

Chatham-Cary Joint Land Use Plan

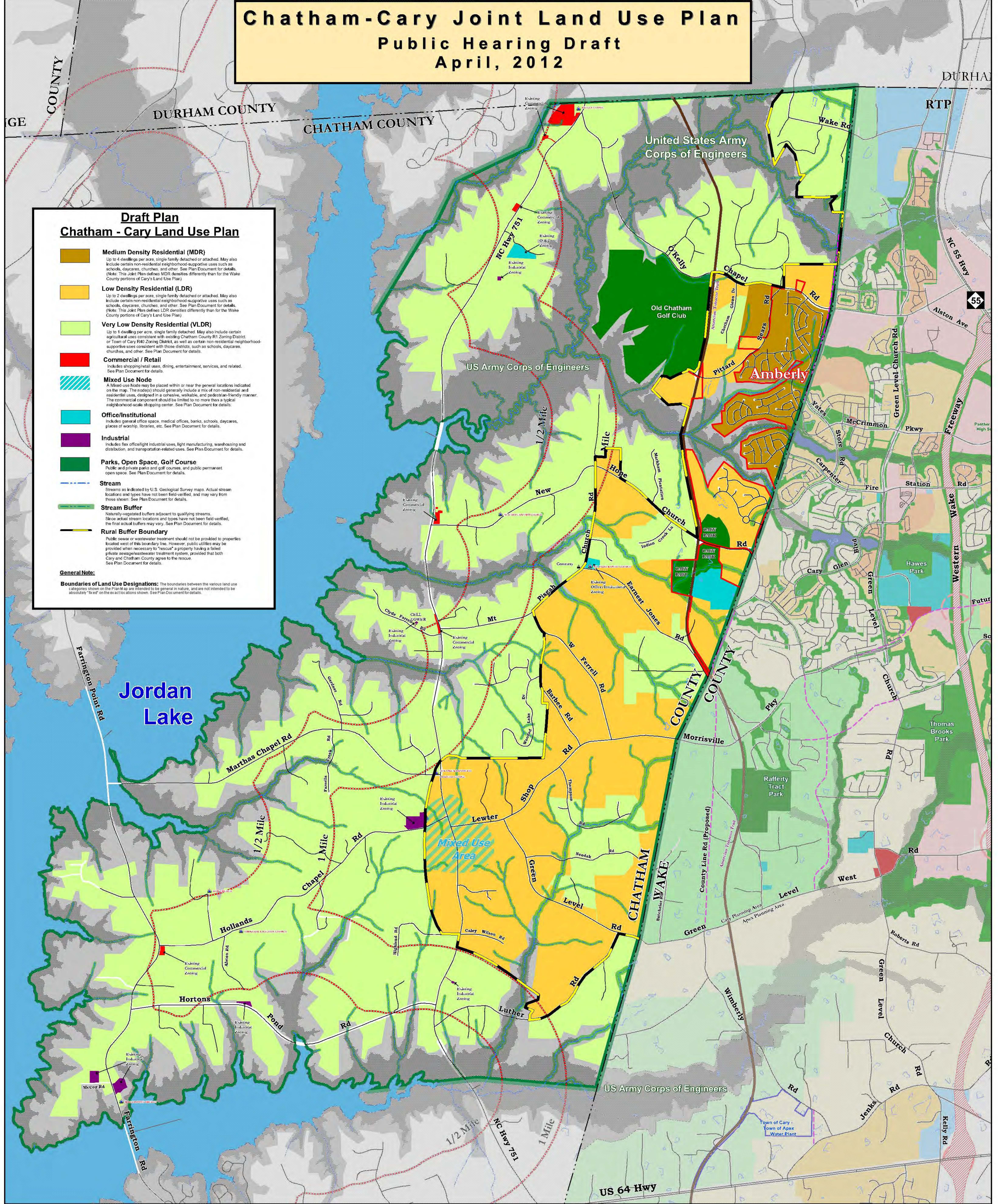
Public Hearing Draft

April, 2012

Draft Plan
Chatham - Cary Land Use Plan

- Medium Density Residential (MDR)**
Up to 4 dwellings per acre, single family detached or attached. May also include certain non-residential neighborhood-supportive uses such as schools, daycares, churches, and other. See Plan Document for details. (Note: This Joint Plan defines MDR densities differently than for the Wake County portions of Cary's Land Use Plan)
- Low Density Residential (LDR)**
Up to 2 dwellings per acre, single family detached or attached. May also include certain non-residential neighborhood-supportive uses such as schools, daycares, churches, and other. See Plan Document for details. (Note: This Joint Plan defines LDR densities differently than for the Wake County portions of Cary's Land Use Plan)
- Very Low Density Residential (VLDR)**
Up to 1 dwelling per acre, single family detached. May also include certain agricultural uses consistent with existing Chatham County R4 Zoning District or Town of Cary R40 Zoning District, as well as certain non-residential neighborhood-supportive uses consistent with those districts, such as schools, daycares, churches, and other. See Plan Document for details.
- Commercial / Retail**
Includes shopping/retail uses, dining, entertainment, services, and related. See Plan Document for details.
- Mixed Use Node**
A Mixed Use Node may be placed within or near the general locations indicated on the map. The node(s) should generally include a mix of non-residential and residential uses, designed in a cohesive, walkable, and pedestrian-friendly manner. The commercial component should be limited to no more than a typical neighborhood-scale shopping center. See Plan Document for details.
- Office/Institutional**
Includes general office space, medical offices, banks, schools, daycares, places of worship, libraries, etc. See Plan Document for details.
- Industrial**
Includes flex office/light industrial uses, light manufacturing, warehousing and distribution, and transportation-related uses. See Plan Document for details.
- Parks, Open Space, Golf Course**
Public and private parks and golf courses, and public permanent open space. See Plan Document for details.
- Stream**
Streams as indicated by U.S. Geological Survey maps. Actual stream locations and types have not been field-verified, and may vary from those shown. See Plan Document for details.
- Stream Buffer**
Naturally-vegetated buffers adjacent to qualifying streams. Show actual stream locations and types have not been field-verified, the final actual buffers may vary. See Plan Document for details.
- Rural Buffer Boundary**
Public sewer or wastewater treatment should not be provided to properties located west of this boundary line. However, public utilities may be provided when necessary to "rescue" a property having a failed private sewage/wastewater treatment system, provided that both Cary and Chatham County agree to the rescue. See Plan Document for details.

General Note:
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 "as-shown" on the exact locations shown. See Plan Document for details.



 US Army COE Property	 Proposed Future Roads
 1/2 Mile & 1 Mile Boundary From Jordan Lake Normal Pool Elevation	 American Tobacco Trail
 Joint Planning Area Boundary	 100 Year Flood Plain
 Cary Corporate Limits in Chatham Co.	 Church

 CBR	 MDR
 CLI	 MXD
 CCM	 MXDR
 HDR	 OFCAND
 HDR Gasline	 OFCANS
 HDR Midrise	 PMS
 HMO	 PURA VLLAGE
 INS	 TC-LDR12
 LAKE	 TRANS_OFC
 LDR	 VLDR