

Zoning District Descriptions

Listed in the Town Code Chapter 18, Section 2

Zone	PW	PWCA	AR	R-40	R-20, R-15, R-10	MF	MPH
Name	Upper Eno Protected Watershed	PW - Critical Area	Agricultural/Residential	Residential-40	Medium Intensity Residential	Multi-Family	Mobile Home Park
Intent	To apply a set of regulations for watershed protection to portions of the water supply watersheds in the town's jurisdiction which are presently mostly undeveloped and where it is desirable to maintain the rural undeveloped character of the watershed in the future.	To apply a set of regulations for water supply protection to portions of the water supply watersheds which drain directly to water supply impoundments and which drain directly to the main channels of trunk streams feeding the impoundments so as to establish a higher development standard in these areas.	To assist in the preservation of land suitable, as a result of its location, existing farming operations, soils and topography, for agricultural, silvicultural or horticultural uses and to protect such uses from the adverse effects of incompatible land uses.	To provide locations for rural non-farm residential development, at very low intensities, in areas where the short and long-term solutions to domestic water supply and sewage disposal needs would usually be individual wells and ground absorption systems.	To provide locations for moderate intensity residential development and supporting recreational, community service, and educational uses in areas where urban services are available or are to be provided as part of the development process. These districts are created to encourage development of neighborhoods comprised chiefly of single and two (2) family residences.	To provide for residential development of attached dwellings built for rent or for sale at a higher density and with more onsite amenities than the single-family residential districts allow or require.	To provide for the special conditions associated with mobile home park living. The district would usually allow for a higher density of development and require considerable on-site amenities.
Criteria			<ol style="list-style-type: none"> 1) Adjacent to land already designated AR 2) Average lot size should be 5+ acres. 	<ol style="list-style-type: none"> 1) Adjacent to an area designated AR, R-40, or R-20. 2) Average lot size shall be a minimum of 40,000 sq.ft. 	<ol style="list-style-type: none"> 1) Adjacent to areas zoned AR, R-40, R-20, R-15, R-10, OI, NB, CC, or GC. 2) Water and sewer lines exist at the site or are to be installed as part of the development process. 3) There is direct vehicular access to a street classified as either collector or local. 	<ol style="list-style-type: none"> 1) Adjacent to areas zoned AR, R-40, R-20, R-15, R-10, OI, NB, CC, or GC. 2) Water and sewer lines exist at the site or are to be installed as part of the development process. 3) There is direct vehicular access to a street classified as either collector or arterial. 4) Other necessary urban services exist nearby or are proposed at the time of the development. 	<ol style="list-style-type: none"> 1) Adjacent to areas zoned AR, R-40, R-20, R-15, R-10, OI, NB, CC, or GC. 2) Water and sewer lines exist at the site or are to be installed as part of the development process. 3) There is direct vehicular access to a street classified as either collector or arterial. 4) Other necessary urban services exist nearby or are proposed at the time of the development.

Zone	OI	NB	CC	GC	HIC	LI	GI
Name	Office/Institutional District	Neighborhood Business District	Central Commercial District	General Commercial	High Intensity Commercial	Light Industrial	General Industrial
Intent	To provide locations for medium intensity office and institutional land uses and to function as a buffer between conflicted land uses.	To provide appropriately located and sized sites for limited commercial uses designed to serve a population at the neighborhood level with convenience goods and personal services.	To provide suitably located and sized sites for commercial, office, and service uses including limited automotive, convenience goods, durable goods, and other similar uses within the central area of the Town.	To provide suitably situated and sized sites that allow a broad range of commercial, office and service uses.	To allow a wide range of commercial, service and light industrial uses in areas with good vehicular and/or transit access and away from residential or other sensitive land uses.	To provide locations for enterprises engaged in assembling of goods, merchandise or equipment and industrial services.	To provide locations for enterprises engaged in manufacturing, creating, repairing, renovating, painting, cleaning, and assembling of goods, merchandise or equipment.
Criteria	<ol style="list-style-type: none"> 1) Adjacent to land zoned CC, GC, HIC, GI, AR, R-40, R-20, R-15, R-10, MHP, or MF. 2) The site would provide a buffer or step down in intensity of land use from a commercial or industrial use to a less intense use. 3) Water and sewer lines exist at the site or are to be made available as part of the development process. 4) Normally, the maximum amount of land zoned OI at any site shall not exceed two (2) acres. 5) Vehicular access must consist of district access to a street classified as either arterial or collector. 	<ol style="list-style-type: none"> 1) Located at the intersection of either sub-collector or local streets. 2) Uses would generally not serve commuters or persons outside the surrounding neighborhood. 3) Water and sewer lines exist at the site or are to be installed as part of the development process. 4) Normally, the maximum amount of land zoned NB at any intersection shall not exceed one acre. 	<ol style="list-style-type: none"> 1) Adjacent to existing central commercial district designation. 2) Uses would serve a marked area population of major segments of the Town and through traffic. 3) Water and sewer lines exist at the site or are to be installed as part of the development process. 4) All property to be designated for new development under this classification shall have direct access to a paved public street. 	<ol style="list-style-type: none"> 1) Adjacent to land zoned HIC, GC, GI, OI, or CC. 2) Water and sewer lines exist at the site or are to be made available as part of the development process. 3) All property to be designated for new development under this classification shall have direct access to arterial streets. 	<ol style="list-style-type: none"> 1) Adjacent to land zoned GC, HIC, GI, OI, or CC. 2) Water and sewer lines exist at the site or are to be made available as part of the development process. 3) All property to be designated for new development under this classification shall have direct access to arterial streets. 	<ol style="list-style-type: none"> 1) Adjacent land is zoned GI, LI, AR, or HIC 2) Water and sewer lines exist at the site or are to be made available as a part of the development process. 3) Direct vehicular access is to a public street with immediate and convenient access to a street classified as an arterial. 	<ol style="list-style-type: none"> 1) Adjacent land is zoned GI, LI, AR, or HIC. 2) Water and sewer lines exist at the site or are to be made available as a part of the development process. 3) Direct vehicular access is to a public street with immediate and convenient access to a street classified as an arterial. 4) Rail access is desirable, but not required.

Further Resources

Permitted Use Table: <http://hillsboroughnc.org/documents/Section03.4PermittedUseTable.pdf>

Dimensional Requirements: <http://hillsboroughnc.org/pdfs/Section%2003.5.1%20Dimensional%20Requirements.pdf>