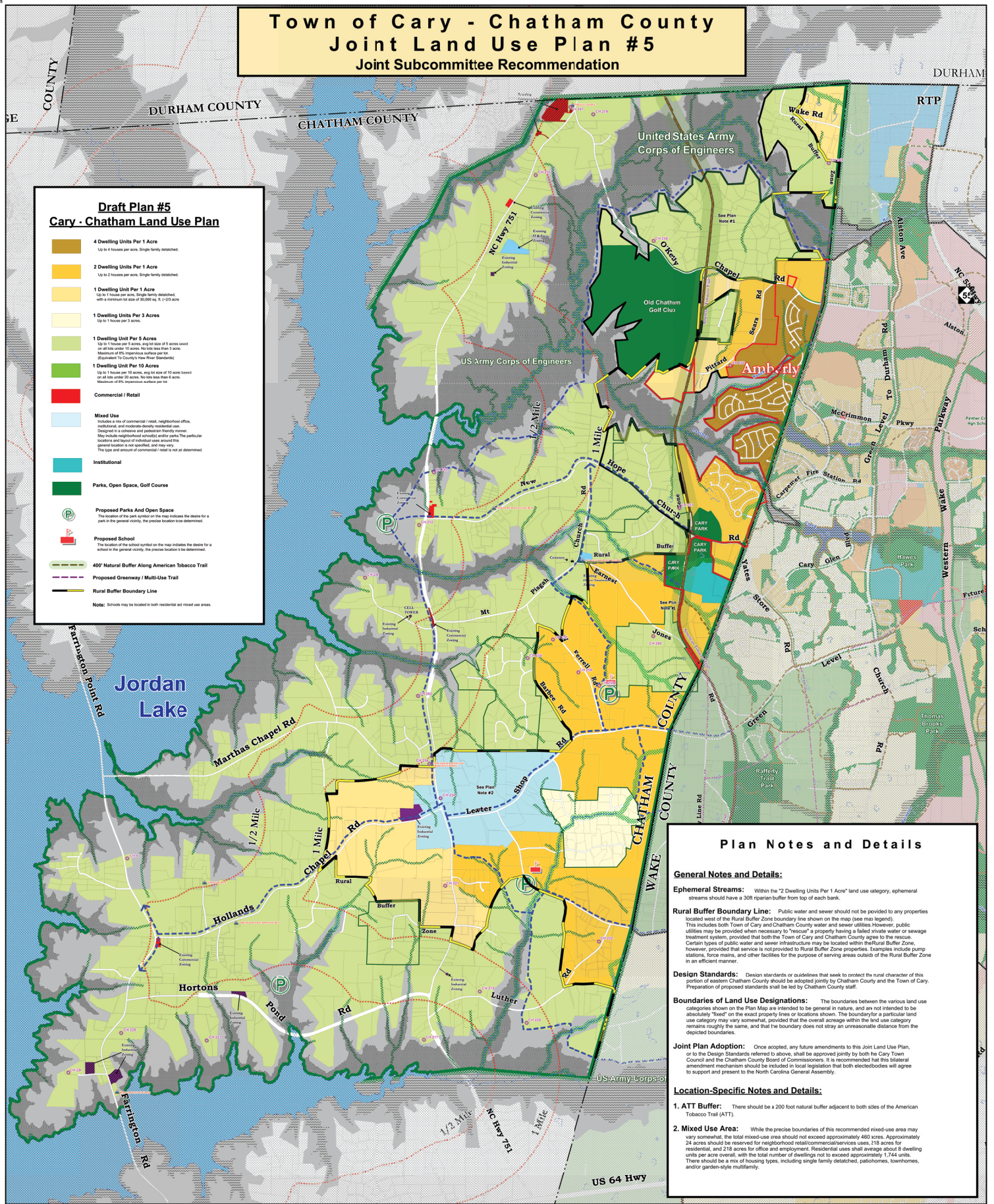


# Town of Cary - Chatham County Joint Land Use Plan #5 Joint Subcommittee Recommendation

### Draft Plan #5 Cary - Chatham Land Use Plan

	<b>4 Dwelling Units Per 1 Acre</b> Up to 4 houses per acre, single family detached.
	<b>2 Dwelling Units Per 1 Acre</b> Up to 2 houses per acre, single family detached.
	<b>1 Dwelling Unit Per 1 Acre</b> Up to 1 house per acre, single family detached, with a maximum lot size of 30,000 sq. ft. (1-1/2 acres)
	<b>1 Dwelling Unit Per 3 Acres</b> Up to 1 house per 3 acres.
	<b>1 Dwelling Unit Per 5 Acres</b> Up to 1 house per 5 acres, any lot size of 5 acres based on all lots under 10 acres. No lots less than 5 acres. Maximum of 4% residential surface per acre. (Equivalent to County's New Rural Standards)
	<b>1 Dwelling Unit Per 10 Acres</b> Up to 1 house per 10 acres, any lot size of 10 acres based on all lots under 20 acres. No lots less than 10 acres. Maximum of 4% residential surface per acre.
	<b>Commercial / Retail</b>
	<b>Mixed Use</b> Includes a mix of commercial, retail, neighborhood office, institutional and residential density. Intended to be a cohesive and pedestrian-friendly interior. May include neighborhood specific and/or parks. The particular location and layout of individual uses around the general location is not specified and may vary. The type and amount of commercial/retail is not determined.
	<b>Institutional</b>
	<b>Parks, Open Space, Golf Course</b>
	<b>Proposed Parks And Open Space</b> The location of the park symbol on the map indicates the desire for a park in the general vicinity, the precise location to be determined.
	<b>Proposed School</b> The location of the school symbol on the map indicates the desire for a school in the general vicinity, the precise location to be determined.
	<b>400' Natural Buffer Along American Tobacco Trail</b>
	<b>Proposed Greenway / Multi-Use Trail</b>
	<b>Rural Buffer Boundary Line</b>

Note: Schools may be located in both residential and mixed use areas.



### Plan Notes and Details

**General Notes and Details:**

**Ephemeral Streams:** Within the "1 Dwelling Units Per 1 Acre" land use category, ephemeral streams should have a 30ft riparian buffer from top of each bank.

**Rural Buffer Boundary Line:** Public water and sewer should not be provided to any properties located west of the Rural Buffer Zone boundary line shown on the map (see map legend). This includes both Town of Cary and Chatham County water and sewer utilities. However, public utilities may be provided when necessary to "rescue" a property having a failed private water or sewerage treatment system, provided that both the Town of Cary and Chatham County agree to the rescue. Certain types of public water and sewer infrastructure may be located within the Rural Buffer Zone, however, provided that service is not provided to Rural Buffer Zone properties. Examples include pump stations, force mains, and other facilities for the purpose of serving areas outside of the Rural Buffer Zone in an efficient manner.

**Design Standards:** Design standards or guidelines that seek to protect the rural character of this portion of eastern Chatham County should be adopted jointly by Chatham County and the Town of Cary. Preparation of proposed standards shall be led by Chatham County staff.

**Boundaries of Land Use Designations:** The boundaries between the various land use categories shown on the Plan Map are intended to be general in nature, and are not intended to be absolutely "fused" on the exact property lines or locations shown. The boundary for a particular land use category may vary somewhat, provided that the overall acreage within the land use category remains roughly the same, and that the boundary does not stray an unreasonable distance from the depicted boundaries.

**Joint Plan Adoption:** Once accepted, any future amendments to this Joint Land Use Plan, or to the Design Standards referred to above, shall be approved jointly by both the Cary Town Council and the Chatham County Board of Commissioners. It is recommended that this bilateral amendment mechanism should be included in local legislation that both electorates will agree to support and present to the North Carolina General Assembly.

**Location-Specific Notes and Details:**

- ATT Buffer:** There should be a 200 foot natural buffer adjacent to both sides of the American Tobacco Trail (ATT).
- Mixed Use Area:** While the precise boundaries of this recommended mixed-use area may vary somewhat, the total mixed-use area should not exceed approximately 460 acres. Approximately 24 acres should be reserved for neighborhood retail/commercial services uses, 216 acres for residential, and 216 acres for office and employment. Residential uses shall average about 8 dwelling units per acre overall, with the total number of dwellings not to exceed approximately 1,744 units. There should be a mix of housing types, including single family detached, patiohomes, townhomes, and/or garden-style multifamily.

	US Army COE Property		Proposed Future Roads
	12 Mile & 1 Mile Boundary From Jordan Lake Natural Pool Division		American Tobacco Trail
	Joint Planning Area Boundary		Cary Greenways - Existing
	Cary Corporate Limits in Chatham Co.		Cary Greenways - Proposed
	Existing County Subdivision		NC Historic Inventory Site
	100 Year Flood Plain		Church

Key To Cary & Areas Land Use Plans	Density	Acreage
OSBR	10d/1ac	764,702
OU	1du/3ac	213,076
OU	1du/5ac	7,351.4
OU	2du/1ac	1,656.68
OU	4du/1ac	334,815
OU	Golf/Park/Open Space	482,200
OU	MS	54,234.2
OU	Mixed Use	459,757