



Established 1771

CHATHAM COUNTY COMMISSIONERS

Mike Dasher, Chair
Diana Hales, Vice Chair
Jim Crawford
Karen Howard
Andy Wilkie

COUNTY MANAGER

Dan LaMontagne

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Ordinance of the Chatham County Board of Commissioners

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF CHATHAM COUNTY

WHEREAS, the Chatham County Board of Commissioners has considered the request by the Chatham County Board of Commissioners to revise the Zoning Ordinance, and finds that the amendment is consistent with the comprehensive plan of Chatham County as described in the Consistency Statement Resolution; and

WHEREAS, the Board finds that the amendment request set forth in the Application and incorporated herein by reference, approved as pursuant to the provisions of the zoning ordinance, would be suitable for the furtherance of the administration of the ordinance; and

WHEREAS, the Board finds the four (4) standards, as described below, from the Zoning Ordinance have been met as stated:

No. 1: The alleged error in this Ordinance, if any, which would be remedied by the proposed amendment with a detailed description of such error in the Ordinance and detailed, and reasons how the proposed amendment will correct the same. No errors are being claimed with this request; and

No. 2: The changed or changing conditions, if any, of the area or in the County generally, which make the proposed amendment reasonably necessary to the promotion of the public health, safety and general welfare. The Board of Commissioners received a recommendation from the Planning Board to amend to the ordinance to require a conditional use permit for assembly occupancies based on comments provided by the public; and

No. 3: The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or parts thereof. The consistency statement resolution provides recommendations from Plan Chatham; and

No. 4: All other circumstances, factors and reasons which the applicant offers in support of the proposed amendment. This Amendment is an interim step to provide the public an opportunity to provide input on assembly occupancies in residential districts while performance standards can be drafted as part of the development of unified development ordinance; and

BE IT ORDAINED, by the Board of Commissioners of Chatham County as follows:

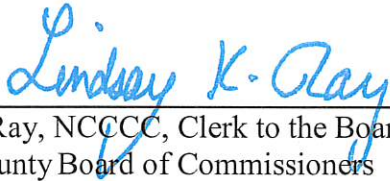
1. All revisions to the Zoning Ordinance listed in "Attachment A" are approved.
2. This ordinance shall become effective upon its adoption.

Adopted, this the 19th day of August 2019.



Mike Dasher, Chairman
Chatham County Board of Commissioners

ATTEST:



Lindsay K. Ray, NCCCC, Clerk to the Board
Chatham County Board of Commissioners



ATTACHMENT "A"

Section 10.13 Table1: Zoning Table of Permitted Uses

	P# CU†	P# CU†	P# CU†	P	P	P	P	P	P
Churches and other places of worship									
Day care centers in the principal residence to accommodate not more than 15 children at any one time, provided such are located on a lot of not less than one acre and provided further that all buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement for the district in which it is located	PCU	PCU	PCU	PCU					
Grounds and facilities for hunting and fishing clubs with a minimum lot area of 20 acres and provided that all buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement for the district in which it is located	PCU	PCU	PCU	PCU					
Grounds and facilities for non-profit clubs with a minimum lot area of three acres and provided that all buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement for the district in which it is located	PCU	PCU	PCU	PCU	P				
Public parks and recreation areas including marinas and concessions with a minimum lot area of three acres and provided that all buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement for the district in which it is located	PCU	PCU	PCU	PCU					
Schools, public and private with a minimum lot area of three acres and provided that all buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirement for the district in which it is located	PCU	PCU	PCU	PCU					

† Provided such are located on a lot of not less than three acres and provided further that the minimum side and rear yards shall be 50 feet and the front yard setback a minimum of 25 feet greater than required for a single-family residence within the district.