

CHATHAM COUNTY COMMISSIONERS

Karen Howard, Chairman Diana Hales, Vice Chair Mike Dasher Jim Crawford Walter Petty COUNTY MANAGER
Dan LaMontagne



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Established 1771

Ordinance of the Chatham County Board of Commissioners

AN ORDINANCE AMENDING THE ZONING ORDINANCE OF CHATHAM COUNTY

For Multiple Revisions to the Chatham County Zoning Ordinance

WHEREAS, the Chatham County Board of Commissioners has considered a request by the Chatham County Board of Commissioners to amend the Zoning Ordinance as described in the attachment, and finds that the amendments are consistent with the comprehensive plan of Chatham County, Plan Chatham, as described in the Consistency Statement Resolution; and

WHEREAS, the Board finds the amendments set forth in the attachment are pursuant to the provisions of the zoning ordinance, and would be suitable for the furtherance of the administration of the ordinance; and

WHEREAS, the Board has considered the amendments to the Zoning Ordinance and finds them reasonable, and that the public interest is furthered.

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

- 1. All revisions to the Zoning Ordinance set forth in the attachments are approved.
- 2. This ordinance shall become effective upon its adoption.

Adopted this 20 day of April, 2020

Karen Howard, Chair

Chatham County Board of Commissioners

Taren A Arward

ATTEST:

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

Chatham County Board of Commissioners



SECTION 7

DEFINITIONS

7.2 Definitions

truck and recreational vans. Recreational vehicles are considered domestic vehicles Recreational Vehicles (RV) - A Vehicle, or vehicle type portable structure which can be hauled, towed or driven, designed for recreational use (as in camping). Recreational Vehicles are not designed for permanent occupancy. This would include, but is not limited to travel trailers, motor homes, camping trailers, campers,

self-propelled or permanently towable by a light duty truck, and is generally used as temporary living quarters for recreational, camping, travel, seasonal, and Recreational Vehicle (RV), Park Model - A vehicle that is built on a single chassis, is 400 sq. feet or less when measured at the largest horizontal projection, is

SECTION 8

GENERAL PROVISIONS

8.1 Relationship of Building to Lot

- 4. Regulation of Recreational Vehicles (RV's).
- Recreational Vehicles are permitted to be stored unoccupied on residential lots. Such storage of the Vehicle shall not be within any required setback. The unoccupied vehicle may not be used to store any materials, items, pets, farm animals, and the like. Recreational Recreational Vehicle stored in accordance with this ordinance shall: vehicles are not designed nor intended for permanent habitation, therefore an RV cannot be considered as a primary residence. A
- Not be connected to any permanent utility service. The use of extension cords for cleaning and/or repair is allowed on a temporary basis.
- Have its wheels and axels remain at all times
- Maintain proper insurance and registration being fully licensed and ready for highway use
- Have no accessory structures supported by the Vehicle, this includes decks, porches, and awnings
- Permanent habitation is not permitted. In order to provide for the health, safety, and welfare, the use of a recreational vehicle for permanent habitation shall be deemed unlawful.
- C A Recreational Vehicle can be utilized for temporary occupation for no more than 180 days if the following requirements are met-
- It is used during the construction of a single-family dwelling or placement of modular/mobile home
- emergency event or natural disaster. It is used while a damaged/destroyed home is being replaced due to damage by fire, flood, hurricane, tornado, or other
- Ħ: Extensions of the 180 day time period can be granted by the zoning official when work is ongoing with a valid building

SCHEDULE OF DISTRICT REGULATIONS

10.12 CD-MU Mixed Use

F. Dimensional and Off-Street Parking Requirements

amount of land developed for residential purposes. non-residential uses, provided that at no time shall the cumulative amount of land developed for non-residential purposes exceed the cumulative At a minimum, twenty percent (20%) of the total built upon area of the development land area of the development must be occupied by or used for

10.13 Table 1: Zoning Table of Permitted Uses: Proposed Uses

Zoning District	R5	R2	R1	0&1	B-1*	NB	СВ	RB	E	H
Aviation/aerospace equipment, engine and instrument manufacturing and/or assembly. (Subject to additional requirements of Section 17.9)										CU3
Battery Manufacture (Subject to additional requirements of Section 17.9)										CU
Computer and Electronic product manufacture										CU ³
Data processing, hosting and related services										CU3
Electrical equipment, appliance, and component manufacturing										CU3
Furniture Manufacture										CU ³
Government Offices and Facilities	P	P	P	P	Р	Р	Р	P	P	Р
Heavy manufacturing, processing or assembly not otherwise named herein provided no operations are carried on, or are likely to be carried on, which will create smoke, fumes, noise, odor or dust which will be detrimental to the health, safety or general welfare of the community (Subject to additional requirements of Section 17.9)										C
Machinery Manufacture										CU ³
Medical Equipment and Instrument Manufacture										CU ³
Metal manufacturing for primary and fabricated materials										CU3

Transportation equipment Manufacture CI	Semiconductor Manufacture (Subject to additional requirements of Section 17.9)
3	u

³ When Chatham County Water and Town of Sanford Sewer Infrastructure is utilized the use is allowed by right.

10.13 Table 1: Zoning Table of Permitted Uses: **Edits to Current Uses**

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Zoning District	R5	RZ	R1	0&1	B-1*	NB	СВ	RB	IL	HI
Boat Storage Facility					CU	CU	CU	CU	CU	CU
Contractor's plants or storage yards and staging areas	S	5	C	C	C	CU	CU	C	CU	CU
Cosmetics and perfume Manufacture (Subject to additional requirements of Section 17.9)										CU3
General, professional, and medical and governmental offices				Р	Р	Р	ס	ס	ס	ס
Laboratories for research and testing (Subject to additional requirements of Section 17.9)									5	CU3
Light manufacturing, processing or assembly not otherwise named herein provided no operations are carried on, or are likely to be carried on, which will create smoke, fumes, noise, odor or dust which								= =	CU	C
will be detrimental to the health, safety or general welfare of the community (Subject to additional requirements of Section 17.9)										
Office- business and professional, and governmental				Р	Р	Р	Р	Р		
Pharmaceutical products manufacture (Subject to additional requirements of Section 17.9)									C	CU3
Recreational Vehicle Storage Facility					CU	CU	CU	CU	CU	C
Self-storage facility / mini-warehouse storage facility with related retail and services (i.e. moving truck rental)					CU		CU	S	C	CU
Storage warehouses									CU	CU
Storage yards (outdoor storage)									C	CU
Wireless Support Structures that are greater than one hundred ninety- nine (199) feet, but no more than four hundred (400) feet in height *Subject to the Wireless Telecommunication Facilities Ordinance	CU*	CU*	CU*	CU*	CU*	CU*	CU*	CU*	CU*	CU*

SECTION 15 REGULATIONS GOVERNING SIGNS

15.12 Permit Required

B. The following signs listed in Section 15.5 (signs permitted in any district) shall not require a permit: (1), (2), (3), (4), (5), (7), (9), (10).

SECTION 17 CONDITIONAL USE PERMITS

17.1Procedure

safety, welfare or environment of the community. 3. The requested permit will not impair the integrity or character of the surrounding or adjoining areas, and will not be detrimental to the health,

17.2 Plans

permit conditions and other Ordinance requirements. submitted to the Planning Department prior to the issuance of any permits. Such review shall be for the purpose of determining compliance with the Final plans for any development to be made pursuant to any conditional use permit shall be submitted to the Planning Department for review prior to the issuance of any permits. The EIA or special study, if required pursuant to Section 11.3 or Section 17.9 respectively, shall be completed and