary, except as otherwise specified in 2.3.2.H.3, below.
2. **Section 4.5: Landscaping & Screening** requires a buffer within this setback.
3. Utility lines and roads may cross the setback area (generally perpendicular to the lot line), but structures are prohibited within this setback. If a utility easement runs parallel or near parallel to the lot line, the development boundary setback is measured from the edge of the utility easement closest to the proposed development.
4. A pedestrian and bicycle trail may be located within the setback area, if:
 - (a) The trail is located at least 75 feet from and is oriented generally parallel to the lot line comprising the outer development boundary;
 - (b) No trees greater than three inches DBH are removed, except invasive species; and
 - (c) The trail location is designated on the CD-CR District site plan.

- I. **Relationship of Buildings to Lot.** One or more principal residential dwellings or other principal buildings may be located on a single lot.⁸⁰

- J. **Common Areas.**⁸¹

⁸⁰ Carries forward a portion of ZO 8.1: *Relationship of Buildings to Lot*.

⁸¹ Carries forward ZO 17.5.C.6: *Gross Site Use* with minor revisions.

1. All land not used for public or private street rights-of-way or building lots shall be placed in common area and owned by an entity created for their perpetual ownership and maintenance.
2. There may be more than one common area and more than one level of common area rights within a development in the CD-CR District. Common areas may be used for recreational facilities and similar uses for the development.

2.3.3 CD-CMU, COMPACT MIXED USE CONDITIONAL DISTRICT⁸²

A. **Purpose.**⁸³

1. The CD-CMU, Compact Mixed Use, Conditional District is intended to:
 - (a) Provide flexibility for a complementary mix of residential and non-residential uses developed on large tracts in accordance with a unified development plan;
 - (b) Promote new communities that support mixed use development, anchored by a village center composed of commercial, civic, and residential uses that add to Chatham County's tax base, help residents meet their daily needs, and preserve Chatham County's small-town atmosphere; and
 - (c) Encourage compact, village-style development with well-integrated open space, at a size that is easily walkable and bikeable by residents of all ages.
2. Developments in the CD-CMU District:

⁸² 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). Other CCO standards will be incorporated into other sections of the UDO (e.g., perimeter and viewshed buffers will be incorporated into Section 5.5: *Landscaping & Screening*; interconnectivity, narrow streets, and transit provisions will be incorporated into Section 8.2: *Required Improvements*; and open space will be incorporated into Chapter 7: *Conservation & Open Space*). The applicable approval process for a development in the CMU District depends on the proposed use(s). If the development involves subdivision, it would go through the typical subdivision process (Concept Plan, First Plat, Construction Plan, Final Plat). If the development does not involve subdivision, it would go through the Zoning Compliance process following review by the Appearance Commission.

⁸³ Carries forward portions of ZO Section 10.12.A: *Purpose* (CD-MU Mixed Use) and CCO Section 3: *Purpose*.

- (a) Are unified by distinguishable design features;
 - (b) Provide pedestrian connections between all uses;
 - (c) Provide a more efficient use of land while providing more on-site amenities and preserving open space;
 - (d) Include a mix of housing types that are architecturally consistent and affordable to a range of residents in Chatham County; and
 - (e) Include a mix of uses designed to be mutually supporting so that traffic congestion is minimized and pedestrian circulation is enhanced.
- B. **Location.** The CD-CMU District is generally appropriate in areas designated as Community Center or Neighborhood Center on the Future Land Use & Conservation Plan.
- C. **Minimum Land Area.** Each CD-CMU District shall contain a minimum gross land area of 50 acres.⁸⁴
- D. **Residential Density.**⁸⁵
- 1. Each CD-CMU District may have a maximum overall residential density of no more than two dwelling units for each acre of gross land area in the project.
 - (a) Accessory units count as one-half (1/2) a dwelling unit for the purposes of this calculation. Accessory units may contain a maximum of 1,500 square feet of conditioned floor area.
 - (b) Spray fields located off the project area shall not count as part of the project for the purposes of the maximum residential density calculation.⁸⁶
 - 2. The minimum net residential density shall be at least five units per net acre of land area. [See Chapter 17: Rules of Interpretation & Measurement for an explanation of how to calculate net land area.]
- E. **Allowed Uses.** See Chapter 3: Use Regulations.

⁸⁴ Adds a minimum acreage for consistency with the CR and CN Districts.

⁸⁵ Carries forward CCO Section 6.3: *Residential Density (Maximum and Minimum)*.

⁸⁶ The provisions in this Paragraph related to ADUs and spray fields in the calculation of density may be relocated to Chapter 17: *Rules of Interpretation & Measurement*.

F. **Mixture of Uses Required.**⁸⁷

1. *Minimum Residential Use Allocation.*
 - (a) A minimum of 60% of the land area of each proposed CD-CMU District shall be dedicated to residential land uses.⁸⁸
 - (b) Where a proposed district includes residential uses in vertically mixed use structures (mixed commercial and residential buildings), the gross floor area of the residential uses shall be used in place of land area to calculate the minimum residential use allocation.

2. *Minimum Non-Residential Use Allocation.*
 - (a) A minimum of 20% of the land area of each proposed CD-CMU District shall be dedicated to non-residential land uses.
 - (b) Where a proposed district includes non-residential uses in vertically mixed use structures (mixed commercial and residential buildings), the gross floor area of the non-residential uses shall be used in place of land area to calculate the minimum non-residential use allocation.
 - (c) At least 25% of the total planned non-residential area shall be developed before 75% of the maximum number of allowable dwelling units receive final subdivision plat approval.⁸⁹
 - (d) At least 50% of the total planned non-residential area shall be developed before 90% of the maximum number of allowable dwelling units receive final plat approval.⁹⁰

3. *Calculation of Land Area.* The minimum allocations of land area dedicated to the uses specified in this Paragraph exclude land area dedicated to street rights-of-way, required open space, floodplains, easements, and other undevelopable land. Off-street parking areas required for the uses may be included in the calculation of minimum land area.

⁸⁷ The proposed definition of *residential use* is “any use that includes only dwelling units and their customary accessory uses, but no other uses.” The proposed definition of *non-residential use* is “any use other than a residential use (e.g., commercial, retail, office, civic, or institutional use).”

⁸⁸ *Plan Chatham* notes this district should be “predominantly residential” (p. 145).

⁸⁹ Carries forward a portion of CCO Section 6.5: *Commercial Area*.

⁹⁰ Carries forward a portion of CCO Section 6.5: *Commercial Area*.

4. *Mixture of Dwelling Types Required.*

- (a) Each CD-CMU District shall include at least three of the following dwelling types:⁹¹
 - (1) Detached houses;
 - (2) Townhouses;
 - (3) Duplexes;
 - (4) Triplexes or quadplexes;
 - (5) Multiplexes; and
 - (6) Apartments in mixed use buildings.
- (b) The housing types shall be fully integrated into the overall development design, with the highest residential densities occurring adjacent to non-residential use areas, extending to lower residential densities at the periphery of the development.⁹²

G. **Dimensional Standards.** Table 2.3.3-1 establishes dimensional standards for the CD-CMU District.

Table 2.3.3-1: CD-CMU District Dimensional Standards	
Development Boundary Setback (min)⁹³	
Perimeter, Adjacent to Existing Residential Development or a Residential Zoning District	100 ft
Perimeter, Adjacent to All Other Districts	50 ft
Right-of-Way	50 ft
Lot Dimensions (min)	
Lot Area	None

⁹¹ Carries forward provisions in the CCO (12.1: *Performance Standards*) requiring at least three housing types, but expands the allowable housing types to include triplexes, quadplexes, and apartments in mixed use buildings.

⁹² Carries forward a portion of CCO Section 12.1: *Performance Standards* (Housing mix and development pattern).

⁹³ The proposed minimum Development Boundary Setbacks here align with a recommendation in *Plan Chatham* (p. 146) to increase setbacks for the Mixed Use 3 District (which is implemented in the UDO as CN, Compact Non-Residential). The UDO proposes to implement these increased setbacks in all three compact districts. Any reductions to these minimum setbacks would require a variance. Section 5.5: *Landscaping & Screening* will include provisions for a natural or landscaped buffer within the Development Boundary Setback.

Table 2.3.3-1: CD-CMU District Dimensional Standards	
Lot Width	None
Principal & Accessory Structure Setbacks (min)⁹⁴	
The approved plat or approved site plan establishes minimum principal and accessory structure setbacks. In no case shall the setbacks be less than the minimum established in the most recent North Carolina Building Code.	
Height (max)	
Principal Structures	75 ft
Accessory Structures	75 ft
Key: min = minimum required max = maximum allowed ft = feet	

H. Neighborhood Center Required.⁹⁵

1. Each CD-CMU District shall include an identifiable neighborhood center (not necessarily located in the geographic center of the project) where non-residential and higher density residential uses are concentrated.
2. The neighborhood center shall connect to other areas of the development via streets and pedestrian/bicycle paths.
3. The neighborhood center shall include a portion of the required open space (see **Chapter 6: Conservation & Open Space**) as well as non-residential uses, such as retail and office uses.

I. Neighborhood Gathering Points.⁹⁶

1. All residential units within a CMU District shall be located within 1,320 feet of a neighborhood gathering point, such as an active recreational facility, community center, school, or neighborhood park.⁹⁷

⁹⁴ Section 12.3: *Subdivision Design* will include standards for compact subdivisions, which is anticipated to be the only subdivision design allowed in the CMU District. These provisions are anticipated to allow a developer to propose setbacks for principal and accessory structures. If the proposed uses in a CMU District do not require subdivision, the developer would propose setbacks through the Zoning Compliance process.

⁹⁵ Carries forward a portion of CCO Section 12.1: *Performance Standards* (Town center).

⁹⁶ These provisions may be relocated to or supplemented by provisions in Chapter 6: *Conservation & Open Space*.

⁹⁷ Carries forward a portion of CCO Section 12.1: *Performance Standards* (Community/neighborhood gathering points). Revises “walking distance” to an objective standard of 1,320 feet (one-quarter mile).

2. Neighborhood gathering points are located within same CMU District as the residential units.
- J. **Signs.** Signs shall comply with [Section 4.8: Signs](#) and shall use a coordinated color, style, and lettering scheme.⁹⁸
- K. **Appearance.** All standards in the [Chatham County Design Guidelines for Commercial, Industrial, and Conditional Use Projects and Developments](#) shall apply to developments in the CD-CMU District.⁹⁹
- L. **Moderate Income Residents.** <TBD>¹⁰⁰

2.3.4 CD-CN, COMPACT NON-RESIDENTIAL CONDITIONAL DISTRICT¹⁰¹

- A. **Purpose.**
 1. The CD-CN, Compact Non-Residential, Conditional District is intended to provide flexibility for a complementary mix of predominantly non-residential uses developed on large tracts in accordance with a unified development plan.
 2. Developments in the CD-CN District:
 - (a) Are unified by distinguishable design features;
 - (b) Provide for the efficient use of land; and
 - (c) Include a mix of uses designed to be mutually supporting so that traffic congestion is minimized and pedestrian circulation is enhanced.¹⁰²
- B. **Location.** The CD-CN District is generally appropriate in areas designated as Employment Center or Community Center on the Future Land Use & Conservation Plan.

⁹⁸ Carries forward ZO Section 10.12.G: *Signage* (CD-MU Mixed Use).

⁹⁹ Carries forward the first sentence of CCO Section 12.4: *Appearance*.

¹⁰⁰ The provisions in CCO Section 12.3: *Housing* (Moderate Income Residents) are currently under review by the consultant team and Planning and Legal staff. These provisions may be revised or removed from the CD-CMU District.

¹⁰¹ 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).

¹⁰² Carries forward portions of ZO 10.12.A: *Purpose* (CD-MU Mixed Use).

- C. **Minimum Land Area.** Each CD-CN District shall contain a minimum gross land area of 50 acres.¹⁰³
- D. **Maximum Net Density and Built-Upon Area.** The maximum net density and built upon area for any portion of a development located in a CD-CN District shall not exceed the requirements of the Watershed Protection Overlay District.¹⁰⁴
- E. **Allowed Uses.** See [Chapter 3: Use Regulations](#).
- F. **Maximum Residential Use Allocation.**
 - 1. A maximum of 20% of the land area of each proposed CD-CN District shall be dedicated to multi-family residential land uses.¹⁰⁵
 - 2. Where a proposed district includes residential uses in vertically mixed use structures (mixed commercial and residential buildings), the gross floor area of the residential uses shall be used in place of land area to calculate the minimum residential use allocation.
 - 3. The maximum allocation of land area dedicated to residential uses excludes land area dedicated to street rights-of-way, required open space, floodplains, easements, and other undevelopable land.
- G. **Dimensional Standards.** Table 2.3.4-1 establishes dimensional standards for the CD-CN District.¹⁰⁶

Table 2.3.4-1: CD-CN District Dimensional Standards	
Development Boundary Setbacks (min) ^{1 107}	
Perimeter, Adjacent to Existing Residential Development or a Residential Zoning District	100 ft

¹⁰³ Carries forward the minimum gross acreage required for the CD-MU District (ZO 10.12.B).

¹⁰⁴ Carries forward ZO 10.12.C: *Maximum Net Density and Built Upon Area Allowed* (CD-MU Mixed Use). and updates cross-reference from the “most recently adopted Watershed Protection Map of Chatham County, North Carolina” to the proposed new Watershed Protection Overlay District. The rules for calculating net land area (ZO Section 10.12.D) are proposed for relocation to Chapter 17: *Rules of Interpretation & Measurement*.

¹⁰⁵ *Plan Chatham* notes this district should be “predominantly non-residential” (p. 146).

¹⁰⁶ Carries forward ZO 10.12.F: *Dimensional and Off-Street Parking Requirements* (CD-MU Mixed Use). Adjusts development boundary setbacks as recommended by *Plan Chatham* (Land Use Action Item 1.2, p. 146). Section 5.5: *Landscaping & Screening* will include provisions for a natural or landscaped buffer within the Development Boundary Setback.

¹⁰⁷ The current PRD standards require setbacks with at least the minimum depth specified for the district in which the PRD is located, but authorize the Board of Commissioners to increase the setbacks or apply other conditions. The proposed minimum Development Boundary Setbacks here align with a recommendation in *Plan Chatham* (p. 146) to increase setbacks for the Mixed Use 3

Table 2.3.4-1: CD-CN District Dimensional Standards	
Perimeter, Adjacent to All Other Districts	100 ft
Right-of-Way	100 ft
Lot Dimensions (min)	
Lot Area	None
Lot Width	None
Principal & Accessory Structure Setbacks (min)	
The approved plat or approved site plan establishes minimum principal and accessory structure setbacks. In no case shall the setbacks be less than the minimum established in the most recent North Carolina Building Code.	
Height (max)	
Principal Structures	75 ft
Accessory Structures	75 ft
Key: min = minimum required max = maximum allowed ft = feet	

¹ [Section 4.5: Landscaping & Screening](#) requires a buffer within the Development Boundary Setback.

H. Development Boundary Setback.

1. The development boundary setback is located along the outer perimeter of a CD-CN District. The setback is measured inward from the lot line comprising the outer development boundary, except as otherwise specified in 2.3.4.H.3, below.
2. [Section 4.5: Landscaping & Screening](#) requires a buffer within this setback.
3. Utility lines and roads may cross the setback area (generally perpendicular to the lot line), but structures are prohibited within this setback. If a utility easement runs parallel or near parallel to the lot line, the development boundary setback is measured from the edge of the utility easement closest to the proposed development.
4. A pedestrian and bicycle trail may be located within the setback area, if:

District (which is implemented in the UDO as CD-CN, Compact Non-Residential Conditional District). The UDO proposes to implement these increased setbacks in all three compact districts. Any reductions to these minimum setbacks would require a variance. Section 4.5: *Landscaping & Screening* will include provisions for a natural or landscaped buffer within the Development Boundary Setback.

- (a) The trail is located at least 75 feet from and is oriented generally parallel to the lot line comprising the outer development boundary;
 - (b) No trees greater than three inches DBH are removed, except invasive species; and
 - (c) The trail location is designated on the CD-CN District site plan.
- I. **Off-Street Parking.** Standard off-street parking requirements do not apply. Proposed off-street parking must be specified on the plat or site plan.¹⁰⁸
- J. **Signs.** Signs shall comply with [Section 4.8: Signs](#) and shall use a coordinated color, style, and lettering scheme.¹⁰⁹
- K. **Appearance.** All standards in the [Chatham County Design Guidelines for Commercial, Industrial, and Conditional Use Projects and Developments](#) shall apply to developments in the CD-CN District.¹¹⁰

2.4 LEGACY DISTRICTS¹¹¹

2.4.1 GENERAL PROVISIONS

- A. No land shall be rezoned to a legacy zoning district. Landowners are encouraged to rezone land from a legacy zoning district classification. A rezoning may only be initiated in accordance with [Chapter 13: Procedures](#).
- B. The boundaries of existing legacy zoning districts shall not be expanded.
- C. The Board of Commissioners may modify the allowed uses and development standards within legacy conventional zoning districts through amendments to the UDO text (see [Section 13.9: UDO Text Amendments](#)).

¹⁰⁸ Carries forward a portion of ZO 10.12.F: *Dimensional and Off-Street Parking Requirements* (CD-MU Mixed Use). This Paragraph may be revised once [Section 4.7: Parking & Loading](#) is drafted.

¹⁰⁹ Carries forward ZO 10.12.G: *Signage* (CD-MU Mixed Use).

¹¹⁰ Carries forward the first sentence of CCO Section 12.4: *Appearance*.

¹¹¹ This Section maintains B1 and CD-B1 as legacy districts and designates all existing conditional districts as legacy districts. The [Audit Report](#) recommends limiting the use of conditional zoning districts (see p. 59). Property currently zoned in a legacy district will remain as zoned, unless and until the property owner requests or the County initiates a rezoning. This approach preserves existing property rights, but allows the County to “phase out” these districts over time. As specified in [Subsection 2.4.1: General Provisions](#), property cannot be rezoned to a legacy district and existing legacy districts cannot be expanded.

- D. The Board of Commissioners may modify the allowed uses and development standards within legacy conditional zoning districts through amendments to the conditional district rezoning ordinance (see [Section 13.5: Rezoning \(Conditional Districts\)](#)).
- E. Development in a legacy zoning district is subject to all requirements of that district and all other applicable regulations of the UDO.

2.4.2 B1, GENERAL BUSINESS DISTRICT

- A. **Purpose.** The B1 District was intended for retail trade and consumer services dealing with the general public. The district was replaced in 2016 by three new business districts (NB, CB, and RB), also intended for retail and consumer services but scaled to better fit different needs around the County.
- B. **Applicability.** The provisions in this Subsection apply to all B1 Districts in existence on the effective date of this UDO. Subsection 2.4.1: *General Provisions* prohibits the establishment of new B1 Districts and the expansion of existing B1 Districts.
- C. **Allowed Uses.** Table 2.4.2-2 specifies the uses allowed in the B1 District. See [Subsection 3.2.1: Introduction](#) for an explanation of how to read the use table. Any use not expressly allowed by Table 2.4.2-2 is prohibited.¹¹²
- D. **Dimensional Standards.**
 - 1. Table 2.4.2-1 establishes dimensional standards for the B1 District.
 - 2. Lots created for the express purpose of minor utilities are exempt from the required minimum lot area. Such lots are also exempt from the required minimum setbacks of the zoning districts, except that any noise producing equipment or generators must be stored within a structure or set back at least 50 feet from any public right-of-way or property line.

Table 2.4.2-1: B1 District Dimensional Standards	
Lot Dimensions (min)	
Lot Area, With Public Water & Sewer	40,000 sf
Lot Area, With Individual Well & Wastewater Disposal	65,340 sf

¹¹² This table carries forward the current use table in Zoning Ordinance Section 10.13. Proposed is to remove uses that aren't currently allowed in B1 and state that any use not listed in the table is prohibited. This maintains current property rights for lots zoned B1, while simplifying the table.

Table 2.4.2-1: B1 District Dimensional Standards	
Lot Width	75 ft
Principal Structure Setbacks (min)¹	
Front	50 ft
Side	20 ft
Rear	20 ft
Accessory Structure Setbacks	
See Section 3.4: Accessory Uses & Structures	
Height (max)	
Principal Structures	60 ft
Accessory Structures	60 ft

Key: min = minimum required | max = maximum allowed | sf = square feet | ft = feet

¹ The minimum setbacks listed may be reduced to the minimum established in the most recent North Carolina Building Code for buildings that are part of a common plan of development, except along the exterior project boundary where the minimum yard setbacks shall be met.

Table 2.4.2-2: B1 District Use Table		
Land Use	B1	Use-Specific Standards
ABC stores	P	
Accessory uses and structures clearly incidental to a permitted use ¹¹³	L	3.4
Amusement enterprises such as pool, bowling, roller rink when housed entirely within a permanent structure	P	
Antique shops	P	
Appliance sales and service	P	
Art supply retail sales	P	
Arts and Crafts fabrication and related sales	P	
Automobile and automobile accessory sales and service	P	

¹¹³ The current use table in Zoning Ordinance Section 10.13 does not allow accessory uses and structures in B1 (or any non-residential districts). This seems like an oversight, since the zoning district dimensional standards specify the allowed location of accessory buildings and structures. UDO Chapter 3: *Use Regulations* allows accessory uses and structures in all districts. Proposed here is to allow accessory uses and structures in B1, consistent with other conventional zoning districts.

Table 2.4.2-2: B1 District Use Table		
Land Use	B1	Use-Specific Standards
Automobile service stations including tune-ups, minor repairs, tire service, washing facilities both manual and automatic and similar services	L	2.4.2.E.1
Bait and tackle shops	P	
Bake shops and similar food preparation intended primarily for retail sales on the premises for consumption either on or off premises	P	
Banks, savings and loans, finance companies, credit agencies, and similar financial institutions	P	
Beauty Shops, Salons	P	
Bicycle sales and repair	P	
Boat, trailer, and other utility vehicle sales and service	P	
Boat Storage Facility	S	
Book, stationery, and office supply stores	P	
Bus passenger stations	P	
Cabinet shops	P	
Carpeting, Flooring, Tile, and Stone Products Sales	P	
Catering establishments	P	
Churches and other places of worship	P	
Clothing shops	P	
Congregate care facilities	P	
Contractor's plants or storage yards and staging areas	S	
Dairy bars and ice cream shops intended primarily for retail sale on the premises for consumption either on or off premises	P	
Day Care Centers for more than 15 children.	P	
Drug stores	P	
Dry cleaning, pressing, and related retail service counter	P	
Dwellings, single-family, manufactured	P	
Dwellings, single-family, site built and modular	P	
Eating and drinking establishments	P	
Event Center Limited	L	2.4.2.E.2
Fabric shops	P	
Feed, seed, fertilizer retail sales	P	

Table 2.4.2-2: B1 District Use Table

Land Use	B1	Use-Specific Standards
Fire stations, emergency medical service facilities, police stations, and law enforcement offices (less than three acres in the residential districts)	P	
Florist shops	P	
Food stores, retail	P	
Funeral homes, undertaking establishments, embalming including crematoria	P	
Fur storage (no sales)	P	
Furniture stores	P	
Furrier, retail sales (can include storage)	P	
General, professional, and medical offices	P	
Gift shops	P	
Government Offices and Facilities	P	
Hardware, appliances, electrical and similar items retail sales	P	
Heating, plumbing, electrical, cabinet, and similar shops	P	
Horticulture, specialized	P	
Hospital, health and welfare centers, nursing homes, and/or convalescent homes	P	
Hotels, motels, and inns (See definition for accessory use/s)	P	
Interior design shops	P	
Jewelry and watch sales and service, goldsmith	P	
Laboratory - dental, medical, optical	P	
Landscape design business	P	
Landscaping and grading business	P	
Laundries, Laundromats, and dry cleaning establishments	P	
Lawn and garden shops	P	
Leather goods sales and service including manufacture for retail sales on premises	P	
Libraries, museums, and art galleries	S	
Lock and gunsmiths	P	
Medical clinics - inpatient and outpatient care	P	

Table 2.4.2-2: B1 District Use Table

Land Use	B1	Use-Specific Standards
Minor Utilities (Any noise producing equipment must be stored within a structure, or must be setback a minimum 50 feet from any public right-of-way or property line)	P	
Mixed Use Building	S	
Mobile home sales and service	P	
Motorcycle sales and service	P	
Music stores including repair and craft manufacture	P	
Natural gas compressor station (Subject to additional requirements of Section 19.5: Other Technical Reports & Studies)	S	
Newsstands	P	
Oil and Gas Exploration, Development and Production (Subject to additional requirements of Section 19.5: Other Technical Reports & Studies)	S	
Office – business and professional	P	
Office - engineering supply and similar sales and services including blueprinting, Photostatting, and similar services	P	
Open air sales and service of accessory buildings and gazebos and like free-standing structures	P	
Open-air sales or displays from a temporary building or structure	P	
Paint retail shops	P	
Pawnshops and secondhand stores	P	
Pet shops	P	
Photographic studios, camera shops	P	
Post offices	P	
Pottery (hand crafted) and related retail	P	
Printing and publishing	P	
Private recreation camps and grounds	L	2.4.2.E.3
Public and private schools, training, and conference centers	P	
Public utility transmission lines	P	
Radio and television stations and their towers when the towers are located on the same site with the station	P	

Table 2.4.2-2: B1 District Use Table		
Land Use	B1	Use-Specific Standards
Recreational Facilities (Gyms, yoga studios, etc.)	P	
Recreational Vehicle Storage Facility	S	
Repair shops for jewelry, shoes, radios, televisions, and other small office or household appliances	P	
Retail stores and personal service shops similar to those listed dealing in direct consumer and personal services	P	
Secretarial and job service offices	P	
Self-storage facility / mini-warehouse storage facility with related retail and services (e.g., moving truck rental)	S	
Sign manufacture, painting, and maintenance	P	
Sporting goods sales	P	
Spray irrigation of tertiary tested wastewater (reclaimed water)	P	
Swimming pool and related items sales and service	P	
Wireless Support Structures that are 60 feet or less in height	L	3.8
Concealed Wireless Facilities that are 60 feet or less in height	L	3.8
Concealed Wireless Facilities 150 feet or less in height but greater than 60 feet in height	L	3.8
Wireless Support Structures that are less than 199 feet, but greater than 60 feet in height	S	3.8
Wireless Support Structures that are greater than 199 feet, but no more than 400 feet in height	S	3.8
Temporary construction trailers or structures ¹¹⁴	L	2.4.2.E.4
Upholstery, paper hanging, and decorator shops	P	
Uses and structures customarily accessory to any permitted use	P	
Veterinary clinics and hospitals with dog runs or equivalent facilities	P	
Veterinary hospitals & clinics	P	

¹¹⁴ Alternatively, the B1 use table could cross-reference Section 3.6: *Temporary Uses & Structures* which would allow a wider variety of temporary uses in the B1 District.

E. Use-Specific Standards.¹¹⁵

1. *Automobile Service Stations.* Fuel, oil, and similar pumps and appliances may be located in the minimum required front and side yards provided that none shall be located nearer than 15 feet to any street line and may be covered by an attached or free standing unenclosed canopy provided such canopy does not extend nearer than five feet to any property line and does not cover greater than 30% of the required yard area.
2. *Event Center Limited.* These standards are intended to provide the opportunity for smaller scale event centers to serve as a venue for business opportunities and gathering space in the county while protecting the health, safety, and welfare of the community. All regulations in the UDO apply unless expressly allowed or modified in the below standards:
 - (a) *Size and Capacity Limits.* Gathering, meeting, or hosting area event space is limited to 5,000 square feet.
 - (b) *Accessory Uses Permitted.* Accessory and/or ancillary uses shall be those directly related to the event being held. Examples are food and beverages service, dance floors, outdoor speakers, music, festive lighting, decorations, tents, etc.
 - (c) *Signs Allowed.* Event advertising is limited to the permanent on premise signage allowed by [Section 4.8: Signs](#).
3. *Private Recreation Camps and Grounds.*
 - (a) *Minimum Lot Area.* The minimum lot area is 10 acres.
 - (b) *Minimum Setbacks.* All buildings, structures, spaces, and high intensity activity areas shall be set back at least 50 feet from all property line/boundary areas.
4. *Temporary Construction Trailers or Structures.* A temporary construction trailer or other structure may be located on a lot in the B1

¹¹⁵ This Paragraph carries forward the current use-specific standards that apply to the listed uses. Some are specified in the current use table (Zoning Ordinance Section 10.13), while others are specified in other Zoning Ordinance sections (e.g., 17.7: *Standards for Events Center Limited*). Alternatively, the B1 use table could cross-reference Chapter 3: *Use Regulations* for the applicable use-specific standards. Note, however, that the use specific standards for automobile service stations (and the use itself) have been eliminated and replaced with gas stations and automobile sales and service.

District if a building permit has been issued and remains valid during the construction process.

2.4.3 CD-B1, GENERAL BUSINESS CONDITIONAL DISTRICT

- A. The CD-B1, General Business Conditional District, is identical to the B1 District, except that approval of a conditional zoning district and associated site plan was required as a prerequisite to any use or development.
- B. Existing CD-B1 Districts are subject to the provisions of 2.4.2: *B1, General Business District*, as may be modified by the conditional district rezoning ordinance associated with a particular property.

2.4.4 CD-CB, COMMUNITY BUSINESS CONDITIONAL DISTRICT

- A. The CD-CB, Community Business Conditional District, is identical to the CB District, except that approval of a conditional zoning district and associated site plan was required as a prerequisite to any use or development.
- B. Existing CD-CB Districts are subject to the provisions of Subsection 2.2.12: *CB, Community Business District*, as may be modified by the conditional district rezoning ordinance associated with a particular property.

2.4.5 CD-CC, COMPACT COMMUNITIES CONDITIONAL DISTRICT¹¹⁶

- A. The CD-CC, Compact Communities Conditional District, was intended to promote new communities that supported mixed-use development, anchored by a village center composed of commercial, civic, and residential uses that add to Chatham County's tax base, help residents meet their daily needs, and preserve Chatham County's small-town atmosphere. The district was replaced on the effective date of this UDO with three new compact conditional districts tailored to better fit different needs around the County.
- B. Existing CD-CC Districts are subject to the conditional district rezoning ordinance and associated site plan associated with the particular CD-CC District.

¹¹⁶ Proposed is to replace the CD-CC with a new set of three compact community districts (see Section 2.3: *Conditional Districts*).

2.4.6 CD-IL, LIGHT INDUSTRIAL CONDITIONAL DISTRICT

- A. The CD-IL, Light Industrial Conditional District, is identical to the IL District, except that approval of a conditional zoning district and associated site plan was required as a prerequisite to any use or development.
- B. Existing CD-IL Districts are subject to the provisions of Subsection 2.2.15: IL, Light Industrial District, as may be modified by the conditional district rezoning ordinance associated with a particular property.

2.4.7 CD-IH, HEAVY INDUSTRIAL CONDITIONAL DISTRICT

- A. The CD-IH, Heavy Industrial Conditional District, is identical to the IH District, except that approval of a conditional zoning district and associated site plan was required as a prerequisite to any use or development.
- B. Existing CD-IH Districts are subject to the provisions of Subsection 2.2.16: IH, Heavy Industrial District, as may be modified by the conditional district rezoning ordinance associated with a particular property.

2.4.8 CD-MU, MIXED USE CONDITIONAL DISTRICT

- A. The CD-MU, Mixed Use Conditional District, was intended to accommodate mixed use developments that provided for an integration of diverse but compatible uses into a single development.
- B. Existing CD-MU Districts are subject to the conditional district rezoning ordinance and associated site plan associated with the particular CD-MU District.

2.4.9 CD-NB, NEIGHBORHOOD BUSINESS CONDITIONAL DISTRICT

- A. The CD-NB, Neighborhood Business Conditional District, is identical to the NB District, except that approval of a conditional zoning district and associated site plan was required as a prerequisite to any use or development.
- B. Existing CD-NB Districts are subject to the provisions of Subsection 2.2.9: NB, Neighborhood Business District, as may be modified by the conditional district rezoning ordinance associated with a particular property.

2.4.10 CD-O&I, OFFICE & INSTITUTIONAL CONDITIONAL DISTRICT

- A. The CD-O&I, Office & Institutional Conditional District, is identical to the OI District, except that approval of a conditional zoning district and associated site plan was required as a prerequisite to any use or development.
- B. Existing CD-O&I Districts are subject to the provisions of Subsection 2.2.8: OI, Office & Institutional District, as may be modified by the conditional district rezoning ordinance associated with a particular property.

2.4.11 CD-R5, RESIDENTIAL CONDITIONAL DISTRICT

- A. The CD-R5, Residential Conditional District, is identical to the R5 District, except that approval of a conditional zoning district and associated site plan was required as a prerequisite to any use or development.
- B. Existing CD-R5 Districts are subject to the provisions of Subsection 2.2.4: R5, Conservation Residential District, as may be modified by the conditional district rezoning ordinance associated with a particular property.

2.4.12 CD-R2, RESIDENTIAL CONDITIONAL DISTRICT

- A. The CD-R2, Residential Conditional District, is identical to the R2 District, except that approval of a conditional zoning district and associated site plan was required as a prerequisite to any use or development.
- B. Existing CD-R2 Districts are subject to the provisions of Subsection 2.2.5: R2, Rural Residential District, as may be modified by the conditional district rezoning ordinance associated with a particular property.

2.4.13 CD-R1, RESIDENTIAL CONDITIONAL DISTRICT

- A. The CD-R1, Residential Conditional District, is identical to the R1 District, except that approval of a conditional zoning district and associated site plan was required as a prerequisite to any use or development.
- B. Existing CD-R1 Districts are subject to the provisions of Subsection 2.2.6: R1, Suburban Residential District, as may be modified by the conditional district rezoning ordinance associated with a particular property.

2.4.14 CD-RB, REGIONAL BUSINESS CONDITIONAL DISTRICT

- A. The CD-RB, Regional Business Conditional District, is identical to the RB District, except that approval of a conditional zoning district and associated site plan was required as a prerequisite to any use or development.
- B. Existing CD-RB Districts are subject to the provisions of Subsection 2.2.13: RB, Regional Business District, as may be modified by the conditional district rezoning ordinance associated with a particular property.

3

USE REGULATIONS

Public Review Draft | February 20, 2023



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CHAPTER 3 USE REGULATIONS¹

3.1 GENERAL PROVISIONS²

3.1.1 PURPOSE

- A. **In General.** The purpose of this Article is to promote the public health, safety, morals, and general welfare, and to protect and preserve places and areas of historical, cultural, and architectural importance and significance. These regulations are adopted in accordance with the Comprehensive Plan and are designed to:
1. Distribute land uses to meet the physical, social, cultural, economic, and energy needs of present and future populations;
 2. Ensure that new development is compatible with surrounding development in use, character, and size;
 3. Provide for land uses that serve important public needs, such as affordable housing and employment generators;
 4. Promote mixed-use districts and neighborhoods;
 5. Promote infill housing and retail and residential development;
 6. Integrate civic uses into neighborhoods;
 7. Integrate small-scale commercial uses into neighborhoods where appropriate;
 8. Protect natural resources; and
 9. Encourage retail development in community, neighborhood, and village centers in appropriate locations.

¹ 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.

² This Section 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.

- B. **Regulation of Land Use.** In accordance with the purposes described in Paragraph 3.1.1.A, this Chapter:
1. Establishes the land uses allowed in each zoning district;
 2. Establishes supplemental regulations for limited and special uses, which have unique operational characteristics or impacts; and
 3. Establishes regulations for accessory and temporary uses.

3.1.2 APPLICABILITY

- A. This Chapter regulates the use of land in each zoning district.
- B. Section 3.2: *Principal Use Tables* specifies the principal uses allowed in each zoning district.
- C. Section 3.3: *Use-Specific Standards for Principal Uses* applies to principal uses with unique operational characteristics or impacts. The use tables in Section 3.2: *Principal Use Tables* specify the uses to which use-specific standards apply. These standards supplement the other requirements of this UDO.
- D. Section 3.4: *Accessory Uses & Structures* specifies the accessory uses, buildings, and structures allowed in each zoning district.
- E. Section 3.5: *Use-Specific Standards for Accessory Uses & Structures* applies to accessory uses with unique operational characteristics or impacts. Subsection 3.4.5: *Accessory Use Table* specifies the uses and structures to which use-specific standards apply.
- F. Section 3.6: *Temporary Uses & Structures* specifies the temporary uses of land allowed in each zoning district.
- G. Section 3.7: *Use-Specific Standards for Temporary Uses & Structures* applies to temporary uses and structures with unique operational characteristics or impacts. Subsection 3.6.5: *Temporary Use Table* specifies the uses and structures to which use-specific standards apply.
- H. Section 3.8: *Wireless Telecommunications Facilities* applies to all wireless telecommunications facilities established in unincorporated Chatham County.

3.1.3 OTHER APPLICABLE REGULATIONS & PERMITTING REQUIREMENTS

- A. **Other Regulations Apply.** All land uses are also subject to all other applicable provisions of the Chatham County Code and this UDO, including:
1. Chatham County Code [Chapter 51: Water Conservation](#);
 2. Chatham County Code [Chapter 92: Noise Regulations](#); and
 3. Chatham County Code [Chapter 93: Fire Prevention & Protection](#).
- B. **Proof of Permits to be Provided with Application.** The applicant for any permit under this Chapter shall submit one complete digital (PDF) copy of all final approvals to operate from any other required local, state, and/or federal permitting agencies. All approvals must be demonstrated to be up-to-date and in effect.
- C. **Permit Not Issued at Time of Application.** In cases where final permitting agency approval is not issued without evidence of all necessary local zoning approvals, the applicant shall provide one complete digital (PDF) copy of the application submitted to all permitting agencies. Once final approval is received, the applicant shall provide one complete digital (PDF) copy of the permit to the Zoning Administrator prior to the start of operations.

3.1.4 RELATIONSHIP OF RESIDENTIAL BUILDINGS TO LOTS³

- A. Every building hereafter erected, moved, or placed shall be located on a lot of record.
- B. In no case shall there be more than one principal residential building on a lot except in an apartment complex, as may be allowed in a Conditional Zoning District, and as provided for as follows:
1. Two detached principal residential units may be situated on one lot if:
 - (a) At least one of the residential units is a manufactured dwelling;
and

³ Carries forward current provisions related to multiple principal dwellings on a lot (ZO Section 8.1 Relationship of Buildings to Lot). Revises to replace reference to Planned Residential Developments with conditional districts. Removes provisions for “more than one building of single family attached or detached units” on one lot, as this is addressed by allowing apartment complexes in commercial and conditional districts and cottage courts in conditional districts.

- (b) The lot is at least two times the required minimum lot area for the district in which it is located.
- 2. There may be more than one single-family dwelling on a lot if:
 - (a) The average lot area per dwelling is greater than 10 acres; and
 - (b) The dwellings are situated in such a manner that the distance between the dwellings is not less than the applicable setback distances required under this Ordinance for residential dwellings situated upon adjoining lots.

3.2 PRINCIPAL USE TABLES⁴

3.2.1 INTRODUCTION⁵

- A. **Generally.** The use tables in this Section establish the categories of uses specified in Table 3.2.1-1: *Categories of Uses* for all of the base zoning districts.
- B. **Use Definitions.** Each broad use category is described in Subsection 3.2.4: Descriptions of Principal Use Categories. Individual uses are defined in [Chapter 18: Definitions & Acronyms](#).
- C. **Conditional Districts.**
1. Allowed uses in conditional zoning districts are specified in the use tables, but may be modified by the rezoning ordinance that established the district and any amendments thereto.
 2. Where a use allowed in a conditional zoning district is a limited use or a special use, the use-specific standards in Section 3.3: Use-Specific Standards for Principal Uses apply.
- D. **Zoning Compliance Permit Required.**
1. Prior to a change in use or establishment of a new principal use, an applicant must receive zoning compliance approval (see [Section 14.2: Zoning Compliance Permits](#)). Expansions of existing uses also require zoning compliance approval.
 2. All special uses also require zoning compliance approval, following Special Use Permit approval by the Board of Commissioners (see [Section 14.3: Special Use Permits](#)) and prior to the establishment of the use. When a principal use requires a Special Use Permit (SUP), all proposed accessory uses and structures must be shown on the associated site plan. Any proposed accessory uses and structures not

⁴ This Section carries forward, consolidates, and audits the list of uses allowed in each base zoning district and adjusts uses in districts as needed. Rather than listing all uses alphabetically, the proposed use tables divide uses into broad use categories. Each use category is included in a separate subsection and table for document navigation purposes (each subsection is bookmarked and thus easier to locate and cite). Use-specific standards are relocated to Section 4.3. ~~Strikethrough~~ indicates text proposed for deletion. **Bold, blue text** indicates new districts, new uses, new uses allowed in a district, or changes to use classification (e.g., from permitted to limited). The consultant team is currently finalizing one additional base district, the Neighborhood Center District (NC), which will be added to the use tables in the next draft.

⁵ Carries forward explanation of how to read the use table and converts it to a table format.

shown on the site plan require approval of a revised SUP site plan (see [Section 13.3: Special Use Permits](#)).

E. Explanation of Principal Use Tables.

1. The top row of the Principal Use Tables list the base zoning districts and the left side of the tables lists various land uses.
2. The uses listed in the Principal Use Tables are allowed or prohibited in each zoning district according to the letter coding described in in Table 3.2.1-1: *Categories of Uses*.

Table 3.2.1-1: Categories of Uses		
Notation	Category	Description
P	Permitted Use	The use is allowed by-right in the respective zoning district, if the use complies with all other applicable provisions of this Ordinance.
L	Limited Use	The use is allowed only when it complies with the applicable use-specific standards in Section 3.3: <i>Use-Specific Standards for Principal Uses</i> or Section 3.8: <i>Wireless Telecommunications Facilities</i> , as applicable, in addition to all other applicable provisions of this Ordinance. The second column in the Principal Use Tables reference the subsection containing the applicable use-specific standards.
S	Special Use	The use is allowed only if reviewed and approved in accordance with Section 13.3: Special Use Permits and complies with the applicable use-specific standards in Section 3.3: <i>Use-Specific Standards for Principal Uses</i> , in addition to all other applicable provisions of this Ordinance. The second column in the Principal Use Tables reference the subsection containing the applicable use-specific standards.
[blank cell]	Prohibited Use	A blank cell indicates that a use is not allowed in the respective zoning district, unless it is otherwise expressly allowed by other provisions of this Ordinance.

3.2.2 CLASSIFICATION OF NEW & UNLISTED USES⁶

A. The Zoning Administrator may determine that an unlisted use is:

⁶ 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

1. Allowed in one or more zoning districts as a permitted use, limited use, or special use if sufficiently similar in nature and impact to a permitted, limited, or special use listed in one of the principal use tables; or
 2. Prohibited in all zoning districts.
- B. In making this determination, the Zoning Administrator may refer to any of the following factors as guidance:
1. The definitions contained in [Chapter 18: Definitions & Acronyms](#);
 2. Whether the use is consistent with the purpose of the zoning district in which it would be allowed;
 3. Whether the use has visual, traffic, environmental, or other impacts similar to an expressly listed use. The Zoning Administrator may refer to empirical studies or generally accepted planning or engineering sources in making this determination; and
 4. Whether the use is within the same industry classification as another allowed use. In making this determination, the Zoning Administrator may refer to the most recent edition of the [North American Industry Classification Manual](#) (“NAICS”) and/or the American Planning Association’s [Land-Based Classification Standards \(LBCS\) Tables](#).
- C. The burden is on the applicant to establish that the unlisted proposed use is similar to the expressly listed use. The applicant shall submit verification that shows the proposed use is similar to another permitted, limited, or special use and could be allowed.
- D. The Zoning Administrator shall determine whether a proposed use is similar to another permitted, limited, or special use in the zoning district and could be allowed or is not similar and therefore prohibited. If the Zoning Administrator determines that:

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.

1. The proposed use is sufficiently similar in nature and impact to a permitted use, the applicant may proceed with any application necessary to establish the use;
 2. The proposed use is sufficiently similar in nature and impact to a limited use, the applicant may submit a Zoning Compliance Permit application (see [Section 13.2: Zoning Compliance Permits](#)) demonstrating compliance with the applicable use-specific standards specified in Section 3.3: Use-Specific Standards for Principal Uses;
 3. The proposed use is sufficiently similar in nature and impact to a special use, the applicant may submit a Special Use Permit application (see [Section 13.3: Special Use Permits](#)) demonstrating compliance with the applicable use-specific standards specified in Section 3.3: Use-Specific Standards for Principal Uses; or
 4. The proposed use is not sufficiently similar in nature and impact to a permitted use, limited use, or special use, then the proposed use shall be denied and the applicant notified in writing.
- E. The applicant may appeal this determination to the Board of Adjustment. [See [Section 13.11: Appeals of Administrative Decisions](#)]
- F. The Zoning Administrator may provide a recommendation to the Planning Board or Board of Commissioners to initiate a text amendment (see [Section 13.9: UDO Text Amendments](#)) to add provisions for the unlisted use.
- G. The Zoning Administrator shall maintain a record of all determinations made concerning unlisted uses. On at least an annual basis, the County may update the use tables to reflect the Zoning Administrator’s determinations.⁷ [See [Section 13.8: UDO Interpretations](#)]

3.2.3 PREEMPTION

- A. Uses regulated by the State of North Carolina and exempt from local control are allowed, subject to state regulations.
- B. Agricultural uses may be exempt from zoning requirements if they are conducted on a farm that has obtained bona fide farm exemption status (see [Section 1.4: Applicability](#)).

⁷ This provision is new. While this does require additional staff time to maintain a formal record and initiate an annual set of text amendments, it ensures the UDO remains up-to-date and reflects the Zoning Administrator’s determinations—which is helpful for applicants and staff.

3.2.4 DESCRIPTIONS OF PRINCIPAL USE CATEGORIES

- A. **Accommodations & Lodging Uses.** This category includes uses that provide short-term accommodations for travelers, vacationers, and others. Some provide accommodations only, while others provide meals, laundry services, recreational facilities, and other services, as well as accommodations.
- B. **Agriculture & Horticulture Uses.**
1. This category includes uses that involve growing crops, raising animals, harvesting timber, or harvesting fish and other animals from a farm, ranch, or their natural habitats.
 2. Many of the uses listed in this category may be exempt from zoning requirements if they are conducted on a farm that has obtained bona fide farm exemption status (see [Section 1.4: Applicability](#)).
- C. **Arts, Entertainment, & Recreation Uses.** This category includes a wide range of uses that include facilities or services that meet varied cultural, entertainment, and recreational interests of the community.
- D. **Business, Professional, Scientific, & Technical Uses.** This category includes establishments that perform professional, scientific, and technical services for others. Such services require a high degree of expertise and training.
- E. **Government Uses.** This category includes uses typically owned and operated by a local, state, or federal government or a quasi-government agency.
- F. **Healthcare Uses.** This category includes uses that provide acute, preventative, short-term, and long-term medical care; medical diagnostic services; and supportive care for senior citizens and disabled people.
- G. **Heavy Commercial, Manufacturing, & Industrial Uses.** This category includes uses that produce goods from extracted and raw materials or from recyclable or previously prepared materials, including the design, storage, and handling of these products and the materials from which they are produced.
- H. **Institutional & Civic Uses.** This category includes uses that provide unique services that are of benefit to the public at-large.
- I. **Natural Resources Extraction Uses.** This category includes uses that extract naturally occurring materials from the earth.
- J. **Mixed Uses.** This category includes buildings that contain both residential and non-residential uses.

- K. **Residential Uses.** This category includes uses provide long-term living accommodations for one or more people.
- L. **Retail, Service, and Food & Beverage Uses.** This category includes:
1. Retail uses that form the final step in the distribution of merchandise. They are organized to sell in small quantities to many customers. Many have stores, but some also sell merchandise from non-stores. Establishments in stores operate as fixed point-of-sale locations, which are designed to attract a high volume of walk-in customers. Retail establishments often have displays of merchandise and sell to the general public for personal or household consumption, though they may also serve businesses and institutions. Some establishments may further provide after-sales services, such as repair and installation;
 2. Service uses that provide frequent or recurrent services of a personal nature; and
 3. Food and beverage uses where meals, snacks, and beverages are prepared to customer order for immediate on-premises and off-premises consumption. There is a wide range of establishments in this use category. Some establishments provide food and drink only, while others provide various combinations of seating space, wait staff services, and incidental amenities, such as limited entertainment.
- M. **Transportation, Warehousing, & Storage Uses.** This category includes uses that provide and distribute goods in large quantities, principally to retail sales, commercial services, or industrial establishments. Long-term and short-term storage of supplies, equipment, commercial goods, and personal items is included.
- N. **Utility Uses.** This category includes uses that provide services necessary for modern development such as electric power, natural gas, potable water, and sewage treatment and disposal.
- O. **Vehicle-Related Uses.** This category includes uses primarily dedicated to the sale, maintenance, servicing, and/or storage of automobiles, motorcycles, boats, and similar vehicles.
- P. **Waste Management Uses.** This category includes uses engaged in the collection, treatment, and disposal of waste materials.

3.2.5 ACCOMMODATIONS & LODGING PRINCIPAL USES

Table 3.2.5-1: Accommodations & Lodging Principal Uses																				
Land Use	Use-Specific Standards	Zoning District																		
		PP	AG	RA	R5	R2	R1	RV	OI	NB	NC	AC	CB	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Bed & breakfast homes	3.3.4		L	L	L	L	L	L										L	P	
Bed & breakfast inns	3.3.4		L	S	S	S	S	L			P	P	P	P				L	P	
Hotels, motels, and inns										P	P	P	P	P	P				P	P

3.2.6 AGRICULTURE & HORTICULTURE PRINCIPAL USES

Table 3.2.6-1: Agriculture & Horticulture Principal Uses																				
Land Use	Use-Specific Standards	Zoning District																		
		PP	AG	RA	R5	R2	R1	RV	OI	NB	NC	AC	CB	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Agricultural processing, storage, & support services (more than 20,000 sf) ⁸			P												P	P	P			
Agricultural processing, storage, & support services (20,000 sf or less)			P	P	P	P		P						P	P	P	P			
Animal husbandry, specialized			S		S	S	S													
Bona fide farm			Bona fide farm exemption status is obtained through the Chatham County Planning Department (see Section 1.4: Applicability).																	
Community garden		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Equine stable			P	P	P	P	P	P							P					
Farm Market ⁹	3.3.12		L	L	L	L														

⁸ New use category to correspond with American Planning Association's [Land Based Classifications Standards](#) (LBCS) F9200.

⁹ This new principal use allows for farm markets in districts that do not otherwise allow general retail uses (AG, RA, R5, and R2). Farm markets in the commercial districts (RV, NB, CB, RB, etc.) would be allowed as a general retail use, which is permitted in those districts. To qualify for participation in the [Certified Roadside Farm Market](#) program, a roadside farm market must (among other requirements) sell primarily agricultural commodities direct to the public, with a minimum of 51% of total sales from farm

Table 3.2.6-1: Agriculture & Horticulture Principal Uses																				
Land Use	Use-Specific Standards	Zoning District																		
		PP	AG	RA	R5	R2	R1	RV	OI	NB	NC	AC	CB	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Farming, Indoor ¹⁰			P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Farming, Outdoor ¹¹			P	P	P	P	P	P							P					
Greenhouses, cultivation facilities, and warehousing for wholesale and related retail sales			P	P	P											P	P			
Grain elevator			P													P	P			
Landscaping and grading business			P	P										P		P	P			
Meat processing and packing related to on-site raising of livestock			P	P													P			
Sale/service of agricultural equipment			P					P							P	P				

products grown by the market operator. This Chapter also proposes to allow *farmstands* as an accessory use in the rural districts and as a temporary use in all districts.

¹⁰ This use and *farming, outdoor* replace the current uses *avocational farming* and *horticulture, specialized*. This would eliminate the use-specific standards for *specialized horticulture* (minimum lot area of 3 acres and setbacks that are twice the district minimum).

¹¹ This use and *farming, indoor* replace the current uses *avocational farming* and *horticulture, specialized*. This would eliminate the use-specific standards for *specialized horticulture* (minimum lot area of 3 acres and setbacks that are twice the district minimum).

3.2.7 ARTS, ENTERTAINMENT, & RECREATION PRINCIPAL USES

Table 3.2.7-1: Arts, Entertainment, & Recreation Principal Uses																				
Land Use	Use-Specific Standards	Zoning District																		
		PP	AG	RA	R5	R2	R1	RV	OI	NB	NC	AC	CB	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Amusements, indoor, unless otherwise listed										P	P	P	P	P	P				P	P
Amusements, outdoor, unless otherwise listed	3.3.2			S								S	S	S	S				L	L
Artisan workshops and related sales			S	S	S	S		P		P	P	P	P	P	P	P			P	P
Assembly halls, coliseums, gymnasiums, and similar structures												S	S	S	S	S	S		P	P
Clubs and other places of entertainment operated as commercial enterprises												S	S	S	S	S	S		P	P
Drive-in or outdoor motion picture show															S	S	S		P	P
Equestrian center			P	S	S	S		S						S	P				P	P
Golf courses				S	S	S	S		P					P	P			P	P	P

Table 3.2.7-1: Arts, Entertainment, & Recreation Principal Uses																				
Land Use	Use-Specific Standards	Zoning District																		
		PP	AG	RA	R5	R2	R1	RV	OI	NB	NC	AC	CB	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Hunting or fishing clubs	3.3.15	L	L	S	S	S	S								L					
Neighborhood recreation amenities	3.3.19			L	L	L	L	L			L	L						L	L	L
Non-profit clubs								P	P	P	P	P	P	P	P				P	P
Museums and art galleries ¹²								P	P	S	P	P	P	P					P	P
Paintball gaming, outdoor				S										P	P	P	P			P
Recreation camps and grounds	3.3.21	L	L	S	S	S	S	L		L			L	L	L					
Parks and recreation areas	3.3.20	P		S	S	S	S	S	S	S	S	S	S	S	S			L	P	P
Recreational facilities (gyms, yoga studios, etc.)								P		P	P	P	P	P					P	P
Sexually-oriented businesses	3.3.23																P			
Shooting range, indoor														S	S	S	P			

¹² Libraries moved to Institutional & Civic Uses.
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Table 3.2.7-1: Arts, Entertainment, & Recreation Principal Uses																				
Land Use	Use-Specific Standards	Zoning District																		
		PP	AG	RA	R5	R2	R1	RV	OI	NB	NC	AC	CB	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Shooting range, outdoor	3.3.24														S		S			

3.2.8 BUSINESS, PROFESSIONAL, SCIENTIFIC, & TECHNICAL PRINCIPAL USES

Table 3.2.8-1: Business, Professional, Scientific, & Technical Principal Uses

Land Use	Use-Specific Standards	Zoning District																		
		PP	AG	RA	R5	R2	R1	RV	OI	NB	NC	AC	CB	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Banks and financial institutions							P	P	P	P	P	P	P	P					P	P
Business & facilities support services¹³							P	P	P	P	P	P	P	P	P				P	P
Communications & information							P	P			P	P	P	P						P
Computing infrastructure providers , data processing, web hosting, and related services																S ¹	S ¹			P
Professional, unless otherwise listed							P	P	P	P	P	P	P	P	P	P	P		P	P
Research and development facilities								P				P	P	P	P	P			P	P

¹When Town of Sanford water and sewer infrastructure is utilized the use is allowed by right.

¹³ New use category that corresponds with LBCS F2422 and LBCS F2424.

3.2.9 GOVERNMENT PRINCIPAL USES

Table 3.2.9-1: Government Principal Uses																				
Land Use	Use-Specific Standards	Zoning District																		
		PP	AG	RA	R5	R2	R1	RV	OI	NB	NC	AC	CB	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Emergency operations facilities	3.3.9		L/S	L/S	L/S	L/S	L/S	P	P	P	P	P	P	P	P	P	P	L	P	P
Government offices and facilities		P	P	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P
Jails and penal institutions															S	S				
Libraries ¹⁴					S	S	S	P	P	P	P	P	P	P				P	P	P
Post offices					S	S	S	P	P	P	P	P	P	P				P	P	P

¹⁴ Museums and art galleries moved to Arts, Entertainment, & Recreation Uses.
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3.2.10 HEALTHCARE PRINCIPAL USES

Table 3.2.10-1: Healthcare Principal Uses																				
Land Use	Use-Specific Standards	Zoning District																		
		PP	AG	RA	R5	R2	R1	RV	OI	NB	NC	AC	CB	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Congregate care facilities							P	P	P	P	P	P	P	P				P	P	
Continuing care retirement communities								P				P	P	P				P	P	
Group care home					S	S	P	P	P	P	P							P	P	
Hospitals								P				P	P	P					P	P
Inpatient care facilities, nursing homes, convalescent homes							P	P	P										P	P
Medical and diagnostic laboratories								P				P	P	P	P	P			P	P
Medical offices and clinics (more than 10,000 sf)								P				P	P	P	P				P	P
Medical offices and clinics (10,000 sf or less)							P	P	P	P	P	P	P	P					P	P

3.2.11 HEAVY COMMERCIAL, MANUFACTURING, & INDUSTRIAL PRINCIPAL USES

Table 3.2.11-1: Heavy Commercial, Manufacturing, & Industrial Principal Uses

Land Use	Use-Specific Standards	Zoning District																		
		PP	AG	RA	R5	R2	R1	RV	OI	NB	CB	NC	AC	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Automobile and truck assembly																S	P			
Aviation/aerospace equipment, engine, and instrument manufacturing and/or assembly																	S ¹			
Coal or coke yards																S	S			
Computer and electronic product manufacture																	S ¹			
Contractor storage yards ¹⁵											S			S	S	S	S			
Cosmetics and perfume manufacture																	S ¹			
Dwellings, manufacture of																	P			

¹⁵ The current Zoning Ordinance includes “staging areas,” now referred to as laydown and storage yards, are included in Section 3.6: *Temporary Uses & Structures*.

Table 3.2.11-1: Heavy Commercial, Manufacturing, & Industrial Principal Uses

Land Use	Use-Specific Standards	Zoning District																		
		PP	AG	RA	R5	R2	R1	RV	OI	NB	CB	NC	AC	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Dye stuff manufacture and dyeing plants																S	S			
Electrical equipment, appliance, and component manufacturing																	S ¹			
Industrial uses, heavy, unless otherwise listed																	P			
Industrial uses, light, unless otherwise listed																P	P			
Industrial uses, restricted, unless otherwise listed																	S			
Laundries, steam														S		P	P			
Machine shops														P	P	P	P			
Meat processing and packing																	P			

Table 3.2.11-1: Heavy Commercial, Manufacturing, & Industrial Principal Uses

Land Use	Use-Specific Standards	Zoning District																		
		PP	AG	RA	R5	R2	R1	RV	OI	NB	CB	NC	AC	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Mulch – grinding, screening (sifting and separating of particles), mixing, blending, processing, or dyeing of mulch																S	S			
Nonmetallic mineral product manufacturing, unless otherwise listed																	S			
Pharmaceutical products manufacture																S	S ¹			
Planing or sawmills																P	P			
Pottery, porcelain, and vitreous china manufacture																	P			
Rentals, sales, repair, and servicing of industrial equipment and machinery, except railroad equipment																P	P			

Table 3.2.11-1: Heavy Commercial, Manufacturing, & Industrial Principal Uses

Land Use	Use-Specific Standards	Zoning District																		
		PP	AG	RA	R5	R2	R1	RV	OI	NB	CB	NC	AC	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Semiconductor manufacture																	S ¹			
Sheet metal shops														P	P	P	P			
Sign manufacture, painting, and maintenance														P	P	P				
Transportation equipment manufacture																	S ¹			
Millwork																P	P			

¹ When Town of Sanford water and sewer infrastructure is utilized, the use is permitted.

3.2.12 INSTITUTIONAL & CIVIC PRINCIPAL USES

Table 3.2.12-1: Institutional & Civic Principal Uses																				
Land Use	Use-Specific Standards	Zoning District																		
		PP	AG	RA	R5	R2	R1	RV	OI	NB	NC	AC	CB	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Cemeteries				S	S	S	S		P											
Churches and other places of worship	3.3.6		P	S	S	S	S	P	P	P	P	P	P	P	P			L	P	P
Day care centers or preschools for 15 or fewer people ¹⁶				S	S	S	S	P	P	P	P	P	P	P	P			P	P	P
Day care centers or preschools for more than 15 people								P	P	P	P	P	P	P	P				P	P
Funeral homes, undertaking establishments, embalming including crematoria								P	P				P	P	P	P	P			
Schools, public and private ¹⁷	3.3.22				S	S	S		P	S	S	S	S	P		S	S		P	P

¹⁶ Proposed here is to use the term *people* rather than *children* to accommodate adult day care facilities.

¹⁷ "Training and conference centers" moved to Retail, Service, and Food & Beverage Uses.

3.2.13 NATURAL RESOURCES EXTRACTION PRINCIPAL USES

Table 3.2.13-1: Natural Resources Extraction Principal Uses																				
Land Use	Use-Specific Standards	Zoning District																		
		PP	AG	RA	R5	R2	R1	RV	OI	NB	NC	AC	CB	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Mining																	S			
Oil and gas exploration, development, and production					S	S	S		S	S			S	S		S	S			

3.2.14 MIXED PRINCIPAL USES

Table 3.2.14-1: Mixed Principal Uses																				
Land Use	Use-Specific Standards	Zoning District																		
		PP	AG	RA	R5	R2	R1	RV	OI	NB	NC	AC	CB	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Live-work unit							P	P	P	P	P	P	P	P					P	P
Mixed use building								S	S	P	P	S	S						P	P

3.2.15 RESIDENTIAL PRINCIPAL USES

Table 3.2.15-1: Residential Principal Uses																				
Land Use	Use-Specific Standards	Zoning District																		
		PP	AG	RA	R5	R2	R1	RV	OI	NB	NC	AC	CB	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Apartment Complex ¹⁸									S		P	P	S	S				P	P	P
Cottage courts	3.3.7																	L	L	
Two-family dwellings (duplex)						P	P				P							P	P	
Family Care Homes	3.3.11				L	L	L				L							L	L	
Multi-family dwellings											P							P	P	
Single-family attached dwellings (townhouses)											P	P						P	P	
Single-family detached dwellings (including site built, modular, and manufactured)			P	P	P	P	P	P			P							P	P	

¹⁸ The current definition of *apartment complex* notes the individual dwelling units in an apartment complex “may be leased separately or developed as condominiums” (ZO Section 7 Definitions), so there is no need to list condos here.

3.2.16 RETAIL, SERVICE, AND FOOD & BEVERAGE PRINCIPAL USES

Table 3.2.16-1: Retail, Service, and Food & Beverage Principal Uses																				
Land Use	Use-Specific Standards	Zoning District																		
		PP	AG	RA	R5	R2	R1	RV	OI	NB	NC	AC	CB	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
ABC stores										P		P	P	P	P				P	P
Bait and tackle shops			P					P		P	P	P	P	P	P	P	P		P	P
Breweries, distilleries, wineries												P	P	P	P	P	P			
Commercial kitchens, caterers, and banquet services								P		P		P	P	P	P				P	P
Corner stores			L	L	L	L	L											L	L	
Dry cleaning, pressing, and related retail service counter								P		P	P	P	P	P	P	P	P		P	P
Eating and drinking establishments								P		P	P	P	P	P	P				P	P
Events center	3.3.10									L		L	L	L	P				P	P
Feed, seed, fertilizer retail sales			P					P		S			S	P	P	P	P			

Table 3.2.16-1: Retail, Service, and Food & Beverage Principal Uses																				
Land Use	Use-Specific Standards	Zoning District																		
		PP	AG	RA	R5	R2	R1	RV	OI	NB	NC	AC	CB	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Flea markets ¹⁹														S	S	S	S			
Gunsmiths					S	S				P		P	P	P	P	P			P	P
Kennels, boarding and/or breeding ²⁰	3.3.5			S	S	S				L			L	L	L				L	L
Laundromats								P		P	P	P	P	P	P				P	P
Lawn and garden shops										S	P	P	P	P	P				P	P
Locksmiths					S	S		P		P	P	P	P	P	P	P	P		P	P
Lumberyards, building materials storage and sales													S	P	P	P	P			
Mobile home sales and service													S	P	P	P	P			
Music stores including repair and craft manufacture					S	S		P		P	P	P	P	P	P				P	P

¹⁹ The proposed definition of *flea market* allows the use to occur outside of a building. Chapter 17: *Rules of Interpretation & Measurement* will clarify that all components of a principal use, including outdoor sales areas, must meet the district setback requirements.

²⁰ Proposed here is to consolidate “boarding kennels” and “breeding kennels.” The minimum acreage and increased setback requirements are carried forward. The use is proposed as SUP in all three residential districts (the current Zoning Ordinance allows boarding kennels in R1, but not breeding kennels).

Table 3.2.16-1: Retail, Service, and Food & Beverage Principal Uses																				
Land Use	Use-Specific Standards	Zoning District																		
		PP	AG	RA	R5	R2	R1	RV	OI	NB	NC	AC	CB	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Open air sales and service of accessory buildings and gazebos and like free-standing structures													S	P	P					
Pawnshops and secondhand stores										P	P	P	P	P	P					
Personal services, unless otherwise listed								P		P	P	P	P	P	P				P	P
Pet day care facilities								P		P	P	P	P	P	P				P	P
Repair and service of household equipment ²¹					S	S	S					P	P		P	P	P		P	P
Repair shops for jewelry, shoes, radios, televisions, and other small office or household appliances								P		P	P	P	P	P	P				P	P

²¹ Repair and service of office equipment is proposed to be included under “Business & Facilities Support Services.”

Table 3.2.16-1: Retail, Service, and Food & Beverage Principal Uses																				
Land Use	Use-Specific Standards	Zoning District																		
		PP	AG	RA	R5	R2	R1	RV	OI	NB	NC	AC	CB	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Retail stores, unless otherwise listed							P		P		P	P	P	P					P	P
Tobacco retailers	3.3.26											L	L	L						
Training and conference centers											P	P	P	P	P	P			P	P
Upholstery, paper hanging, and decorator shops									P	P	P	P	P	P	P	P			P	P
Veterinary clinics & hospitals, with outdoor dog runs or equivalent facilities												S	S	S	S	S				P
Veterinary clinics & hospitals							P			P	P	P	P	P	P	P			P	P

3.2.17 TRANSPORTATION, WAREHOUSING, & STORAGE PRINCIPAL USES

Table 3.2.17-1: Transportation, Warehousing, & Storage Principal Uses

Land Use	Use-Specific Standards	Zoning District																		
		PP	AG	RA	R5	R2	R1	RV	OI	NB	NC	AC	CB	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Airports and landing fields for fixed and rotary wing aircraft																S	S			
Boat and recreational vehicle storage facilities										S			S	S	S	S	S			
Bus and rail passenger stations														P					P	P
Flammable liquids – bulk plants and storage																	S			
Railroad freight yards or terminals																	S			
Self- service storage facility ²²													S	S	S	S	S			
Storage yards (outdoor storage)																S	S			
Street and railway rights-of-way ²³		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

²² This use is renamed to align with [N.C.G.S. § 44A-40\(7\)](#).

²³ Railroad rights-of-way are listed separately above.

Table 3.2.17-1: Transportation, Warehousing, & Storage Principal Uses																				
Land Use	Use-Specific Standards	Zoning District																		
		PP	AG	RA	R5	R2	R1	RV	OI	NB	NC	AC	CB	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Truck terminal																P	P			
Wholesaling, warehousing, flex space, and distribution, unless otherwise listed														P	P	P	P			P

3.2.18 UTILITY PRINCIPAL USES

Table 3.2.18-1: Utility Principal Uses																				
Land Use	Use-Specific Standards	Zoning District																		
		PP	AG	RA	R5	R2	R1	RV	OI	NB	NC	AC	CB	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Electric light or power generating stations																S	S			
Major utilities, unless otherwise listed																P	P			
Minor utilities ²⁴		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Natural gas compressor stations			S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Public utility transmission lines		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Solar energy systems, level 2 (less than ½ acre)	3.3.25		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
Solar energy systems, level 2 or level 3 (10 acres or less)	3.3.25		S	S	S	S	S	L	L	L	L	L	L	L	L	L	L	L	L	L

²⁴ The setback requirement for noise-producing equipment is carried forward in Chapter 2: *Zoning Districts*.

Table 3.2.18-1: Utility Principal Uses																				
Land Use	Use-Specific Standards	Zoning District																		
		PP	AG	RA	R5	R2	R1	RV	OI	NB	NC	AC	CB	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Solar energy systems, level 2 or level 3 (more than 10 acres)	3.3.25		S	S	S	S	S	S	S	S			S	S	S	L	L			L
Wireless Support Structures (≤ 60 feet or less in height)	3.8		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
Concealed Wireless Facilities (≤ 60 feet or less in height)	3.8		L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L	L
Concealed Wireless Facilities (> 60 feet and ≤ 150 feet or less in height)	3.8		S	S	S	S	S	L	L	L	L	L	L	L	L	L	L	S	L	L
Wireless Support Structures (> 60 feet and ≤ 199 feet in height)	3.8		S	S	S	S	S	S	S	S	S	S	S	S	S	L	L	S	S	S
Wireless Support Structures (> 199 feet and ≤ 400 feet in height)	3.8		S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S

3.2.19 VEHICLE-RELATED PRINCIPAL USES

Table 3.2.19-1: Vehicle-Related Principal Uses																				
Land Use	Use-Specific Standards	Zoning District																		
		PP	AG	RA	R5	R2	R1	RV	OI	NB	NC	AC	CB	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Automobile, automobile accessory, boat, trailer, and other utility vehicle sales and service													S	P	P					
Electric vehicle charging stations							P		P	P	P	P	P	P					P	P
Gas stations	3.3.13			L			L					L	L	L						
Heavy machinery sales, rental, and service																P	P			
Motorcycle sales and service													S	P	P	P	P			
Tire recapping and re-treading																P	P			

3.2.20 WASTE MANAGEMENT PRINCIPAL USES

Table 3.2.20-1: Waste Management Principal Uses																				
Land Use	Use-Specific Standards	Zoning District																		
		PP	AG	RA	R5	R2	R1	RV	OI	NB	NC	AC	CB	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Garbage and waste incinerators (except hazardous waste)																	S			
Inert debris (beneficial fill) landfill	3.3.16		P/S	P/S	P/S	P/S	P/S							S	S	S	S			
Junk yards and auto wrecking facilities	3.3.17															S	S			
Land clearing debris landfills (for beneficial fill see "Inert Debris")	3.3.18		S	S	S	S	S							S	S	S	S			
Recycling industries that do not include the storage and/or processing of hazardous waste																	P			
Sanitary landfills, excluding the burning of trash out of doors																	S			

3.3 USE-SPECIFIC STANDARDS FOR PRINCIPAL USES²⁵

3.3.1 APPLICABILITY

The use-specific standards in this Section apply to all uses designated in the use tables in Section 3.2: Principal Use Tables as “limited uses” or “special uses.”

3.3.2 AMUSEMENTS, OUTDOOR²⁶

- A. **Outdoor Lighting.** An outdoor amusement use that is illuminated using artificial lighting shall be located at least 500 feet from any dwelling unit not located on the same parcel as the outdoor amusement use, whether or not such dwelling unit is located in the incorporated or unincorporated area of Chatham County.
- B. **Measurement.** The distance in this Section is measured in a straight line from the edge of the proposed illuminated area of the outdoor amusement use nearest a dwelling unit to the dwelling unit.²⁷

3.3.3 ANIMAL HUSBANDRY, SPECIALIZED²⁸

- A. **Minimum Lot Area.** All specialized animal husbandry uses shall be located on a lot with an area at least two times the minimum required for the zoning district in which the use is located.
- B. **Minimum Setbacks.** All buildings, structures, and areas where animals are kept shall be set back at least two times the minimum setback required for the district in which the use is located.

²⁵ 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.

²⁶ This is a new use.

²⁷ Measurement of use separation may be relocated to Chapter 18: *Rules of Interpretation & Measurement*.

²⁸ Carries forward use-specific standards from ZO Section 10.13, Table 1: *Zoning Table of Permitted Uses*, but removes the requirement “lot area and setback for the AG district measured as if R5.” This is an existing requirement, but the County does not currently have an AG District. A new AG District is proposed in Chapter 2, but applying R5 standards would reduce the minimum lot area and setbacks required for this use.

3.3.4 BED & BREAKFAST HOMES & INNS²⁹

A. **Dimensional Standards.** All bed and breakfast homes and inns shall comply with the standards specified in Table 3.3.4-1: *Dimensional Standards for Bed & Breakfast Homes & Inns*.

Table 3.3.4-1: Dimensional Standards for Bed & Breakfast Homes & Inns		
	Bed & Breakfast Home	Bed & Breakfast Inn
Lot Area (min)	1.5 ac	3 ac
Setbacks (min)	Per zoning district	Two times the zoning district requirements ¹
Number of Guest Rooms (max)	2	12

Key: min = minimum required | max = maximum allowed | ac = acres

¹ Increased setbacks apply to all elements of the use, whether located inside or outside a building.

B. **Maximum Length of Stay.** A bed and breakfast home or inn may provide accommodations to a guest for a period of less than one week.³⁰

C. **Owner or Manager Occupancy Required.**

1. *Bed & Breakfast Homes.* A bed and breakfast home must be the permanent residence of the property owner.
2. *Bed & Breakfast Inns.* A bed and breakfast inn must be the permanent residence of the property owner or the inn manager.

D. **Events.**

1. Bed and breakfast inns may host events such as weddings, small business meetings, and the like, if the event is associated with a particular guest and occurs while such guest is staying at the inn.
2. Such events are not subject to Section 3.6: Temporary Uses & Structures.

²⁹ Carries forward use-specific standards from ZO Section 10.13, Table 1: *Zoning Table of Permitted Uses*. Revisions to the maximum length of stay and the maximum number of guest rooms for B&B Inns are proposed to align with [N.C.G.S. § 130A-247](#). The current limit of two guest rooms for B&B homes is maintained; the statutory definition allows up to eight guest rooms.

³⁰ The current limit of “seven consecutive days” for B&B homes is revised to use the language in [N.C.G.S. § 130A-247](#). A maximum length of stay for B&B inns is proposed, also to align with the statute.

3.3.5 BOARDING & BREEDING KENNELS³¹

- A. **Overnight Boarding.** Kennels or portions of kennels where animals are housed overnight shall be located indoors.
- B. **Noise Mitigation.**
1. *Applicability.* This Paragraph applies when the use is located on a lot that is adjacent to:
 - (a) Any lot located in the RA, R5, R2, R1, AC, CD-CR, or CD-MU zoning district; or
 - (b) Any lot containing a dwelling unit, day care center, or school, whether or not such lot is located in the incorporated or unincorporated area of Chatham County.
 2. *Noise Mitigation Required.*
 - (a) Outdoor kennels, runs, and play areas shall be fenced or walled with an acoustic fence or other sound-absorbing materials.
 - (b) At all times, the facility shall comply with the performance standards specified in [Section 4.3.3: Noise](#).³²
 3. *Exceptions.* This Paragraph does not apply when all portions of the outdoor kennels, runs, and play areas are located at least 100 feet from all lot lines.

3.3.6 CHURCHES & OTHER PLACES OF WORSHIP³³

- A. **Minimum Lot Area.** A church or other place of worship shall be located on a lot that is at least three acres in area.
- B. **Minimum Setbacks.**
1. The minimum side and rear setbacks are 50 feet.
 2. The minimum front setback is the same as required for the zoning district, plus 25 feet. If the district front setback varies based on building

³¹ Carries forward use-specific standards from ZO Section 10.13, Table 1: *Zoning Table of Permitted Uses* (breeding kennels) and Section 17.5.A. Boarding Kennels.

³² This provision may be revised or deleted once Subsection 4.3.3: *Noise* is drafted.

³³ Carries forward use-specific standards from ZO Section 10.13, Table 1: *Zoning Table of Permitted Uses*, footnote 2.

type, the church or other place of worship is subject to the largest required front setback, plus 25 feet.

3.3.7 CORNER STORES³⁴

- A. **Purpose.** The purpose of this Subsection is to:
1. Maintain the character of residential districts; and
 2. Promote mixed use neighborhoods in appropriate locations; and
 3. Encourage entrepreneurship and remove barriers to the establishment of small businesses; and
 4. Reduce vehicle trips and encourage walkable neighborhoods by making it convenient for neighbors to walk down the street to make quick, incidental purchases; and
 5. Help build a sense of community amongst neighborhood residents.
- B. **Maximum Number Per Intersection.** A maximum of two corner stores may be located at a single intersection.
- C. **Maximum Gross Leasable Area.** The maximum gross leasable area of a corner store is 2,000 square feet.
- D. **Business Types.** Corner store businesses are limited to newsstands, bookstores, barbershops, beauty salons, bakeries, ice cream and yogurt shops, coffee shops, delis, food and convenience markets, and art galleries.³⁵
- E. **Drive-Throughs Prohibited.** A corner store shall not contain drive-through facilities.
- F. **Gas Pumps Prohibited.** A corner store business shall not include gas pumps.

³⁴ This new use is intended to promote mixed-use neighborhoods by allowing “corner stores” in the compact residential and mixed use districts. The proposed definition of *corner store* is “a small retail or service business located on a corner lot at the street level. Corner store businesses are limited to newsstands, bookstores, barbershops, beauty salons, bakeries, ice cream and yogurt shops, coffee shops, delis, food and convenience markets, and art galleries.

³⁵ In Review Draft #1, these business types were listed in the definition of *corner store*.

3.3.8 COTTAGE COURTS

- A. **Applicability.** This Subsection applies to all cottage courts.
- B. **Minimum Lot Area.** Minimum lot area for a cottage court and for individual cottage dwellings is established in the rezoning ordinance establishing the conditional zoning district in which the cottage court is located.
- C. **Density.** A cottage court may contain up to three cottage dwellings per one acre of land.
- D. **Setbacks.**
1. The setbacks specified in the rezoning ordinance establishing the conditional zoning district apply along the perimeter of a cottage court lot.
 2. Cottage dwellings within a cottage court shall be spaced at least six feet apart, measured from building wall to building wall.
- E. **Maximum Dwelling Size.** A cottage dwelling may have a maximum gross floor area of 1,000 square feet.
- F. **Site Design.**
1. *Central Courtyard.*
 - (a) Cottage courts shall be designed with individual cottage dwellings surrounding and fronting upon a central courtyard that is adjacent to the primary street.
 - (b) The central courtyard shall:
 - (1) Have a minimum width of 50 feet along the primary street frontage;
 - (2) Not have a dimension less than 20 feet at any point;
 - (3) Contain a pedestrian path that connects to each dwelling unit, any common structure, the adjacent street sidewalk, and to the parking area(s) provided for the cottage court;
 - (4) Not contain parking or vehicle access areas.
 2. *Access to Cottage Dwellings.* The only allowable means of vehicular access to a cottage court is from an access drive that provides access to

the side(s) and/or rear of the cottage court. Direct access from a public street to an individual cottage dwelling is prohibited.

3. *Parking.* Each cottage dwelling shall have at least one off-street parking space, which may be located in a common off-street parking area or in a carport, detached garage, or other detached parking structure.
- G. **Orientation of Cottage Dwellings.** Each cottage dwelling shall be oriented so that the front of the building faces the central courtyard.
- H. **Porches.** Covered front porches are required on each cottage dwelling. Each front porch shall have a minimum depth of six feet and occupy at least 70% of the width of the front building façade.

Figure 3.3.7-1: Cottage Court Site & Architectural Design³⁶



Image Source: [Opticos Design](#)

³⁶ This placeholder graphic generally depicts the proposed design requirements for a cottage court, though the width of the central courtyard is less than what is proposed in the text. The consultant team will prepare a cottage court graphic depicting the required site and architectural design elements later in the Recode Chatham project, once the use-specific standards have been finalized.

3.3.9 EMERGENCY OPERATIONS FACILITIES

- A. **Minimum Lot Area.** An emergency operations facility located on a lot less than three acres in area requires a Special Use Permit.
- B. **Minimum Setbacks.** All elements of the use shall be set back at least two times the minimum setback required for the district in which the emergency operations facility is located.

3.3.10 EVENTS CENTER³⁷

- A. **Purpose.** This Subsection is intended to provide the opportunity for smaller scale event centers to serve as a venue for business opportunities and gathering space in the county while protecting the health, safety, and welfare of the community.
- B. **Size & Capacity Limits.** Gathering, meeting, or hosting area event space is limited to a maximum of 5,000 square feet in size.
- A. **Permitted Accessory Uses.** Accessory uses are limited to those directly related to the event being held. Examples include food and beverages service, dance floors, outdoor speakers, music, festive lighting, decorations, and tents.

3.3.11 FAMILY CARE HOMES³⁸

- A. **Separation Requirements.** A new family care home shall not be located within 1,125 feet of an existing family care home.
- B. **Measurement of Separation Distance.** Measurement shall be made in a straight planar line, without regard to the intervening structures or objects, from the nearest portion of the existing family care home to the nearest portion of the new family care home.

³⁷ Carries forward ZO Section 17.7 Standards for Events Center Limited with minor edits, but removes the paragraph related to signs since it is a content-based regulation. The sign regulations will be comprehensively revised in Module 2 to reflect a content-neutral approach to regulation in accordance with case law and best practices. All sign regulations will be tied to districts rather than specific uses.

³⁸ Carries forward use-specific standards from ZO Section 10.13, Table 1: *Zoning Table of Permitted Uses*.

3.3.12 FARM MARKETS³⁹

- A. **Certification.** A farm market shall be certified as a [Certified Roadside Farm Market](#) by the North Carolina Department of Agriculture & Consumer Services.
- B. **Vehicular Access.** Farm markets shall provide safe ingress and egress. Vehicles must be able to enter and exit the site without using a right-of-way for maneuvering area.

3.3.13 GAS STATIONS⁴⁰

- A. **Purpose.**
1. Gas stations can have a detrimental impact on nearby residential properties due to their potential to operate 24 hours per day, produce noise, generate traffic, and encourage queuing of automobiles.
 2. Gas stations also contribute to air pollution through the release of harmful vapors, such as benzene, from fueling hoses, vent pipes, and other equipment.⁴¹
 3. Spilled fuel, even in small amounts, can enter stormwater runoff and contribute to soil and water pollution. Gasoline can leak from underground storage tanks and also contribute to soil and water pollution. According to the [U.S. Environmental Protection Agency](#), “[o]f

³⁹ This new principal use allows for farm markets in districts that do not otherwise allow general retail uses (AG, RA, R5, and R2). To qualify for participation in the [Certified Roadside Farm Market](#) program, a roadside farm market must (among other requirements) sell primarily agricultural commodities direct to the public, with a minimum of 51% of total sales from farm products grown by the market operator.

⁴⁰ This Subsection carries forward the current setback and canopy standards for automobile service stations. This Subsection also proposes to add 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. The public input cited [this report](#) and recommended a complete prohibition on new gas stations; proposed here is a more moderate approach. The County could consider increasing (or decreasing) the proposed separation distances; changing the number of pumps subject to separation distances; adding sensitive land uses from a which a gas station must be separated, such as schools, day cares, and parks; adding zoning districts from a which a gas station must be separated; or prohibiting new gas stations altogether.

⁴¹ A recent study found such emissions are higher than previously thought (see [article](#) and [study abstract](#)). Another recent study “found that clusters of gas stations have increased cancer risk compared to a single station because of cumulative emissions from the individual gas stations” (Hsieh, P.Y., J.A. Shearston, and M. Hilpert. 2021. “[Benzene emissions from gas station clusters: a new framework for estimating lifetime cancer risk.](#)” *Journal of Environmental Health Science and Engineering*, 19(1): 273–283).

the estimated 450,000 brownfield sites in the U.S., approximately one-half are thought to be impacted by petroleum, much of it from leaking underground storage tanks at old gas stations.”

4. Therefore, the purposes of the separation distances required by this Subsection are to protect the public health, safety, and welfare by requiring new gas stations to locate one-eighth of a mile or more from sensitive land uses and zoning districts.

B. Gas Stations in the RA and RV Districts. A gas station located in the RA or RV District shall not contain more than four fueling pumps.

C. Minimum Separation Between Uses and Districts.

1. The required separation distances specified in this Paragraph are based on the number of fueling pumps at a gas station.
2. The separation distance requirements in Table 3.3.13-1: *Gas Station Separation Distance Requirements* apply between a new gas station and:
 - (a) Any lot zoned R5, R2, R1, or CD-CR; and
 - (b) Any of the following land uses, regardless of whether the use is located in the incorporated or unincorporated area of Chatham County:
 - (1) An existing gas station;
 - (2) Any lot containing a dwelling unit; and
 - (3) Any lot containing a hospital, inpatient care facility, nursing home, or convalescent home.

Table 3.3.13-1: Gas Station Separation Distance Requirements	
Number of Fueling Pumps	Separation Distance (min)
12 or fewer	None
More than 12	1,320 ft ⁴²

Key: min = minimum required | ft = feet

⁴² 1,320 feet equals one-quarter mile.

- D. **Setbacks.** Fuel, oil, and similar pumps and appliances may be located within the minimum required front and side setbacks, but must be located at least 15 feet from any lot line and outside any required buffers.
- E. **Canopies.** Fuel, oil, and similar pumps and appliances may be covered by an attached or freestanding unenclosed canopy, if the canopy does not:
 1. Extend nearer than 10 feet to any property line; and
 2. Cover more than 30% of the required setback area.

3.3.14 HAZARDOUS WASTE FACILITIES⁴³

<TBD>

3.3.15 HUNTING OR FISHING CLUBS

- A. **Minimum Lot Size.** Hunting or fishing clubs shall be located on a lot that is at least 20 acres in area.
- B. **Setbacks.** All elements of the use shall be set back a minimum of two times the minimum setback requirement for the district in which the hunting or fishing club is located.
- C. **Outdoor Shooting Ranges Prohibited.** A hunting or fishing club shall not include an outdoor shooting range.

3.3.16 INERT DEBRIS LANDFILLS⁴⁴

- A. In the AG, RA, R5, R2, and R1 Districts, individual lot owners using inert debris landfill materials (beneficial fill) on an area more than two acres in size must obtain a Special Use Permit.
- B. In the RB, RHC, II, and IH Districts, all inert debris landfills require a Special Use Permit.

⁴³ The consultant team is working with the County attorney to determine whether State law preempts the County from regulating hazardous waste facilities.

⁴⁴ These provisions are from the existing definition of “land clearing and inert debris landfill” in ZO Section 7 Definitions.

3.3.17 JUNK YARDS & AUTO WRECKING FACILITIES⁴⁵

- A. **Intent.** The purpose and objectives for which this Subsection is adopted and enacted are as follows:
1. To promote the public health, safety, and general welfare;
 2. To preserve the natural scenic beauty of areas in the vicinity of state-maintained public roads; and
 3. To protect the public from health nuisances and safety hazards by controlling vectors, concentrations, or volatile or poisonous materials and sources of danger to children.
- B. **Consistency With N.C.G.S.** This Section is consistent with the provisions of the North Carolina Junk Yard Control Act, N.C.G.S. §§ 136-141 through 136-155 ([Article 12](#)), which delegate to the State Department of Transportation the responsibility to regulate "junk yards" and "automobile graveyards" located on interstate and federal-aid primary system highways.
- C. **Definitions.** For the purpose of this Subsection, the following definitions apply unless the context clearly indicates or requires a different meaning. These definitions supplement those in [Chapter 18: Definitions & Acronyms](#). In the case of conflicts, the definitions in this Paragraph control.
1. *Garage.* Any establishment or place of business that is maintained and operated for the primary purpose of making mechanical and/or body repairs to motor vehicles, and that may store as many as six motor vehicles that are not capable of being driven under their own power and are not actively being restored to operable condition, regardless of the length of time that individual motor vehicles are stored or kept at the property. If the garage is listed as a business in the Tax Assessor's Office by January 31 of each year and consists of two acres, six additional motor vehicles as described herein may be allowed.

⁴⁵ Consolidates Chatham County Code Chapter 111: *Junk Yard Control* with zoning regulations for junk yards and auto wrecking facilities. Removes registration provisions, since existing junk yards were required to register within 30 days of the original effective date of the Junk Yard Control Ordinance (March 9, 1992) in order to be considered "pre-existing." Relocates definitions to Chapter 19: *Definitions & Acronyms*. Relocates Section 111.09 Enforcement Provisions and Section 111.99 Penalty to Chapter 18: *Enforcement*. Relocates Section 111.10 Relief; Variance; Decision to Chapter 14: *Procedures*. Minor edits to eliminate passive voice. The consultant team is continuing to work with staff on potential revisions to this Subsection.

2. *Health or Safety Nuisance.* A motor vehicle, used machinery, or other used materials may be declared a health nuisance or safety hazard when it is found to be:
 - (a) A breeding ground or harbor for mosquitoes or other insects, snakes, rats, or other pests;
 - (b) A point of collection for pools or ponds of water;
 - (c) An unsafe concentration of gasoline, oil, or other flammable or explosive materials;
 - (d) So located that there is a danger of the vehicle falling or turning over without assistance;
 - (e) A source of danger for children through entrapment in areas of confinement that cannot be opened from the inside or through the overturning of heavy items; or
 - (f) An unsafe concentration of car radiators, batteries, or other materials that pose either a hazard of immediate or long-term environmental degradation.
3. *New Junk Yard.* A junk yard established after the original effective date of the Chatham County Junk Yard Control Ordinance (March 9, 1992) or junk yards in existence at the time of the original effective date of the Chatham County Junk Yard Control Ordinance that did not register within the timeframes specified in that ordinance in order to meet the designation of pre-existing.
4. *Pre-Existing Junk Yard.* A junk yard in existence at the time of the original effective date of the Chatham County Junk Yard Control Ordinance (March 9, 1992) that registered within the timeframes specified in that ordinance.
5. *Public Road.* Any road or highway that is now or hereafter designated and maintained by the North Carolina Department of Transportation as part of the state highway system.
6. *Residence.* A house, an apartment, a group of homes, or a single room occupied or intended for occupancy as separate living quarters for one or more humans.
7. *School.* Any public or private institution for the teaching of children under 18 years of age that is recognized and approved by the State Board of Education or other appropriate licensing boards.

8. *Service Station.* Any establishment that is maintained and operated for the purpose of making retail sales of fuels, lubricants, air, water, and other items for the operation and routine maintenance of motor vehicles and/or for making mechanical repairs, servicing, and/or washing of motor vehicles and that is used to store not more than six motor vehicles that are not capable of being driven under their own power and that are not actively being restored to operable condition regardless of the length of time that individual motor vehicles are stored or kept at the property. If the service station is listed as a business in the Tax Assessor's Office by January 31 of each year and consists of two acres, six additional motor vehicles as described herein may be allowed.
 9. *Vegetation.* All-season or evergreen vegetation shall mean evergreen trees with leaves or foliage at all seasons of the year and shall include, but not be limited to, white pine, southern pine, hemlock, and spruce trees.
 10. *Vectors.* An organism that carries disease-causing micro-organisms from one host to another (e.g., rats, mosquitoes, and the like).
- D. **Exemptions.** The following uses and activities are exempt from the provisions of this Subsection:
1. Service stations and garages as defined in 3.3.17.C, above;
 2. Recycling centers using enclosed structures or solid waste containers, bins, truck trailers, or rolling stock to store materials and equipment; and
 3. Salvage material or junk cars located in enclosed buildings.
- E. **Development Standards.**
1. *Auto Wrecking Facilities.* All activities associated with an auto wrecking facility shall be conducted within an enclosure at least six feet in height and with an opacity⁴⁶ of at least 60%. The enclosure is subject to the minimum setback requirements of the district.⁴⁷

⁴⁶ Proposed here is to use "opacity" rather than "solidity," as opacity is a more common metric for fences, walls, and vegetated buffers.

⁴⁷ Carries forward use-specific standards from ZO Section 10.13, Table 1: *Zoning Table of Permitted Uses*.

2. *Pre-Existing Junk Yards.* Pre-existing junk yards shall meet the requirements specified in Paragraphs 3.3.17.E.3(d) through 3(f), below.
3. *New Junk Yards.* All new junk yards shall meet the use-specific standards specified below.
 - (a) *Use Separation.* A junk yard shall be located at least 500 feet from a pre-existing church, school, day care center, nursing home, skilled health care facility, hospital, public building, public recreation facility, or residence (excluding the residence of the junk yard owner or operator).
 - (b) *Minimum Lot Area.* A junk yard shall be situated on a parcel at least four acres in area, excluding rights-of-way, that is undivided by public road right-of-way or public dedication.
 - (c) *Driveway Location.* The NCDOT must approve all proposed driveway locations.
 - (d) *Setbacks.* All elements of the use shall be located at least 50 feet from all lot lines.
 - (e) *Fencing.* A junk yard shall have a fence surrounding the entire facility that is at least six feet in height. The fence must be set back at least 20 feet from all lot lines in order to accommodate the screening required by 3.3.17.E.3(f), below.
 - (f) *Additional Screening.*⁴⁸
 - (1) The property owner shall install vegetation between the required fence and all lot lines. The vegetation shall provide a continuous (all-season) opaque screen at least six feet in height within four years of planting the vegetation.
 - (2) Each owner, operator, or maintainer of a junk yard shall utilize good husbandry techniques, such as pruning, mulching, and proper fertilization, so that the vegetation will have maximum density and foliage. Dead or diseased vegetation shall be replaced at the next appropriate planting time.

⁴⁸ This Paragraph may be revised once Subsection 4.5.4: *Perimeter & Right-of-Way Screening* is drafted.

(3) All junk and/or inoperable motor vehicles shall be kept within the confines of the fence and vegetative screening at all times unless in motion by transport to or from the site.

(g) *Vehicular Access.* On-site traffic areas shall be provided and arranged in a manner to provide adequate areas to prevent backward movement onto the state maintained road.

F. Maintenance.

1. All junk yards shall be maintained to protect the public from health nuisances and safety hazards.
2. Failure to comply with this Subsection may result in revocation of the Zoning Compliance Permit as well as other penalties and remedies for violation as provided for in [Chapter 17: Enforcement](#).

3.3.18 LAND CLEARING DEBRIS LANDFILLS⁴⁹

- A. In the AG, RA, R5, R2, and R1 Districts, all land clearing debris landfills that exceed two acres in size require a Special Use Permit.
- B. In the RB, RHC, II, and IH Districts, all land clearing debris landfills require a Special Use Permit.

3.3.19 NEIGHBORHOOD RECREATION AMENITIES

- A. **Minimum Setbacks.** When a neighborhood recreation amenity use is located adjacent to a lot that contains or is planned to contain a dwelling unit, all associated structures shall be set back at least 50 feet from the common lot line.
- B. **Screening.** Neighborhood recreation amenity uses shall screening in accordance with [Subsection 4.5.4: Perimeter and Right-of-Way Screening](#).⁵⁰

⁴⁹ These provisions are from the existing definition of “land clearing and inert debris landfill” in ZO Section 7 Definitions.

⁵⁰ This provision may be revised once Subsection 4.5.4: *Perimeter and Right-of-Way Screening* is drafted.

3.3.20 PARKS & RECREATION AREAS

- A. **Minimum Lot Area.** Parks and recreation areas shall be located on a lot that is at least three acres in area.
- B. **Setbacks.** All elements of the use shall be set back a minimum of two times the minimum setback requirement for the district in which the recreation camp or grounds is located.

3.3.21 RECREATION CAMPS & GROUNDS⁵¹

- A. **Minimum Lot Area.**
 - 1. *Residential Districts.* In the RA, R5, R2, and R1 Districts, recreation camps and grounds shall be located on a lot that is at least 20 acres in area.
 - 2. *Non-Residential Districts.* In the PP, AG, RV, NB, CB, RB, and RHC Districts, recreation camps and grounds shall be located on a lot that is at least 10 acres in area.
- B. **Setbacks.** All elements of the use shall be set back at least 100 feet from all lot lines.
- C. **Manager's Residence.** Recreation camps and grounds may have one manager residence. This residence is the only structure on the site that may be used as a permanent residence and must meet the definition of a detached single-family dwelling.
- D. **Cooking Facilities.**
 - 1. Other than in the manager's residence, structures designed or intended for overnight occupancy shall not be equipped with any interior cooking facilities.

⁵¹ Carries forward ZO Section 17.5.B Public and Private Recreation Camps and Grounds and consolidates with the use-specific standards for private recreation camps and grounds in ZO Section 10.13, Table 1: *Zoning Table of Permitted Uses*. The current regulations appear to only allow *private* recreation camps and grounds in the non-residential districts, while both public and private recreation camps and grounds are allowed in the residential districts. Proposed here is to allow recreation camps and grounds, whether public or private, in the specified districts.

2. Common cooking and dining facilities may be provided in an accessory structure that is not attached to any structure intended for overnight occupancy.

E. **Parking & Vehicular Access.**

1. Off-street parking areas and interior access roads may be constructed of gravel or pervious material.
2. Recreation camps and grounds are exempt from **Subsection 4.5.3: Parking Lot Landscaping**.

- F. **Numbering Required.** Each structure or campsite shall be clearly marked and identified by a numbering system approved by the Chatham County Emergency Management Department.

3.3.22 SCHOOLS, PUBLIC & PRIVATE⁵²

- A. **Minimum Lot Area.** A public or private school shall be located on a lot at least three acres in area.
- B. **Setbacks.** All elements of the use shall be set back from the lot lines at least two times the minimum setback requirement for the district in which the school is located.

3.3.23 SEXUALLY-ORIENTED BUSINESSES⁵³

- A. **Separation Requirements.** Sexually oriented business(es) shall not be located in any building, or portion thereof, that is located within 1,000 feet of a/an:
1. Existing sexually oriented business;
 2. Residential zoning district or any residential land use, including any open space established as part of the residential subdivision approval process;
 3. A place of worship or building that is primarily used for religious worship and related religious activities;

⁵² Carries forward use-specific standards from ZO Section 10.13, Table 1: *Zoning Table of Permitted Uses*.

⁵³ Carries forward ZO Section 17.8 Standards for Sexually Oriented Businesses.

4. K-12 Schools (public, private, or specialty);
 5. Public or private library;
 6. State licensed child care facility; or
 7. A public or private park or recreational area that has been designated for park or recreational activities including, but not limited to, parks, playgrounds, nature trails, swimming pools, reservoirs, athletic fields, basketball or tennis courts, pedestrian/bicycle paths, wilderness areas, or other similar land.
- B. **Measurement of Separation Distance.** Measurement shall be made in a straight planar line, without regard to the intervening structures or objects, from the nearest portion of the building or structure used as part of the premises where a sexually oriented business is conducted to the nearest portion of a building, structure, or open space area of a use listed above.

3.3.24 SHOOTING RANGE, OUTDOOR

- A. **Purpose.** Outdoor shooting ranges are a unique land use that present the risk of significant on-site and off-site impacts, The provisions in this Subsection are intended to mitigate potential negative impacts of the use.
- B. **Setbacks.** All elements of the outdoor shooting range must be located at least 300 feet from all lot lines, except that access roads and utilities may be located in the 300-foot setback area.
- C. **Shot Containment.** All personal outdoor shooting ranges shall be designed to contain all of the bullets, shot, arrows, projectiles, and any other debris on the range facility.
- D. **Design.** Design of personal outdoor shooting ranges shall be consistent with the NRA Range Source Book.

3.3.25 SOLAR ENERGY SYSTEMS, LEVEL 2 & LEVEL 3⁵⁴

- A. **Purpose.** This Subsection is intended to provide the opportunity for solar energy to serve as a viable form of energy generation while protecting public health, safety, and general welfare.

⁵⁴ Carries forward a portion of ZO Section 17.6 Standards for Solar Energy Uses. Regulations for Level 1 solar energy systems (formerly called *solar collectors*) are in Subsection 3.5.8. This Subsection

B. Applicability.

1. This Subsection applies to:
 - (a) All new Level 2 and Level 3 solar energy systems (SES); and
 - (b) Any modifications to an existing Level 2 or Level 3 SES that increases the footprint of the SES area or changes the solar panel type (e.g. photovoltaic to solar thermal).
2. This Subsection does not apply to maintenance and repair of existing SES.

C. General Standards for All Level 2 and Level 3 Solar Energy Systems. All level 2 and level 3 solar energy systems shall:

- (a) Comply with all Building and Electrical Codes;
- (b) Not create a visual safety hazard for passing motorists or aircraft; and
- (c) Be removed, at the owner’s expense, within 180 days of determination by the Planning Department that the facility is no longer being maintained in an operable state of good repair or is no longer supplying solar power.

D. Height. Collectors and all their components shall not exceed 25 feet in height, as measured from the grade of the base of the collector to its highest point.

E. Setbacks. All structures and collectors associated with a Level 2 or Level 3 SES shall meet the setbacks specified in Table 3.3.25-1.

Table 3.3.25-1: Setbacks for Level 2 & Level 3 Solar Energy Systems			
SES Type	Site Acreage	Setback (min)	
		From Lot Lines	From Public Road
Level 2 or Level 3	0 ac to 1.99 ac	50 ft	50 ft
Level 2 or Level 3	2.0 ac or more	50 ft	100 ft

Key: min = minimum required | ac = acres | ft = feet

incorporates provisions of the [Template Solar Energy Development Ordinance for North Carolina](#), including requirements to notify airports within five nautical miles of the proposed SES and to submit a decommissioning plan with the permit application. The County’s current setback standards for solar farms are carried forward, as they are more restrictive than the template ordinance. The County’s current height limit for solar farms is carried forward, as it is less restrictive than the template ordinance (which limits height to 20 ft).

- F. **Buffers.** In cases where buffers do not exist, a Type B buffer shall be installed (see [Section 4.5: Landscaping & Screening](#)).⁵⁵
- G. **Lighting.** If lighting is provided on the site, all light fixtures shall be full cutoff. Motion sensor control is preferred.
- H. **Identification of Owner.** One sign no more than two square feet in area must be placed in a visible location along the property perimeter identifying the owner's name and an all-hours emergency telephone number.
- I. **Airport Notification.**⁵⁶
1. *Notice to Airports Required.* Prior to submittal of the Zoning Compliance Permit or Special Use Permit application, as applicable, the applicant shall notify any airport located within a radius of five nautical miles of the center of the proposed SES. The applicant shall submit proof of delivery of the notification with the permit application.
 2. *Content of Notice.* The notice shall include the following:
 - (a) Location map of the proposed SES;
 - (b) Site acreage and acreage of proposed SES;
 - (c) Type of solar technology;
 - (d) Approximate number of solar panels/modules;
 - (e) Maximum height of the proposed SES;
 - (f) Maximum height of any new utility poles;
 - (g) Contact information for the applicant; and

⁵⁵ The current standard in ZO Section 17.6 Standards for Solar Energy Uses is “[i]n cases where buffers do not exist, a modified version of the Type B buffer as described in Section 12 of the Zoning Ordinance shall be appropriate to the location of the site, the adjacent land use, and the area topography.” It is unclear what modifications are allowed, so this provision is revised to simply require a Type B buffer. This provision may be revised in conjunction with the drafting of Section 5.5 *Landscaping & Screening*.

⁵⁶ These provisions are new and are recommended by the [Template Solar Energy Development Ordinance for North Carolina](#). The template ordinance includes requirements to notify military airports as well; however, there are no military airports located within five nautical miles of any location in Chatham County.

- (h) Contact information for the Chatham County Zoning Administrator.
- 3. *Airports in the National Plan of Integrated Airport Systems (NPIAS)*. For airports in the current [NPIAS](#),⁵⁷ the applicant shall notify the [Federal Aviation Administration's Airport District Office](#) with oversight of North Carolina.⁵⁸
- 4. *Airports Not in the NPIAS*. For airports in the current [NPIAS](#), the applicant shall notify the airport owner or manager.

J. **Decommissioning Plan.**

- 1. A decommissioning plan signed by the party responsible for decommissioning and the landowner (if different) addressing the following shall be submitted with the Zoning Compliance Permit or Special Use Permit application, as applicable:
 - (a) Defined conditions upon which decommissioning will be initiated (e.g., end of land lease, no power production for 12 months);
 - (b) Removal of all non-utility owned equipment, conduit, structures, fencing, roads, and foundations;
 - (c) Restoration of property to its condition prior to development of the SES;
 - (d) Timeframe for completion of decommissioning activities, not to exceed one year;
 - (e) Description and copy of any lease or any other agreement with the landowner regarding decommissioning;
 - (f) Name and address of person or party responsible for decommissioning; and
 - (g) Plans and schedule for updating this decommissioning plan.

⁵⁷ As of November 2022, the only NPAIS airport in Chatham County is the Siler City Municipal Airport. However, the Raleigh Executive Jetport at Sanford-Lee County, which is also in the NPAIS, is located within five miles of the Chatham County line and could be affected by the construction of SES in certain portions of the County.

⁵⁸ As of November 2022, this is the Memphis Airport District Office.

2. Prior to the final electrical inspection, the applicant shall provide evidence that the decommissioning plan was recorded with the Chatham County Register of Deeds.

3.3.26 TOBACCO RETAILERS⁵⁹

A. Purpose.

1. According to the [Centers for Disease Control & Prevention](#) and the [American Lung Association](#), while adult smoking rates have significantly declined over the past 50 years, smoking remains the leading cause of preventable disease, disability, and death in the United States.⁶⁰
2. [Data](#) shows disparities in tobacco use, with higher smoking rates among low income people; black, indigenous, and people of color; people living with disabilities or mental health disorders; people with less education; rural populations; and populations in the Southern and Midwestern United States.⁶¹
3. [Research](#) demonstrates that the presence of tobacco retailers in proximity to schools leads to increased smoking among youth.⁶²

⁵⁹ 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. See: https://changelabsolutions.org/sites/default/files/CLS-BG214-Tobacco_Retail_Density-Factsheet_FINAL_20190131.pdf and <https://publichealthlawcenter.org/sites/default/files/resources/tclc-guide-licensing-and-zoning-2016.pdf>. Use-specific standards could also include a limitation on hours of operation or a requirement for tobacco retailers to be located in a multi-tenant commercial building (i.e., a shopping center).

⁶⁰ Centers for Disease Control & Prevention, "Current Cigarette Smoking Among Adults in the United States," https://www.cdc.gov/tobacco/data_statistics/fact_sheets/adult_data/cig_smoking/index.htm; American Lung Association, "Trends in Cigarette Smoking Rates," <https://www.lung.org/research/trends-in-lung-disease/tobacco-trends-brief/overall-tobacco-trends>.

⁶¹ Centers for Disease Control & Prevention, "Health Equity in Tobacco Prevention and Control," <https://www.cdc.gov/tobacco/stateandcommunity/best-practices-health-equity/pdfs/bp-health-equity.pdf>.

⁶² ChangeLab Solutions, "Tobacco Retailer Density: Place-Based Strategies to Advance Health and Equity," https://changelabsolutions.org/sites/default/files/CLS-BG214-Tobacco_Retail_Density-Factsheet_FINAL_20190131.pdf.

4. Studies show that adults are more likely to abstain from smoking after quitting when tobacco retailers are not located in close proximity to residential areas.⁶³
 5. The purpose of this Subsection, therefore, is to impose separation and location requirements for tobacco retailers in order to protect and promote the public health, safety, and general welfare and reduce health disparities related to tobacco use.
- B. **Minimum Separation Between Uses and Districts.** A new tobacco retailer shall be located at least 1,320 feet from:
1. Any lot zoned RA, R5, R2, R1, or CD-CR; and
 2. Any of the following land uses, regardless of whether the use is located in the incorporated or unincorporated area of Chatham County:
 - (a) An existing tobacco retailer;
 - (b) Any lot containing a dwelling unit;
 - (c) Any lot containing a day care center, preschool, or school;
 - (d) Any lot containing a park or playground; and
 - (e) Any lot containing a hospital, inpatient care facility, nursing home, or convalescent home.

⁶³ Reitzel LR, Cromley EK, Li Y, et al. The effect of tobacco outlet density and proximity on smoking cessation. *Am J Public Health*. 2011; 101(2): 315-20. Available: <https://ajph.aphapublications.org/doi/full/10.2105/AJPH.2010.191676>.

3.4 ACCESSORY USES & STRUCTURES⁶⁴

3.4.1 APPLICABILITY

- A. This Section applies to any subordinate use of a building or other structure or use of land that is:
1. Conducted on the same lot as the principal use to which it is related; and
 2. Clearly incidental to, and customarily found in connection with, the principal use or structure.
- B. Where a principal use or structure is allowed by the use tables in Section 3.2: Principal Use Tables, such use includes customary accessory uses and structures subject to this Section.
- C. Any principal use allowed in a district is also allowed as an accessory use.
1. Any standards in Section 3.3: Use-Specific Standards for Principal Uses apply to the use whether it is established as the principal use or as an accessory use.
 2. Section 3.4: Accessory Uses & Structures also applies to all accessory uses.

3.4.2 MAJOR & MINOR ACCESSORY USES & STRUCTURES DEFINED

- A. **Generally.** For the purposes of this Section, accessory uses and structures are categorized as major or minor depending on their characteristics.
- B. **Major Accessory Uses and Structures.**
1. Major accessory uses and structures are substantial uses and structures that are generally obvious from outside the parcel and vary by district.
 2. Examples of major residential accessory uses and structures include detached garages and carports, storage sheds, workshops, utility

⁶⁴ This Section carries forward, consolidates, clarifies, and augments existing regulations for accessory uses. Proposed is to categorize accessory uses and structures as “major” or “minor” depending on their characteristics. This allows the UDO to prescribe different setbacks and height for major vs. minor accessory uses and structures.

buildings, gazebos, stables, private kennels, tennis courts, swimming pools, barns and stables, and antennas (ham radio, CB, TV).

3. Examples of major commercial and industrial accessory uses and structures include detached garages, storage buildings, utility buildings, garbage dumpster surrounds and pads, and storage tanks.

C. Minor Accessory Uses and Structures.

1. Minor accessory uses and structures include uses and structures that are not unique to a particular land use.
2. Examples include mailboxes; flagpoles; fences; well houses; landscape features; fruit, vegetable, and ornamental gardens; driveways; parking areas; swing sets, play houses, and play equipment, including basketball goals; and satellite dishes.

3.4.3 ZONING COMPLIANCE PERMIT REQUIRED

- A. Prior to the establishment of a major accessory use, an applicant must receive zoning compliance approval (see [Section 13.2: Zoning Compliance Permits](#)).
- B. Major accessory uses must comply with all applicable provisions of this Section, in addition to any applicable standards in Section 3.5: Use-Specific Standards for Accessory Uses & Structures.
- C. Unless otherwise specified in Section 3.4.5: Accessory Use Table, minor accessory uses do not require zoning compliance approval, but must comply with all applicable provisions of this Section.
- D. When the associated principal use requires a Special Use Permit (SUP), all proposed accessory uses and structures must be shown on the associated site plan. Any proposed accessory uses and structures not shown on the site plan require approval of a revised SUP site plan (see [Section 13.3: Special Use Permits](#)) and a revised Zoning Compliance Permit.
- E. All permits required from other local and state agencies (e.g., Chatham County Central Permitting, Chatham County Environmental Health, North Carolina Department of Transportation) must be obtained prior to the issuance of the Zoning Compliance Permit.⁶⁵

⁶⁵ This Paragraph is carried forward from ZO Section 16 Home Occupations.

3.4.4 DIMENSIONAL STANDARDS⁶⁶

All accessory uses and structures are subject to the setbacks and height specified in Table 3.4.4-1: *Dimensional Standards for Accessory Uses & Structures*, unless otherwise specified in Section 3.5: Use-Specific Standards for Accessory Uses & Structures.

Accessory Use or Structure	Setbacks (min)	Height (max)
Major accessory uses & structures	Same as zoning district	Same as zoning district
Minor accessory uses & structures, unless otherwise listed	10 ft	15 ft
Fences	0 ft	15 ft
Well houses	0ft	0ft

Key: min = minimum required | max = maximum allowed | ft = feet

3.4.5 ACCESSORY USE TABLE⁶⁷

Accessory Use or Structure	Use-Specific Standards	Zoning Compliance Permit Required	Allowed Districts or Associated Principal Use
Major Accessory Uses & Structures (as defined in Section 3.4.2), unless otherwise listed	None	Yes	All districts
Minor Accessory Uses & Structures (as defined in Section 3.4.2), unless otherwise listed	None	No	All districts
Accessory Dwelling Units	None	Yes	RA, R5, R2, R1, CD-CR, CD-MU
Backyard Chicken Keeping	3.5.1	No	Single-family detached dwelling unit

⁶⁶ This Subsection carries forward the required setbacks for accessory buildings and structures in ZO Section 10: *Schedule of District Regulations*, but eliminates the provision allowing telephone booths to be located in required yards if they are at least 10 feet from the lot line since there are few (if any) telephone booths remaining in the County.

⁶⁷ This Subsection is new since the October 20, 2022 draft of Section 4.4: *Accessory Uses & Structures*.

Table 3.4.5-1: Accessory Use Table			
Accessory Use or Structure	Use-Specific Standards	Zoning Compliance Permit Required	Allowed Districts or Associated Principal Use
Child Care Center Located in a Residence	3.5.2	Yes	RA, R5, R2, R1, CD-CR, CD-MU
Electric Vehicle Charging Points	None	No	All districts
Family Child Care Homes	3.5.3	Yes	RA, R5, R2, R1, CD-CR, CD-MU
Farmstands	3.5.4	Yes	AG, RA, R5, R2, RV, RHC
Home Occupations	3.5.5	Yes, with exceptions	Dwelling unit
Outdoor Play Equipment (e.g., swing sets, playhouses, basketball goals, tennis courts)	None	No	AG, RA, R5, R2, R1
Outdoor Play Equipment (e.g., swing sets, playhouses, basketball goals, tennis courts)	None	Yes	PP, RV, OI, NB, CB, RB, RHC, IL, IH
Personal Outdoor Shooting Ranges	3.5.6	Yes	All districts
Private Use Airports	3.5.7	Yes	All districts
Recreational Vehicles	3.5.8		RA, R5, R2, R1, CD-CR
Solar Energy Systems, Level 1	3.5.9	No	All districts
Spray irrigation of tertiary tested wastewater (reclaimed water)	None	No	All districts

3.5 USE-SPECIFIC STANDARDS FOR ACCESSORY USES & STRUCTURES⁶⁸

3.5.1 BACKYARD CHICKEN KEEPING

- A. **Maximum Number of Chickens Allowed.** Up to 12 chickens are allowed per lot.
- B. **Roosters Prohibited.** It is unlawful to keep a rooster, defined as a male chicken of at least one year of age.
- C. **Enclosure Required.**
 - 1. Chickens shall be kept in an outdoor enclosure that contains the birds on the property and prevents predation.
 - 2. Coops, cages, and outdoor enclosures shall be located in the rear yard.

3.5.2 CHILD CARE CENTER LOCATED IN A RESIDENCE

- A. **Applicability.** A child care center located in a residence is allowed as an accessory use to a dwelling unit in the RA, R5, R2, R1, CD-CR, and CD-CMU zoning districts if it meets the requirements of this Subsection and receives a Special Use Permit (see [Section 13.3: Special Use Permits](#)).
- B. **License Required.** At all times, a child care center located in a residence shall have a valid license from the North Carolina Department of Health and Human Services, Division of Child Development and Early Education.
- C. **Maximum Number of Children.** A child care center located in a residence may serve up to 15 children.
- D. **Minimum Lot Area.** A child care center located in a residence must be located on a lot at least one acre in area.
- E. **Minimum Setbacks.** All elements of the use shall be set back a minimum of two times the minimum yard requirement for the district in which the child care center located in a residence is located.

⁶⁸ Uses may be added or removed from this Section during drafting.

3.5.3 FAMILY CHILD CARE HOMES⁶⁹

- A. **Applicability.** A family child care home is allowed as an accessory use to a dwelling unit in the RA, R5, R2, R1, CD-CR, and CD-CMU zoning districts
- B. **License Required.** At all times, a family child care home shall have a valid license from the North Carolina Department of Health and Human Services, Division of Child Development and Early Education.
- C. **Maximum Number of Children.** Pursuant to N.C.G.S. [§ 110-86\(3\)b](#), N.C.G.S. [§ 110-91\(7\)b](#), and [10A NCAC 09.0102](#), a family child care home shall not serve more than eight children, up to five of whom may be preschool-aged.
- D. **Minimum Lot Area.** A family child care home must be located on a lot at least one acre in area.
- E. **Minimum Setbacks.** All elements of the use shall be set back a minimum of two times the minimum yard requirement for the district in which the family child care home is located.⁷⁰

3.5.4 FARMSTANDS

- A. **Location.**
 - 1. Farmstands may be located within required right-of-way screening areas (see [Subsection 4.5.4: Perimeter and Right-of-Way Screening](#)).
 - 2. Farmstands shall be located at least 10 feet from the edge of the right-of-way.
- B. **Vehicular Access.** Farmstands shall provide safe ingress and egress. Vehicles must be able to enter and exit the site without using a right-of-way for maneuvering area.

⁶⁹ This use is renamed from “day care centers in the principal residence” to align with State requirements. The number of children allowed is reduced from 15 to 9, also to align with State requirements. The minimum required lot area and setbacks are carried forward from ZO Section 10.13.

⁷⁰ This Paragraph was revised since the October 20, 2022 draft of Section 4.4: *Accessory Uses & Structures* to remove the term “high intensity activity areas” and clarify all elements of the use are subject to greater setbacks.

3.5.5 HOME OCCUPATIONS⁷¹

A. **Applicability.**

1. This Subsection applies to any occupation, profession, or business activity that is customarily conducted, incidental, and subordinate to the use of a dwelling unit for dwelling purposes. A home occupation is carried on by a resident of the dwelling unit and does not change the residential character of the dwelling unit.
2. A home occupation is allowed as an accessory use to a dwelling unit in any zoning district if it meets the requirements of this Subsection.
3. This Subsection does not apply to child care centers located in a residence, which are subject to the provisions in 3.5.2: Child Care Center Located in a Residence.
4. This Subsection does not apply to family child care homes, which are subject to the provisions in 3.5.3: Family Child Care Homes.

B. **Zoning Compliance Permit.**⁷²

1. Except as provided by this Subsection, home occupations use may not be initiated, established, or maintained without a valid Zoning Compliance Permit (see [Section 13.2: Zoning Compliance Permits](#)).
2. After a Zoning Compliance Permit has been issued for a home occupation, it must be renewed whenever there is a change in the type of use or the intensity of the approved use.
3. Zoning Compliance Permits for home occupations are not transferrable.

C. **Exempt Home Occupations.**⁷³ The activities listed in Paragraphs 3.5.5.C.1 through 3.5.5.C.5, below, are not required to obtain a Zoning Compliance

⁷¹ This Subsection carries forward the provisions for home occupations in ZO Section 16 and adds a third tier of home occupations for small lots. Additional performance standards are proposed, such as a limitation on the number of daily client visits and hours of operation. This Subsection does not carry forward provisions for signs, which will be addressed in Section 5.8: *Signs*.

⁷² In order to streamline the zoning-related procedures, this Section proposes to require a Zoning Compliance Permit rather than a separate Home Occupation Permit.

⁷³ This Paragraph allows the least intensive uses without a permit in order to match resident's expectations, improve compliance, and alleviate permitting administration for staff. The scope of this list can be modified as needed.

Permit, if all persons engaged in the home occupation reside on the premises:

1. Internet retail sales, such as the sale or resale of clothing and goods through online marketplaces;
2. Artists, sculptors, and composers, with no retail sales on the premises except through internet retail sales;
3. Craft work, such as jewelry-making and pottery, with no retail sales on the premises except through internet retail sales;
4. Home offices with no client visits to the home; and
5. Home-based food businesses approved by the North Carolina Department of Agriculture & Consumer Services, Food & Drug Protection Division. Catering kitchens located in a structure that is accessory to a dwelling are not considered home-based food businesses and are subject to the provisions of this Subsection.

D. Types of Home Occupations.

1. Home occupations are classified as one of the following three types:
 - (a) Rural home occupations;
 - (b) Large lot home occupations; or
 - (c) Small lot home occupations.
2. Rural home occupations are allowed on lots at least three acres in area and may be more intensive than other types of home occupations. Rural home occupations typically are not compatible on small lots near other residences, and may require an outdoor storage area for goods and materials associated with the business.
3. Large lot home occupations are allowed on lots that are one acre to three acres in area. Large lot home occupation uses may be more intensive than small lot home occupations, but less intensive than rural home occupations.
4. Small lot home occupations are allowed on lots that are one acre or less in area. Stricter performance standards apply for small lot home occupation uses.

E. **Performance Standards.** Home occupations shall comply with the performance standards set forth in Table 3.5.5-1: *Home Occupation Performance Standards*.

Table 3.5.5-1: Home Occupation Performance Standards

Performance Standard	Type of Home Occupation		
	Rural	Large Lot	Small Lot
The use is clearly incidental and secondary to residential occupancy and does not change the character of the premises.	●	●	●
The use is conducted entirely within the principal dwelling or entirely within an accessory building.	X	●	●
If conducted within the principal dwelling, not more than 25% of the heated living space (excluding basements) of the principal dwelling is used for the conduct of the home occupation. Basements may also be used for home occupations in addition to the 25% of heated living space.	●	●	●
If conducted within an accessory building, the accessory building does not exceed 2,500 square feet. If multiple accessory buildings are used, the total combined square footage does not exceed 2,500 square feet. Basements may also be used for home occupations in addition to accessory buildings.	●	X	X
If conducted within an accessory building, the accessory building does not exceed 1,000 square feet. If multiple accessory buildings are used, the total combined square footage does not exceed 1,000 square feet. Basements may also be used for home occupations in addition to accessory buildings.	X	●	●
Buildings, material storage, and operations meet the setback requirements specified in Paragraph 3.5.5.F, below.	●	X	X
Storage of goods and materials occurs inside an enclosed building and does not include flammable, combustible, or explosive materials.	X	●	●
Displays of merchandise are not visible from the street.	●	●	●

Table 3.5.5-1: Home Occupation Performance Standards

Performance Standard	Type of Home Occupation		
	Rural	Large Lot	Small Lot
The driveway is located and improved such that it provides all weather access and does not interfere with other traffic using said drive. A commercial driveway permit may be required to ensure traffic hazards are minimized.	●	●	X
There is no entrance or exit way specifically provided in the dwelling or on the premises for the conduct of the home occupation.	X	●	●
The use involves up to 3 non-resident employees working on-site, with a maximum of 4 total employees working on-site.	●	●	X
The use involves up to 1 non-resident employee working on-site.	X	X	●
Client visits occur between 6:00 a.m. and 9:00 p.m.	●	●	X
Client visits occur between 8:00 a.m. and 8:00 p.m.	X	X	●
Parking is provided off-street in an area other than a required front yard.	●	●	X
Parking is provided only in the driveway.	X	X	●
Any commercial vehicle associated with the home occupation is not parked outside of an enclosed building on a regular basis, except those used primarily as passenger vehicles. ⁷⁴	X	●	●
Any equipment or process used does not create visual or audible interference in any radio or television receivers off the premises or cause fluctuation in line voltage off the premises.	●	●	●
Dust, vibration, glare, fumes, odors, or electrical interference do not create a nuisance off the premises, and all operations conform with Chatham County Code Chapter 92: Noise Regulations .	●	X	X
Dust, noise, vibration, glare, fumes, odors, or electrical interference are not detectable to the normal senses beyond the lot line.	X	●	●

⁷⁴ The proposed definition of *passenger vehicle* is “a motor vehicle, except for motorcycles and mopeds, designed for carrying 10 or fewer passengers and used primarily for the transportation of people.”

Table 3.5.5-1: Home Occupation Performance Standards

Performance Standard	Type of Home Occupation		
	Rural	Large Lot	Small Lot
No traffic is generated by the use in greater volumes than would normally be expected in a residential neighborhood.	●	●	●
Deliveries and pickups are made by carriers that typically serve residential areas and do not block traffic circulation.	●	●	●
Visual screening of outdoor storage areas is provided as required by Paragraph 3.5.5.G, below.	●	●	X
Public facilities and utilities are adequate to safely accommodate equipment used for the home occupation.	●	●	●

Key: ● = the performance standard applies | X = the performance standard does not apply | sf = square feet

F. Setbacks for Rural Home Occupations.

1. Except as provided in 3.5.5.F.2, below, all buildings, material storage areas, and operations shall be located at least:
 - (a) 50 feet from side and rear lot lines; and
 - (b) 40 feet from the front lot line or the edge of the road right of way, whichever is greater.
2. Noise-generating operations, as determined by staff, shall be located at least 100 feet from side and rear lot lines.

G. Visual Screening Standards for Rural and Large Lot Home Occupations.

1. To lessen the impact on adjacent properties, visual screening of outdoor storage areas shall be installed to provide a minimum a 15-foot wide opaque screen.
2. This may include, but is not limited to, a 6-foot high opaque fence and/or the planting of vegetation that at a minimum provides a continuous all season opaque screen at least 6 feet in height within 4 years of planting.
3. Plants shall comply with the minimum size standards specified in **Section 4.5: Landscaping & Screening.**

3.5.6 PERSONAL OUTDOOR SHOOTING RANGES

- A. **Applicability.** This Subsection applies to non-commercial accessory outdoor shooting ranges used for shooting events or by non-profit clubs. This Subsection does not apply to the use of an accessory shooting range by the property owner.
- B. **Setbacks.** All elements of the outdoor shooting range must be located at least 300 feet from all lot lines, except that access roads and utilities may be located in the 300-foot setback area.
- C. **Shot Containment.** All personal outdoor shooting ranges shall be designed to contain all of the bullets, shot, arrows, projectiles, and any other debris on the range facility.
- D. **Design.** Design of personal outdoor shooting ranges shall be consistent with the NRA Range Source Book.

3.5.7 PRIVATE-USE AIRPORTS⁷⁵

- A. A private-use airport is allowed as an accessory use in any zoning district if it meets the requirements of this Subsection.
- B. An applicant proposing to construct, alter, activate, or deactivate a private-use airport must notify the Federal Aviation Administration (FAA) in accordance with [14 CFR Part 157: Notice of Construction, Alteration, Activation, and Deactivation](#).⁷⁶
- C. Prior to the issuance of a Zoning Compliance Permit for the use, a private-use airport owner shall:

⁷⁵ 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. While this is typically associated with personal (private property owner) use, it could also include municipal use (e.g., drone use by local governments).

⁷⁶ When private-use airport owners notify the FAA about a new private-use airport, the airport is included in the FAA's aeronautical information databases used "in the dissemination of aviation information to the public, preparation of government and private industry aeronautical charts and related flight information publications...and the planning and programming of various programs within the FAA" ([FAA Advisory Circular 150/5300-19](#)). This can provide protection of private-use airports from encroachments, such as telecommunications towers and utility lines.

1. Provide a copy of the FAA's determination to the Zoning Administrator; and
2. Demonstrate compliance with any conditions placed on the airport by the FAA.

3.5.8 RECREATIONAL VEHICLES⁷⁷

- A. **Use as Permanent Dwelling Prohibited.** In order to provide for the public health, safety, and welfare, the use of a recreational vehicle (RV) for permanent habitation is prohibited. Recreational vehicles are not designed nor intended for permanent habitation, therefore an RV cannot be considered as a primary residence.
- B. **RV Storage on Residential Lots.**
1. An RV may be stored on a residential lot if the vehicle:
 - (a) Is unoccupied;
 - (b) Is not used to store any materials, items, pets, farm animals, or the like; and
 - (c) Is not stored within any required setback.
 2. An RV stored in accordance with this Section shall:
 - (a) Have its wheels and axels remain at all times;
 - (b) Maintain proper insurance and registration and be fully licensed and ready for highway use;
 - (c) Not support any accessory structures such as, but not limited to, decks, porches, and awnings; and
 - (d) Not be connected to any permanent utility service. The use of extension cords for cleaning and/or repair is allowed on a temporary basis.
- C. **Limited Temporary Occupation Allowed.**

⁷⁷ Carries forward and reorganizes ZO Section 8.1.4: Regulation of Recreational Vehicles (RV's), with minor revisions to remove redundancies. This Subsection was added since the October 20, 2022 draft of Section 4.4: *Accessory Uses & Structures*

1. A Recreational Vehicle may be utilized for temporary occupation for no more than 180 days, if:
 - (a) The RV is used during the construction of a single-family dwelling or placement of modular or manufactured home; or
 - (b) The RV is used while a damaged/destroyed home is being replaced due to damage by fire, flood, hurricane, tornado, or other emergency event or natural disaster; and
 - (c) Use of the RV ceases within 30 days of issuance of a certificate of occupancy for the principal dwelling.
2. Extensions of the 180-day time period may be granted by the Zoning Administrator when work is ongoing with a valid building permit.

3.5.9 SOLAR ENERGY SYSTEMS, LEVEL 1⁷⁸

- A. **Applicability.** Level 1 solar energy systems (SEs) are allowed as an accessory use in any zoning district.
- B. **Roof-Mounted Solar Energy Systems.** A roof-mounted SES:
 1. Shall not extend beyond the exterior perimeter of the building on which the system is mounted or built;
 2. Is not subject to any screening requirements that apply to rooftop mechanical equipment;⁷⁹ and

⁷⁸ Carries forward a portion of ZO Section 17.6 Standards for Solar Energy Uses. The regulations for solar farms are carried forward in Subsection 3.3.25. Revises terminology to align with the [Template Solar Energy Development Ordinance for North Carolina](#). The County could consider offering incentives (or implementing requirements) for new buildings to include features that make it easier and less expensive to install solar panels in the future. According to Appendix B in the template ordinance, “[t]he American Planning Association recommends that...local governments require the installation of solar ‘stub-ins’ on rooftops of appropriate new construction and building renovation. Stub-ins and their installation are very affordable and can significantly reduce the cost of installing a solar system in the future.” The template ordinance provides a link to Energy Star specifications: https://www.energystar.gov/partner_resources/residential_new/related_programs/rerh.

⁷⁹ This provision will be removed if the UDO does not require screening for rooftop mechanical equipment.

3. Is not subject to the height limit for the zoning district in which it is located.⁸⁰

C. **Ground-Mounted Solar Energy Systems.**

1. A ground-mounted SES shall meet the minimum setbacks for the zoning district in which it is located; and
2. The maximum height for a ground-mounted SES is 20 feet, as measured from the grade of the base of the collector to its highest point.⁸¹

⁸⁰ This new provision is intended to encourage the use of roof-mounted solar collectors. Alternatively, the County could consider allowing a limited encroachment beyond the maximum height (e.g., 5 to 15 feet).

⁸¹ Proposed here is to increase the maximum height for ground-mounted solar energy systems from 15 feet to 20 feet, in accordance with the [Template Solar Energy Development Ordinance for North Carolina](#).

3.6 TEMPORARY USES & STRUCTURES⁸²

3.6.1 PURPOSE

Temporary uses and structures are allowed in accordance with the provisions of this Section, which are intended to minimize or mitigate potential negative impacts of such uses and structures on the surrounding area and to provide safe and convenient access to permitted temporary uses and structures.

3.6.2 EXEMPTIONS

The following uses are exempt from the requirements of this Section :

- A. Lawful picketing and demonstrations; and
- B. Weddings, receptions, parties, and similar private, non-commercial events held on private property.

3.6.3 ZONING COMPLIANCE PERMIT REQUIRED⁸³

- A. Prior to the establishment of a temporary use, an applicant must receive zoning compliance approval if required by Subsection 3.6.5: Temporary Use Table (see [Section 13.2: Zoning Compliance Permits](#)). Temporary uses that do not require zoning compliance approval must comply with all applicable provisions of this Section.
- B. In addition to the requirements of [Section 13.2: Zoning Compliance Permits](#), zoning compliance applications for temporary uses shall be accompanied by a site plan depicting, at a minimum, the following items as applicable:
 - 1. Location of the temporary use and associated temporary structures;
 - 2. Location of permanent structures;
 - 3. Location and number of parking spaces;
 - 4. Location of vehicular access(es) to the site;

⁸² This Section 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. Uses may be added or removed from this Section during drafting.

⁸³ Paragraphs 4.6.3.B and 4.6.3.C may be relocated to Section 14.2: *Zoning Compliance Permits*.

5. Type, size, and location of all temporary signs associated with the temporary use;
 6. Location and description of all temporary lighting;
 7. Location of restroom facilities; and
 8. Method of solid waste disposal.
- C. For temporary uses that require zoning compliance approval and where the applicant anticipates minimal or no resulting impact on surrounding properties, the Zoning Administrator may, following a pre-application meeting with the applicant, waive any or all of the site plan submittal requirements. In making a determination in this regard, the Zoning Administrator shall consider the factors listed below and shall provide a written notice of decision to the applicant identifying the basis of the decision:
1. Nature of the proposed temporary use;
 2. Location of the proposed site;
 3. Use of surrounding properties;
 4. Capacity of the transportation network to adequately serve the proposed temporary use; and
 5. Public safety.

3.6.4 PROPERTY OWNER CONSENT REQUIRED

- A. The applicant proposing a temporary use must obtain permission from the property owner to operate at the proposed location.
- B. For temporary uses that require zoning compliance approval, the applicant shall provide with the zoning compliance application written permission from the property owner to operate at the proposed location.

3.6.5 TEMPORARY USE TABLE

A. Generally.

1. Temporary uses and structures are allowed for the length of time and in the locations specified in Table 3.6.5-1: *Temporary Use Table*, if the use complies with all applicable provisions in this Section.

2. Certain temporary uses, classified as “limited temporary uses,” are also subject to additional standards in Section 3.7: *Use-Specific Standards for Temporary Uses & Structures*. Table 3.6.5-1: *Temporary Use Table* provides a cross-reference to these standards where applicable.
3. In conditional zoning districts, allowable temporary uses are specified in the rezoning ordinance establishing the district and any amendments thereto. If not expressly allowed by the rezoning ordinance, temporary uses are prohibited.

B. Classification of New & Unlisted Temporary Uses.⁸⁴

1. The Zoning Administrator may determine that an unlisted temporary use is allowed as a permitted use or limited use, if sufficiently similar in nature and impact to a permitted or limited temporary use listed in Table 3.6.5-1: *Temporary Use Table*.
2. The Zoning Administrator shall use the following criteria to make this determination:
 - (a) Whether the temporary use or structure:
 - (1) Meets the purpose and intent of the zoning district in which it is proposed to be located;
 - (2) Is allowed as a principal use in the zoning district in which it is proposed to be located;
 - (3) Is prohibited by other County codes or ordinances;
 - (4) Is compatible with other uses allowed in the zoning district in which it is proposed to be located;
 - (b) Whether similar temporary uses or structures are allowed in the same zoning district; and
 - (c) Whether similar temporary uses or structures have use use-specific standards that should be applied to the proposed use.

⁸⁴ This new section authorizes the Zoning Administrator to classify new and unlisted temporary uses. Provides criteria to assist the Zoning Administrator in making determinations regarding new and unlisted uses.

Table 3.6.5-1: Temporary Use Table				
Temporary Use	Use-Specific Standards	Zoning Compliance Required?	Maximum Duration of Use (per site)	Allowed Location(s)
Construction-related offices and storage (other than real estate sales offices)	None	Yes, if the use is not located on the same project site as the associated construction.	No maximum, if the associated construction has an active building permit. Must be removed within 30 days of issuance of a final certificate of occupancy.	All districts, if the use is located on or adjacent to the associated project site. RB, RHC, IL, and IH if the use is not located on or adjacent to the associated project site.
Commercial filming and film production activities (outdoor) ⁸⁵	None	Yes	No maximum	All districts
Farmers' and artisans' markets	Subsection 3.7.1	No	No maximum	All districts
Laydown & storage yards	Subsection 3.7.1	Yes, if the use is not located on the same site as the associated construction.	No maximum, if the associated construction is active. Must be removed within 30 days of issuance of a final certificate of occupancy or completion of the utility or road project.	All districts if the use is located on or adjacent to the associated construction site. RB, RHC, IL, and IH if the use is not located on or adjacent to the associated construction site.
Mobile food vending	Subsection 3.7.3	No	No maximum, but mobile food units shall not remain on-site overnight	RV, OI, NB, CB, RB, RHC

⁸⁵ This Section does not regulate commercial filming and film production activities that occur inside a building (this use is allowed in any building in any zoning district).

Table 3.6.5-1: Temporary Use Table				
Temporary Use	Use-Specific Standards	Zoning Compliance Required?	Maximum Duration of Use (per site)	Allowed Location(s)
Mobile retail vending	Subsection 3.7.3	Yes	No maximum, but mobile retail units shall not remain on-site overnight	RV, NB, CB, RB, RHC
Open-air sales and displays from a temporary building or structure ⁸⁶	None	Yes	No maximum	CB, RB, IL, IH; NB, with approved SUP (see Section 13.3)
Parking areas	Subsection 3.6.6.A	No	Same as associated temporary use	All districts, if the parking area serves an allowed temporary use
Portable classrooms	None	Yes	No maximum	All districts that allow schools
Portable office units (other than construction-related offices or real estate sales offices)	None	Yes	1 year, with annual renewals upon a showing of good cause ¹	RV, OI, NB, CB, RB, RHC
Real estate sales offices	None	Yes	No maximum, but must be removed once 100% of the dwelling units in the development have initially sold	All districts, if the office is located in the same development as the units offered for sale

⁸⁶ Carries forward the provisions in the use table (ZO Section 10.13) for this use.

Table 3.6.5-1: Temporary Use Table				
Temporary Use	Use-Specific Standards	Zoning Compliance Required?	Maximum Duration of Use (per site)	Allowed Location(s)
Seasonal farmstands ⁸⁷	Subsection 3.7.4	No	195 cumulative days per calendar year ⁸⁸	All districts
Seasonal sales—trees or pumpkins	None	No	60 consecutive days per occurrence; up to 2 occurrences per calendar year	AG, RV, OI, NB, CB, RB, RHC; any district, if the use is located on the same site as a school or place of worship
Special events on private property	None	No, but submittal of a Special Events Notification Form is required	14 consecutive days per event; up to 4 events per calendar year	All districts
Special events on public property	None	No, but submittal of a Special Events Notification Form is required	As specified by the property owner	Public facilities and public rights-of-way
Temporary living quarters associated with a special event	None	No, but submittal of a Special Events Notification Form is required	Up to 5 days longer than the duration of the associated special event ⁸⁹	All districts

⁸⁷ The accessory use table allows permanent farmstands in the AG, RA, R5, R2, RV, and RHC Districts. The principal use table allows farm markets in the AG, RA, R5, and R2 Districts, which is a larger scale use than a farmstand.

⁸⁸ The typical growing season in Chatham County is approximately 195 days per year (<https://chatham.ces.ncsu.edu/chatham-county-climate/>).

⁸⁹ The current use table allows temporary living quarters associated with a special event to remain on-site for up to five days longer than the duration of the event, but not more than 30 total days in any 12 month period for any one individual event. Since this table proposes to limit the duration of individual special events on private property to 14 days, there is no need to carry forward the 30-day limit. However, if the maximum duration for special events is increased, the 30-day limit may be added back in if appropriate.

Table 3.6.5-1: Temporary Use Table

Temporary Use	Use-Specific Standards	Zoning Compliance Required?	Maximum Duration of Use (per site)	Allowed Location(s)
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¹ The applicant must satisfactorily demonstrate a rational basis for the extension of a Zoning Compliance Permit for a temporary portable office unit. Examples of “good cause” include events and conditions beyond the applicant’s reasonable control, such as natural disasters, certain construction delays, an inability to obtain sufficient project financing due to economic and market conditions, or scarcity of labor or materials.

3.6.6 DEVELOPMENT & DESIGN STANDARDS

A. **Parking.**

1. All temporary uses shall provide off-street parking as needed to adequately serve the use.
2. Parking may be located on the same site as the temporary use or may be located off-site, if the off-site parking area provides safe, accessible pedestrian access to the site on which the temporary use is located, and the property owner provides written permission.
3. To determine whether the amount of parking provided is adequate, the Zoning Administrator shall consider the ratios specified in [Section 4.7: Parking & Loading](#) as well as the operational characteristics of the proposed temporary use.

B. **Lighting.** Lighting associated with a temporary use or structure shall be shielded or directed away from adjoining properties and streets in order to minimize light trespass and glare.

C. **Temporary Structures.** Temporary structures shall:

1. Meet all applicable principal structure setback requirements for the district in which the temporary use is located, unless otherwise specified in Section 3.7: Use-Specific Standards for Temporary Uses & Structures;
2. Not be located within a required buffer or screening area, unless otherwise specified in Section 3.7: Use-Specific Standards for Temporary Uses & Structures; and
3. Meet all applicable Building and Fire Code requirements.

3.7 USE-SPECIFIC STANDARDS FOR TEMPORARY USES & STRUCTURES

3.7.1 FARMERS' & ARTISANS' MARKETS

- A. **Setbacks.** Temporary farmers' and artisans' markets are not subject to principal structure setback requirements.
- B. **Market Manager Required.** All temporary farmers' and artisans' markets shall have a market manager authorized to direct the operations of all vendors participating in the market on the site of the market during all hours of operation.
- C. **Trash & Recycling Receptacles.** A temporary farmers' and artisans' market shall:
 - 1. Provide trash and recycling receptacles for patron use; and
 - 2. Remove all trash and recycling from the site each day.

3.7.2 LAYDOWN & STORAGE YARDS

- A. **Generally.** A laydown or storage yard must be associated with one or more specific projects with an approved land disturbance, building, or demolition permit or an approved utility or road construction project.
- B. **Access.**
 - 1. A laydown and storage yard must have direct vehicular access to a public or private street.
 - 2. Proposed curb cuts require approval of an encroachment permit by the NCDOT.
- C. **Emergency Access.** A laydown and storage yard must meet design and construction standards for fire and emergency apparatus access.

3.7.3 MOBILE VENDING⁹⁰

- A. **Applicability.**
 - 1. This Subsection applies to all mobile vending uses, except:

⁹⁰ These new standards are intended to apply to mobile food vendors and mobile retail vendors.

- (a) Mobile vendors that are part of an approved special event;
 - (b) Mobile vendors that actively move throughout their business hours, generally stopping only to make a sale;
 - (c) Mobile food vendors that actively move to multiple sites during one meal time;
 - (d) Mobile vendors hired to cater or serve a private event; and
 - (e) Temporary food establishments, as defined by N.C.G.S. [§ 130A-247\(13\)](#).⁹¹
2. This Subsection does not apply to mobile service providers that provide services upon request by the occupant of a lot (e.g., mobile pet grooming, vehicle windshield repair) and that do not make sales or offer services to walk-up or drive-up customers.
- B. **Location.** A mobile food unit or mobile retail unit:
1. May operate on a privately owned lot in the zoning districts specified in Subsection 3.6.5: Temporary Use Table;
 2. Shall not operate while parked in a public right-of-way, unless approved by the NCDOT;
 3. Is not subject to principal structure setback requirements;
 4. Shall minimally affect required parking for the principal business(es) on the lot; and
 5. Shall not obstruct emergency access lanes, fire lanes, loading areas, driveways, sidewalks, or other vehicular or pedestrian access to or within a lot.
- C. **Trash & Recycling Receptacles.** A mobile food vendor shall:
1. Provide trash and recycling receptacles for patron use; and
 2. Remove all trash and recycling from the site each day.

⁹¹ This exempts a temporary food establishment, defined by N.C.G.S. [§ 130A-247\(13\)](#) as “an establishment not otherwise exempted from this part pursuant to G.S. 130A-250 that (i) prepares or serves food, (ii) operates for a period of time not to exceed 30 days in one location, and (iii) is affiliated with and endorsed by a transitory fair, carnival, circus, festival, public exhibition, or agritourism business.”

- D. **Additional Permitting Requirements for Mobile Food Units.** All mobile food units require a permit from the Chatham County Public Health Department, [Division of Environmental Health](#).

3.7.4 SEASONAL FARMSTANDS

- A. **Location.** A seasonal farmstand:
1. Shall be located on the same lot as a farm, dwelling unit, or business;
 2. Is not subject to principal structure setback requirements, but must be located at least 15 feet from the edge of a right-of-way; and
 3. May be located within required right-of-way screening areas (see [Subsection 4.5.4: Perimeter and Right-of-Way Screening](#)).
- B. **Vehicular Access.** Seasonal farmstands shall provide safe ingress and egress. Vehicles must be able to enter and exit the site without using a right-of-way for maneuvering area.

3.8 WIRELESS TELECOMMUNICATIONS FACILITIES⁹²

3.8.1 AUTHORITY & PURPOSE

- A. **Enactment.** This Section is enacted pursuant to the general police power granted by North Carolina General Statute [§ 153A-121](#).⁹³
- B. **Short Title.** This Section shall be known and may be cited as the “Wireless Telecommunications Facilities Ordinance” except as referred to herein where it shall be known as “this Section.”
- C. **Purpose & Legislative Intent.**
1. The purpose of this Section is to provide for the public health, safety, and welfare by ensuring that residents, businesses, and public safety operations in Chatham County have reliable access to wireless telecommunications networks and state of the art mobile broadband communications services, while also ensuring that this objective is accomplished according to Chatham County’s planning standards where applicable.
 2. To accomplish the above stated objectives and to ensure that the placement, construction or modification of wireless telecommunications facilities complies with N.C.G.S. [§ 160D-930](#) and with all applicable federal laws, including without limitation Section 6409 of the federal Middle Class Tax Relief and Job Creation Act of 2012, Pub. L. No. 112-96, which, among other things, creates a national wireless emergency communications network for use by first responders that in large measure will be dependent on facilities placed on existing wireless communications support structures, Chatham County adopts these comprehensive wireless telecommunications regulations.
 3. By enacting the regulations in this Section, it is Chatham County’s intent to ensure the County has sufficient wireless infrastructure to support its public safety communications and to ensure access to

⁹² This Section carries forward the current Chatham County Wireless Telecommunications Facilities Ordinance, last updated in April 2019, with minor updates to reflect its transition from a stand-alone ordinance to a part of the UDO. Proposed revisions are shown in strike-through. Staff and the consultant team are currently reviewing this Section for legal compliance and to confirm it accommodates small wireless facilities.

⁹³ Corrected N.C.G.S. reference (was 150A-121).

reliable wireless communications services throughout all areas of the County.

D. Definitions & Terms.

1. *Abandonment.* Cessation of use of a wireless support structure for wireless telecommunications activity for at least the minimum period of time specified under this Section.
2. *Accessory Equipment.* Any equipment serving or being used in conjunction with a Wireless Facility or Wireless Support Structure. The term includes utility or transmission equipment, power supplies, generators, batteries, cables, equipment buildings, cabinets and storage sheds, shelters, or similar structures.
3. *Administrative Approval.* Approval that the Zoning Administrator is authorized to grant after Administrative Review.
4. *Administrative Review.* Non-discretionary evaluation of an application by the Zoning Administrator. This process is not subject to a public hearing. The procedures for Administrative Review are established in Section 3.8.2: Permits.
5. *Antenna.* Communications equipment that transmits and receives electromagnetic radio signals used in the provision of all types of wireless communications services.
6. *Base Station.* A station at a specific site authorized to communicate with mobile stations, generally consisting of radio transceivers, antennas, coaxial cables, power supplies, and other associated electronics.
7. *Carrier on Wheels or Cell on Wheels (COW).* A portable self-contained Wireless Facility that can be moved to a location and set up to provide wireless services on a temporary or emergency basis. A COW is normally vehicle-mounted and contains a telescoping boom as the Antenna support structure.
8. *Collocation.* The placement, installation, maintenance, modification, operation, or replacement of wireless facilities on, under, within, or on the surface of the earth adjacent to existing structures, including utility poles, city utility poles, water towers, buildings, and other structures capable of structurally supporting the attachment of wireless facilities in compliance with applicable codes. The term ‘collocation’ does not

- include the installation of new utility poles or wireless support structures.
9. *Concealed Wireless Facility.* Any tower, ancillary structure, or equipment compound that is not readily identifiable as such, and is designed to be aesthetically compatible with existing and proposed building(s) and uses on a site. There are two types of concealed facilities:
 - (a) *Antenna Attachments.* Antenna Attachments, including painted antenna and feed lines to match the color of a building or structure, faux windows, dormers, or other architectural features that blend with an existing or proposed building or structure; and
 - (b) *Freestanding.* Freestanding concealed towers usually have a secondary, obvious function which may include church steeple, bell tower, clock tower, light standard, flagpole, or tree.
 10. *Electrical Transmission Tower.* An electrical transmission structure used to support high voltage overhead power lines. The term does not include any Utility Pole.
 11. *Equipment Compound.* An area surrounding or near the base of a Wireless Support Structure, within which are located Wireless Facilities.
 12. *Existing Structure.* A Wireless Support Structure, erected prior to the application for collocation or substantial modification under this Section, that is capable of supporting the attachment of Wireless Facilities, including, but not limited to, Electrical Transmission Towers, buildings, and Water Towers. The term does not include any Utility Pole.
 13. *Fall Zone.* The area in which a wireless support structure may be expected to fall in the event of a structural failure, as measured by engineering standards.
 14. *Monopole.* A single, freestanding pole-type structure supporting one or more Antennas. For the purposes of this Section, a Monopole is not a Tower or a Utility Pole.
 15. *Ordinary Maintenance.* Ensuring that Wireless Facilities and Wireless Support Structures are kept in good operating condition. Ordinary Maintenance includes inspections, testing, and modifications that maintain functional capacity and structural integrity; for example, the strengthening of a Wireless Support Structure's foundation or of the Wireless Support Structure itself. Ordinary Maintenance includes

- replacing Antennas of a similar size, weight, shape, and color and Accessory Equipment within an existing Equipment Compound and relocating the Antennas to different height levels on an existing Monopole or Tower upon which they are currently located. Ordinary Maintenance does not include Substantial Modifications.
16. *Public Safety Service Provider.* Public Safety Service Providers means and includes Federal, State, local, tribal emergency public safety, law enforcement, emergency response, emergency medical (including hospital emergency facilities), and related personnel, agencies, and authorities.
 17. *Replacement Pole.* Pole of equal proportions and of equal height or such other height that would not constitute a Substantial Modification to an Existing Structure in order to support Wireless Facilities or to accommodate Collocation. Requires removal of the Wireless Support Structure it replaces.
 18. *Substantial Modification.* The mounting of a proposed Wireless Facility or Wireless Facilities on a Wireless Support Structure that:
 - (a) Increases the existing vertical height of the Wireless Support Structure by:
 - (1) More than 10%; or
 - (2) The height of one additional Antenna array with separation from the nearest existing Antenna not to exceed 20 feet, whichever is greater; or
 - (b) Involves adding an appurtenance to the body of a Wireless Support Structure that protrudes horizontally from the edge of the Wireless Support Structure more than 20 feet, or more than the width of the Wireless Support Structure at the level of the appurtenance, whichever is greater (except where necessary to shelter the Antenna from inclement weather or to connect the Antenna to the tower via cable); or
 - (c) Increases the square footage of the existing Equipment Compound by more than 2,500 square feet.
 19. *Tower.* A lattice-type, guyed, or freestanding structure that supports one or more Antennas.
 20. *Utility Pole.* A structure owned and/or operated by a public utility, municipality, electric membership corporation, or rural electric

cooperative that is designed specifically for and used to carry lines, cables, or wires for telephone, cable television, or electricity, or to provide lighting.

21. *Water Tower.* A water storage tank, a standpipe, or an elevated tank situated on a support structure, originally constructed for use as a reservoir or facility to store or deliver water.
 22. *Wireless Facility or Wireless Facilities.* The set of equipment and network components, exclusive of the underlying Wireless Support Structure, including, but not limited to, Antennas, Accessory Equipment, transmitters, receivers, Base Stations, power supplies, cabling, and associated equipment necessary to provide wireless telecommunications services.
 23. *Wireless Support Structure.* A freestanding structure, such as a Monopole or Tower, designed to support Wireless Facilities. This definition excludes Utility Poles.
 24. *Wireless Telecommunication Permit.* A permit for Wireless Facilities and/or Wireless Support Structures not subject to Administrative Review and Approval pursuant to this Section. Wireless Telecommunication permits are granted by the Board of Commissioners in accordance with the standards for granting Special Use Permits set forth in the Chatham County Zoning Ordinance and in accordance with [Section 13.3: Special Use Permits](#).
- E. **Jurisdiction.** The provisions of this Section are applicable to all unincorporated areas of Chatham County, exclusive of the municipalities located therein and their extraterritorial jurisdiction areas.
- F. **Abrogation.** This Section is not intended to repeal, abrogate, annul, impair, or interfere with any other provision of the Unified Development Ordinance.
- G. **Severability.** Should any subsection, paragraph, sentence, or clause of this Section be held invalid or unconstitutional, such decision shall not affect, impair, or invalidate the validity of the remaining parts of this Section which can be given effect without the invalid provision.

3.8.2 PERMITS

- A. **Approvals Required for Wireless Facilities & Wireless Support Structures.**
1. *Administrative Review and Approval.* The following types of applications are subject to the review process as provided in Section

3.8.2.B: *Administrative Review & Approval Process* and design requirements of 3.8.2.D: *General Standards & Design Requirements* . No other type of zoning or site plan review is necessary:

- (a) New Wireless Support Structures that are less than 60 feet in height in any zoning district;
 - (b) New Wireless Support Structures that are up to 199 feet in height in any general use Industrial District or properties coded as industrial uses by Chatham County Tax Record if not within one and a half (1.5) miles of another tower unless need can be demonstrated;
 - (c) Concealed Wireless Facilities that are 60 feet or less in height in any zoning district;
 - (d) Concealed Wireless Facilities that are 150 feet or less in any zoning district *except* residential districts;
 - (e) Substantial Modifications (see definition); and
 - (f) Collocations.
2. *Wireless Telecommunications Permit.* Wireless Facilities and/or Wireless Support Structures not subject to Administrative Review and Approval pursuant to this Ordinance shall be permitted in any district upon the granting of a Wireless Telecommunications Permit from the Board of Commissioners in accordance with the standards for granting Conditional Use Permits set forth in the Chatham County Zoning Ordinance.
3. **Exempt from All Approval Processes.** The following are exempt from all Chatham County's approval processes and requirements under this ordinance:
- (a) Removal or replacement of transmission equipment on an existing wireless tower or base station that does not result in a substantial modification as defined in this ordinance.
 - (b) Ordinary Maintenance of existing Wireless Facilities and Wireless Support Structures as defined in this Ordinance;
 - (c) Wireless Facilities placed on Utility Poles; and

- (d) COWs placed for a period of not more than one hundred twenty (120) days at any location within the County or after a declaration of an emergency or a disaster by the Governor.

B. Administrative Review & Approval Process.

1. *Content of Application Package for New Sites.* All Administrative Review application packages must contain the following:
 - (a) Commercial Building Permit application form signed by applicant and required fees;
 - (b) Copy of lease or letter of authorization from property owner evidencing applicant's authority to pursue application. Such submissions need not disclose financial lease terms; and
 - (c) Site plans detailing proposed improvements. Drawings must depict improvements related to the applicable requirements, including property boundaries, setbacks, topography, elevation sketch, and dimensions of improvements as required by the Central Permitting Department and any other approving body or department if applicable.
 - (d) Documentation from a licensed professional engineer of calculation of the fall zone and certification that the wireless support structure has sufficient structural integrity to accommodate the required number of additional users as provided in this ordinance.
2. *Content of Application Package for Other Sites/Facilities.* All Administrative Review application packages must contain the following items. Additional information may be required upon request, including:
 - (a) Commercial Building Permit application form signed by applicant and required fees;
 - (b) For collocations and substantial modifications, written verification from a licensed professional engineer certifying that the host support structure is structurally and mechanically capable of supporting the proposed additional antenna or configuration of antennas.
 - (c) For substantial modifications, drawings depicting the improvements along with their dimensions.

- (d) All requests for new towers shall identify at least one wireless tenant that intends to locate on the proposed tower at time of application for building permit. If a wireless tenant is not identified, then the building permit shall not be issued.

3. *Procedure & Timing.*

- (a) *Applications for Collocation, Monopole or Replacement Pole, a Concealed Wireless Facility, a Substantial Modification.* Within 30 days of the receipt of an application for a Collocation, a Monopole or Replacement Pole, a Concealed Wireless Facility, a Substantial Modification, the Planning Department will:
 - (1) Review the application for conformity with this Ordinance. An application under this Section is deemed to be complete unless the Planning Department notifies the applicant in writing (for purposes of clarification, written responses may be made via electronic notification or US Postal Service mail), within 10 calendar days of submission of the application of the specific deficiencies in the application which, if cured, would make the application complete. Upon receipt of a timely written notice that an application is deficient, an applicant may take 10 calendar days from receiving such notice to cure the specific deficiencies. If the applicant cures the deficiencies within 10 calendar days, the application shall be reviewed and processed within 30 calendar days from the initial date the application was received. If the applicant requires a period of time beyond 10 calendar days to cure the specific deficiencies, the 30 calendar days deadline for review shall be extended by the same period of time;
 - (2) Make a final decision to approve the Collocation application or approve or disapprove other applications under 3.8.2.B.2: *Content of Application Package for Other Sites/Facilities*; and
 - (3) Advise the applicant in writing of its final decision. If the Planning Department denies an application, it must provide written justification of the denial, which must be based on substantial evidence of inconsistencies between the application and this Ordinance.
 - (4) Failure to issue a written decision within 30 calendar days shall constitute an approval of the application.

- (b) *Applications for New Wireless Support Structures That Are Subject to Administrative Review and Approval.* Within 45 calendar days of the receipt of an application for a New Wireless Support Structure that is subject to Administrative Review and Approval under this Ordinance, the Planning Department will:
- (1) Review the application for conformity with this Ordinance. An application under this Section is deemed to be complete unless the Planning Department notifies the applicant in writing (for purposes of clarification, written responses may be made via electronic notification or US Postal Service mail), within 15 calendar days of submission of the application of the specific deficiencies in the application which, if cured, would make the application complete. Upon receipt of a timely written notice that an application is deficient, an applicant may take 15 calendar days from receiving such notice to cure the specific deficiencies. If the applicant cures the deficiencies within 15 calendar days, the application shall be reviewed and processed within 45 calendar days from the initial date the application was received. If the applicant requires a period of time beyond 15 calendar days to cure the specific deficiencies, the 45 calendar days deadline for review shall be extended by the same period of time;
 - (2) Make a final decision to approve or disapprove the application; and
 - (3) Advise the applicant in writing of its final decision. If the Planning Department denies an application, it must provide written justification of the denial, which must be based on substantial evidence of inconsistencies between the application and this Ordinance.
 - (4) Failure to issue a written decision within 45 calendar days shall constitute an approval of the application.

C. **Wireless Telecommunication Permit Process.**

1. *Wireless Telecommunication Permit Standards.* Any Wireless Facility or Wireless Support Structures not meeting the requirements of 3.8.2.A.1: *Administrative Review and Approval* or 3.8.2.A.3: *Exempt from All Approval Processes*, may be permitted in all zoning districts upon the granting of a Wireless Telecommunication Permit, subject to:

- (a) The submission requirements of 3.8.2.C.2: *Content of Wireless Telecommunication Permit Application Package*, below; and
 - (b) The applicable standards of 3.8.2.C.2: *Content of Wireless Telecommunication Permit Application Package*, below; and
 - (c) The requirements for a Special Use Permit as established by **Section 13:3: Special Use Permits**.
2. *Content of Wireless Telecommunication Permit Application Package.* All Wireless Telecommunication permits, application packages for any applicable wireless facility or wireless support structures must contain the following:
- (a) Completed Wireless Telecommunication Permit Application Permit application and required fees;
 - (b) Copy of lease or letter of authorization from the property owner evidencing applicant's authority to pursue zoning application. Such submissions need not disclose financial lease terms;
 - (c) Written description and scaled drawings of the proposed Wireless Support Structure or Wireless Facility, including structure height, ground and structure design, and proposed materials;
 - (d) Number of proposed Antennas and their height above ground level, including the proposed placement of Antennas on the Wireless Support Structure;
 - (e) Line-of-sight diagram or photo simulation, showing the proposed Wireless Support Structure set against the skyline and viewed from at least four directions within the surrounding areas;
 - (f) A statement that the proposed Wireless Support Structure will be made available for Collocation to other service providers provided space is available and consistent with Subsection 3.8.2: Permits.
 - (g) Proposed towers may not be located closer than one and one-half (1.5) miles from an existing tower unless need can be demonstrated. The Applicant shall provide a map of all other towers located within three miles of the proposed tower location, along with information as to the heights of all such other towers.
 - (h) All requests for new towers shall identify at least one wireless tenant that intends to locate on the proposed tower at time of

application for building permit. If a wireless tenant is not identified, then the building permit shall not be issued.

- (i) Notwithstanding the above, telecommunication towers may not be placed in any “Major Wildlife Areas” identified in the *Inventory of Natural Areas and Wildlife Habitats of Chatham County, North Carolina, 1992.*
3. *Procedure and Timing.* Within 150 calendar days of the submittal deadline of an application under 3.8.2.C: *Wireless Telecommunication Permit Process*, the County will:
- (a) Complete the process for reviewing the application for conformity with ordinances applicable to Special Use Permits.
 - (b) Make a final decision to approve or disapprove the application; and
 - (c) Advise the applicant in writing of the final decision. If the Board of Commissioners denies an application, it must provide written justification of the denial.
 - (d) Failure to issue a written decision within 150 calendar days shall constitute an approval of the application.

D. **General Standards & Design Requirements.**

1. *Design.*
 - (a) Wireless Support Structures shall be subject to the following:
 - (1) Shall be engineered and constructed to accommodate a minimum number of Collocations based upon their height:
 - (i) Support structures 60 to 100 feet shall support at least two telecommunications providers;
 - (ii) Support structures greater than 100 feet but less than 150 feet shall support at least three telecommunications providers;
 - (iii) Support structures greater than 150 feet in height shall support at least four telecommunications carriers.

- (2) The Equipment Compound area surrounding the Wireless Support Structure must be of sufficient size to accommodate Accessory Equipment for the appropriate number of telecommunications providers in accordance with 3.8.2.D.1(a), above.
2. Concealed Wireless Facilities shall be designed to accommodate the Collocation of other Antennas whenever economically and technically feasible. Antennas must be enclosed, camouflaged, screened, obscured, or otherwise not readily apparent to a casual observer.
3. Upon request of the Applicant, the County may waive the requirement that new Wireless Support Structures accommodate the Collocation of other service providers if County finds that Collocation at the site is not essential to the public interest, or that the construction of a shorter support structure with fewer Antennas will promote community compatibility.
4. *Setbacks.*
 - (a) Unless otherwise stated herein, Wireless Support Structures and Wireless Support Facilities shall be set back from all property lines a distance equal to its engineered fall zone or 50 feet, whichever is greater. An easement can be acquired on an adjoining property to meet the engineered fall zone setback requirement. The easement language must be reviewed and approved by the County Attorney.
 - (b) For towers greater than 100 feet, a setback of 50% of the Wireless Support Structure tower height is required from adjoining property lines and right-of-way. When adjoining parcels are zoned IL, Light Industrial, or IH, Heavy Industrial, the minimum setback shall never be less than the distance equal to its engineered fall zone or 50 feet, whichever is greater. Provided however, the setback limit shall never be less than the distance equal to its engineered fall zone or 50 feet, whichever is greater. An easement can be acquired on an adjoining property to meet the engineered fall zone setback requirement. The easement language must be reviewed and approved by the County Attorney. The setback requirement also applies to Wireless Support Facilities.
5. *Height.*

- (a) In residential zoning districts and properties coded as residential uses by Chatham County Tax Record, Wireless Support Structures shall not exceed a height equal to 199 feet from the base of the structure to the top of the highest point, including appurtenances. Notwithstanding the foregoing, the County shall have the authority to vary the foregoing height restriction upon the request of the applicant. With its waiver request, the Applicant shall submit such technical information or other justifications as are necessary to document the need for the additional height to the satisfaction of the Board of Commissioners.
 - (b) No towers may exceed a height greater than 300 feet. However, Public Safety Service Providers may construct towers exceeding 300 feet when the following conditions are met:
 - (1) The tower is required to and will provide for the public health, safety, and welfare by ensuring that public safety and emergency service responders in Chatham County have reliable access to state of the art telecommunication services.
 - (2) No other tower for co-location of emergency communication equipment is reasonably available.
 - (3) The tower will significantly enhance public service communication in the county and reduce the proliferation of towers throughout the county.
 - (4) The Tower does not exceed 400 feet.
6. *Lot Size.* The lot size required for wireless facilities should at a minimum provide the space needed for the access road, tower base, equipment, and setback buffers. Lots created for the sole purpose of locating wireless facilities are not required to comply with otherwise required minimum lot size standards.
7. *Aesthetics.*
- (a) *Lighting and Marking.*
 - (1) Wireless Facilities or Wireless Support Structures shall not be illuminated unless required by the Federal Communications Commission (FCC) or the Federal Aviation Administration (FAA).

- (2) The desired tower color is gray or natural colors for concealed towers. Towers that are painted alternating patterns are not permitted unless required by the FCC or the FAA.
 - (b) All lighting, other than required by the FAA, must conform to [Section 4.6: Outdoor Lighting](#).
8. *Signage.* Signs located at the Wireless Facility shall be limited to ownership and contact information, FCC antenna registration number (if required) and any other information as required by government regulation. Commercial advertising is strictly prohibited. Notwithstanding the foregoing, nothing in this Ordinance shall prohibit signage that is approved for other uses on property on which Wireless Facilities are located (e.g., approved signage at locations on which Concealed Facilities are located).
9. *Accessory Equipment.*
 - (a) Accessory Equipment, including any buildings, cabinets, or shelters, shall be used only to house equipment and other supplies in support of the operation of the Wireless Facility or Wireless Support Structure. Any equipment not used in direct support of such operation shall not be stored on the site.
 - (b) If the site is designed for or equipped with on-site generators for electric power supply, then a retention basin for liquids shall be provided that is designed according to recommendations of the County Fire Marshal and/or the County Emergency Operations Office.
10. *Fencing.*
 - (a) Ground mounted Accessory Equipment and Wireless Support Structures shall be secured and enclosed with a fence not less than six feet in height as deemed appropriate by the County.
 - (b) The County may waive the requirement of 3.8.2.D.10(a) if it is deemed that a fence is not appropriate or needed at the proposed location.
11. *Landscaping.*
 - (a) Sites in heavily wooded locations are strongly preferred. If the site is not heavily wooded, a continuous all-season opaque screen of at least six feet in height and spaced to obscure the security

fence within four years of planting shall be placed around the boundaries of the site (excluding the access road). Vegetation shall be not less than two feet in height at the time of planting. It is not the intention that the existing vegetation be removed to then be replaced by the described buffer; substantial vegetation may be supplemented to achieve the desired screening.

- (b) If the tower site is in an open field with no residence within 1,700 feet, where the effect of buffering would yield a ring of vegetation around the tower base in an open field, then this requirement may be reduced or eliminated. If the site is heavily wooded, and a reasonable assurance can be provided that the site will remain that way, the screening planting requirements may be reduced or eliminated. If at a later date, the site changes from a heavily wooded site, the planting screen described above may be required.

3.8.3 MISCELLANEOUS PROVISIONS

A. **Abandonment & Removal.**

1. If a Wireless Support Structure is Abandoned, and it remains Abandoned for a period in excess of 12 consecutive months, the County may require that such Wireless Support Structure be removed only after first providing written notice to the owner of the Wireless Support Structure and giving the owner the opportunity to take such action(s) as may be necessary to reclaim the Wireless Support Structure within 60 days of receipt of said written notice.
2. In the event the owner of the Wireless Support Structure fails to reclaim the Wireless Support Structure within the 60 day period, the owner of the Wireless Support Structure shall be required to remove the same within six months thereafter. The County may ensure and enforce removal by means of its existing regulatory authority, with costs of removal charged to the owner.

- B. **Multiple Uses on a Single Parcel or Lot.** Wireless Facilities and Wireless Support Structures may be located on a parcel containing another principal use on the same site or may be the principal use itself.

3.8.4 WIRELESS FACILITIES & WIRELESS SUPPORT STRUCTURES IN EXISTENCE ON THE DATE OF ADOPTION OF THIS ORDINANCE

- A. Wireless Facilities and Wireless Support Structures that were legally permitted on or before the date this Ordinance was enacted shall be considered a permitted and lawful use.
- B. **Activities at Non-Conforming Wireless Support Structures.** Notwithstanding any provision of this Ordinance:
1. Ordinary Maintenance may be performed on a Non-Conforming Wireless Support Structure or Wireless Facility.
 2. Collocation of Wireless Facilities on an existing non-conforming Wireless Support Structure shall not be construed as an expansion, enlargement or increase in intensity of a non-conforming structure and/or use and shall be permitted through the Administrative Approval process defined in 3.8.2.B: *Administrative Review & Approval Process*; provided that the collocation does not substantially modify the size of the equipment compound at that location or otherwise substantially modify the existing non-conformity.
 3. Substantial Modifications may be made to non-conforming Wireless Support Structures utilizing the Wireless Telecommunication Permit process defined in 3.8.2.C: *Wireless Telecommunication Permit Process*.

3.8.5 ENFORCEMENT & REMEDIES

- A. **Enforcement Officer.** The Chatham County Planning Director shall administer and enforce the provisions of this Section. Such plans and applications as are finally approved shall be incorporated into any permit.
- B. **Violations.** Any violation of this Ordinance or the terms of any tower permit shall be subject to the enforcement remedies and penalties set forth in this Subsection and as by law provided. Each day's violation of any provision of this Section or the terms of any tower permit shall constitute a separate and distinct offense.
- C. **Enforcement Procedure.** Upon finding a violation of this Section, the enforcement officer shall notify the owner and service provider(s) of the nature of the violation and measures necessary to remedy the violation.
- D. **Failure To Comply.** Upon failure of the owners and/or service provider(s) to comply with a notice of corrective action, the owner and service provider(s) shall be subject to such remedies and penalties as may be provided herein.

- E. **Remedies.** Any one or all of the following procedures may be used to enforce the provisions of this Section:
1. *Injunction.* Violations may be enjoined, restrained, abated, or mandated by injunction.
 2. *Civil Penalties.* Any person who violates this ordinance shall be subject to assessment of a civil penalty in the amount of \$50.00 per day for the first violation. If the same violation occurs on the same property within six after the initial violation is remedied, a civil penalty in the amount of \$100.00 per day shall automatically apply. If the same violation occurs on the same property within six years after the second occurrence of the violation is remedied, a civil penalty in the amount of \$200.00 per day shall automatically apply. If the same violation occurs on the same property within six years after the third or any subsequent occurrence of the violation is remedied, a civil penalty in the amount of \$500.00 per day shall automatically apply. For the purposes of assessing civil penalties each day such violation continues shall be considered a separate and distinct offense.
 3. *Stop Work.* Whenever any tower is being constructed, erected, altered, or repaired in violation of this ordinance or the terms of its permit, the work may be immediately stopped by the authorized code enforcement official/s as allowed by North Carolina General Statutes.
 4. *Revocation of Permit.* A permit may be revoked for any substantial departure from the terms of the approved application including false statements or misrepresentations made in securing the permit. Any permit mistakenly issued in violation of any applicable state, federal, or local law may also be revoked.
 5. *Criminal Penalties.* Any violation of this Section shall be a misdemeanor or infraction as provided in N.C.G.S. [§ 14-4](#).
- F. **Variations.** An application for a variance from the strict terms of this ordinance shall be submitted in writing to the Board of Adjustment prior to the issuance of a permit in the same manner as applications for variations in zoning matters. A variance may be granted in the same manner and upon the same grounds as set forth in [Section 13.10: Variations](#).
- G. **Judicial Review.** Except as otherwise provided, appeals by persons aggrieved by a decision of the Board of Adjustment or the Board of Commissioners upon any application for a variance or permit shall be to a court of competent jurisdiction in the nature of a writ of certiorari. The procedure shall be the

same as set forth for Special Use Permit applications in [Section 13.3: Special Use Permits](#).

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DEFINITIONS & ACRONYMS

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CHAPTER 18 DEFINITIONS & ACRONYMS¹

18.1 ACRONYMS²

(A, B, C)

BMP: Best Management Practice

BUA: Built-upon area

(D, E, F)

FAA: Federal Aviation Administration

FC: Footcandle

FCC: Federal Communications Commission

(G, H, I)

GFA: Gross floor area

HID: High intensity discharge lighting

IESNA: Illuminating Engineering Society of North America

¹ This Chapter is a working draft that will continue to be updated throughout the UDO drafting process. It tracks changes and additions to current definitions in the County's zoning- and development-related ordinances.

² This new section defines acronyms used in the UDO.

(J, K, L)

(M, N, O)

NCDEQ: North Carolina Department of Environmental Quality

N.C.G.S.: North Carolina General Statutes

NPDES: National Pollutant Discharge Elimination System Permit

(P, Q, R)

PUD: Planned unit development

RV: Recreational vehicle

(S, T, U)

SCM: Stormwater control measure

SES: Solar energy system

SWCC: Soil & Water Conservation Commission

UDO: Unified Development Ordinance

(V, W, X, Y, Z)

18.2 DEFINITIONS³

For the purpose of this Ordinance, certain words and terms used are defined as herein indicated. Words and terms used in this Ordinance have their commonly accepted, dictionary meaning unless specifically defined in this Chapter or the context in which they are used in this UDO clearly indicates otherwise.

(1, 2, 3, 4, 5...)

1-year, 24-hour storm: The surface runoff resulting from a rainfall lasting 24 hours of an intensity expected to be equaled or exceeded on the average of once in 1 year, and of a duration ~~which~~that will produce the maximum peak rate of runoff for the watershed of interest under average antecedent wetness conditions. [CCO]

401 Certification: The state certification required pursuant to Section 401 of the Clean Water Act (33 U.S.C. 1341) that the proposed activity for which an applicant is seeking a federal permit or approval will not degrade Waters of the State or otherwise violate water quality standards (See 15A North Carolina Administrative Code 2H.0500).

404 Permit: A federal permit required pursuant to Section 404 of the Clean Water Act before dredged or fill material may be discharged into waters of the United States, unless the activity is exempt from Section 404 regulation (e.g. certain farming and forestry activities).

(A)

Accessory Building: A detached subordinate building the use of which is incidental to that of the principal building and located on the same lot therewith.

~~**Accessory Dwelling Unit:** (i.e. guest house, pool house, garage apartment, in-house apartment); An accessory dwelling unit that is smaller than the principal residential dwelling. The accessory dwelling unit is situated on the same lot as the principal residence and may be located within the principal residence or in a separate building with a separate access. The accessory dwelling unit is restricted~~

³ This Section carries forward, consolidates, revises, and adds definitions for terms and phrases used in the UDO. It includes current code sections: ZO Sections 7: *Definitions*, 13.2: *Illuminating Engineering Society of North America (IESNA) Cutoff Classifications (Lighting)*, 13.3 *Definitions (Lighting)*, and 15.1 *Definitions (Signs)*; CCO Section 13: *Definition of Terms*; and SR Sections 2.1: *Meaning of Words Generally* and 2.3: *Meaning of Specific Words and Terms*. This Chapter shows changes to current definitions.

~~to 1,500 square feet of heated living space. The use is to conform to the character of the existing structures and neighborhood, i.e. mobile homes are not allowed as an accessory dwelling unit on lots smaller than 80,000 square feet. {ZO, SR}~~

Accessory Dwelling Unit: A second dwelling unit, such as a garage apartment, that is located on the same parcel as the main dwelling unit. [CCO] An accessory dwelling unit is 1,500 square feet or less in heated living space, and may be located within the principal dwelling or in a separate building.

Accessory Structure: A detached subordinate structure, the use of which is incidental to that of the principal structure and located on the same lot therewith.

Accessory Use: Any use ~~which that~~ is clearly incidental, secondary, and/or supportive of a principal use.

Accessory Use Sign: Any sign ~~which that~~ is located on the same premises with a principal permitted use and ~~which that~~ are clearly incidental, secondary and/or supportive of the principal use.

Adjacent: Having a common border such as a lot line or street right-of-way.

Administrative Decision: Decisions made in the implementation, administration or enforcement of development regulations that involve the determination of facts and the application of objective standards set forth in this ordinance.

Adult Arcade: Any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of Specified Sexual Activities or Specified Anatomical Areas.

Adult Cabaret: A business operating in a building or portion of a building regularly featuring dancing or other live entertainment if the dancing or entertainment that constitutes the primary live entertainment is distinguished or characterized by an emphasis on the exhibiting of specified sexual activities or specified anatomical areas for observation by patrons therein.

Adult Escort: A person who, for consideration, agrees or offers to act as a companion, guide, or date for another person for the purpose of participating in, engaging in, providing, or facilitating Specified Sexual Activities.

Adult Escort Agency: A person or business that furnishes, offers to furnish, or advertises to furnish adult escorts as one of its business purposes for a fee, tip, or other consideration.

Adult Media Store: A business: (a) Which receives a majority of its gross income during any calendar month from the sale or rental of publications (including books, magazines, other periodicals, videotapes, compact discs, other photographic, electronic, magnetic, digital, or other imaging medium) which are distinguished or characterized by their emphasis on matter depicting, describing, or relating to Specified Sexual Activities or Specified Anatomical Areas, as defined in this article; or (b) Having as a preponderance (either in terms of the weight and importance of the material or in terms of greater volume of materials) of its publications (including books, magazines, other periodicals, videotapes, compact discs, other photographic, electronic, magnetic, digital, or other imaging medium) which are distinguished or characterized by their emphasis on matter depicting, describing, or relating to Specified Sexual Activities or Specified Anatomical Areas.

Adult Merchandise: Any product dealing in or with explicitly sexual material as characterized by matter depicting, describing, or relating to Specified Sexual activities or Specified Anatomical Areas.

Adult Mini Motion Picture Theater: An enclosed building with viewing booths designed to hold patrons which is used for presenting motion pictures, a preponderance of which are distinguished or characterized by an emphasis on matter depicting, describing, or relating to specified sexual activities or specified anatomical areas. A booth shall not mean a theater, movie house, playhouse, or a room or enclosure or portion thereof that contains more than 600 square feet.

Adult Motel: A hotel, motel, or similar commercial establishment that offers accommodation to the public for any form of consideration and: (a) Provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions that are characterized by the depiction or description of Specified Sexual Activities or Specified Anatomical Areas; and has a sign visible from the public rights-of-way that advertises the availability of this adult type of photographic reproductions; or (b) Offers a sleeping room for rent for a period of time that is less than six hours; or (c) Allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than twelve hours.

Adult Motion Picture Theater: A commercial establishment where, for any form of consideration, films, motion pictures, videocassettes, slides, or similar photographic reproductions are regularly shown as one of its principal business purposes that depict or describe specified sexual activities and/or specified anatomical areas.

Adult Patron: Any person who is physically present on the premises of a sexually oriented business and who is not an owner, employee, agent, subcontractor, or independent contractor of said business, or any entertainer or performer at said business.

Adult Theater: A theater, concert hall, auditorium, or similar commercial establishment ~~which that~~ regularly features, exhibits, or displays as one of its principal business purposes, persons who appear in a state of nudity or semi-nudity, or live performances that expose or depict specified anatomical areas and/or specified sexual activities.

Affordable: Meeting the definition for "affordable housing, ownership" and/or "affordable housing, rental" provided in this Ordinance. [CCO]

Affordable Housing: A commonly accepted standard for affordability is that a household's monthly housing costs should not exceed 30 percent of its monthly net household income. Housing is usually considered "affordable" if it would meet this 30 percent standard for families considered "low-income," meaning they earn below 80 percent of the area median income (AMI). For example, the Raleigh-Durham-Chapel Hill MSA 2001 AMI is \$66,100; under this case $\$66,100 \times .80 = \$52,880$ $\times .30 = \$15,864 / 12$ (months) = \$1,322 per month for housing cost. [SR]

Affordable Housing, Ownership: Housing that can be purchased by a household with an income no greater than sixty percent (60%) of the current HUD Area Median Family Income by family size, paying no more than thirty percent (30%) of its gross household income towards housing costs, including mortgage principle, mortgage interest, property taxes, and homeowners insurance. [CCO]

Affordable Housing, Rental: Housing that can be rented by a household with an income no greater than forty percent (40%) of the current HUD Area Median Family Income by family size, paying no more than thirty percent (30%) of its gross household income for rent and any required housing fees. [CCO]

Agricultural: See **Agriculture.**

Agricultural Processing, Storage, and/or Support Services: Establishments employed by the agriculture and forestry industries that perform activities associated with the processing, storage, production, and distribution of forest and agricultural products. Use examples include abattoirs; establishments where crops are cleaned, shelled, fumigated, cured, sorted, packed, cooled, or stored; distribution hubs for locally and regionally-produced food; and establishments that perform crop-related services, such as dusting, spraying, plowing, fertilizing, seed bed preparation, planting, and cultivating.

Agriculture: For purposes of this Ordinance the terms "agriculture," "agricultural," and "farming" refer to all of the following:⁴

⁴ This definition is revised to reflect the current definition of "agriculture" in N.C.G.S. [§ 106-581](#): *Agriculture defined.*

Commented [KAC1]: Resolve duplicate definitions

Commented [GG2]: The Watershed Regulations have a separate definition of "Agricultural Activities" which do not appear to be drawn from any state regulations or any specific definition in state statutes. The definition is different, but I don't think that it's sufficiently different in meaning that we would need to carry forward a separate definition for watershed purposes.

- A. The cultivation of soil for production and harvesting of crops including, but not limited to, fruits, vegetables, sod, flowers, and ornamental plants;
- B. The planting and production of trees and timber;
- C. Dairying and the raising, management, care, and training of livestock, including horses, bees, poultry, and other animals for individual and public use, consumption, and marketing;
- D. Aquaculture as defined in [N.C.G.S. § 106-758](#);
- E. The operation, management, conservation, improvement, and maintenance of a farm and the structures and buildings on the farm, including building and structure repair, replacement, expansion, and construction incident to the farming operation;
- F. A public or private grain warehouse or warehouse operation where grain is held 10 days or longer and includes, but is not limited to, all buildings, elevators, equipment, and warehouses consisting of one or more warehouse sections and considered a single delivery point with the capability to receive, load out, weigh, dry, and store grain; and
- G. When performed on the farm, "agriculture", "agricultural", and "farming" also include the marketing and selling of agricultural products, agritourism, the storage and use of materials for agricultural purposes, packing, treating, processing, sorting, storage, and other activities performed to add value to crops, livestock, and agricultural items produced on a farm, and similar activities incident to the operation of a farm.

Agritourism: Any activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, ranching, historic, cultural, harvest-your-own activities, hunting, fishing, equestrian activities, or natural activities and attractions. A building or structure used for agritourism includes any building or structure used for public or private events, including, but not limited to, weddings, receptions, meetings, demonstrations of farm activities, meals, and other events that are taking place on the farm because of its farm or rural setting.⁵

⁵ This definition is from N.C.G.S. [§ 160D-903\(a\)](#). It appears in current ZO Section 3: *Bona Fide Farm Exempt* and is carried forward here instead. Note the statutory definition includes "hunting, fishing, [and] equestrian activities," which are not included in current ZO Section 3.

Aircraft: A device that is used or intended to be used for flight in the air.⁶

Airport: An area of land or water used or intended to be used for the landing and takeoff of aircraft and includes its buildings and facilities, if any.⁷

Airport, Private-Use: An airport available for use by the owner only or by the owner and other persons authorized by the owner.⁸ For the purposes of this definition, airport includes heliports, helistops, vertiports, gliderports, ultralight flightparks, manned balloon launching facilities, or other aircraft landing or takeoff areas.⁹

Alley: A strip of land, publicly or privately owned, set aside primarily for vehicular service access to the back or side of properties otherwise abutting a street. [SR]

Alley: A narrow access way along the rear property line of parcels that provides vehicle access and allows for services such as garbage collection, but that is not intended for general traffic circulation. [CCO]

Commented [KAC3]: Resolve duplicate definitions

Amusements, Indoor: A use classification for facilities offering sports, recreation, and entertainment activities that primarily occur inside a building, including game arcades, billiard halls, bowling centers, skating rinks, fitness and recreational sports centers, and fitness and dance studios. Such facilities may also engage in retail sales of specialty products and services and provide ancillary indoor activities such as restaurants, concessions, and locker rooms. Indoor amusements do not include indoor shooting ranges.

Amusements, Outdoor: A use classification for establishments that operate facilities offering sports, recreation, and entertainment activities that primarily occur outside a building, including tennis courts, basketball courts, swimming pools, miniature golf courses, zip line facilities, skate parks, frisbee golf courses, water parks, velodromes, batting cages, and climbing wall facilities. Such facilities may also engage in retail sales of specialty products and services and provide ancillary indoor activities such as restaurants, concessions, and locker rooms.

Animal Husbandry, Specialized: The use of land for the raising and keeping of animals, fowl, reptiles, etc. ~~which that~~ are not general livestock or poultry and not classified as a bona fide farm. Specialized animal husbandry farming includes but is not limited to the following: fur-bearing animal farms, game bird farming and

⁶ This definition is from [14 CFR Part 1: Definitions and Abbreviations](#).

⁷ This definition is from [FAA Advisory Circular 150/5300-19](#).

⁸ This definition is from [14 CFR Part 157: Notice of Construction, Alteration, Activation, and Deactivation](#).

⁹ The second sentence in this definition is from [14 CFR Part 157: Notice of Construction, Alteration, Activation, and Deactivation](#).

animal farms, wild animal farms, aviaries, snake, alligator and frog farms, laboratory animal farms, worm farms, and fish farms.

Animal Unit: A unit of measurement developed by the U.S. Environmental Protection Agency that is used to compare different types of animal operations.

Apartment: A dwelling unit located in a multi-family dwelling or in a mixed use building.

Apartment Building: ~~A building containing three (3) or more residential dwelling units that are not on their own individual lot. Such units may be leased separately or developed as condominiums. Same as Multi-Family Dwelling.~~

Apartment Complex: A grouping of two or more ~~apartment buildings~~ multi-family dwellings.

Applicant: The owner of land proposed to be subdivided or his/her representative. Consent shall be required from the legal owner of the premises prior to the Board of Commissioners or staff granting final approval of a subdivision plat. **See also subdivider.**

Architect: A person certified and currently licensed to practice architecture in North Carolina. This includes landscape architects.

Area Median Family Income: The average family income for different family sizes in an area as published annually by the U.S. Department of Housing and Urban Development.

Artisan Workshop: An establishment where articles of artistic quality or effect or handmade workmanship are produced. Examples include candle making, furniture making, glass blowing, weaving, pottery making, woodworking, sculpting, painting, and other similar activities.

Attached Sign: Any sign attached to, painted on the wall surface of, or erected and confined within the limits of the outside wall of any building or structure, which is supported by such wall or building.

Auto Wrecking: A commercial activity that provides open storage, disassembling, or salvaging for more than two junked motor vehicles.

Automobile Graveyard: Any tract of land, establishment, or place of business ~~and which that~~ is maintained, used, or operated for storing, keeping, buying, or selling wrecked, scrapped, ruined, or dismantled motor vehicles or motor vehicle parts for profit, ~~and shall~~ An automobile graveyard includes any tract of land, establishment, or place of business upon which more than six motor vehicles ~~which that~~ cannot be operated under their own power; and that are not actively being restored to

Commented [GG4]: Carried forward but the nearest reference I could find defining it references 40 CFR Part 122 Appendix B which has been withdrawn, so I'm not sure there is a currently EPA definition. (relevant to the watershed district regulations)

operable condition, ~~and which~~ are kept or stored for profit for a period of 90 days or more.¹⁰

Automobile Service Station: ~~A commercial establishment that provides one or more types of maintenance services for motor vehicles. This definition includes facilities offering tune-ups or minor repairs, tire service, manual or automatic washing facilities, and similar services.¹¹ This definition does not include gas stations.~~

Avocational Farming: ~~The use of land for those activities which constitute farming, but does not meet the definition of a bona fide farm.~~

Awning: A structure made of cloth, metal, or other material affixed to a building in such a manner that it shades windows or doors below, but is not a constructed canopy.

(B)

Bank or Financial Institution: ~~An establishment that provides commercial banking, investment banking, consumer lending, credit, or similar financial services to an individual or business.~~

Banner Sign: A sign of lightweight fabric or similar material which is attached to a pole or a building, structure and/or vehicle by any means. National, state or municipal flags shall not be considered banners.

Bed and Breakfast Home: ~~Owner-occupied bed and breakfast homes with no more than two (2) rooms (units) for rent for stays no longer than seven (7) consecutive days and may be located on legal, non-conforming and conforming lots of record, on at least one and one half (1.5) acres, which may have standard setbacks as set in the district in which it is located. A business located in a private, owner-occupied home that offers overnight guest accommodations and serves one or more meals only to overnight guests of the home.¹²~~

Bed and Breakfast Inn: ~~Small, owner-operated businesses where the owner usually lives on premises, but is not required to do so. The building's primary usage is for lodging of overnight guests and meals served in conjunction with the stay of guests. A business that offers overnight guest accommodations and serves one or~~

¹⁰ This definition is carried forward from the Junk Yard Control Ordinance. Note N.C.G.S. [§ 136-143\(1\)](#) specifies 15 days, rather than 90. This timeframe may be updated to align with the statute.

¹¹ These use examples are from ZO Section 10.13, Table 1: *Zoning Table of Permitted Uses*.

¹² This definition is revised to generally align with the definition in [N.C.G.S. § 130A-247](#) (Part 6. *Regulation of Food and Lodging Facilities*). The other standards are carried forward in Chapter 4: *Use Regulations*.

~~more meals only to overnight guests.~~ Inns advertise, have business licenses, comply with government ordinances, pay all appropriate taxes, ~~and~~ post signs, ~~and meet~~. ~~The inn may host events such as weddings, small business meetings, et cetera, with up to 8 overnight rooms for rent to overnight guests, provided all other applicable local and state requirements are met.~~¹³

Beneficial Fill: A fill activity to level or bring an area to grade for the beneficial purpose of stabilizing the land or improving the land use potential using only inert debris waste.¹⁴

Best Management Practice (BMP): A structural or nonstructural management-based practice used singularly or in combination to reduce nonpoint source inputs to receiving waters in order to achieve water quality protection goals.

Bicycle Pathways: Bike lanes, paths, and trails that provide a safe and accessible place for people to bike throughout the neighborhood.

Block: A tract of land bounded by visible physical boundaries such as streets, public parks, cemeteries, railroad rights-of-ways, shorelines of waterways, or boundary lines of municipalities.

Board: The Chatham County Planning Board.

Board of Commissioners: The Chatham County Board of Commissioners.

Bona Fide Farm: The use of land for ~~bona fide farm purposes, agriculture as defined in Section 3 of this Ordinance.~~ [ZO]

~~**Bona Fide Farm:** The use of land for farming meeting one of the following criteria: 1) composing two or more acres on one or more tracts owned or leased by the bona fide farm unit; 2) average annual sales of one thousand dollars (\$1,000) or more for the preceding three (3) years; or a minimum of ten (10) acres of forest land for which a management plan has been prepared; or 3) having a farm land use exemption from the County Tax Supervisor.~~ [CCO]

Bona Fide Farm ActivitiesPurposes¹⁵: Any activity including the production and activities relating or incidental to the production of crops, grains, fruits, vegetables,

Commented [GG5]: Watershed Protection definition not carried forward: "Effective and practical structural or nonstructural methods which prevent or reduce the movement of sediment, nutrients, pesticides and other pollutants from the land to surface or ground water, or which otherwise protect water quality from potential adverse effects of development, silvicultural, agricultural and other land disturbance activities. These practices are developed as industry standards to achieve a balance between water quality and natural habitat protection and the economic benefits and desired use of the land."

Commented [KAC6]: Resolve duplicate definitions

¹³ This definition is revised to generally align with the definition in N.C.G.S. § 130A-247 (Part 6. *Regulation of Food and Lodging Facilities*). The other standards are carried forward in Chapter 4: *Use Regulations*.

¹⁴ This definition is from 15A NCAC 13B .0562.

¹⁵ This definition is revised to align with N.C.G.S. § 160D-903(a). The four types of evidence considered sufficient to establish that a property is being used for bona fide farm purposes are addressed in Section 1.4: Applicability. Note the list of evidence now excludes "farm identification number," which was removed from the statute in 2017.

ornamental and flowering plants, dairy, livestock, poultry, and all other forms of agricultural products as defined in N.C.G.S. § 106-581.1 ~~having a domestic or foreign market, except as provided in N.C.G.S. § 106-743.4 for farms that are subject to a conservation agreement under N.C.G.S. § 106-743.2. Activities incident to the farm include existing or new residences constructed to the applicable residential building code situated on the farm occupied by the owner, lessee, or operator of the farm and other buildings or structures sheltering or supporting the farm use and operation. For purposes of determining whether a property is being used for bona fide farm purposes, any of the following shall constitute sufficient evidence that the property is being used for bona fide farm purposes:~~

~~A farm sales tax exemption certificate issued by the Department of Revenue;~~

~~A copy of the property tax listing showing that the property is eligible for participation in the present use value program pursuant to N.C.G.S. § 105-277.3;~~

~~A copy of the farm owner's or operator's Schedule F from the owner's or operator's most recent federal income tax return;~~

~~A forest management plan;~~

~~A Farm Identification Number issued by the United States Department of Agriculture Farm Service Agency.~~

Bond: Any form of security, including a cash deposit, surety bond, collateral, property, or instrument of credit in an amount and form satisfactory to the Planning Department.

Brewery: An establishment that commercially produces less than 6,000,000 barrels¹⁶ of malt beverages, as defined in N.C.G.S. § 18B-101(9), per year. Such facilities include all aspects of production and may include administrative offices and a tap room. A brewery may be established in conjunction with a restaurant. A brewery that produces more than 6,000,000 barrels per year is considered "Beverage Manufacturing" (NAICS 312), which is categorized as a **Light Industrial Use**.

Buffer: An area of natural or planted vegetation measured landward from the normal pool elevation of impounded structures, the bank of each side of streams, the right of way of streets or boundary lines. **See also "riparian buffer."**

Building: Any structure having a roof supported by walls or columns constructed, used or intended for supporting or sheltering any use or occupancy. [ZO]

¹⁶ This figure is derived from the Brewers Association definition of the craft beer industry market segments "microbrewery" and "regional brewery."

Building: Any structure having a roof supported by columns or by walls, and intended for shelter, housing or enclosure of persons, animals, property, commercial, and/or civic activities. The connection of two buildings by means of an open porch, breezeway, passageway, carport or other such open structure, makes them one building. [CCO]

Building: Any structure having a roof supported by columns or by walls, and intended for shelter, housing or enclosure of persons, animals or property. The connection of two buildings by means of an open porch, breezeway, passageway, carport or other such open structure, with or without a roof, shall not be deemed to make them one building. [WPO]

Building: Any structure having a roof supported by walls or columns constructed or used for residence, business, industry or other public or private purposes. [SR]

Building Height: The vertical distance measured from the average elevation of the finished grade to the topmost section of the roof.

Building Line: A line perpendicular to the lot depth which establishes the horizontal distance between the structure and the front property line excluding the outermost steps, uncovered porches, gutters, and similar features. [ZO]

Building Setback Line: A line in the interior of a lot which is generally parallel to, and a specified distance from, the street right-of-way line or other lines; which creates a space between such lines in which no building shall be placed. [SR]

Build Out: The point at which all allowable residential, commercial, and civic structures in the community have been built and certified for occupancy. [CCO]

Built-Up Area: Built-upon areas shall include that portion of a development project that is covered by impervious or partially impervious cover including buildings, pavement, gravel roads, recreation facilities (e.g. tennis courts), etc. (Note: Wooden slatted decks and the water area of a swimming pool are considered pervious.) [CCO, WPO]

Business and Facilities Support Services: Establishments offering specialized sales and support services used in the conduct of commerce. These services may include employment services, copying and printing services, advertising and mailing services, building maintenance services, management and consulting services, protective services, equipment rental and leasing, and sales and service of office equipment and supplies.

Commented [GG7]: added from WPO -- note that this is identical to prior definition but for the last clause.

Commented [KAC8]: Resolve duplicate definitions

Commented [KAC9]: Consolidate and/or add definitions for side and rear setback lines.

(C)

Campground: See [Recreation Camps & Grounds](#).

Candela: A measure of luminous or light intensity in a certain direction. Useful in determining how much light is shining out of a fixture and in what direction.

Canopy: A permanent structure, not enclosed and not retractable, attached or unattached to a building, for the purpose of providing shelter to patrons or automobiles, or as a decorative feature on a building wall.

Cemetery: Land used for the interment of human or animal remains, including a burial park for earth interments, a mausoleum for vault or crypt interments, a columbarium for cinerary interments, or a combination thereof.¹⁷ This definition excludes family cemeteries located on private lots, which are not regulated by this UDO.

Certificate of Occupancy: A document issued by the [Chatham County Building Inspector](#) certifying compliance with all applicable state and local laws and authorizing occupancy of a building or structure.

Child Care Center: An arrangement where, at any one time, three or more preschool-age children or nine or more school-age children receive child care. This does not include arrangements classified as a **Family Child Care Home**.¹⁸

Child Care Center Located in a Residence: A child care center located in a dwelling unit that is licensed to provide care for up to 12 children when any child present is of preschool age or up to 15 children when all children are school-age.¹⁹

Churches: See [Place of Worship](#).

Civic-Commercial Component: An area of concentrated activity that includes different uses such as living, working, learning, playing, shopping, and eating. [CCO]

Civic Use: A place for public use or gatherings. Examples include public open spaces such as parks and plazas, as well as schools, libraries, community centers, and athletic facilities. [CCO]

Commented [KAC10]: Delete if no longer used

¹⁷ This definition is from the Carroll County, MD, Zoning Regulations (§ 158.002).

¹⁸ This definition is from 10A NCAC 09 .0102 (Child Care Rules).

¹⁹ This definition is derived from the North Carolina Department of Health and Human Services Division of Child Development and Early Education handout "Child Care Centers: Basic Information for Potential Providers."

Cluster Development: The grouping of buildings in order to conserve land and provide for innovation in the design of the project. This term includes non-residential development as well as single-family residential subdivisions and multi-family developments that do not involve the subdivision of land. "Planned Residential Developments," as provided for under the Chatham County Zoning Ordinance and "Planned Unit Developments," as provided for under the Chatham County Subdivision Regulations, shall each be deemed to be Cluster Development under this Chatham County Watershed Protection Ordinance. [WPO]

Commented [GG11]: update for consistency with UDO revisions

Coliving Dwelling Unit: A portion of a building containing private living spaces and shared common areas such as a kitchen, laundry room, and lounge area. Each private living space includes a bedroom, but may or may not include a private bathroom. Private living spaces do not include cooking facilities. A coliving dwelling unit contains a maximum of six private living spaces. Typically, private living spaces within a coliving dwelling unit are leased on an individual basis. A coliving dwelling unit is located in a multi-family dwelling or in a mixed use building.

Commercial Area: Any area where the primary use involves an occupation, employment, or enterprise that is carried on for profit by the owner, lessee, or licensee.

Commercial Design Guidelines: The Chatham County Commercial Design Guidelines and Section 12 of this Ordinance.

Commercial Kitchen, Caterer, & Banquet Services: Kitchen facilities for the preparation or catering of food to be served off-site and ancillary offices and other support facilities. This definition includes ghost kitchens, commissary kitchens, and delivery-only restaurants.

Common Area: All areas, including private streets, conveyed to an owners' association in a townhouse development, residential development, or owned on a proportional undivided basis in a condominium.

Common Plan of Development: A group of two or more buildings constructed, planned, and developed with a unified design including coordinated parking and service areas, and may include associated out parcels. Shopping centers are examples of common plans of development.

Compact Community: A compact residential development with a mixed commercial use village center with a special use permit required as a prerequisite to any use or development. [ZO, WPO]

Compact Community: A compact development with a mixed-use village center that is approved by the Chatham County Board of Commissioners as meeting the conditions specified in this ordinance. [CCO]

Commented [KAC12]: Resolve duplicate definitions or delete if no longer needed

Communications & Information: A use classification for establishments that produce or distribute information, including publishing, motion picture and sound recording, broadcasting, media streaming and distribution services, and information services industries.

Community Garden: A non-commercial private or public facility for the cultivation of fruits, flowers, vegetables, ornamental plants, honey, and/or eggs by more than one person or family. Community gardens may not be used to raise or keep livestock or domesticated animals, except for honey bees, chickens (excluding roosters), and ducks.

Community Water System: A private water company formed by a developer to serve a new subdivision.

Community Sewage System: A private sewer system including collection and treatment facilities established by a developer to serve a new subdivision.

Concealed Wireless Facility: Any tower, ancillary structure, or equipment compound that is not readily identifiable as such, and is designed to be aesthetically compatible with existing and proposed building(s) and uses on a site. There are two (2) types of concealed facilities: 1) Antenna Attachments, including painted antenna and feed lines to match the color of a building or structure, faux windows, dormers or other architectural features that blend with an existing or proposed building or structure and 2) Freestanding. Freestanding concealed tower's usually have a secondary, obvious function which may include church steeple, bell tower, clock tower, light standard, flagpole, or tree.

Concept Plan: The initial map and supporting documentation submitted by a subdivision applicant for use by County staff, other agencies, and the public. This map will show general concepts and layout of streets, lots, open space, environmental constraints, and major easements for utilities or other associated common use such as drainage or pedestrian access. The Concept Plan is less detailed than the First Plat, which follows sequentially in the subdivision process.

Conditional Use Permit: [See definition for Special Use Permit.](#)

Conditional Use District: A zoning district requested by the property owner in which all uses are considered a special use. [CCO]

Conditional Zoning District: A zoning district in which the development and the use of the property included in the district is subject to the predetermined ordinance standards and the rules, regulations, and conditions imposed as part of the legislative decision creating the district and applying it to the particular property. [ZO]

Commented [KAC13]: Resolve duplicate definitions

Condominium: A form of property ownership whereby the owner gains ownership of an interior space within a building. The building structure, the land under the building, and all of the surrounding land is commonly owned by all the inhabitants on a proportional basis.

Congregate Care Facility: A facility providing shelter and services for ambulatory individuals at least 55 years of age who by reason of their age, functional impairment, or infirmity may require meals, housekeeping, and personal care assistance. Congregate Care Facilities do not include nursing homes or similar institutions devoted primarily to the care of the chronically ill or the incurable.

Conservation Development: A net density approach where lot sizes are reduced and the land that is saved through such reductions is preserved as open space on separate lots owned and maintained through a homeowner's association, a nonprofit land conservancy or unit of State or local government.

Conservation Easement: A legal agreement between a landowner and a qualified conservation overseer such as a land trust or government agency that permanently limits a property's use in order to protect its natural, agricultural, and/or historic features.

Construction Plan: This map is similar to the First Plat, but will be more refined and detailed in certain cases where outside agency permits required minor changes. This plan will be submitted with outside agency permits issued.

Continuing Care Retirement Community: A facility in which a provider provides continuing care to an individual. "Continuing care" is the furnishing to an individual other than an individual related by blood, marriage, or adoption to the person furnishing the care, of lodging together with nursing services, medical services, or other health related services, under a contract approved by the Department of Insurance of North Carolina in accordance with N.C.G.S. Chapter 58, Article 64: Continuing Care Retirement Communities effective for the life of the individual or for a period longer than one year.²⁰

Convalescent Home: See Nursing Home.

Convenience Store: A small retail establishment that typically sells a limited range of prepackaged food and beverage items, household goods, and personal care items to customers who generally purchase only a few items at a time.

County: Chatham County, North Carolina or the governing body of.

²⁰ This definition is derived from N.C.G.S. § 58-64-1(1) and (3).

Corner Lot: A lot abutting two or more streets at their intersection. The front of the lot shall be the portion on the highest order road, or when road types are equal, the length with the most frontage. Where there are equal frontage portions the owner shall designate the front.

Corner Store: A small retail or service business located on a corner lot at the street level.

Cottage Court: A type of residential development comprised of a group of small, cottage dwellings arranged around a shared courtyard that is visible from the street.

Cottage Dwelling: A detached house dwelling located in a cottage court.

Critical Area: The area adjacent to a water supply intake or reservoir where risk associated with pollution is greater than from the remaining portions of the watershed. The critical area is defined ~~at 15A NCAC 02B .0202 as extending either one mile from the normal pool elevation of the reservoir in which the intake is located or to the ridge line of the watershed (whichever comes first); or one mile upstream from the intake located directly in the stream or river (run of the river), or the ridge line of the watershed (whichever comes first). Local governments may extend the critical area as needed. Major landmarks such as highways or property lines may be used to delineate the outer boundary of the critical area if these landmarks are immediately adjacent to the appropriate outer boundary of one mile.~~²¹

CU-CC Conditional Use – Compact Community: A compact residential development with a mixed commercial use village center with a conditional use permit required as a prerequisite to any use or development, as provided in the Compact Communities Ordinance.

Cul-de-sac: A street with only one end open to traffic and the other end being permanently terminated and a vehicular turn-around provided for the safe and convenient reversal of traffic movement. Length is measured from the center point of the turn-around to the center line of the connecting non-cul-de-sac street.

(D)

Data Processing, Web Hosting, & Related Services: This use classification comprises establishments primarily engaged in providing computing infrastructure, data processing services, Web hosting services (except software

²¹ Updated to replace detail criteria with reference to state regulations.

publishing), and related services, including streaming support services (except streaming distribution services). Data processing establishments provide complete processing and specialized reports from data supplied by clients or provide automated data processing and data entry services. Examples include application hosting, cloud storage services, computer data storage services, computing platform infrastructure provision, infrastructure as a service (IaaS), optical scanning services, platform as a service (PaaS), video and audio technical streaming support services, and web hosting.²²

Day Care Center: A facility that provides custodial care to people not related to the operator, whether for compensation, reward, or otherwise, during part of any 24-hour period; that does not include residential continuous care; and that is certified or licensed by the North Carolina Department of Health & Human Services.

Dead-End Street: A local access street that connects to another street at only one end.

Dedication: The object or the act of an owner offering property or property rights to the public. Since a transfer of property rights is involved, dedications must be made by written recorded instruments.

Density: The total number of dwelling units allowed per acre of land.

~~**Single-Family Detached House Dwelling:** A separate, detached building designed for and occupied exclusively by one family. [ZO] A residential building, other than a manufactured home, that contains one principal dwelling unit and is not attached to another principal dwelling unit.~~

~~**Single-Family Detached Dwelling:** A dwelling unit that entirely occupies a separate, individual building designed for and occupied exclusively by one family or household. [CCO]~~

Developer: The owner of land proposed to be subdivided or his/her representative. Consent shall be required from the legal owner of the premises. [SR]

Developer: The owner of land proposed to be developed as a compact community, or his representative. [CCO]

Development: The planning for or carrying out of a building activity, the making of a material change in the use or appearance of any structure or property, or the dividing of land into two or more parcels. When appropriate to the context, "development" refers to the planning for or the act of developing or to the result of

²² This definition is from the 2022 North American Industry Classification System (NAICS) Manual (518210 Computing Infrastructure Providers, Data Processing, Web Hosting, and Related Services).

Commented [KAC14]: Resolve duplicate definitions

Commented [KAC15]: Resolve duplicate definitions

development. Reference to a specific operation is not intended to mean that the operation activity, when part of other operations or activates/, is not development. Reference to particular operations is not intended to limit the generality of this item. [ZO]

Development: Any land-disturbing activity that adds to or changes the amount of impervious or partially impervious cover on a land area or which otherwise decreases the infiltration of precipitation into the soil. [CCO, WPO]

Commented [KAC16]: Resolve duplicate definitions

Diffuse Flow: Non-concentrated, low velocity flow of storm water runoff that is spread out or distributed evenly along the same elevation. Diffuse flow prevents or reduces scour and erosion and provides for increased ground contact for infiltration and pollutant removal. [WPO]

Diffusing Panel (lens): A translucent material covering the lamps in a luminaire in order to reduce the brightness by distributing the light flux over an extended area.

Direct Lighting: Lighting involving luminaries that distribute 90 to 100% of the emitted light in the general direction of the surface to the illuminated. The term usually refers to light emitted in a downward direction.

Directional Sign: A sign which has use incidental to the use of the zone lot on which it is located, such as "no parking", "entrance", "loading only", "telephone", and other similar directives, and may include certain signs with commercial messages that are not legible from a location off the lot.

Distillery: An establishment that commercially produces a maximum quantity of 125,000 cases²³ of spiritous liquor, as defined in N.C.G.S § 18B-101(14), per year. Such facilities include all aspects of production and may include administrative offices and a tasting room. A distillery may be established in conjunction with a restaurant. A distillery that produces more than 125,000 cases per year is considered "Beverage Manufacturing" (NAICS 312), which is categorized as a **Light Industrial Use**.

District: Any section of the zoning jurisdiction in which zoning regulations are uniform.

District 1, Division of Highways: The Division of Highways of the North Carolina Department of Transportation; both agency and persons.

²³ This figure is derived from the definition of "micro-distillery" in the South Carolina Alcoholic Beverage Control Act [SC Code § 61-6-1095(A)]. North Carolina law does not include a similar definition.

Double Front Lot: A continuous (through) lot ~~which~~that is accessible from both streets upon which it fronts.

Drive-Through or Drive-In Service. A facility designed to permit customers of an establishment to obtain or consume goods or receive services while remaining inside a motor vehicle. Curbside drop-off and pick up, where customers use off-street parking spaces to wait for goods to be loaded or unloaded from their vehicle, are not considered a drive-through or drive-in service.

Dwelling: Any building, structure, manufactured home, or mobile home, or part thereof, used and occupied for human habitation or intended to be so used, and includes any outhouses and appurtenances belonging thereto or usually enjoyed therewith, except that it does not include any manufactured home, mobile home, or recreational vehicle if used solely for a seasonal vacation purpose.

Dwelling Unit: A single unit, or a portion of a multi-family dwelling, providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. [ZO]

Dwelling Unit: A building or portion thereof designed, arranged, or used for living quarters for one household. [CCO]

Dwelling Unit: A building, or portion thereof, providing complete and permanent living facilities for one family. [WPO]

Unit or Dwelling Unit: A building or portion thereof designed, arranged or used for living quarters for one family. [SR]

Duplex: See *two-family dwelling*. [ZO]

Duplex: A single building consisting of two (2) dwelling units that are connected by or share a common wall or ceiling. [CCO]

(E)

Easement: The right to use another person's property, but only for a limited and specifically named purposes; the owner generally continues to make use of such land since he/she has given up only certain, not all, ownership rights. [SR]

Easement: A right that one party has in or over the land of another party. Easements can be made to accommodate utilities, access, spray irrigation, conservation, or other purposes. [CCO]

Electric Vehicle Charging Point: A public or private parking space that is served by battery charging equipment that has as its primary purpose the transfer of electric

Commented [KAC17]: Resolve duplicate definitions

Commented [KAC18]: Resolve duplicate definitions

Commented [KAC19]: Resolve duplicate definitions

energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle.²⁴

Electric Vehicle Charging Station: An establishment primarily engaged in the transfer of electric energy to electric vehicles. An electric vehicle charging station contains more than one electric vehicle charging point, and may also offer retail sale of food and convenience items and/or car wash facilities. An electric vehicle charging station is similar to a gas station, but does not dispense flammable or combustible liquids or gases used as fuel.

Emergency Operations Facility: A use classification for fire stations, police stations, and emergency medical services facilities operated by a local government agency.

Environmental Impact Assessment: A document that must be prepared for any proposed development project that is subject to and meets the criteria in either [Section 6.2 of the Subdivision Regulations](#) or [Section 11.3 of the Zoning Ordinance](#) which discusses the potential environmental impact of the proposed project and the methods proposed to mitigate or avoid significant adverse environmental impacts.

Environmental Impact Statement: A document that must be prepared pursuant to the National Environmental Policy Act of 1969, or the North Carolina Environmental Policy Act of 1971, regarding proposed federal or certain State actions respectively that significantly affect the quality of the human environment.

Environmental Review Board: The advisory body set up by the Board of Commissioners.

Ephemeral Stream: A feature that carries only stormwater in direct response to precipitation with water flowing only during and shortly after large precipitation events. An ephemeral stream may or may not have a well-defined channel, the aquatic bed is always above the water table, and stormwater runoff is the primary source of water.

Ephemeral (storm water) Stream: A physically visible feature in the form of a natural channel that conveys water only in direct response to precipitation during or shortly after precipitation events. For the purposes of this [Watershed Protection] Ordinance, an ephemeral (storm water) stream is a well-defined channel which scores a minimum of 10 points on the most recent version of the NCDWQ Stream Identification Form, to distinguish it from an intermittent or perennial stream. (See, most recent version of Identification Methods for the Origins of Intermittent and Perennial Streams, NCDWQ). An ephemeral stream typically lacks the biological,

²⁴ This definition is from the [Municipal EV Readiness Toolkit](#) prepared by the Southern Maine Planning & Development Commission and the Maine Clean Communities Coalition.

hydrological, and physical characteristics commonly associated with continuous or intermittent conveyance of water. [WPO]

Commented [GG20]: address duplicate definitions

Equestrian Center: A commercial facility designed and intended to be used for the conduct of equestrian events. Equestrian events include exhibition, training, educational, recreational, therapeutic, and competition activities involving horses. An equestrian center may include complementary services such as a riding school, farrier, vet, tack shop, or equipment repair.

Equine: Connected or related to horses, donkeys, mules, or other members of the taxonomic family Equidae.

Equine Stable: A facility where equines are kept or raised, which may include areas for boarding, training, and riding.

Establishment: Any place, land, building or structure on which or in which there is operated or maintained a business or going concern. [JYCO]

Events Center Limited: A venue to allow for various gatherings such as weddings, receptions, arts and crafts shows, corporate meetings, outdoor movies (no drive ins), etc. ~~on a smaller scale~~ and which can be indoor or outdoor or a combination thereof. ~~Please refer to Section 17.7 of this Ordinance for further standards. All other standards of this Ordinance shall also apply.~~

Exempt Subdivision: Certain kinds of land division not covered by this ordinance; see **Section 4C, Exempt Subdivisions** for details.

Expedited Review: The County may require only a plat for recordation for the division of a tract or parcel of land in single ownership if the criteria in **Section 4 (D) of this ordinance** are met. An expedited review application and associated fee(s) shall apply and be submitted to the County prior to approval of the plat. [SR]

Existing Development: Those projects that are built or those projects that at a minimum have established a vested right ~~under North Carolina zoning law~~ as of the effective date of this ~~ordinance-UDO~~ based on at least one of the following criteria:

- (1) ~~S~~substantial expenditures of resources (time, labor, money) based on a good faith reliance upon having received a valid local government approval to proceed with the project; ~~or~~
- (2) having an outstanding valid building permit as authorized by N.C.G.S. § ~~153A-344.1 and N.C.G.S. §160A-385.1~~160D-102; or

(3) having ~~expended substantial resources (time, labor, money) and having an approved site specific or phased development plan as authorized by N.C.G.S. § ~~153A-344.1~~ and N.C.G.S. § ~~160A-385.1~~(160D-102)~~.²⁵

Existing Lot (Lot of Record): A lot which is part of a subdivision, a plat of which has been recorded in the Office of the Register of Deeds prior to the adoption of this ordinance, or a lot described by metes and bounds, the description of which has been so recorded prior to the adoption of this ordinance. [WPO]

(F)

Family: One or more persons occupying a dwelling unit and living as a single household.

Family Care Home: A home, as defined by ~~N.C.G.S. § 160D-907468-21~~ with support and supervisory personnel that provides room and board, personal care, and habilitation services in a family environment for not more than six resident persons with disabilities.

Family Child Care Home: A child care arrangement located in a residence where, at any one time, more than two children, but less than nine children, receive child care. Family child care home operators must reside at the location of the family child care home.²⁶

Family Subdivision: One or more divisions of a tract of land (a) to convey the resulting parcels, with the exception of parcels retained by the grantor, to a relative or relatives of direct lineage, or to the surviving spouse, if any, of any deceased lineal descendant, as a gift or for nominal consideration, but only if no more than one parcel from such tract is conveyed by the grantor to any one relative or such relative's surviving spouse; or (b) to divide land from a common ancestor among tenants in common, all of whom inherited by intestacy or by will. This provision shall apply only where the grantor or decedent already owned the land so divided before January 1, 1994.

Family Subdivision: Family subdivision means one or more divisions of a tract of land: (a) to convey the resulting parcels, with the exception of parcels retained by the grantor, to a relative or relatives of direct lineage, or to the surviving spouse, if any, of any deceased lineal descendant, as a gift or for nominal consideration, but

²⁵ Carries forward current definition in the WPO with updates for clarity and to conform to statutory changes.

²⁶ This definition is from 10A NCAC 09 .0102 (Child Care Rules).

only if no more than one parcel from such tract is conveyed by the grantor to any one relative or such relative's surviving spouse; or (b) to divide land from a common ancestor among tenants in common, all of whom inherited by intestacy or by will. This provision shall apply only where the grantor or decedent already owned the land so divided upon the effective date of this ordinance. [WPO]

Commented [GG21]: resolve duplicate definitions

Farm: Singularly or jointly owned land, parcel, or contiguous parcels on which agricultural operations are conducted as the primary use. Agricultural operations include, but are not limited to, cultivation of crops, the husbandry of livestock, and forestry. [JYCO]

Farmers' & Artisans' Market: A temporary retail facility that is open to the public and at which vendors sell farm products, value-added farm products, prepared foods, or handcrafted goods.

Farming: See **Agriculture**.

Farming, Indoor: A facility where field crops or products such as vegetables, fruits, nuts, grain, honey, flowers, and trees are produced entirely inside a building.

Farming, Outdoor: A lot used for agricultural production of field crops or products such as vegetables, fruits, nuts, grain, honey, flowers, and trees.

Farmstand: A small, typically open-air structure from which agricultural and value-added agricultural products are sold. A farmstand may be a temporary (seasonal) or permanent accessory structure.

Fast Track: An expedited review procedure for projects that meet certain criteria. [SR]

Fee in Lieu: A fee charged to a developer in place of requiring the dedication of land to help offset the cost of new development on public infrastructure such as roads, schools, recreational facilities, and fire stations.

Fee Simple: An absolute ownership interest in a given tract of land.

Fence: A physical barrier or enclosure consisting of wood, stone, brick, block, wire, metal, or similar material used as a boundary or means of protection or confinement, but not including a hedge or other natural growth.

Final Plat: The map or plan of record of a subdivision and any accompanying material, as described in these regulations.

First Plat: This is a map and supporting documentation in sufficient detail to satisfy all review requirements and begin the process of applying for outside permits once

it is approved. This document follows the Concept Plan and is followed by the Construction Plan in the subdivision process.

Fixture: An assembly that holds the lamp (bulb) in a lighting system. It includes the elements designed to give light output control, such as a reflector (mirror) or refractor (lens), the ballast, housing, and the attachment parts. Fixtures are classified as one of the following cutoff types:²⁷

Full Cutoff: A fixture light distribution where no light intensity is emitted at or above a horizontal plane drawn through the bottom of the fixture and no more than 10% of the lamp's light intensity is emitted at or above an angle 10 degrees below that horizontal plane, at all lateral angles around the fixture.

Cutoff: A fixture light distribution where no more than 2.5% of a lamp's light intensity is emitted at or above a horizontal plane drawn through the bottom of the fixture and no more than 10% of the lamp's light intensity is emitted at or above an angle 10 degrees below that horizontal plane, at all lateral angles around the fixture.

Semi-Cutoff: A fixture light distribution where no more than 5% of a lamp's light intensity is emitted at or above a horizontal plane drawn through the bottom of the fixture and no more than 20% of the lamp's light intensity is emitted at or above an angle 10 degrees below that horizontal plane, at all lateral angles around the fixture.

Non-Cutoff: A fixture light distribution where there is no light intensity limitation in the zone above the maximum distribution of light intensity.

Flea Market: A building or outdoor area in which stalls or sales areas are rented or provided for individuals to sell articles that are either homemade, homegrown, handcrafted, old, obsolete, or antique, and may include the sale of new or used goods by businesses or individuals who are generally engaged in a retail trade.

Flood Hazard Area: The minimum area of the flood plain that, on average, is likely to be flooded once every one hundred years (i.e., that has a one percent chance of being flooded each year) as identified on the most current Flood Insurance Rate Map Chatham County, North Carolina Unincorporated Area as referenced in the Chatham County Flood Damage Prevention Ordinance.

Flood Lamp: A form of lighting designed to direct its output in a specific direction with a reflector formed from the glass envelope of the lamp itself. Such lamps are

²⁷ This carries forward ZO Section 13.2. However, IESNA no longer uses these classifications (see [IESNA Model Lighting Ordinance](#), p. 26). Recode Chatham Module 2 will update the outdoor lighting regulations, including these definitions.

so designated by the manufacturers and are typically used in residential outdoor area lighting.

Flood Light: A form of lighting designed to direct its output in a diffuse, more or less specific direction, with reflecting or refracting elements located external to the lamp.

Footcandle (FC): A quantitative unit measuring the amount of light (illumination) falling onto a given point. One footcandle equals one lumen per square foot.

~~**Forestry Plan:** A document related to the management of forest resources, generally written by a North Carolina State Forester or a Certified Forestry Consultant. Such plan shall include forest management practices to insure both maximum forest productivity and environmental protection of the lands to be treated under the management plan (see N.C.G.S § 113A-178).²⁸~~

Freestanding Sign: A non-movable sign which is entirely supported by one or more uprights, poles, braces or base in or upon the ground.

Frontage: That side of a lot abutting on a street.

~~**Front Setback:** Any setback from a street or road, as measured from the edge of the public right-of-way or edge of access easement.~~

Fueling Position: An area at a gas station for fueling one vehicle. The total number of fueling positions at a gas station is the same as the total number of vehicles that can be fueled simultaneously. For example, at a gas station with two product dispensers (pumps), each with one hose on each side where only one vehicle can be serviced at a time, the number of vehicle fueling positions is four.²⁹

Future Land Use & Conservation Plan: A map adopted as part of the Comprehensive Plan that graphically depicts the community's vision for the future of Chatham County. It indicates the preferred locations for future development, as well as the type and intensity of such development. It also indicates areas that are valued for their natural and cultural assets, and should therefore be the subject of future conservation efforts. The map is meant to provide a framework for future land use and, as such, serve as a companion to written policies and provide additional guidance with respect to the provision of County services, capital investments, and land development regulations.³⁰

²⁸ This term is not used in the current Zoning Ordinance.

²⁹ This definition is from the Institute of Transportation Engineers (see <https://www.ite.org/technical-resources/topics/trip-and-parking-generation/independent-variables/>).

³⁰ From *Plan Chatham*, p. 44.

(G)

Gas Station: An establishment where flammable or combustible liquids or gases used as fuel are stored and dispensed from fixed equipment into the fuel tanks of motor vehicles. A gas station may also offer retail sale of food and convenience items and/or car wash facilities.

Glare: The effect produced by a light source within the visual field that is sufficiently brighter than the level to which the eyes are adapted, to cause annoyance, discomfort, or loss of visual performance and ability.

Grade: The slope of a road, street, or other public way, specified in percentage (%) terms.

Green: A public space consisting of grassy areas and trees available for unstructured recreation and bordered by buildings. [CCO]

Commented [KAC22]: Delete if no longer used

Green Space: Natural undeveloped areas such as pastures, farmland, forests, wetlands, and lakes. Green space may also include landscaped perimeters and green landscape reserves along thoroughfares.

Greenway / Hiking Trails. Pedestrian trails constructed of pervious or impervious surfaces and related structures including but not limited to boardwalks, steps, rails, and signage, and that generally run parallel to the shoreline. [WPO]

Grocery Store: A retail establishment in which the majority of the building's floor area is devoted to the sale of food products, including fresh fruits and vegetables, dairy products, and meats, for home preparation and consumption. A grocery store is substantially larger and carries a broader range of merchandise than a convenience store.

Gross Floor Area (GFA): The area within the inside perimeter of the exterior walls of a building. Gross floor area is measured in accordance with [Section 17.4: Rules of Measurement](#).

Gross Land Area: The size of the entire site proposed for development as a compact community. [CCO]

Commented [KAC23]: Revise for broader applicability

Group Care Home: A facility licensed by the State of North Carolina, other than a Family Care Home, with support and supervisory personnel that provides room and board, personal care, or habilitation services in a family environment for more than six resident persons with disabilities.

Guest House, Pool House, or Garage Apartment: See Accessory Dwelling Unit.

Gunsmith: A person who customizes or performs repairs (e.g., by replacing worn or broken parts) on complete weapons or places marks of identification on privately made firearms. This term does include a person who manufactures firearms (i.e., frames or receivers or complete weapons) by completion, assembly, or applying coatings, or otherwise making them suitable for use.³¹

(H)

Hazardous Waste: Any material as defined by 15A NCAC 13A .0106 Identification and Listing of Hazardous Wastes – Part 261 or any substance listed as such in: SARA Section 302, Extremely Hazardous Substances, CERCLA Hazardous Substances, or Section 311 or CWA (oil and hazardous substances) or a RECRA Hazardous Waste that appears on one of the four hazardous wastes lists: (F-List; K-List; P-List or U-List) or exhibits at least one of the four characteristics: ignitability; corrosivity; reactivity or toxicity. [WPO]

Health Department: The agency and person designated to administer local health regulations. This is the Chatham County Health Department.

Heavy Machinery Sales & Service: A facility primarily engaged in the sale or rental of new and used heavy-duty machinery and vehicles, such as tractors and bulldozers. The facility may offer heavy machinery repair services and may contain ancillary storage areas.

High Intensity Discharge Lighting (HID): High intensity discharge lighting is a bulb type including mercury vapor, metal halide, or high pressure or low-pressure sodium, which glow when an electric current is passed through a gas mixture inside the bulb.

Holiday/Festive Lighting: Lighting that is installed with the intent to operate during a designated temporary period of time where a specific theme or event is a focus of attention.

Home Occupation: Any use conducted on residential premises and carried on by the occupants thereof, and which use is incidental and secondary to the use of the premises for residential purposes and does not change the character thereof. Any activity carried out for financial gain by a resident conducted as an accessory use in the resident's dwelling unit.

Homeowners Association: See [Property Owners Association](#).

³¹ This definition is derived from [27 CFR 478.11](#): (Title 27: Alcohol, Tobacco Products and Firearms).

Horizontal Plan: Part of the concept process; it is a map of the site in two dimensions showing where environmental constraints such as, flood zones and access exist, and then the conceptual map of the new development is shown for the site. This differs from a full-blown plan in that simple spatial data (such as those used by the County Geographic Information Systems department) are sufficient, and engineering level data, such as surveyed topography in three dimensions and a higher level of precision are not necessary. [SR]

Hospital: Any facility, as defined in N.C.G.S. § 131E-76(3), that has an organized medical staff and that is designed, used, and operated to provide health care, diagnostic and therapeutic services, and continuous nursing care primarily to inpatients where such care and services are rendered under the supervision and direction of North Carolina-licensed physicians to two or more persons over a period in excess of 24 hours.

Hotel (also Motels and Inns): Structures/buildings with individual rooms for rent. Rooms may include suites with kitchenettes for extended stays and may provide area for eating and drinking establishments and personal service facilities within the principal structure.

Commented [KAC24]: What about event facilities, conference areas, etc.?

Hunting or Fishing Club: An establishment that provides outdoor hunting and/or fishing activities or services for a fee, admission charge, or common interest share. A hunting or fishing club may include accessory structures in support of hunting and fishing activities; day use facilities, such as a clubhouse or food and beverage facility; and overnight accommodations.

(I)

Illuminance: The amount of light falling on a surface-measured in lux or footcandles.

Illuminating Engineering Society of North America (IESNA): A non-profit professional organization of lighting specialists that has established recommended design standards for various lighting applications.

Impervious Surface: Any surface that impedes or prevents natural infiltration of water into the ground, including but not limited to buildings, paved roads, paved parking lots, airport runways, and the like. [CCO]

Individual Septic Systems: A sewage disposal system developed to function on an individual lot basis. A septic tank, seepage tile sewage disposal system, or any other approved sewage treatment device.

Industrial Uses, Heavy: Heavy industrial uses are typically located in the largest facilities in a community. These facilities house complex operations, some of which may be continuous (operated 24 hours a day, seven days a week). Heavy industrial uses include any non-residential use that requires a National Pollutant Discharge Elimination System (NPDES) permit for an industrial or stormwater discharge; or any use that is included in any of the North American Industry Classification System (NAICS) industry sectors listed in the table below.³² Heavy industrial uses that involve the use or storage of dangerous materials or substances are categorized as restricted industrial uses, even if the NAICS industry sector is included in the table below.

NAICS Codes for Heavy Industrial Uses	
NAICS Code	NAICS Industry Sector
313	Textile Mills
314	Textile Product Mills
321	Wood Product Manufacturing
322	Paper Manufacturing
324	Petroleum and Coal Products Manufacturing
325	Chemical Manufacturing
326	Plastics and Rubber Products Manufacturing
331	Primary Metal Manufacturing
332	Fabricated Metal Product Manufacturing
333	Machinery Manufacturing
336	Transportation Equipment Manufacturing

Industrial Uses, Light: Light industrial uses are located in facilities typically designed to look and generate impacts like a typical office building, but that rely on special power, water, or waste disposal systems for operation. Noise, odor, dust, and glare of each operation are completely confined within an enclosed building, insofar as practical. Use examples include facilities for the design, development, and testing of electrical, electronic, magnetic, optical, computer, and telecommunications components in advance of product manufacturing; the assembly of products from parts produced off-site; laundry/dry cleaning plants engaged primarily in high-volume laundry and garment services; carpet and upholstery cleaners; diaper services; commercial laundries; the production of small

³² This definition is from the City of Wilson, NC Unified Development Ordinance ([Chapter 17: Definitions](#)). However, Wilson’s definition includes mining and extraction uses, which are not included here as they are separately regulated in this UDO. Wilson’s definition also includes NAICS 311 Food Manufacturing and NAICS 316 Leather & Allied Product Manufacturing, which are instead proposed as light industrial uses (except leather and hide tanning and finishing, which is proposed as a restricted industrial use). Wilson’s definition also includes NAICS 327 Nonmetallic Mineral Product Manufacturing, which is proposed to be separately regulated.

consumer goods such as clothes, shoes, furniture, consumer electronics, and home appliances; or any use included in any of the North American Industry Classification System (NAICS) industry sectors specified in the table below.³³

NAICIS Codes for Light Industrial Uses	
NAICIS Code	NAICIS Industry Sector
311	Food Manufacturing
312	Beverage & Tobacco Manufacturing
315	Apparel Manufacturing
316	Leather & Allied Product Manufacturing (excluding NAICIS 3161 Leather & Hide Tanning & Finishing)
334	Computer and Electronic Product Manufacturing
335	Electrical Equipment, Appliance, and Component Manufacturing
337	Furniture Manufacturing
339	Miscellaneous Manufacturing

Industrial Uses, Restricted: Restricted industrial uses involve the use, storage, production, or processing of dangerous materials or substances that present immediate physical or chemical hazards, such as fire, explosion, corrosion, or toxicity, and that are used or stored in sufficient quantities such that accidental release or explosion may affect life, health, property, or the environment beyond the immediate perimeter of the facility.³⁴ Use examples include ammunition manufacturing; battery manufacturing; foundries; gas and petroleum processing; industrial chemical manufacturing; paper, cardboard, and building board manufacturing; plastics manufacturing; rodenticide, insecticide, and pesticide mixing plants; soap, detergent, and washing compound manufacturing; tar and waterproofing materials manufacture or any use included in any of the North American Industry Classification System (NAICS) industry sectors specified in the table below if it involves the use of dangerous materials or substances as described above.

³³ This definition is from the City of Wilson, NC Unified Development Ordinance ([Chapter 17: Definitions](#)). However, Wilson’s definition excludes NAICS 311 Food Manufacturing and NAICS 316 Leather & Allied Product Manufacturing, which are instead listed as heavy industrial uses. Proposed here is to include NAICS 316, except tanning, for consistency with how this use is currently allowed Chatham County. Wilson’s definition includes NAICS 323 Printing and Related Support Activities, which is proposed to be classified in the UDO under “Communications & Information” in the Business, Professional, Scientific, & Technical use group.

³⁴ This definition is derived from the Lancaster County, SC [Unified Development Ordinance](#) Section 10.3: *Use Type Definitions*.

NACIS Codes for Restricted Industrial Uses	
NAICS Code	NAICS Industry Sector
313	Textile Mills
3161	Leather & Hide Tanning & Finishing
322	Paper Manufacturing
324	Petroleum and Coal Products Manufacturing
325	Chemical Manufacturing
326	Plastics and Rubber Products Manufacturing

Inert Debris Landfill: A landfill containing solid waste that consists solely of material that is virtually inert and that is likely to retain its physical and chemical structure under expected conditions of disposal.³⁵ Inert waste includes, but is not limited to: construction and demolition material such as metal, wood, bricks, masonry and cement concrete; asphalt concrete; and metal.

Infiltration: The process of percolating stormwater into the subsoil. [CCO]

Informational Sign: Any sign which contains no commercial or advertising message that is located on-site providing information as required by regulatory authorities and/or other public entity. These include, but are not limited to, “No Parking,” “Loading/Unloading Zone,” “Keep off Grass” and “No Smoking.”

Inpatient Care Facility: A healthcare facility where patients are admitted and spend at least one night under the care of doctors, nurses, or other healthcare professionals. An inpatient care facility may provide short-term or long-term care for acute conditions, long-term illnesses, mental health disorders, treatment of addiction, or other healthcare needs.

Intermittent Stream: A stream that flows for only part of the year. It includes a well-defined channel that contains water for only part of the year, typically during winter and spring when the aquatic bed is below the water table. [CCO]

Internal Refractive Lens: A glass or plastic lens installed between the lamp and the sections of the outer fixture globe or enclosure. Refractive refers to the redirection (bending) of the light as it goes through the lens, softening and spreading the light being distributed from the light source thereby reducing direct glare.

Interior Lot: A lot other than a corner lot with frontage on only one street.

Invasive Plant Species: A plant that is non-native to the local ecosystem, and whose introduction causes or is likely to cause economic or environmental harm or

³⁵ This portion of the definition is derived from the definition of inert debris in N.C.G.S. [§ 130A-290\(a\)\(14\)](#).

harm to human health.³⁶ Species include any tree, shrub, vine, or other plant identified by the North Carolina Invasive Plant Council as an invasive plant.

(J)

Junk: Old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber, refrigerators, stoves, household appliances, salvaged building materials, salvaged machinery parts, dismantled or wrecked automobiles, or parts thereof, iron and steel, and other scrap ferrous or non-ferrous material. [JYCO]

~~**Junk/Salvage Yard:** Any land or area used, in whole or in part, for the storage, keeping, or accumulation of material, scrap metals, waste paper, rags, or other scrap materials, or used building materials or for the dismantling, demolition or abandonment of automobiles or other vehicles or machinery or parts thereof. [ZO]~~

Junk Yard: Any establishment, place of business, or place ~~which that~~ is maintained, operated, or used for storing, keeping, buying, or selling junk, or for maintenance or operation of an automobile graveyard. An establishment or place of business ~~which that~~ stores or keeps, for a period of 90 days or more, materials within the meaning of "junk" as defined in this section which had been derived or created as a result of industrial or commercial activity shall be deemed to be a junk yard within the meaning of this chapter. A junk yard shall be presumed to have been created when an area of 600 square feet or more of "junk materials" are kept or stored at any given place whether for profit or not. Materials enclosed in closed buildings, solid waste containers, or rolling stock (+e.g., rail cars, trailer or other containerized body not intended or designed to be self--propelled) are excluded. [JYCO]

Junked Motor Vehicle: A motor vehicle that does not display a current license plate and is one of the following: 1) partially dismantled or wrecked; or 2) cannot be self-propelled or moved in the manner in which it originally was intended to move; or 3) more than five years old and appears to be worth less than \$500.00. [ZO]

Junked Motor Vehicle: A vehicle that does not display a current license plate and that:

- A. Is partially dismantled or wrecked;
- B. Cannot be self-propelled or moved in the manner in which it originally was intended to move; or

³⁶ This portion of the definition is from the United States Forest Service.

C. ~~Is more than five years old and~~ appears to be worth less than \$100.
[JYCO]

Commented [KAC25]: Resolve duplicate definitions

(K)

Kennel, Boarding: <add definition>

Kennel, Breeding: <add definition>

(L)

Land Clearing ~~and Inert Debris~~ Landfill: ~~A landfill containing solid waste that is generated solely from land clearing activities.~~³⁷ Land areas ~~of~~ greater than one-half acre in size, for the deposit of ~~inert materials and~~ land clearing materials including gravel, rocks, stumps, ~~and~~ soil (not contaminated by petroleum products); ~~unpainted and untreated building materials such as bricks, concrete blocks and lumber.~~ Personal home-owners use of inert debris landfill materials (beneficial fill) not to exceed two ~~(2)~~ acres in size ~~be are~~ exempt from requiring a special use permit. Commercial inert debris landfills or any that exceed two (2) acres in size will require a Special Use Permit.

Land-Disturbing Activity: Any use of the land that results in a change in the natural cover or topography that may cause or contribute to sedimentation. [CCO]

Land Use Plan: Any Comprehensive Land Use Plan adopted by Chatham County, as well the Chatham-Cary Joint Land Use Plan. [ZO]

Land Use Plan: Plan Chatham 2017- Chatham County Comprehensive Plan. [SR]

Commented [KAC26]: Resolve duplicate definitions

Landfill: A facility for the disposal of solid waste on land in a sanitary manner in accordance with Chapter 130A Article 9 of the North Carolina General Statutes. [CCO]

Large Lot Residential Development: Development on lots of 2 acres or greater. [CCO]

Commented [KAC27]: Delete if no longer relevant

³⁷ This portion of the definition is derived from the definition of inert debris in N.C.G.S. [§ 130A-290\(a\)\(15\)](#).

Laydown & Storage Yard: Land used temporarily for the storage of equipment, vehicles, machinery, and/or building materials that are intended to be used on an active construction site.

Light Source: The element of a lighting fixture that is the point of origin of the lumens emitted by the fixture.

Light Trespass: Light emitted by a lighting installation that falls outside the boundaries of the property on which the installation is sited. This has adverse effects on residents, vehicle operators and pedestrians, the natural environment.

Land Trust: A private, non-profit organization that protects natural resources, cultural resources, or affordable housing through land acquisition, conservation easements, and/or education.

Live-Work Unit: See ~~Mixed Use Building~~. A building that includes a single dwelling unit and an office, studio, or other non-residential use allowed in the zoning district in which the live-work unit is located. The non-residential use must be operated by the tenant of the dwelling unit.³⁸

Local Road: See Rural Road.

Lot: A portion of a subdivision or any other parcel of land intended as a unit for transfer or ownership or for development or both. The word "lot" includes "plot", "parcel", or "tract". [ZO]

Lot: A tract, plot, parcel or plat of land intended as a unit for the transfer of ownership or for development. [SR]

Commented [KAC28]: Resolve duplicate definitions

Lot Area: The total horizontal area included within lot lines.

Lot Area (Useable): The area within the lot lines which is a contiguous or non-contiguous area suitable for a septic field, well, house and access. This area does not include public rights-of-ways, flood hazard areas, floodways, or stormwater devices and associated easements. Riparian Buffer Areas may be used to meet useable lot

³⁸ This definition is consistent with the Building Code. Compare: (1) **Home Occupations:** A live-work unit allows a broader range of commercial uses and more non-residential floor area than a home occupation. In addition, a live-work unit may be designed as a townhouse or with a storefront or other commercial design configuration at the ground level, while a home occupation occurs in a building that is designed as a residence. (2) **Mixed Use Buildings:** A mixed use building allows multiple non-residential uses and dwelling units in the same building, while a live-work unit is limited to a single dwelling unit and a single business. Further, there is no requirement for the non-residential use(s) in a mixed use building to be operated by a tenant of a dwelling unit located in the building.

area measurement requirements and other development-related regulatory requirements based on property size specified in [Section 7.1B](#). [SR]

Lot Depth: The distance along the perpendicular bisector of the lot.

Lot Improvement: Physical changes made to raw land and structures on or under the land surface in order to make the land more useable for human activities. Typical improvements in these regulations would include, but not be limited to grading, street pavement, drainage ditches, and street name signs. Certain lot improvements shall be properly bonded as provided in these regulations.

Lot of Record: A lot, plot, parcel or tract recorded in the Office of the Register of Deeds in conformance with the ordinance in effect at the time of recording.

Lot Width: The width measured at right angles to its depth at the widest point of the lot.

Low Impact Development: See the Chatham County Stormwater Ordinance. [SR]

Low Impact Development Design: Integrated techniques and practices intended to capture and treat stormwater runoff on site and mitigate the effects of increased stormwater peak rate, volume, velocity, and pollutant loading from development. Examples include vegetated buffers, grassed swales, and bioretention areas. [CCO]

Commented [KAC29]: Consolidate?

Lumen: A quantitative unit used to identify the amount of light emitted by a light source. A lamp is generally rated in lumens.

(M)

Machine Shop: Establishments primarily engaged in machining metal and plastic parts and parts of other composite materials on a job or order basis. Generally machine shop jobs are low volume using machine tools, such as lathes (including computer numerically controlled); automatic screw machines; and machines for boring, grinding, milling, and additive manufacturing.³⁹

Maintained Footcandles: Illuminance of lighting fixtures adjusted for a maintenance factor accounting for dirt build-up and lamp output depreciation. The maintenance factor used in the design process to account for this depreciation cannot be lower than 0.72 for high-pressure sodium and 0.64 for metal halide and mercury vapor.

³⁹ This definition is from the 2022 NAICS Manual (NAICS 332710).

Major Collector: See *Rural Road*.

Major Subdivision: All subdivisions not classified as minor subdivisions, consisting of six (6) or more lots, or any size subdivision requiring any new street, or extension, or the creation of any public improvements.

Major Utility: All utility facilities other than minor utilities. Includes public utilities serving regional areas and public utility service and storage yards. Examples include, but are not limited to, electrical substations and wastewater treatment plants. This definition excludes public utility transmission lines.

Major Utility Easements: Corridors that legally allow for overhead electric utility lines, gas lines, and other utilities.

Manufactured Dwelling Home: ~~A dwelling that 1) is composed of one or more components, each of which was substantially assembled in a manufacturing plant and designed to be transported to the home site on its own chassis; 2) exceeds 40 feet in length and eight feet in width; 3) is constructed in accordance with the National Manufactured Home Construction and Safety Standards; and 4) is not constructed in accordance with the standards of the North Carolina Uniform Residential building Code for one- and two-family dwellings. A structure, transportable in one or more sections, which in the traveling mode is eight body feet or more in width, or 40 body feet or more in length; or, when erected on site, is 320 or more square feet; and which is built on a permanent chassis and designed to be used as a dwelling, with or without permanent foundation when connected to the required utilities, including the plumbing, heating, air conditioning and electrical systems contained therein. "Manufactured home" includes any structure that meets all of the requirements of this subsection except the size requirements and with respect to which the manufacturer voluntarily files a certification required by the Secretary of HUD and complies with the standards established under the North Carolina Uniform Standards for Manufactured Homes Act.~~

For manufactured homes built before June 15, 1976, "manufactured home" means a portable manufactured housing unit designed for transportation on its own chassis and placement on a temporary or semi-permanent foundation having a measurement of over 32 feet in length and over eight feet in width.

"Manufactured home" also means a double-wide manufactured home, which is two or more portable manufactured housing units designed for transportation on their own chassis that connect on site for placement on a temporary or semi-permanent

foundation having a measurement of over 32 feet in length and over eight feet in width.⁴⁰

Map Repository: The location of the official flood hazard data to be applied for floodplain management. It is a central location in which flood data is stored and managed; in North Carolina, FEMA has recognized that the application of digital flood hazard data products carry the same authority as hard copy products. Therefore, the NCEM's Floodplain Mapping Program websites house current and historical flood hazard data. For effective flood hazard data the NC FRIS website (<http://FRIS.NC.GOV/FRIS>) is the map repository, and for historical flood hazard data the FloodNC website (<http://FLOODNC.GOV/NCFLOOD>) is the map repository.

Medical or Diagnostic Laboratory: An establishment primarily engaged in providing analytic or diagnostic services, including body fluid analysis and diagnostic imaging, generally to the medical profession or to the patient on referral from a health practitioner.⁴¹

Medical Office or Clinic: A use classification that includes physician offices, dentist offices, optometrist offices, chiropractor offices, mental health practitioner offices, urgent care facilities, and similar facilities concerned with the diagnosis, treatment, and care of human beings.

Medium Base: The size of lamp socket designed to accept a medium or Edison base lamp.

Millwork: Establishments primarily engaged in manufacturing hardwood and softwood cut stock and dimension stock (i.e., shapes); wood windows and wood doors; and other millwork including wood flooring. This use does not include artisanal woodworking that occurs in an **Artisan Workshop**.

Mining: An activity that includes any of the following:⁴²

- A. The breaking of the surface soil in order to facilitate or accomplish the extraction or removal of minerals, ores, or other solid matter;
- B. Any activity or process constituting all or part of a process for the extraction or removal of minerals, ores, soils, and other solid matter from their original location; or

⁴⁰ This definition is revised to align with [N.C.G.S. § 143-145\(7\)](#).

⁴¹ This definition is from the [2022 North American Industry Classification System \(NAICS\) Manual](#) (p. 526).

⁴² This definition is from [N.C.G.S. § 74-49\(7\)](#) [The Mining Act of 1971].

C. The preparation, washing, cleaning, or other treatment of minerals, ores, or other solid matter so as to make them suitable for commercial, industrial, or construction use.

Mining does not include any of the activities listed in N.C.G.S. § 74-49(7)a through g.

Minor Arterial: See **Rural Road**.

Minor Collector: See **Rural Road**.

Minor Residential Street: A local access street no greater than 1,000 feet in length that serves no more than twenty (20) dwelling units. [CCO]

Minor Subdivision: Any subdivision containing five (5) lots or less, fronting on an existing public street.

Minor Utility: Any above-ground structures or facilities owned by a governmental entity, a nonprofit organization or corporation used in connection with the transmission, delivery, collection, or storage of water, sewage, electricity, gas, oil, or electronic signals. Minor utilities are necessary to support development within the immediate vicinity and involve only minor structures. Examples include, but are not limited to, pump stations, community well houses, and above-ground utility cabinets. Excepted from this definition are Major Utilities.

Mixed Use Building: ~~Small commercial enterprises with the ground floor (and optionally second floor) occupied by commercial uses and a residential unit or units above. Commercial space may be a home-based business or may be leased independently.~~ A building that contains a ground floor (and optionally second floor) devoted to non-residential uses and one or more upper floors occupied by one or more dwelling units and/or coliving dwelling units.

Mobile Food Unit: Any vehicle that is self-propelled or that can be pulled or pushed down a sidewalk, street, highway, or waterway, on which food is prepared, processed, or converted or that is used in selling and dispensing food to customers. Mobile food units must be capable of being mobile at all times during operation. The wheels of the unit may not be removed from the unit at the operating location. Most mobile food units require a commissary for rapidly cooling foods, food washing, overnight storage, and dishwashing facilities.⁴³

Mobile Food Vendor: A person who operates a mobile food unit.

⁴³ This definition is from the Chatham County Public Health Department, Division of Environmental Health, handout *Mobile Food Unit — General Requirements*.

Mobile Retail Unit: Any vehicle that is self-propelled or that can be pulled or pushed down a sidewalk, street, highway, or waterway from which any merchandise other than food or beverages is offered for sale.

Mobile Retail Vendor: A person who operates a mobile retail unit.

Mobile Vending: A use category that includes the sale of food and/or merchandise from a mobile food unit or mobile retail unit.

Modular Dwelling: A dwelling constructed in accordance with the standards set forth in the NC State Residential Building Code and composed of components substantially assembled in a manufacturing plant and transported to the building site for final assembly on a permanent foundation.

Monuments: Markers placed on or in the land. Metal pins not less than three-fourth (3/4) inches in diameter and 18 inches long or concrete monuments four (4) inches in diameter or square and three feet long.

Motor Vehicle: Any vehicle or machine designed or intended to travel over land by self-propulsion. [JYCO]

~~**Multi-Family Dwelling:** A residential use consisting of a building designed or constructed to contain more than one dwelling unit, including apartments and condominiums. This definition does not include two family (duplex) dwellings. [ZO]~~
A residential building that contains three or more dwelling units and/or coliving dwelling units and is located on a single lot. Such units may be leased separately or developed as condominiums.

~~**Multi-Family Dwelling:** A structure arranged, designed, and intended to be the residence of more than one family, with each family having independent cooking and bathing facilities. Examples include apartments and sometimes condominiums. [CCO]~~

(N)

National Pollutant Discharge Elimination System Permit (NPDES): Authorized by the Clean Water Act, this permit program controls water pollution by regulating point sources that discharge pollutants into waters of the United States.

Natural Recreation Area: An area that is intrinsically dark at night where electric lighting should be held to a minimum as designated by Chatham County.

Neighborhood Recreation Amenity: A use classification for facilities offering sports and recreation activities for residents of a neighborhood, including tennis courts.

swimming pools, parks, clubhouses, and play fields. Such facilities may also engage in retail sales of specialty products and services and provide ancillary indoor activities such as restaurants, concessions, and locker rooms.

Nonalluvial: Not related to streams or moving water. [CCO]

Non-Conforming Building or Structure: A non-conforming situation that occurs when the height of a structure or the relationship between an existing building or buildings and other buildings or lot lines do not conform to the dimensional regulations applicable to the district in which the property is located.

Non-Conforming Lot of Record: A lot existing at the effective date of this Ordinance or any amendment to it (and not created for the purpose of evading the restrictions of this Ordinance) that cannot meet the minimum area and/or lot width requirements of the district in which the lot is located.

Non-Conforming Situation: A situation that occurs when, on the effective date of this Ordinance or any amendment to it, an existing lot or structure or use of an existing lot or structure does not conform to one or more of the regulations applicable to the district in which the lot or structure is located. A non-conforming situation may also occur due to governmental acquisition of property whether voluntary or involuntary. Among other possibilities, a non-conforming situation may arise because a lot does not meet minimum acreage requirements, because structures do not satisfy minimum yard requirements, because the relationship between existing buildings and the land (in such matters as density and setback requirements) is not in conformity with this Ordinance, or because land or buildings are used for purposes which are not in conformance with the list of permitted uses for the district in which the property is located.

Non-Conforming Use: A non-conforming situation that occurs when property is used for a purpose or in a manner not permitted by the use regulations applicable to the district in which the property is located.

Non-Cul-de-sac Street: A street with more than one end open to traffic or ~~which~~that may be opened in the future, such as a stub street.

Non-Discharge Permit: Permit from the North Carolina Division of Water Quality to allow discharge of processed wastewater onto the land (i.e., such as spray irrigation).

Nonmetallic Mineral Product Manufacturing: A use category that includes establishments that transform mined or quarried nonmetallic minerals, such as

sand, gravel, stone, clay, and refractory materials, into products for intermediate or final consumption.⁴⁴

Non-Profit Club: A building or facility used for social, educational, or recreational purposes operated by an organization that requires membership for participation, is primarily non-profit, and does not render a service that is customarily carried on as a business.

Non-Residential Subdivision: A subdivision whose intended use is other than residential, such as commercial, institutional, or industrial. Any subdivision lot whose intended use is for bona-fide farm activities, with no residential component, is included in this definition.

Nude or A State of Nudity: The appearance of a human anus, male genitals, or female genitals; or a state of dress which fails to opaquely cover a human anus, male genitals, or female genitals.

Nude Model Studio: Any place where a person who appears nude or semi-nude, or who displays specified anatomical areas is provided to be observed, sketched, drawn, painted, sculptured, photographed, filmed, or similarly depicted by other persons who pay money or any other form of consideration. Nude Model Studio shall not include a preparatory school licensed by the State of North Carolina or a college, junior college, or university supported entirely or in part by public taxation; a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation.

Nursing Home: An establishment ~~which~~that provides full-time convalescent or chronic care, or both, to persons who are not related by blood or marriage to the operator or who, by reason of advanced age, chronic illness, or infirmity, are unable to care for themselves.

(O)

Off-Premise Sign: Any sign that advertises or otherwise identifies any property, structure or use not located on the same parcel as sign.

Off-Premise Directional Sign: Any off-premise sign indicating the location of or directions to a business, church, park, historic property, school, or other place of public assembly and shall contain no advertising content.

⁴⁴ This definition is the NAICS industry sector definition.

Off-Site: Any premises not located within the area of the property to be subdivided, whether or not in the same ownership of the applicant requesting subdivision plat approval.

Official Maps or Plans: Any maps or plans officially adopted by the Board of Commissioners as a guide to the development of Chatham County. The Zoning Map and Thoroughfare Plan are examples of an official map and plan, respectively.

Official Submission Date: The date of the meeting at which a plat is deliberated for approval.

Commented [KAC30]: Revise for broader applicability

Office, Professional: Establishments intended for the conduct of professional business services by a commercial enterprise. Examples include legal services; accounting, tax, bookkeeping, and payroll services; architectural, engineering, and related services; consulting services; corporate headquarters; graphic, industrial, and interior design services; advertising services; and office and administrative services.

On-Site Directional Sign: A sign incidental to the use of the lot on which it is located that provides necessary information to guide traffic, whether vehicular or otherwise, within the site. Any one directional sign shall be no larger than five (5) square feet.

Opaque: A substance that cannot be seen through when viewed perpendicularly at the same elevation. [JYCO]

Open Space: A restricted reservation of land located within a development with limited low-impact amenities. Amenities may be passive or active. A few examples include but are not limited to: green space both natural and landscaped, detention areas, trails, lakes, pavilions, benches, outdoor cooking facilities, and active recreational facilities such as ball and soccer fields, playgrounds, and the like. [SR]

Open Space: Land required to be permanently protected for passive recreational uses in accordance with the provisions of this ordinance. [CCO]

Common Open Space: An area of land and/or water generally lacking in human-made structures and reserved for enjoyment in its unaltered state, or for recreation, by residents of the compact community and their guests. [CCO]

Passive Open Space: Land that is left in an open, undeveloped state for recreational activities such as walking and hiking. [CCO]

Commented [KAC31]: Resolve duplicate definitions

Open Structures: A building or structure, open on all sides and supported by a roof and posts or columns.

Outdoor Performance Area: An area permanently dedicated to the public presentation of music, dance, theater, media arts, storytelling, oratory, or other performing arts, whether publicly or privately owned, including but not limited to amphitheaters and similar open or semi-enclosed structures.

Outdoor Sports Field: An area designed for recreation (public or privately owned). These areas include, but are not limited to baseball/softball diamonds, soccer fields, football fields, golf courses, golf driving ranges, tennis courts, racetracks, firearm shooting ranges, and swimming pools.

Owner: A holder of any legal or equitable estate in the premises, whether alone or jointly with others, and whether in possession or not. [ZO]

Owner: Any person, group of persons, firm or firms, corporation or corporations, or any other legal entity having legal title to or sufficient proprietary interest in the land sought to be subdivided under the regulations. [SR]

Commented [KAC32]: Resolve duplicate definitions

Owning Entity: The party responsible for the maintenance of stormwater structures as provided in the Operation and Maintenance Agreement. [CCO]

(P)

Park: See [Recreation Area](#).

Passenger Vehicle: A motor vehicle, except for motorcycles and mopeds, designed for carrying 10 or fewer passengers and used primarily for the transportation of people.

Pedestrian Walkways or Pathways: Sidewalks, paths, and trails that provide a safe and accessible place for people to walk throughout the neighborhood. [CCO]

Pennant Sign: A sign made of lightweight plastic, fabric, or other material, whether or not containing a message, suspended from a rope, wire or string, usually in series, designed to move in the wind.

Perennial Stream: A stream or river that flows throughout the year except during extreme droughts. It includes a well-defined channel that contains water year round during a year of normal rainfall with the aquatic bed located below the water table for most of the year. [CCO]

Perimeter Buffer: Land that either obscures or significantly softens the external view of the compact community from adjacent properties. [CCO]

Permanent Means of Ingress and Egress: An easement or road that meets the applicable requirements listed in this Ordinance.

Perpetuity: Permanently.

Person: Any individual, partnership, firm, association, joint venture, public or private corporation, trust, estate, commission, board or public or private institution, utility, cooperative, interstate body or other legal entity.

Personal Services: A use category that includes establishments primarily engaged in the provision of frequent or recurrent services of a personal nature. Typical uses include, but are not limited to, beauty and barber shops, nail salons, spas, tanning salons, tattoo studios, body piercing studios, shoe repair shops, tailor shops, dry cleaning pick-up/drop-off stores, and laundromats.

Pet Day Care Services: An establishment primarily engaged in the care of household pets for less than 24 hours at a time. This use does not include veterinary services or commercial kennels.

Photovoltaic System: An active solar energy system that converts solar energy directly into electricity.

Place of Worship: A building and/or land primarily used by a non-profit organization for organized religious services and supporting uses.

Planning Board: The Chatham County Planning Board.

Planning Director: The administrative head of the Chatham County Planning Department, or their designee.

Planned Residential Development: A residential project not bound by typical minimum lot sizes, housing development types and dimensional requirements as set forth in the district in which the development is located but are subject to the standards as set forth in section 17.5(c) of this ordinance. Also referenced informally as a Planned Unit Development, or PUD.

Planned Unit Development (PUD): Development with a unique design that is comprised of a mixture of housing densities and types (detached and attached) and land uses, including open space. The open space shall be deeded to a property owner's association or an appropriate governmental body. A PUD shall be developed according to the master plan as specified in [Section 9](#) of these regulations. [SR]

Portable Sign: Any sign not permanently attached to the ground or other permanent structure, or a sign designed to be transported.

Pottery, Porcelain, & Vitreous China Manufacture: Establishments primarily engaged in shaping, molding, glazing, and firing pottery, ceramics, plumbing fixtures, and electrical supplies made entirely or partly of clay or other ceramic

materials. This use does not include artisanal pottery making that occurs in an Artisan Workshop.

Preschool: A school, with an accredited training program and staffed with certified teachers, for children who are not old enough to attend primary school.⁴⁵

Primary Live Entertainment: On-Site entertainment by live entertainers that characterizes the establishment, as determined from a pattern of advertising and/or actual performances.

Principal Arterial: See Rural Road.

Principal Building: A building in which is conducted the principal use of the lot on which it is located.

Principal Permitted Use: Any use listed as a permitted use in any zoning district, except those which by definition or their nature are accessory uses.

Principal Structure: A structure in which is conducted the principal use of the lot on which it is located.

Principal Use Sign: A sign which constitutes the sole and/or principal use of land.

Private Street: An un-dedicated private right-of-way ~~which~~that affords access to abutting properties according to the standards of this ordinance and requires a subdivision streets disclosure statement in accordance with the North Carolina General Statutes.

Private-Use Airport: See Airport, Private-Use.

Professional Office: See Office, Professional.

Project: A compact community proposed under this Ordinance.

For purposes of Chapter 9: Watershed Protection a proposed development activity for which an applicant is seeking a stormwater permit from the state or other entity. "Project" shall exclude any land adjacent to the area disturbed by the project that has been counted as pervious by any other development regulated under a federal, State, or local stormwater regulation. Owners and developers of large developments consisting of many linked projects may consider developing a master plan that illustrates how each project fits into the design of the large development.

Commented [KAC33]: Revise for broader applicability

Commented [GG34]: This is a definition used in the watershed protection section that is defined in the state watershed regulations at 15A NCAC 02B .0202. It may also apply in the stormwater context (the definition in the state watershed regulations incorporates by reference the definition which is in the state stormwater regulations).

⁴⁵ This definition is from the Charleston County Zoning & Land Development Regulations (Article 12.1).

Property Owners Association: An incorporated association of the property owners in a compact community formed to manage common open space, administer the codes, covenants, and restrictions established for the compact community, and make other community governance decisions vested in it by its articles of incorporation. [CCO]

Commented [KAC35]: Revise for broader applicability

Protected Area: The area adjoining and upstream of the critical area of WS-IV watersheds. The protected area is defined at 15A NCAC 02B .0202.

Commented [GG36]: new definition. 2021 model ordinance has a different definition, but this is probably better as the details are not usually relevant.

Public Facilities: Any improvement created and/or maintained by a public entity, including, but not limited to, transportation, sanitary sewer, solid waste, drainage, potable water, educational, parks and recreational, and health systems and facilities.

Public Improvement: Any drainage ditch, roadway, sidewalk, lot improvement or other facility for which the local government may ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which local government responsibility is established.

Public Sewer: A system to provide the public with the collection and treatment of wastewater which shall be owned and operated by a county, municipal government, or service district.

Public Street: A dedicated public right-of-way in which the roadway has been accepted or constructed to public standards for vehicular traffic, but not an alley. [ZO]

Public Street: A dedicated public right-of-way which affords access to abutting property and meets the standards of this ordinance and the most recent North Carolina Department of Transportation minimum construction standards for subdivision roads. [SR]

Commented [KAC37]: Resolve duplicate definitions

Public Wastewater Management Utility: Persons and corporations, or their lessees, trustees, and receivers, now, or hereafter, furnishing wastewater treatment service to the public for compensation as defined in N.C. General Statutes 62-3. [CCO]

Public Water: A system to provide or furnish water to the public which shall be owned and operated by a county, municipal government, or service district.

Public Water Service: Persons and corporations, or their lessees, trustees, and receivers, now, or hereafter, furnishing water to fifteen (15) or more residential customers for compensation, or furnishing water to non-residential customers of any number, as defined in N.C. General Statutes 62-3. [CCO]

(Q)

Qualified Conservation Overseer: A certified, tax-exempt charitable conservation organization or agency eligible to receive and hold conservation easements as approved by the Internal Revenue Service.

Commented [KAC38]: Conservation easement?

Qualified Individual: A person certified to perform stream determinations by completing and passing the Surface Water Identification Training and Certification (SWITC) course offered by the N.C. Div. of Water Resources at N.C. State University.

Commented [GG39]: new, from 2021 model ordinance.

Quasi-Judicial Decision: A decision involving the finding of facts regarding a specific application of a development regulation and that requires the exercise of discretion when applying the standards of the regulation. The term includes, but is not limited to, decisions involving variances, special use permits, certificates of appropriateness, and appeals of administrative determinations.

(R)

~~**Rear Setback:** Any interior property line other than a front setback which provides a usable outdoor space. (Any lot having two or more front setbacks may not have to provide a rear setback).~~

Reclaimed Water: Water that as a result of reclamation of wastewater is suitable for direct beneficial use or a controlled use that would not otherwise occur.

Recreation Area: An area of land and/or water resources that is developed for active and/or passive recreation pursuits with various human-made features that accommodates such activities.

Commented [KAC40]: Add examples, including marinas.

Recreation Camps & Grounds: A site with temporary or permanent campsites, shelters, cabins, or other structures designed or intended for overnight occupancy that is operated for recreation, religious, education, or vacation purposes. Recreation camps and grounds include, but are not limited to, residential camps ("summer camps"), vehicle and tent campgrounds, and primitive campgrounds. The non-commercial use of private property for camping activities by the property owner, or by one or more people authorized by the property owner, is not considered a recreation camp or ground and is not regulated by this UDO.

Add examples of accessory uses, including concessions.

Recreation Exaction Fee: A payment in lieu of land dedication paid to Chatham County to defray the cost of providing recreation services to new development.

Recreational Vehicles (RV): A Vehicle, or vehicle type portable structure ~~which~~that can be hauled, towed, or driven, designed for recreational use (as in camping).

Recreational Vehicles are not designed for permanent occupancy. This would include, but is not limited to travel trailers, motor homes, camping trailers, campers, truck and recreational vans. Recreational vehicles are considered domestic vehicles.

Recreational Vehicle (RV), Park Model: A vehicle that is built on a single chassis, is 400 sq. feet or less when measured at the largest horizontal projection, is self-propelled or permanently towable by a light duty truck, and is generally used as temporary living quarters for recreational, camping, travel, seasonal, and special uses.

Recycling Center: A temporary or permanent site at which glass, aluminum cans, paper, plastic, clothes, or similar materials commonly collected for recycling are collected and moved off-site or kept on-site in buildings, storage bins, solid waste containers, truck trailers, and other rolling stock. [JYCO]

Register of Deeds: Chatham County Register of Deeds.

Registered Stormwater Professional: A professional engineer, landscape architect (to the extent that Chapter 89A of the N.C. General Statutes allow), or surveyor (to the extent that the design represents incidental drainage within a subdivision, as provided in [N.C. General Statutes 89 \(C\)-3\(7\)](#)). [CCO]

Research & Development Facility: A facility used for creative and systematic work undertaken in order to increase the stock of knowledge—including knowledge of humankind, culture, and society—and to devise new applications using available knowledge. Research and development facilities typically include one or more of the following types of activity: basic research, applied research, and experimental development. Research and development facilities that include the use of dangerous equipment and/or the use, storage, production, or processing of dangerous materials or substances that present immediate physical or chemical hazards, such as fire, explosion, corrosion, or toxicity, and that are used or stored in sufficient quantities such that accidental release or explosion may affect life, health, property, or the environment beyond the immediate perimeter of the facility are classified as **Restricted Industrial Uses** and subject to all regulations that apply to such uses.

Reservation: An obligation to keep property free from development for a stated period of time for the purpose of making the land available for a specified use at a later time.

Residential Subdivision: A subdivision whose intended use is single- or multi-family residential or duplex development.

Responsible Party: The incorporated entity vested with legal responsibility to ensure that a system such as the stormwater management system or sprayfield management system is properly operated and maintained. [CCO]

Commented [KAC41]: Revise for broader applicability

Retail Store: An establishment that forms the final step in the distribution of merchandise. A retail store is organized to sell goods in small quantities to the general public for personal or household consumption, though they may also serve businesses and institutions. Some establishments may further provide after-sales services, such as repair and installation.

Right-of-Way: An interest in land to the county which provides for the perpetual right and privilege of the county, its agents, franchise holders, successors, and assigns to construct, install, improve, reconstruct, remove, replace, inspect, repair, maintain, and use a public *street*, including related and customary uses of street rights-of-way such as sidewalks, bike paths, landscaping, mass transit facilities, traffic control, traffic control devices and signage, sanitary sewer, storm water drainage, water supply, cable television, electric power, gas, and telephone transmission and related purposes in, upon, over, below, and across the rights-of-way. [ZO]

Right-of-Way: A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, or for another special use. The usage of the term "right-of-way" for land plating purposes shall mean that every right-of-way hereafter established and shown on a Final Plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels. Right-of-ways intended for streets, crosswalks, water mains, sanitary sewers, storm drains, or any other use involving maintenance by a public agency shall be dedicated to public use by the owner of the property on which such right-of-way is established. [SR]

Commented [KAC42]: Resolve duplicate definitions

Riparian Buffers: A natural or vegetated area that provides protective distance between a stream, perennial water body or wetland and an adjacent land area. The riparian buffer shall be measured horizontally on a line perpendicular from the top of bank or from the normal pool elevation of a perennial water body or wetland. The required riparian buffer distances are specified in the Chatham County Watershed Protection Ordinance. [SR]

Riparian Buffer: A strip of natural or planted vegetation strip of land that lies along a stream, river, or lake and provides such functions as protecting water quality, providing wildlife habitat, and storing flood waters. [CCO]

Commented [KAC43]: Resolve duplicate definitions

Road Right-of-Way Width: The distance between property lines measured at right angles to the centerline of the street.

Roof Line: The top edge of the roof or the top of the parapet, whichever forms the top line of the building silhouette.

Rural Road: For purposes of this ordinance the following classification of rural roads apply:

- A. **Principal Arterial:** A rural link in a network of continuous routes serving corridor movements having trip length and travel density characteristics indicative of substantial statewide or interstate travel and existing solely to serve traffic. This network would consist of interstate routes and other routes designed as principal arterials.
- B. **Minor Arterial:** A rural link in a network joining cities and larger towns and providing intrastate and inter-county service at relatively high (55 mph) overall travel speeds with minimum interference to through movement. The network would primarily serve through traffic.
- C. **Major Collector:** A road which serves major inter-county travel corridors and traffic generators and provides access to the arterial system. [SR]
- D. **Major Collector Road:** A road that provides service to small local communities and links with locally important traffic generators with their rural hinterland. [CCO]
- E. **Minor Collector:** A road which provides service to small local communities and links with locally important traffic generators with their rural hinterland.
- F. **Local Road:** A road which primarily provides access to adjacent land and for travel over relatively short distances.

Commented [KAC44]: Resolve duplicate definitions

(S)

Sales/Service of Agricultural Equipment: This use includes establishments primarily engaged in retail sales of new and used outdoor power equipment designed for agricultural use, and may include related activities, such as repair services and sales of replacement parts.

Sanitary Landfill: A facility for disposal of solid waste on land in a sanitary manner in accordance with the rules concerning sanitary landfills adopted under this Article.⁴⁶

⁴⁶ This definition is from N.C.G.S. §130A-290(a)(31).

Self-Service Storage Facility: Any real property designed and used for the purpose of renting or leasing individual storage space to occupants who are to have access to such for the purpose of storing and removing personal property. No occupant shall use a self-service storage facility for residential purposes.⁴⁷ A self-service storage facility may offer related retail and services, such as the sale of moving supplies or the rental of moving trucks.

Semi-Nude: A state of dress in which clothing covers no more than the genitals, pubic region, and areola of the female breast, as well as portions of the body covered by supporting straps or devices.

Setback: The minimum required horizontal distance between a structure and the property line, street right-of-way line, street centerline or access easement. [ZO]

Setback: The distance between a building and the street line or property line nearest thereto. [SR]

Commented [KAC45]: Resolve duplicate definitions

Front-Setback, Front: Any setback from a street or road, as measured from the edge of the public right-of-way or edge of access easement.

Rear-Setback, Rear: Any interior property line other than a front setback which provides a usable outdoor space. (Any lot having two or more front setbacks may not have to provide a rear setback).

Side-Setback, Side: Any interior property line setback other than a rear setback.

Sexual Encounter Center: A business or commercial enterprise that, as one of its principal business purposes, offers for any form of consideration physical contact in the form of wrestling or tumbling between two or more persons when one or more of the persons is in a state of nudity or semi-nude, or activities between two or more persons when one or more of the persons is in a state of nudity or semi-nude.

Sexually Oriented Business: An adult arcade, adult media store, adult cabaret, adult motel, adult mini motion picture theater, adult motion picture theater, adult theater, escort agency, nude model studio, sexual encounter center, or any combination of the foregoing. (Refer to [Section 17.94.3.24](#) for general-use-specific standards)

Sheet Metal Shop: An establishment where flat sheets of metal are shaped into three-dimensional objects using techniques such as soldering, brazing, or welding.

⁴⁷ This definition is from [N.C.G.S. § 44A-40\(7\)](#).

Shooting Range: An area or structure specially designed for the safe discharge and use of rifles, shotguns, pistols, skeet, trap, or any similar firearm for the purpose of sport shooting or military/law enforcement training.⁴⁸

~~**Side Setback:** Any interior property line setback other than a rear setback.~~

Sign: Any object, device, display or structure, or part thereof, which is used to advertise, identify, display, direct or attract attention to any object, person, institution, organization, business, product, service, event, or location by any means, including but not limited to words, letters, pennants, banners, emblems, trademarks, trade names, insignias, numerals, figures, designs, symbols, fixtures, colors, illumination, or projected images, or any other attention directing device.

Sign Area: Sign area shall be measured by the smallest square, rectangle, triangle, circle, or combination thereof, which will encompass the entire advertising copy area, excluding architectural trim and structural members. In computing area, only one side of a double-faced sign shall be considered.

Single-Family Dwelling: A separate, detached building designed for and occupied exclusively by one family. [ZO]

Single-Family Detached Dwelling: A dwelling unit that entirely occupies a separate, individual building designed for and occupied exclusively by one family or household. [CCO]

Single-Family Attached Dwelling: A dwelling unit connected to other dwelling units in the same building designed for and occupied exclusively by one family or household. Examples include duplexes and townhomes. [CCO]

Site: A contiguous area of land, including a lot or lots or a portion thereof, that is included in a development application.

Sleeping Unit: A room or space in which people sleep, which can also include permanent provisions for living, eating, and either sanitation or kitchen facilities but not both. Such rooms and spaces that are also part of a dwelling unit are not sleeping units.

Small-Lot Residential Development: Development on lots of less than 2 acres in size. [CCO]

~~**Solar Collector:** A device, structure or part of a device or structure (i.e. array, panel, etc.) installed for the sole purpose of the collection, inversion, storage, and~~

Commented [KAC46]: Resolve duplicate definitions

Commented [KAC47]: Conflicts with ZO definition of duplex

Commented [KAC48]: Delete if no longer relevant

⁴⁸ This definition is from the Campbell County, VA [Zoning Code](#) (Sec. 22-2.B.83a).

~~distribution of solar energy. This device may be roof-mounted or ground-mounted as an accessory use (Refer to Section 17.6 for general standards).~~

Solar Energy: Radiant energy received from the sun that can be collected in the form of heat or light by a solar collector.

Solar Energy System (SES): ~~The components and subsystems required to convert solar energy into electric or thermal energy suitable for use. The area of the system includes all the land inside the perimeter of the system, which extends to any fencing. The term applies, but is not limited, to solar photovoltaic (PV) systems, solar thermal systems, and solar hot water systems. A system fits into one of three system types: Level 1 SES, Level 2 SES, and Level 3 SES.⁴⁹~~

Solar Energy System, Level 1: ~~Level 1 SESs include the following:~~

- ~~A. Roof-mounted on any code-compliant structure;~~
- ~~B. Ground-mounted on an area of up to 50% of the footprint of the primary structure on the lot, but no more than 1 acre;~~
- ~~C. Covering permanent parking lot and other hardscape areas; and~~
- ~~D. Building-integrated solar (i.e., shingle, hanging solar, canopy, etc.).~~

Solar Energy System, Level 2: ~~Level 2 SESs are ground-mounted systems not included in Level 1 SESs that meet the area restriction specified below for the zoning district in which the SES is located:~~

- ~~A. AG, RA, R5, R2, R1: SES ½ acre or less;~~
- ~~B. OI, RV, NB, CB, RB, RHC: SES 10 acres or less; and~~
- ~~C. IL, IH: SES of any size.~~

Solar Energy System, Level 3: ~~Level 3 SESs are systems that do not satisfy the parameters for a Level 1 or Level 2 Solar Energy System.~~

Solar Farm: ~~A use where a series of solar collectors are placed in an area for the purpose of generating photovoltaic power for an area greater than the principle use on the site or as the principle use on the site for off-site energy consumption.~~

Commented [KAC49]: Align with final list of districts

⁴⁹ This definition (and the definitions of the three system types) are from the [Template Solar Energy Development Ordinance for North Carolina](#), developed by a working group led by the North Carolina Clean Energy Technology Center and the North Carolina Sustainable Energy Association.

~~The use of solar collectors for personal or business consumption that occurs on-site is not considered a solar farm.~~

Special Event: A temporary educational, recreational, cultural, or social occurrence, such as a fair, festival, circus, carnival, exhibition, sideshow, race, trade show, flea market, banquet, convention, religious event, arts and crafts show, stage show, athletic event, or other similar activity.⁵⁰

Special Use Permit: A permit issued to authorize development or land uses in a particular zoning district upon presentation of competent, material, and substantial evidence establishing compliance with one or more general standards, set forth in Section 17 of this ordinance, requiring that judgement and discretion be exercised as well as compliance with specific standards. This definition includes permits previously referred to as “conditional use permits” or “special exceptions.”

~~**Specialized Horticulture:** The use of land for the propagation of ornamental plants and other nursery products, such as bulbs, florist greens, flowers, shrubbery, flower and vegetable seeds and plants and sod and fruits and vegetables grown primarily under cover, but does not meet the definition of a bona fide farm.~~

Specified Anatomical Areas: (1) Less than completely and opaquely covered: human genitals, pubic region, buttocks, or female breast below a point immediately above the top of the areola; or (2) Human male genitals in a discernibly turgid state, even if completely and opaquely covered.

Specified Sexual Activities: Includes any of the following: a) Human genitals in a state of sexual stimulation, arousal, or tumescence; or b) The fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts; or c) Sex acts, actual or simulated, including intercourse, oral copulation or sodomy; or d) Masturbation, actual or simulated; or e) Sadoomasochistic practices, including, but not limited to: flagellation or torture by or upon a person, clothed or naked, or the condition of being fettered, bound, or otherwise physically restrained on the part of one clothed or naked; or f) Erotic or lewd touching, fondling, or other contact with an animal by a human being; or g) Human excretion, urination, menstruation, vaginal or anal irrigation.

Spray Field: The area used for disposal of treated wastewater or irrigation with reclaimed water.

Spray Field, Offsite: A spray field that is not physically integrated into the design of the compact community but instead is on an adjacent or nearby parcel of land.

⁵⁰ Most of the examples in this definition are from the current use table (ZO Section 10.13).

Staff: Chatham County employees.

Steep Slopes: Slopes with a grade of 25% or greater.

Stormwater BMP Manual: The latest version of the [Stormwater Best Management Practices manual](#) provided by the North Carolina Division of Water Quality. [CCO]

Stormwater Controls: Structural and non-structural techniques, practices, and/or engineered facilities intended to treat stormwater runoff and/or mitigate the effects of increased stormwater peak rate, volume, and velocity due to development. Examples include detention ponds, constructed wetlands, sand filters, vegetated buffers, grassed swales, and bioretention areas. [CCO]

Stormwater Control Measure (SCM): A permanent structural device that is designed, constructed, and maintained to remove pollutants from stormwater runoff by promoting settling or filtration; or to mimic the natural hydrologic cycle by promoting infiltration, evapo-transpiration, post-filtration discharge, reuse of stormwater or a combination thereof.

Commented [GG50]: From 2021 model watershed ordinance. Should reconcile with above

Stormwater Features: The system of inlets, conduits, channels, ditches, ponds, and other similar and associated devices which serve to collect, convey, detain, retain, and/or treat stormwater from a given drainage area. [CCO]

Stormwater Management: The use of structural or non-structural practices that are designed to reduce stormwater runoff pollutant loads, discharge volumes, and/or peak flow discharge rates. [CCO]

Stormwater Operation and Maintenance Agreement: The legally binding agreement established to implement the Stormwater Operation and Maintenance Plan for the compact community. [CCO]

Stormwater Operation and Maintenance Plan: The plan that a developer and subsequent parties must follow to ensure that stormwater management controls serve their intended function over time. [CCO]

Stormwater Runoff: The direct runoff of water resulting from precipitation in any form. [CCO]

Stream: A body of water flowing in a natural surface channel. Flow may be continuous or only during wet periods. [CCO]

Street Line: The legal line between street right-of-way and abutting property.

Street Sign: The sign designating the official name and/or number of the street.

Story: That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between such floor and the ceiling next above it.

Stub Street (Stub Out): A street with one end open to traffic and one end temporarily closed, with a temporary turn around for the safe and convenient reversal of traffic movement. The end that is temporarily closed shall have access reserved on site for future extension.

Structure: Anything constructed, erected, or placed. [ZO]

Structure: Anything constructed or erected, including but not limited to buildings, which requires location on the land or attachment to something having permanent location on the land. [SR]

Commented [KAC51]: Resolve duplicate definitions

Subdivider: Any person who:

- A. Having an interest in land, causes it, directly or indirectly, to be divided; or
- B. Directly or indirectly, sells, leases, or develops, or offers to sell, lease, or develop, or advertises for sale, lease, or development, any interest, lot, parcel, site, unit, or plat in a subdivision; or
- C. Engages directly or through an agent in the business of selling, leasing, developing, or offering for sale, lease, or development a subdivision, of any interest, lot, parcel, site, unit, or plat in a subdivision; and
- D. Is directly or indirectly controlled by, or under direct, or indirect common control with any of the foregoing.

Subdivision: All divisions of a tract or parcel of land into two or more lots, building sites, or other divisions when any one or more of those divisions are created for the purpose of sale or building development (whether immediate or future) and includes all division of land involving the dedication of a new street or a change in existing streets; however, those instances listed under **Section 4C, Exempt Subdivisions** are not subject to these regulations pursuant to **this document**. [SR]

Commented [GG52]: from watershed regulations; #F is new. Should be reconciled.

Subdivision: All divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose of sale or building development (whether immediate or future) and shall include all division of land involving the dedication of a new street or a change in existing streets; but the following shall not be included within this definition:

- A. The combination or recombination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of this ordinance;
- B. The division of land into parcels greater than 10 acres where no street right-of-way dedication is involved;
- C. The public acquisition by purchase of strips of land for the widening or opening of streets;
- D. The division of a tract in single ownership whose entire area is no greater than two acres into not more than three lots, where no street right-of-way dedication is involved and where the resultant lots are equal to or exceed the standards of ~~the this ordinance~~ the standards of Chapter 9, Watershed Protection;
- E. The division of a tract into plots or lots used as a cemetery; ~~and-~~
- F. The division of a tract into parcels in accordance with the terms of a probated will or in accordance with intestate succession under Chapter 29 of the General Statutes.

Subdivision Agent: Any person who represents, or acts for or on behalf of a subdivider or developer, in selling, leasing, or developing, or offering to sell, lease, or develop any interest, lot, parcel, unit, site or plat in a subdivision, except an attorney-at-law whose representation of another person consists solely of rendering legal services.

Subdivision Plat: The final map or drawing, described in these regulations, on which the subdivision may be submitted to the Register of Deeds for recording.

Surveyor: A qualified land surveyor registered and currently licensed to practice surveying in the State of North Carolina.

Swale: An elongated depression in the land surface that is at least seasonally wet, is usually heavily vegetated, and is normally without flowing water. Swales conduct stormwater into primary drainage channels and provide some groundwater recharge. [CCO]

(T)

Taxed Value: The official value assigned to real property by the Chatham County Tax Assessor for ad valorem tax purposes.

Technical Review Committee: A committee composed of staff from various departments in Chatham County government and representatives of other local, state, and federal agencies. Representatives of other outside agencies or groups may be included as well.

Temporary Building or Structure: Any building or structure of an impermanent nature or ~~which that~~ is designed for use for a limited time, including any tent or canopy. ~~This includes the use of temporary construction trailers where a building permit has been issued and remains valid during the construction process.~~

Temporary Improvement: Improvements built and maintained by a subdivider during construction of the subdivision and prior to release of any performance bond.

Temporary Lighting: Lighting used for a limited duration, but in no case longer than ~~thirty (30)~~ days.

Temporary Living Quarters Associated With a Special Event: A temporary facility, including a manufactured home or a recreational vehicle, in which the operator and/or employees of a special event live for the duration of the event.

Temporary Sign: Any non-permanent sign designed to advertise a business or event (non-profit or for-profit) for a limited period of time. These can include portable signs, signs placed in or on the ground or signs placed on a vehicle. These do not include political signs as specified in [Section 15.5\(9\)](#).

~~**Temporary Structure:** Any structure of an impermanent nature or which is designed for use for a limited time, including any tent or canopy. This includes the use of temporary construction trailers where a building permit has been issued and remains valid during the construction process.~~

Tobacco Paraphernalia: cigarette papers or wrappers, pipes, holders of smoking materials of all types, cigarette rolling machines, electronic cigarette cartridges, electronic cigarette liquids, and any other items designed for the preparation, storing, consumption, or use of tobacco products or electronic smoking devices.⁵¹

Tobacco Product: Any manufactured product that contains tobacco or nicotine or is derived from tobacco including, but not limited to, cigarettes, cigars, pipe tobacco, snuff, chewing tobacco, dipping tobacco, bidis, snus, dissolvable tobacco products, and electronic cigarette cartridges, whether packaged or not. Tobacco product does not include any product that has been approved by the U.S. Food and Drug Administration, pursuant to its authority over drugs and devices, for sale as a

⁵¹ This definition is from the Dublin, CA Zoning Ordinance (Chapter 8.43: Tobacco Retailers).

tobacco use cessation product or for other medical purposes and is being marketed and sold solely for that approved purpose.⁵²

Tobacco Retailer: An establishment primarily engaged in the retail sale of tobacco, tobacco products, and tobacco paraphernalia.

Townhouse (or Townhome): Attached dwelling units with ground level access and on their own individual lot.

Treatment Volume: The amount of stormwater runoff included in the first inch of rainfall on a compact community. [CCO]

Tree: A perennial woody plant with single or multiple trunks and few if any branches on its lower part, which at maturity will obtain a minimum six-inch caliber. [CCO]

Truck Terminal: A facility for the storage, dispatch, and maintenance of operable trucks and trailers. Truck terminals may be used to transfer goods from one truck to another, but shall not be used for long-term storage of goods.

Two-Family Dwelling (Duplex): A building arranged and designed to be occupied by two families living independently of each other.

(U)

Zoning-Unified Development Ordinance: The Unified Development Ordinance for Chatham County, North Carolina, which applies to all land lying within Chatham County and outside the municipal limits and extraterritorial jurisdictions of the incorporated municipalities. Zoning Ordinance for Baldwin, Williams, New Hope, Cape Fear, and portions of Haw River, Oakland, Center, Albright, Gulf, Hickory Mountain, Matthews, and Hadley Townships.

Unobstructed: Free of obstacles that delay, impede, or hinder passage and/or access. An unobstructed roadway allows the two-way movement of vehicles, free of on-street vehicular parking and other obstacles.

Unzoned Area: An area where there is no zoning in effect. [JYCO]

Usable Land: See [Lot Area \(Useable\)](#).

⁵² This definition is derived from the definition in the [Vermont Model Zoning Ordinance Regulating the Location of Retail Establishments Selling Tobacco Products](#).

Use: The purpose for which land or structures thereon is designed, arranged, or intended to be occupied or used, or for which it is occupied, maintained, rented, or leased.

Use, Non-Residential: Any use other than a residential use (e.g., commercial, retail, office, civic, or institutional use).

Use, Residential: Any use that includes only dwelling units and their customary accessory uses, but no other uses.

Use Value Assessment: The assessment of land based on its natural resource value as farmland, forestland, horticultural land, or conservation land, as opposed to its development value. Such an assessment is available to qualifying properties in all 100 counties in North Carolina. The requirements for qualification are defined in [N.C. General Statutes 105-277.2 to 105-277.7](#). [CCO]

(V)

Variance: Official permission from the Board of Adjustment to depart from the requirements of this Ordinance.

Vehicular Canopy: A roofed, open, drive-through structure designed to provide temporary shelter for vehicles and their occupants while making use of a business' services.

Vested Right: The right to undertake and complete the development and use of property under the terms and conditions of an approved site specific development plan or an approved phased development plan. Refer to the [North Carolina General Statutes § 160D-108](#) for more information.

Visible: Capable of being seen without visual aid by a person of normal visual acuity. [JYCO]

Viewshed Buffer: Land that either obscures or significantly softens the external view of the compact community from public roadways that run along the boundary of the development. [CCO]

Commented [KAC53]: Delete if no longer relevant

Voluntary Agricultural District (VAD): Contiguous acres (initially) of agricultural land, or forestland, or horticultural land that is part of a qualifying farm or the number of qualifying farms deemed appropriate by the governing board of the county and reviewed by the Agricultural Advisory Board. The purpose of such agricultural districts shall be to increase identity and pride in the agricultural community and its way of life and to increase protection from nuisance suits and

other negative impacts on properly managed farms. Refer to North Carolina General Statutes § 106-738 and -743 for more information. [ZO]

Voluntary Agricultural District: A special farming district established under the Chatham County Farmland Preservation Program Ordinance. [CCO]

Commented [KAC54]: Resolve duplicate definitions

(W)

Walkable: Community, streetscape, and building design and scale that provide for convenient, safe, comfortable, and visually interesting pedestrian access and mobility.

Wall Pack: A type of light fixture typically flush-mounted on a vertical wall surface.

Wholesaling, Warehousing, Flex Space, & Distribution: A use classification that includes facilities engaged in the storage, wholesale sales, and distribution of manufactured products, supplies, and equipment to be redistributed to retailers, wholesalers, consumers, or otherwise transported off-site. These facilities may include ancillary offices.

Wastewater Treatment Facility: One facility in the larger wastewater management system. [CCO]

Wastewater Management System: The collection of facilities that are operated and maintained for the collection, treatment, and safe disposal of wastewater discharged from residential, commercial, and civic properties. [CCO]

Water Hazard Area: The area adjacent to continuously flowing waterways and intermittent streams as designated on the most recent USGS quadrangle sheets which due to its proximity to the waterway, soils and/or other topographic information is deemed not suitable for structures or septic fields due to potential water pollution. (Note: This is a historic referenced that may appear on older plats. It is no longer used in the ordinance after December 2, 2008)

Commented [KAC55]: Does the UDO need to maintain this definition?

Watershed Administrator: An official or designated person of county responsible for administration and enforcement of the *Chatham County Watershed Protection Ordinance*, and of designated sections of this ordinance. [CCO]

Wetlands: Waters as defined by *N.C. General Statutes 143-212(6)* and areas that are inundated or saturated by an accumulation of surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas. [CCO]

Wide-Body Refractive Globe: A translucent lamp enclosure used with some outdoor fixtures to provide a decorative look (including but not limited to acorn- and carriage light-style fixtures). “Wide-body” refers to a wider than average size globe (greater than 15.75” in diameter). “Refractive” refers to the redirection (bending) of the light as it goes through the lens, rendering the light fixture more effective. Wide-body refractive globes are intended to soften and spread the light being distributed from the light source thereby reducing direct glare.

Winery: An establishment that commercially produces a maximum quantity of 50,000 cases of fortified or unfortified wine, as defined in N.C.G.S § 18B-101(7) and (15), per year. Such facilities include all aspects of production and may include administrative offices and a tasting room. A winery may be established in conjunction with a restaurant. A winery that produces more than 50,000 cases per year is considered “Beverage Manufacturing” (NAICS 312), which is categorized as a Light Industrial Use.

Wireless Facility or Wireless Facilities: The set of equipment and network components, exclusive of the underlying Wireless Support Structure, including, but not limited to, Antennas, Accessory Equipment, transmitters, receivers, Base Stations, power supplies, cabling, and associated equipment necessary to provide wireless telecommunications services.

Wireless Support Structure: A freestanding structure, such as a Monopole or Tower, designed to support Wireless Facilities. This definition does not include Utility Poles.

(X, Y, Z)

Zoning Administrator and Official: The person or persons designated by the Chatham County Manager to administer and enforce this Ordinance.

~~**Zoning Ordinance:** The Chatham County Zoning Ordinance for Baldwin, Williams, New Hope, Cape Fear, and portions of Haw River, Oakland, Center, Albright, Gulf, Hickory Mountain, Matthews, and Hadley Townships.~~

RECODE CHATHAM

UNIFIED
DEVELOPMENT
ORDINANCE

Chatham County, NC
Board of Commissioners and Planning Board Meetings
Review of Zoning Module | March 6-7, 2023



AGENDA

- Scope of Work & Progress
- Review of Guiding Principles & Goals
- UDO Organization & Project Documents
- Review of Zoning Module
- Next Steps



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*

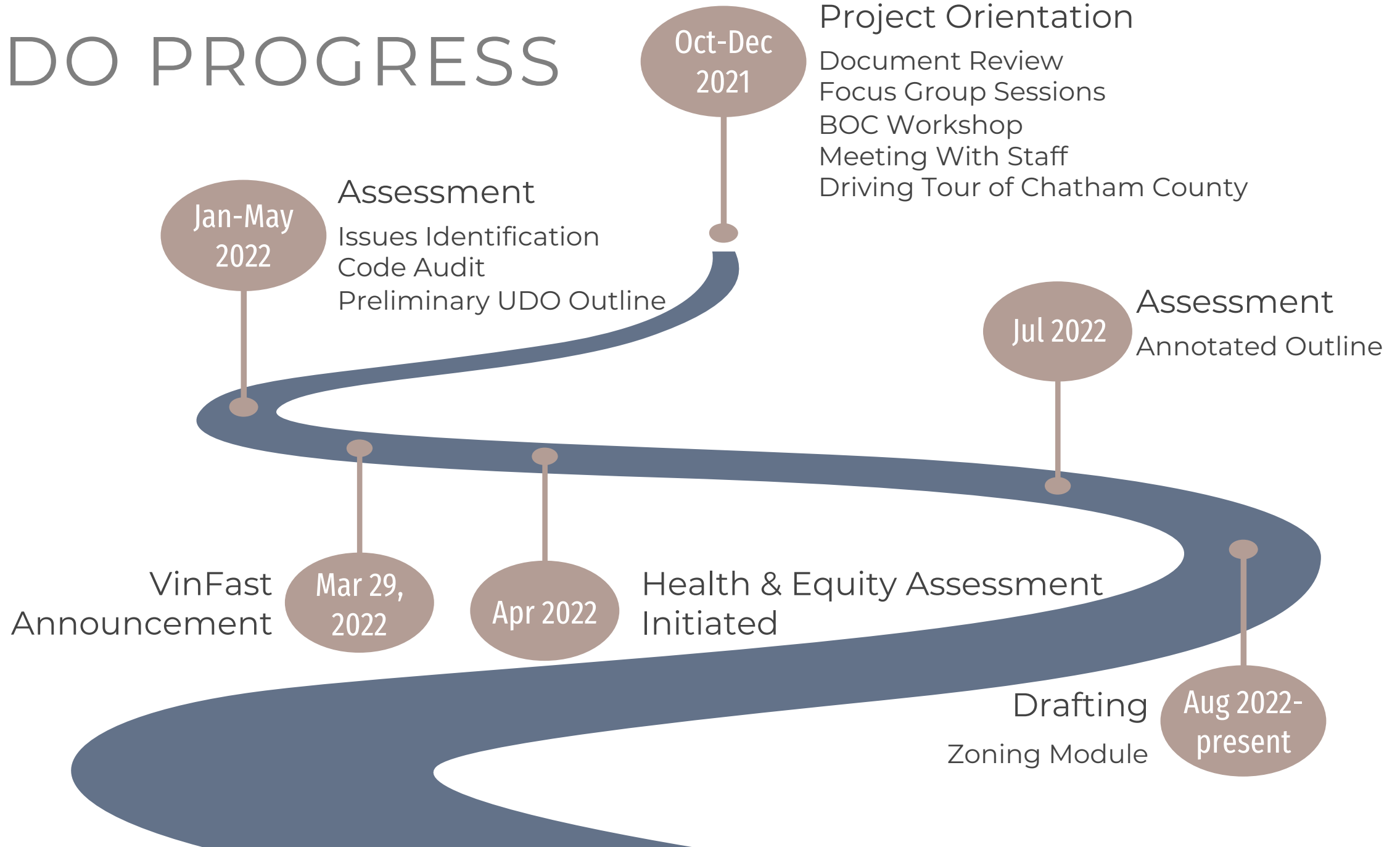
Stage 2: Assessment

Code Audit • Drafting Blueprint (Annotated Outline)

Stage 1: Project Orientation

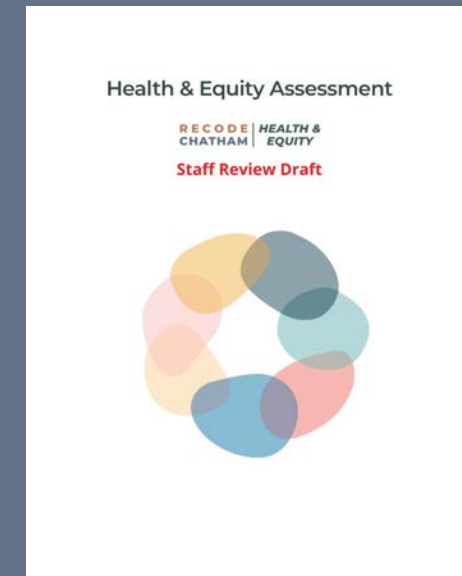
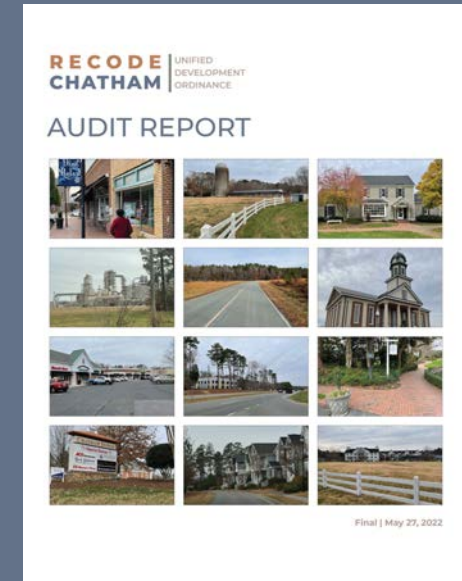
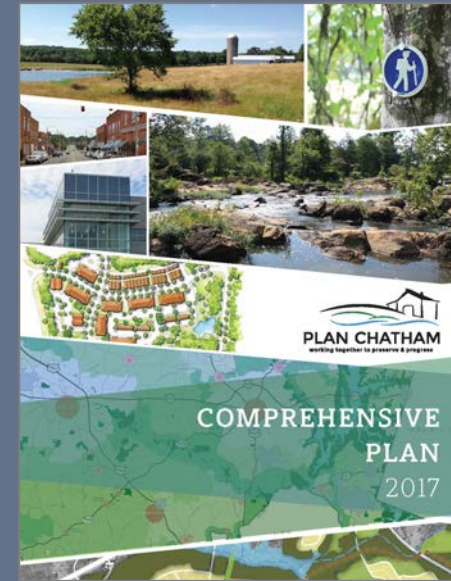
Focus Group Listening Sessions • Document Review

UDO PROGRESS



WHAT GUIDES THE INITIAL UDO DRAFTS?

1. *Plan Chatham*
2. The input of the Focus Groups, community, Planning Board, Board of Commissioners, and County advisory committees (*Audit Report*)
3. Draft *Health & Equity Assessment*
4. Direction from staff and Planning Board UDO Subcommittee as we go



OVERARCHING GOALS FOR THE UDO



UDO ORGANIZATION

- **Chapter 1: *Introduction***
- **Chapter 2: *Zoning Districts***
- **Chapter 3: *Use Regulations***
- **Chapter 4: *Development & Design Standards***
- **Chapter 5: *Tree Protection***
- **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***
- **Chapter 12: *Additional Requirements for Subdivisions***
- **Chapter 13: *Procedures***
- **Chapter 14: *Review & Decision-Making Bodies***
- **Chapter 15: *Nonconformities***
- **Chapter 16: *Enforcement***
- **Chapter 17: *Rules of Interpretation & Measurement***
- **Chapter 18: *Definitions & Acronyms***
- **Chapter 19: *Submittal Requirements***

ANNOTATED OUTLINE

- Drafting “blueprint”
- Working document that is updated as the UDO takes shape
- Shows structure of UDO and where current code provisions are anticipated to be located

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ANNOTATED UDO OUTLINE

WORKING DRAFT | LAST SAVED: 2023-02-20

WHITE &
SMITH, LLC
PLANNING AND
LAW GROUP



Tt TETRA TECH

CLARION

ANNOTATED OUTLINE

- Drafting “blueprint”
- Working document that is updated as the UDO takes shape
- Shows structure of UDO and where current code provisions are anticipated to be located

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

UDO PROJECT DOCUMENTS

- Separate PDFs for each Chapter
- Bookmarked and hyperlinked for easy navigation
- Footnotes explain proposed changes and indicate where current standards are carried forward

3

USE REGULATIONS

Public Review Draft | February 20, 2023

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ORDINANCE

Bookmarks

- Cover
- Contents
- Chapter 3 Use Regulations
 - 3.1 General Provisions
 - 3.2 Principal Use Tables**
 - 3.3 Use-Specific Standards for Principal Uses
 - 3.4 Accessory Uses & Structures
 - 3.5 Use-Specific Standards for Accessory Uses & Structures
 - 3.6 Temporary Uses & Structures
 - 3.7 Use-Specific Standards for Temporary Uses & Structures
 - 3.8 Wireless Telecommunications Facilities

3.2 PRINCIPAL USE TABLES⁴

3.2.1 INTRODUCTION⁵

- A. **Generally.** The use tables in this Section establish the categories of uses specified in Table 3.2.1-1: *Categories of Uses* for all of the base zoning districts.
- B. **Use Definitions.** Each broad use category is described in Subsection 3.2.4: *Descriptions of Principal Use Categories*. Individual uses are defined in [Chapter 18: Definitions & Acronyms](#).
- C. **Conditional Districts.**
 - 1. Allowed uses in conditional zoning districts are specified in the use tables, but may be modified by the rezoning ordinance that established the district and any amendments thereto.
 - 2. Where a use allowed in a conditional zoning district is a limited use or a special use, the use-specific standards in Section 3.3: *Use-Specific Standards for Principal Uses* apply.
- D. **Zoning Compliance Permit Required.**
 - 1. Prior to a change in use or establishment of a new principal use, an applicant must receive zoning compliance approval (see [Section 14.2: Zoning Compliance Permits](#)). Expansions of existing uses also require zoning compliance approval.
 - 2. All special uses also require zoning compliance approval, following [Special Use Permit approval](#) by the Board of Commissioners (see [Section 14.3: Special Use Permits](#)) and prior to the establishment of the use. When a principal use requires a Special Use Permit (SUP), all proposed accessory uses and structures must be shown on the associated site plan. Any proposed accessory uses and structures not

⁴ This Section carries forward, consolidates, and audits the list of uses allowed in each base zoning district and adjusts uses in districts as needed. Rather than listing all uses alphabetically, the proposed use tables divide uses into broad use categories. Each use category is included in a separate subsection and table for document navigation purposes (each subsection is bookmarked and thus easier to locate and cite). Use-specific standards are relocated to Section 4.3. ~~Strikethrough~~ indicates text proposed for deletion. **Bold, blue text** indicates new districts, new uses, new uses allowed in a district, or changes to use classification (e.g., from permitted to limited). The consultant team is currently finalizing one additional base district, the Neighborhood Center District (NC), which will be added to the use tables in the next draft.

⁵ Carries forward explanation of how to read the use table and converts it to a table format.

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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.

www.recodechathamnc.org

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 uniquely to Chatham County. The goal is that the UDO will develop clear procedures and guidelines that are simple, flexible, and easily administered.

Documents & Work Products

UDO Zoning Module (February 20, 2023)

[Annotated Outline](#)

[Introduction](#)

[Zoning Districts](#)

[Use Regulations](#)

[Definitions & Acronyms](#)

www.recodechathamnc.org



ZONING MODULE REVIEW

Chapter 1: *Introduction*

Chapter 2: *Zoning Districts*

Chapter 3: *Use Regulations*

Chapter 18: *Definitions & Acronyms (working draft)*

CHAPTER 1: INTRODUCTION

- Consolidates provisions from the Zoning Ordinance (ZO) & Subdivision Regulations (SR)
 - Purpose
 - Authority
 - etc.
- Section 1.4: *Applicability* includes bona fide farm exemption provisions

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CHAPTER 1: INTRODUCTION

- Clarifies relationship of UDO to Comprehensive Plan and other adopted plans
- Section 1.10: *Permit Choice & Vested Rights* recognizes vested rights as created by N.C.G.S. 160D-108

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CHAPTER 2: ZONING DISTRICTS

- Consolidates all zoning districts into a single chapter
- Three types of districts:
 - Conventional
 - Conditional
 - Legacy

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

CONVENTIONAL DISTRICTS

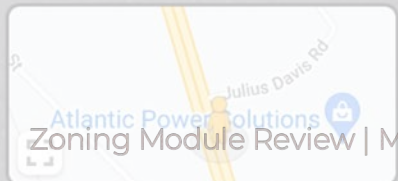
- **PP, Parks & Protected Lands**
- **AG, Agricultural**
- **RA, Agricultural Residential**
- R5, Conservation Residential
- R2, Rural Residential
- R1, Suburban Residential
- **RV, Rural Village**
- OI, Office & Institutional
- NB, Neighborhood Business
- **NC, Neighborhood Center**
- **AC, Activity Center**
- CB, Community Business
- RB, Regional Business
- **RHC, Rural Highway Commercial**
- IL, Light Industrial
- IH, Heavy Industrial

EXISTING DISTRICTS

District	Proposed Changes to Dimensional Standards
R5, R2	None
R1	Reduced lot size from 40,000 sf to 20,000 sf
OI	Increased height from 60 ft to 75 ft
NB, CB, RB	Increased height from 60 ft to 75 ft Increased side setbacks when adjacent to residential districts/uses
IL	Increased all setbacks from 50 ft to 100 ft Adds 75 ft height limit
IH	Increased all setbacks from 100 ft to 200 ft

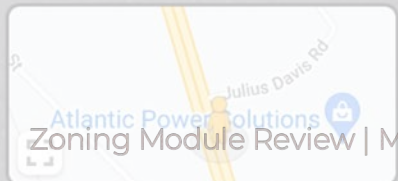
NEW RHC DISTRICT

- Proposed to help address Focus Group concerns with the limitations of current R1 zoning in rural portions of the County
- Generally appropriate in areas designated as Agriculture on the Future Land Use & Conservation Plan (FLUCP) that are located along a principal arterial, minor arterial, or major collector road, or are located at the interchanges along U.S. 421
- May be appropriate in areas designated as Village & Village Center and Crossroad Community on the FLUCP if compatible with nearby land uses



NEW RHC DISTRICT

- The suggested locations for the district are intended to guide rezoning decisions, but are not mandatory standards
- ***Should the UDO list specific roads on which the RHC District should be located, rather than simply road classifications?***
- Note the UDO already suggests “interchanges along U.S. 421” as appropriate locations for the district



CONDITIONAL DISTRICTS

- Reduced from 11 districts to 3 districts
- Eliminates parallel conditional districts for all conventional districts, as well as Compact Communities & Mixed Use Conditional Districts
- Establishes new districts intended to implement the three mixed use districts recommended in *Plan Chatham*:
 - CD-CR, Compact Residential Conditional District
 - CD-CMU, Compact Mixed Use Conditional District
 - CD-CN, Compact Non-Residential Conditional District

Land Use Action Items

Priority Projects, Plans, Programs

Overall Action Item

Revise the regulatory framework through an update of the County ordinances and regulations. Create a Unified Development Ordinance by making amendments concurrently to ensure such changes work in concert and administration of the updated ordinances is streamlined.

Action Item 01

Facilitate well-designed mixed-use development in appropriate locations.

CONDITIONAL DISTRICTS

Why? Over-reliance on conditional districts (CDs):

- May reflect an inability of the current regulations to accommodate projects the community desires and to implement comprehensive plan policies in a consistent manner
- Reduces predictability in the development process, which can increase development costs and hinder business and economic development efforts
- Creates administrative challenges, as each CD is essentially a mini development ordinance
 - Over time, this can result in dozens of separate development ordinances for staff to monitor and enforce

LEGACY DISTRICTS

- Districts will remain mapped, but no additional land can be rezoned to a legacy district
- Existing legacy districts cannot be expanded
- Development subject to all applicable UDO regulations and conditional district rezoning ordinances (if applicable)
- Current legacy districts:
 - B-1, General Business District
 - CD-B1, General Business Conditional District
- New legacy districts:
 - All current conditional districts

CHAPTER 3: USE REGULATIONS

- Consolidates use table and use-specific standards
- Classification of new and unlisted uses
- Principal Uses
- Accessory Uses
- Temporary Uses
- Wireless Telecommunications Facilities

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CLASSIFICATION OF NEW USES

- Proposes a significant change from current ZO provisions, which state that any use not specifically listed is prohibited
- Establishes a process for the Zoning Administrator to determine whether and how unlisted uses are allowed
- Includes rules for determining whether an unlisted use falls within the definition of a permitted or limited use or requires an SUP

CLASSIFICATION OF NEW USES

- 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

PRINCIPAL USES

- Four types:
 - Permitted
 - Limited
 - Special
 - Prohibited

Table 3.2.1-1: Categories of Uses		
Notation	Category	Description
P	Permitted Use	The use is allowed by-right in the respective zoning district, if the use complies with all other applicable provisions of this Ordinance.
L	Limited Use	The use is allowed only when it complies with the applicable use-specific standards in Section 3.3: <i>Use-Specific Standards for Principal Uses</i> or Section 3.8: <i>Wireless Telecommunications Facilities</i> , as applicable, in addition to all other applicable provisions of this Ordinance. The second column in the Principal Use Tables reference the subsection containing the applicable use-specific standards.
S	Special Use	The use is allowed only if reviewed and approved in accordance with Section 13.3: Special Use Permits and complies with the applicable use-specific standards in Section 3.3: <i>Use-Specific Standards for Principal Uses</i> , in addition to all other applicable provisions of this Ordinance. The second column in the Principal Use Tables reference the subsection containing the applicable use-specific standards.
[blank cell]	Prohibited Use	A blank cell indicates that a use is not allowed in the respective zoning district, unless it is otherwise expressly allowed by other provisions of this Ordinance.

PRINCIPAL USES

- Four types:
 - Permitted
 - Limited
 - Special
 - Prohibited

Chatham County Zoning Ordinance

Zoning District	R5	R2	R1	O&I	B-1*	NB	CB	RB	IL	IH
Automobile service stations including tune-ups, minor repairs, tire service, washing facilities both manual and automatic and similar services. ¹					P	P	P	P	P	P
Aviation/aerospace equipment, engine and instrument manufacturing and/or assembly. (Subject to additional requirements of Section 17.9)										SUP ³
Avocational farming	P	P	P							
Bait and tackle shops					P	P	P	P	P	P
Bake shops and similar food preparation intended primarily for retail sales on the premises for consumption either on or off premises					P	P	P	P		
Bakeries or baking plants									P	P
Banks, savings and loans, finance companies, credit agencies and similar financial institutions				P	P	P	P	P		
Battery Manufacture (Subject to additional requirements of Section 17.9)										SUP
Beauty Shops, Salons					P	P	P	P		
Owner-occupied bed and breakfast homes with no more than two (2) rooms (units) for rent for stays no longer than seven (7) consecutive days and may be located on legal, non-conforming and conforming lots of record, on at least one and one half (1.5) acres, which may have standard setbacks as set in the district in which it is located	P	P	P							
Bed and breakfast inns with no more than six rooms for rent with a minimum lot area of three acres and provided that all buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement for the district in which it is located	SUP	SUP	SUP				P	P		
Bedding, carpet and pillow manufacturing, cleaning and renovating									P	P
Bicycle sales and repair					P	P	P	P		
Blacksmith or horseshoeing shops						P			P	P
Blueprinting and Photostatting establishments								P	P	P
Boarding kennels (See Section 17.5 for acreage requirements)	SUP	SUP	SUP			P	P	P		
Boat, trailer and other utility vehicle sales and service					P		SUP	P		
Boat Storage Facility					SUP	SUP	SUP	SUP	SUP	SUP

¹ Fuel, oil and similar pumps and appliances may be located in the minimum required front and side yards provided that none shall be located nearer than 15 feet to a street line and may be covered by an attached or free standing unenclosed canopy provided such canopy does not extend nearer than five feet to any property line and does not cover greater than 30% of the required yard area.

³ When Chatham County Water or Town of Sanford Water and Sewer Infrastructure is utilized the use is allowed by right.

PRINCIPAL USES

- Divided into broad categories, e.g.:
 - Agriculture & Horticulture
 - Business, Professional, Scientific, & Technical
 - Heavy Commercial, Manufacturing, & Industrial
 - Residential
 - Retail, Service, and Food & Beverage

3.2.15 RESIDENTIAL PRINCIPAL USES

Table 3.2.15-1: Residential Principal Uses

Land Use	Use-Specific Standards	Zoning District																		
		PP	AG	RA	R5	R2	R1	RV	OI	NB	NC	AC	CB	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Apartment Complex ¹⁸								S		P	P	S	S					P	P	P
Cottage courts	3.3.7																	L	L	
Two-family dwellings (duplex)						P	P			P								P	P	
Family Care Homes	3.3.11				L	L	L			L								L	L	
Multi-family dwellings										P								P	P	
Single-family attached dwellings (townhouses)										P	P							P	P	
Single-family detached dwellings (including site built, modular, and manufactured)			P	P	P	P	P			P									P	P

¹⁸ The current definition of *apartment complex* notes the individual dwelling units in an apartment complex “may be leased separately or developed as condominiums” (ZO Section 7 Definitions), so there is no need to list condos here.

INDUSTRIAL USES

- Approx. 79 uses consolidated into 26 uses
- Includes three broad categories for industrial uses:
 - Heavy
 - Light
 - Restricted
- Definitions of the three categories (in Chapter 18) are very specific and include use examples as well as NAICS industry groups
- Any use involving dangerous materials is a “restricted” use

CHAPTER 3 USE REGULATIONS 3.2.11 HEAVY COMMERCIAL, MANUFACTURING, & INDUSTRIAL PRINCIPAL USES

Table 3.2.11-1: Heavy Commercial, Manufacturing, & Industrial Principal Uses

Land Use	Use-Specific Standards	Zoning District																		
		PP	AC	RA	R5	R2	R1	RV	OI	NB	CB	NC	AC	RB	RHC	IL	IH	CD-CR	CD-CMU	CD-CN
Dye stuff manufacture and dyeing plants																S	S			
Electrical equipment, appliance, and component manufacturing																	S'			
Industrial uses, heavy, unless otherwise listed																		P		
Industrial uses, light, unless otherwise listed																P	P			
Industrial uses, restricted, unless otherwise listed																		S		
Laundries, steam															S		P	P		
Machine shops															P	P	P	P		
Meat processing and packing																		P		

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 PUBLIC REVIEW DRAFT | 02-20-23

INDUSTRIAL USES

Why?

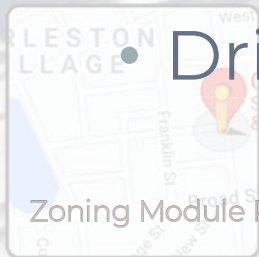
- A best practice is to consolidate uses where possible and separately regulate certain uses where needed
- Intent is to provide sufficient specific parameters for the Zoning Administrator to make use determinations
- Distinctions generally maintain current SUP requirements for industrial uses, except for the following (which could be regulated separately):
 - Animal slaughtering & processing (non-farm)
 - Metal manufacturing
 - Textile mills
 - Tar manufacturing

USE-SPECIFIC STANDARDS

- Apply to uses designated as “limited” or “special”
- All limited uses, but not all special uses, have use-specific standards
- Many standards carried forward
- New uses/standards added, e.g.:
 - Corner stores
 - Gas stations
 - Solar energy systems
 - Tobacco retailers

CORNER STORES

- A small retail or service business located on a corner lot at the street level
- Limited use in AG, RA, R5, R2, R1, CD-CR, & CD-CMU
- Businesses limited to: newsstands, bookstores, barbershops, beauty salons, bakeries, ice cream and yogurt shops, coffee shops, delis, food and convenience markets, and art galleries
- Max gross leasable area = 2,000 sf
- Max 2 per intersection
- Drive-thrus and gas pumps prohibited



37.79 US-64
Pittsboro, North Carolina
Google Street View
Dec 2022 See more photos

GAS STATIONS

- Limited use in RA, RV, CB, RB, & RHC
- Max of 4 fueling pumps in the RA & RV Districts
- Requires 1/4-mile separation between a new gas station and:
 - An existing gas station
 - Any lot zoned R5, R2, R1, or CD-CR
 - Any lot containing a dwelling unit
 - Any lot containing a hospital, inpatient care facility, nursing home, or convalescent home
- Carries forward current setback and canopy standards for automobile service stations

Gas Station
U.S. Hwy 64
Zoning Module Review | March 6-7, 2023

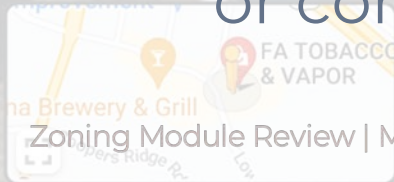
Navigation controls: compass, zoom in (+), zoom out (-), street view pegman, and a red location pin.

SOLAR ENERGY SYSTEMS

- Level 2 and Level 3 – principal use
- Level 1 – accessory use
- Use-specific standards incorporate provisions of the *Template Solar Energy Development Ordinance for North Carolina*
- Carries forward current height and setback requirements
- Requires applicant to notify airports within 5 nautical miles
- Requires decommissioning plan

TOBACCO RETAILERS

- Limited use in CB, RB, & RHC
- Requires 1/4-mile separation between a new tobacco retailer and:
 - An existing tobacco retailer
 - Any lot zoned RA, R5, R2, R1, or CD-CR
 - Any lot containing a dwelling unit
 - Any lot containing a day care center, preschool, or school
 - Any lot containing a park or playground
 - Any lot containing a hospital, inpatient care facility, nursing home, or convalescent home



ACCESSORY USES

- Created two tiers:
 - Major (e.g., detached garages, workshops, pools, gazebos)
 - Minor (e.g., fences, well houses, gardens, play equipment)
- Major accessory uses and structures require Zoning Compliance approval, but most minors do not
- Major accessory uses and structures must meet district setback requirements, minors require 0 ft to 10 ft setback
- Use-specific standards included for certain uses (e.g., ADUs, child care, farmstands, home occupations)

ACCESSORY USES - HEIGHT

- **Major** (e.g., detached garages, workshops, pools, gazebos)
 - Same max height as principal uses in district, except in RV
 - RV = 2 stories (principal structures = 3 stories)
- **Minor** (e.g., fences, well houses, gardens, play equipment)
 - Max height = 15 ft
- ***Are these height limits appropriate?***

TEMPORARY USES

- 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
- Use-specific standards included for four uses (farmers' & artisans' markets, laydown & storage yards, mobile vending, seasonal farmstands)

WIRELESS TELECOMM FACILITIES

- Carries forward current Wireless Telecommunications Facilities Ordinance (last updated in April 2019)
- Includes minor updates to reflect its transition from a stand-alone ordinance to a part of the UDO
- Removes references to un-zoned areas
- Replaces references to Conditional Use Permits with Special Use Permits

CHAPTER 18: DEFINITIONS & ACRONYMS

- Consolidates definitions into a single chapter
- Adds acronyms
- Tracks changes to current definitions
- Will be updated as part of each module and finalized at end of the drafting process

CHAPTER 18 DEFINITIONS & ACRONYMS 18.2 DEFINITIONS

(G)

Gas Station: An establishment where flammable or combustible liquids or gases used as fuel are stored and dispensed from fixed equipment into the fuel tanks of motor vehicles. A gas station may also offer retail sale of food and convenience items and/or car wash facilities.

Glare: The effect produced by a light source within the visual field that is sufficiently brighter than the level to which the eyes are adapted, to cause annoyance, discomfort, or loss of visual performance and ability.

Grade: The slope of a road, street, or other public way, specified in percentage (%) terms.

Green: A public space consisting of grassy areas and trees available for unstructured recreation and bordered by buildings. [CCO] Commented [KAC22]: Delete if no longer used

Green Space: Natural undeveloped areas such as pastures, farmland, forests, wetlands, and lakes. Green space may also include landscaped perimeters and green landscape reserves along thoroughfares.

Greenway / Hiking Trails. Pedestrian trails constructed of pervious or impervious surfaces and related structures including but not limited to boardwalks, steps, rails, and signage, and that generally run parallel to the shoreline. [WPO]

Grocery Store: A retail establishment in which the majority of the building's floor area is devoted to the sale of food products, including fresh fruits and vegetables, dairy products, and meats, for home preparation and consumption. A grocery store is substantially larger and carries a broader range of merchandise than a convenience store.

Gross Floor Area (GFA): The area within the inside perimeter of the exterior walls of a building. Gross floor area is measured in accordance with Section 17.4: Rules of Measurement.

Gross Land Area: The size of the entire site proposed for development as a compact community. [CCO] Commented [KAC23]: Revise for broader applicability

Group Care Home: A facility licensed by the State of North Carolina, other than a Family Care Home, with support and supervisory personnel that provides room and board, personal care, or habilitation services in a family environment for more than six resident persons with disabilities.

Guest House, Pool House, or Garage Apartment: See Accessory Dwelling Unit.

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WORKING DRAFT | LAST SAVED: 2023-02-20

NEXT STEPS

- **Development Standards Module (UDO Chapters 4-12)**
 - Staff & UDO Subcommittee Review Draft
 - Public Review Draft
 - Public Outreach Session(s)

RECODE
CHATHAM | UNIFIED
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ORDINANCE

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Chatham County, NC

Text File

File Number: 23-4706

Agenda Date: 3/6/2023

Version: 1

Status: Board Priorities

In Control: Board of Commissioners

File Type: Appointment

Agenda Number:

Vote on a request to approve appointment to the Appearance Commission