

Future Land Use Classifications

November 1, 2007

Natural Resource. These areas are unique natural areas or environmental sensitive areas. The primary designation is for the 100-year flood zones along the Eno River and Cates Creek. The Eno River floodplain is a natural area of national significance.

Permanent Open Space. These areas are intended for long-term use as open space, parks, or natural areas that protect scenic, historic, cultural, and environmentally valued lands. They include lands that are permanently protected through private conservation easements or other private conservation measures, and publicly held park or conservation lands.

Agricultural. These areas reflect existing agricultural use in locations where continued agricultural use is desirable for the foreseeable future.

Rural Residential. These areas reflect existing very-low density residential uses with densities below 0.5 dwelling units per acre (at least a 2-acre minimum lot size) that occurs in areas without public water and sewer service, in locations where continued low-intensity use without public water and sewer is desirable for the foreseeable future.

Low-Density Residential. These areas provide opportunities for more rural scale and lower density traditional neighborhood living. These areas include detached single-family residential uses which range in density from 0.5 dwelling units per acre to 3 dwelling units per acre.

Medium-Density Residential. These areas include existing and future areas for development of more dense residential neighborhoods that provide a diversity of housing types and housing options. Areas include single-family detached units, mobile homes, townhouses, duplexes, condominiums, apartments, senior housing, and other multi-family dwelling units. Housing densities should range from 3-8 dwelling units per acre. Other types of uses that may occur are schools, parks, and other public facilities.

Historic Town Center. This area incorporates the historic structures, civic uses, commercial opportunities, and the active pedestrian environment that is the downtown core of Hillsborough. The core commercial areas are to be preserved and enhanced over the long-term and should provide mixed-use opportunities that combine second-floor residential units with ground floor commercial, office, or institutional uses.

Historic Residential. This area includes established residential neighborhoods in the Historic District. The area should continue to provide low density single-family housing opportunities in the 0.5-1 acre range. Infill and redevelopment projects should enhance the unique and historic character of this area.

Mill Village. This designation acknowledges the existing mix and scale of uses that initially developed around a manufacturing facility. Housing for workers and small shops created a small community. The intent is for this area to redevelop with current day uses in a form and scale that reflect the original physical environment, with a mix of residential, retail, and office uses.

Neighborhood Commercial Corridor. This area is currently home to small-scale retail uses serving the needs of nearby residential areas. The intent is for such uses to continue and new commercial development/redevelopment to take place consistent with the small scale of existing uses.

Retail. These areas focus on retail and commercial uses. They should be located near residential and Mixed-Use Employment areas to provide good access to commerce and personal services. Retail areas can have a range of characteristics depending on their primary markets. The larger scale regional draws are more automobile-oriented and draw people from throughout the region. These areas should be located near interstate access, and they may include larger scale stores like “big boxes”, warehouse clubs, and large specialty retailers. Smaller, accessory uses can also locate in these areas to provide convenience shopping and include restaurants and smaller specialty retailers, often located on out-parcels or in smaller shopping centers.

Smaller-scale Retail is intended to serve a more local and community need. These areas may have some of the same uses as the larger regional draws, but are less accessible to the interstates. These commercial areas should provide more service-oriented uses like hair salons, tax preparation, pet care, and banks; they may also include grocery stores, restaurants, and similar scale uses. These uses are often developed in smaller shopping centers, as single building developments and on out-parcels.

Mixed-Use with Residential. These areas are characterized by a range of residential, commercial, public, and semi-public uses. They emphasize pedestrian-oriented activity centers which may contain a mix of retail, office, multi-family residential, cultural, educational, open space, and other public and private uses, with a balance among the various uses. A mix of uses can occur in a single structure, in a group of structures on a parcel, or on a group of parcels; however, multi-story buildings with a vertical mix of uses are encouraged. Greater regulatory flexibility is intended to encourage innovative and creative design and high-quality development and redevelopment.

Because this classification encourages vertically mixed structures, traditional methods for density calculations are not applicable in the same way as for single-use classifications. However, as a general guide, Mixed-use with Residential designated lands can support residential densities of up to 12 units per acre. A portion of a development should be dedicated to open space and protection of significant natural resources. Retail and office uses should be developed in a quantity that can balance the residential development.

Mixed-Use Employment. These areas include a wide range of business, light industrial, office, research and development, and related ancillary uses, such as restaurants and small-scale retail and convenience shopping. They generally take on the appearance of an office development, yet with warehousing capabilities. Mixed-Use Employment centers often take the form of a “campus” in the integration and coordination of uses and quality and character of the development. These areas are prime locations with good access to major road networks and an employment base and should be reserved for high-return employment generating uses such as office buildings or light manufacturing or warehousing operations.

Institutional. Institutional areas include locations for new and existing government facilities, schools, and semi-public uses such as churches, hospitals, etc.

Industrial. The Industrial classification is applied to areas that currently support industrial uses or lands that could accommodate a variety of industrial establishments which employ high environmental quality standards and have minimal impacts on adjacent uses. These areas incorporate larger tracts of land because of their nature and function. Industrial developments should provide shared access, and have a coordinated design and a planned layout.