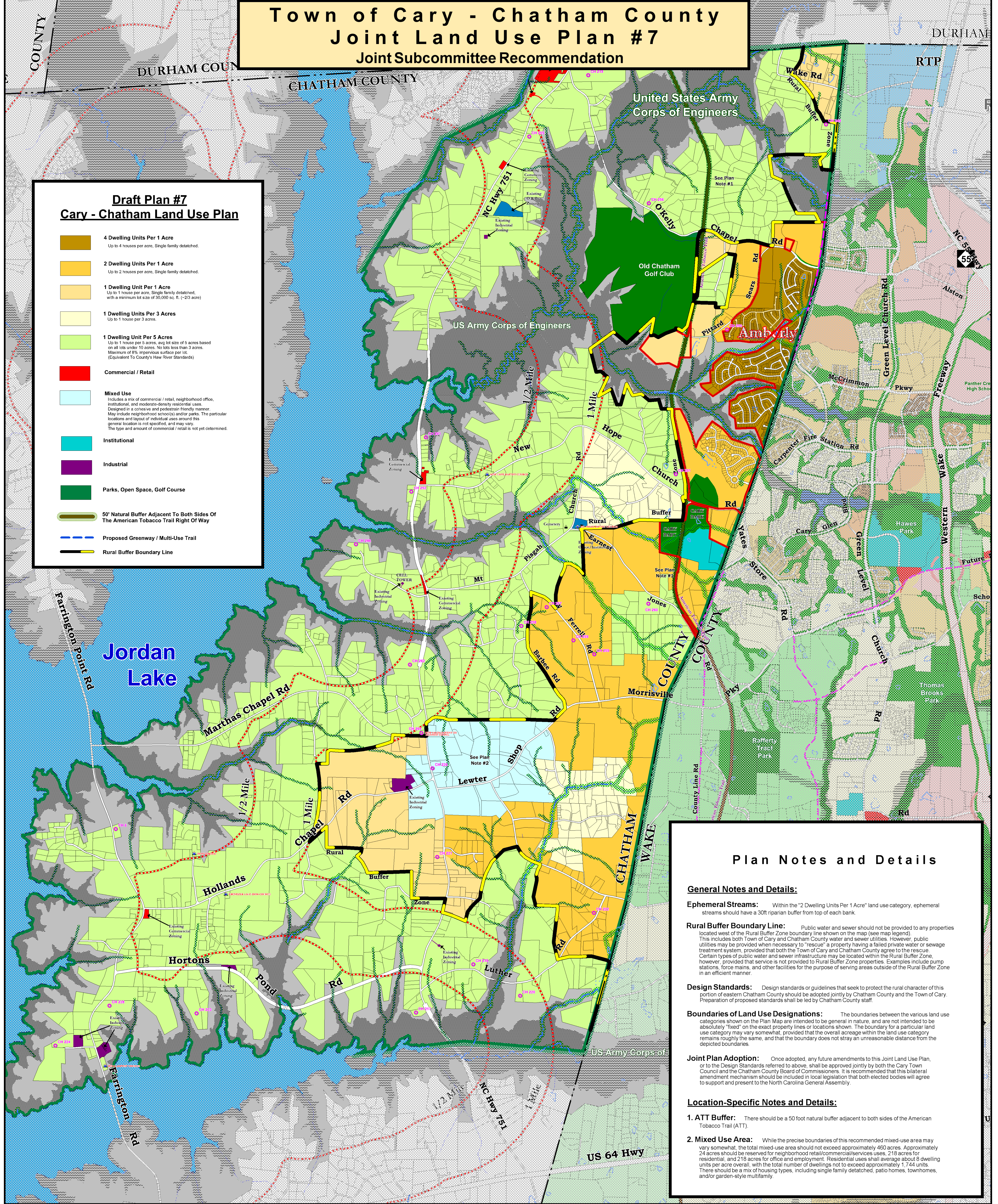


# Town of Cary - Chatham County Joint Land Use Plan #7 Joint Subcommittee Recommendation



### Draft Plan #7 Cary - Chatham Land Use Plan

- 4 Dwelling Units Per 1 Acre**  
Up to 4 houses per acre, Single family detached.
- 2 Dwelling Units Per 1 Acre**  
Up to 2 houses per acre, Single family detached.
- 1 Dwelling Unit Per 1 Acre**  
Up to 1 house per acre, Single family detached, with a minimum lot size of 30,000 sq. ft. (-2/3 acres)
- 1 Dwelling Unit Per 3 Acres**  
Up to 1 house per 3 acres.
- 1 Dwelling Unit Per 5 Acres**  
Up to 1 house per 5 acres, avg lot size of 5 acres based on all lots under 10 acres. No lots less than 3 acres. Maximum of 8% impervious surface per lot. (Equivalent to County's Haw River Standards)
- Commercial / Retail**
- Mixed Use**  
Includes a mix of commercial / retail, neighborhood office, institutional, and moderate-density residential uses. Designed in a cohesive and pedestrian friendly manner. May include neighborhood schools and/or parks. The particular locations and layout of individual uses around this general location is not specified, and may vary. The type and amount of commercial / retail is not yet determined.
- Institutional**
- Industrial**
- Parks, Open Space, Golf Course**
- 50' Natural Buffer Adjacent To Both Sides Of The American Tobacco Trail Right Of Way**
- Proposed Greenway / Multi-Use Trail**
- Rural Buffer Boundary Line**

### Plan Notes and Details

**General Notes and Details:**

**Ephemeral Streams:** Within the "2 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 "fixed" 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 adopted, 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 elected bodies will agree to support and present to the North Carolina General Assembly.

**Location-Specific Notes and Details:**

- ATT Buffer:** There should be a 50 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 450 acres. Approximately 24 acres should be reserved for neighborhood retail/commercial/services uses, 218 acres for residential, and 218 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, patio homes, townhomes, and/or garden-style multifamily.

**TOWN of CARY**  
**Chatham County**  
**Joint Comprehensive Plan Study**

US Army COE Property	Cary Land Plan Boundary	<b>Key To Cary &amp; Apex Land Use Plans In Wake County</b>
1/2 Mile & 1 Mile Boundary From Jordan Lake Normal Pool Elevation	Proposed Future Roads	
Joint Planning Area Boundary	American Tobacco Trail	CBAR
Cary Corporate Limits In Chatham Co.	NC Historic Inventory Site	CLI
Existing County Subdivision	Church	COM
100 Year Flood Plain		HBR
		HDR Garden
		HDR Mid Rise
		HMD
		INS
		LAKE
		LDR
		MDR
		MID
		MOR
		OFCIND
		OFCINS
		PIS
		RURAL VILLAGE
		TRANS_OFC
		VCR

Joint Committee Plan #7  
As Approved By The Chatham/Cary  
Joint Land Plan Subcommittee



**TOWN of CARY**

