



# Chatham County Planning Board Agenda Notes

**Date: June 2, 2020**

**Agenda Item: VIII-1**

**Attachment #: None**

- Subdivision**     
  **Conditional Use Permit**     
  **Rezoning Request**  
 **Other:**

<b>Subject:</b>	A request by the Chatham County Board of Commissioners to consider amendments to the Chatham County Zoning Ordinance; specifically, Section 7.2 Definitions, and Section 10.1-10.12 Schedule of District Regulations.
<b>Action Requested:</b>	See Recommendation
<b>Attachments:</b>	

**Introduction & Background:**  
 At the February 4<sup>th</sup> Planning Board meeting the board had several questions regarding the building/structure height limit of 60 feet. Instead of approving the language suggested by planning staff, the planning board asked that planning staff research the topic. Several board members were concerned about the maximum height limit of a structures was sixty (60) feet. Planning staff informed the planning board that they would research the policies of surrounding jurisdictions.

The sections that will be amended are 7.2 Definitions and 10.1-10.12 Schedule of District Regulations.

**Discussion & Analysis:**  
 Below is a list of the Structure definitions from surrounding jurisdictions:

Durham City/County: Structure- A walled and roofed building that is principally above ground; a manufactured home; vertical projections meeting the definition of antenna-supporting or wireless support structures; or when used in reference to Sec. 8.4, Floodplain and Flood Damage Protection Standards, a gas or liquid storage tank that is principally above ground.

Moore County: Structure- Anything constructed or erected, including but not limited to buildings, manufactured homes, or a gas, liquid, or liquefied gas storage tank that is

principally above ground, which requires location on the land or attachment to something having permanent location on the land.

Wake County: Structure- means any object anchored to the ground, constructed or installed by humankind, including signs, buildings, parking lots, garages, carports, flagpoles, stoops and utility buildings (Note: All buildings are structures, but not all structures are buildings).

Lee, Randolph, and Harnett counties do not include individual definitions for structure in their development ordinances, but instead include structure references within the definition for building. Based on planning staff research the average building height limit in residential areas in surrounding jurisdictions is 35 feet. In non-residential zoning districts when there is a height limit, it is usually 60 feet. Additionally, it should be noted that in Chatham County there are a significant amount of permitted structures, mainly private residences, which exceed a 35 feet maximum height.

Based on the analysis of surrounding jurisdictions districts regulations and difficulty in trying to distinguish between “buildings” and “structures”, and trying to separate the two types in each zoning district, planning staff recommends no change in the definition or height limits.

**Recommendation:**

Planning staff recommends adoption of the wording that was the subject of the public hearing.