



Chatham County Planning Department
Po Box 54
Pittsboro, NC 27312
(Ph) 919-542-8204 (Fax) 919-542-2698
www.chathamnc.org/planning

APPLICATION ACCEPTANCE POLICY

CONDITIONAL USE PERMITS: NEW AND REVISIONS TO CURRENTLY APPROVED CUPs

Chatham County understands that clear expectations make the application and development review processes easier for both applicants and staff. The policies outlined below will enable Planning Department staff to move the process along in a way that ensures that each application is reviewed thoroughly to avoid unnecessary delays. Staff desires to complete review of projects in an accurate and timely manner. Due to the planning staff sufficiency review, Board of Commissioners and Planning Board set schedules, working with incomplete materials detracts from the timely review of applications.

1. Applications are to be reviewed for completeness by staff prior to being officially accepted for review. Applications that are dropped off or mailed in cannot be accepted without prior approval from the Zoning Administrator.
2. Checklists for each type of request are provided with each application package. If the application does not contain all required items on the checklist, it will be considered incomplete and shall not be accepted. Please note that there are some items listed that are only required in special circumstances, along with requests from the planning department to include additional information if needed. **PLEASE REVIEW SECTION 17 FOR CONDITIONAL USE PERMITS IN ITS ENTIRETY TO MAKE SURE ALL AREAS FOR SUBMISSION ARE COVERED. **CUPs are required to have the same site plan information submitted****
3. Application fees must be paid at the time an application is submitted for acceptance. **Please provide ONE complete set of the application and all supporting materials when submitting.** More copies will be requested by the Planning Department (16 sets) once the sufficiency review period has been completed.
4. In order to allow time to process fees, applications will not be accepted after 4:00 pm each day.
5. For your convenience, applicants may schedule an appointment with staff to review the application package before the official submission.

The Planning Department staff looks forward to working with you during the application process. If you have questions or need further assistance, please call 919-542-8285.

CONDITIONAL USE PERMIT

APPLICATION FOR NEW CUP OR A REVISION TO AN EXISTING CUP

Chatham County
Planning Department

P. O. Box 54, 80-A East St, Pittsboro, NC 27312
Telephone: (919) 542-8204 FAX: (919)542-2698

Section A. APPLICANT INFORMATION

NAME OF APPLICANT: Matthew Malone

MAILING ADDRESS OF APPLICANT: 11312 US Hwy 15 501 N., Ste 107185, Chapel Hill, NC 27517

PHONE NUMBER/E-MAIL OF APPLICANT: 919-960-1559 / naturetrailsnc@gmail.com

PROPERTY OWNER INFORMATION (If different from the applicant): ***Owner Authorization Signature Required; See end of application.**

Name(s) DFS Properties, LLC.

Address: PO Box 1787

Pittsboro, NC

ZIP 27312

Telephone: 919-210-3109 FAX: _____

E-Mail Address: gvassie88@gmail.com

PROPERTY INFORMATION: The following information is required to provide the necessary information to process the rezoning request:

ADDRESS OF SUBJECT SITE: 9555 US 15 501 N, Chapel Hill, NC 27517

CHATHAM COUNTY PROPERTY PARCEL NUMBER (AKPAR #): 2759

CURRENT ZONING DISTRICT/CLASSIFICATION: CU-NB

TOTAL SITE ACRES/SQUARE FEET: 2.285 acres

(Do not round acreage. Use exact acreage numbers from tax records or recorded survey)

PROPOSED USE(S) FOR THE SITE: **Please select the use/s from Section 10.13 of Zoning Ordinance**

See attached sheets

It is important that the applicant provide information to explain how the permit request or revision satisfies the following required five findings. **All applications shall contain the following information. Please use a separate attachment and/or additional sheets to fully explain and detail this project.** If there is a finding that you feel does not apply to this submittal, please mark with "N/A" for not applicable and explain if necessary.

- 1. The use requested is among those listed as an eligible conditional use in the district in which the subject property is located or is to be located.**
- 2. The requested conditional use permit or revision to the existing permit is either essential or desirable for the public convenience or welfare.**

A. Traffic <Required> Document projected traffic generated by the use. Document current capacity for the road that serves this site (available for all/most roads from NCDOT). What kinds of traffic will this be (car, bus, truck, etc.) and what will be the peak time of day for the traffic? Do you anticipate changes to the speed limit on the principal service road for this site? Are modifications to the road system needed (e.g. a turning lane)? How will these road improvements be financed? A letter of opinion from NCDOT would be required if introduction of significant new traffic loads were expected or there is already a high accident rate at this location. Will the road(s) included in the County Thoroughfare Plan accommodate these anticipated requirements?

B. Visual Impact & Screening <Required> Describe the visual presentation of the completed project in context with the adjoining properties. How will fencing and/or plantings alter the future visual presentation?

C. Lighting <Required> Will there be lights associated with the use? This includes but is not limited to pole lights whether for security or decorative post mounted lights, lights on buildings/structures, landscape lighting, flood lights, etc. If so, describe the wattage, type, method of support (if on poles, give height of pole), and times of night the lights would be in use. What considerations and methods have been considered to the shielding of the light from adjacent properties? Are similar lights in use elsewhere that can be evaluated?

D. Noise <Required> Will there be noise generated by the use? If so, what will be the source of this noise? Provide an estimate of the level of noise in decibels at the property lines of the site. Provide the basis for this estimate. If the noise generated is anticipated to exceed the County Noise Ordinance, a permit must be requested and approved to exceed the ordinance requirements.

E. Chemicals, Biological and Radioactive Agents <Required>. Identify types and amounts of chemicals, explosives, biological and radioactive materials that will be utilized by the requested use. What is the estimated amounts of these agents that will be generated as waste; how will they be disposed? Identify the possible biochemical or radioactive hazards that may be associated with this use; how will these be handled? Identify the potential for emissions into the air. Identify the potential for discharges or runoff of liquids that would pollute the surface and/or groundwater sources.

F. Signs <Required> Will the use include the display of a sign (advertisement or identification)? If so, describe the method of display, lighting, color, size, number and location on the site.

G. Emergency Services <Optional>

1. Fire Protection - Document the impact on respective volunteer fire department's ability to service the site with the requested use. This should come from the Chatham County Fire Marshal as a letter.

2. Police Protection - Document the impact to the Chatham County Sheriff Department's ability to provide protection for the site with the requested use. This should come from the Sheriff in the form of a supporting letter.

3. Rescue 911 - Document the impact to rescue and ambulance ability to provide support to the site; provide approximate arrival time to site after a 911 call is placed.

H. Impact to surrounding Land Values <Optional> What will be the impact to surrounding land values as a result of the proposed use? Is this impact anticipated to change with time or create possible

changes in use of the surrounding properties? Note that if the applicant does choose to provide this information to support the application, then the basis for the information must be provided. For example, if a real estate appraiser's opinion is presented, then the opinion is expected to be derived from an analysis of comparison sites with requested use, some other real estate study or survey.

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

A. Need and Desirability <Required> The application should describe why there is a need for the proposed use in the area being applied for. Describe how this was determined (for example, an analysis of present or projected demands on existing similar uses). This is an opportunity for the applicant to establish the benefit to the county that will result from approval of this permit. Why is the proposed use more desirable than other uses permitted under the existing zoning?

B. Survey of Similar Uses <Required> How many other instances of this use are currently in Chatham or within an adjacent county? Are there similar uses already approved for the requested use on adjacent properties? Provide summary of existing similar uses. If there are already a number of such uses allowed in the County or another similar use in reasonably close proximity to the new requested site, why is this new instance of this use essential? Are these other instances currently in operation and successful?

C. Public Provided Improvements <Required> Identify any public improvements, services, etc., that the county would be required to provide in support of this site if the use is approved. If no additional public improvements are needed, then state this as the case.

D. Tax considerations <Optional> If appropriate, or of advantage to the application, provide an estimate of the tax revenue (direct and indirect) to the County that this use would provide. Describe how this estimate was determined. What is the net result of expenditure of County services and facilities required vs. the tax revenue generated?

E. Employment <Optional> Discuss the number of jobs that would be created by this use. Designate these positions as full time or part time. If possible, describe the salary ranges of the employees.

4. The manner in which the proposed amendment will carry out the intent and purpose of any adopted plans or part thereof. (I.e. Comprehensive Plan, Chatham/Cary Joint Land Use Plan, etc.) You must note specifics from the plan/s giving reference to page number and section. **In support of the Comp Plan, include the following references at a minimum:**

CHAPTER TWO: (begins on page 13)

- Issues and Opportunities

CHAPTER THREE: (begins on page 39)

- Goals and Objectives
- Land Use Descriptions – select the correct designation for your submittal and support the various bullet points as outlined.

CHAPTER FOUR: (begins on page 51)

The minimum strategies to address are the following. You may include others as you deem supportive of your application.

- Economic Development (page 53)
 - Land Use (page 61)
 - Natural Resources (page 103)
 - Parks and Recreation (page 117)
-

5. Adequate utilities, access roads, storm drainage, recreation, open space, and other necessary facilities have been or are being provided consistent with the County’s plans, policies and regulations.

A. Water Source and Requirements <Required>. How much water will the use require? What is the source of the water (county water or private well)? If the supply is to be supplied by the county, then with the help of the Public Works Dept. (542-8270) identify how the water connections are to be provided.

B. Wastewater Management <Required>. What is the wastewater capacity needs for this use? Specify the treatment and disposal methods to be used. WWTP, public (i.e. Aqua of NC), or private septic. If individual septic, provide septic improvements permit letter from the Chatham County Environmental Health Department. If other than individual septic systems are to be used, submit a plan for wastewater management. If system requires approval from NCDENR or Aqua of NC or any other state or public source, please provide preliminary approval towards getting approval.

C. Water/Sewer Impact Statement <Required>. All applications where a public utility is to be utilized, (water or sewer) must state clearly the amount of usage that is anticipated. The usage estimate must be validated by the County Public Works Director, along with an updated usage vs. capacity statement. The impact statement should provide a projection of the demand after the site is fully developed.

D. Access Roads <Required>. Describe the access to and from the site to public highways or private roadways. If the requested use will require a new driveway or enhancement to existing highway(s), address the following questions. If a new driveway access is part of the proposal, has NCDOT approved this access (include copy of the preliminary approval for a commercial driveway permit)? If the site is located on a road designated as a “major collector”, is the site accessed by an existing or proposed service road? Describe any upgrades of public or private roads necessary to serve the property.

E. Stormwater Runoff <Required>. Detail the methods and various structures that will be used to control stormwater runoff. (If disturbing more than 20,000 square feet of area, a stormwater management plan must be submitted with this application) This information will detail all points of offsite discharge with design techniques used and projected impact on neighboring properties.

STOP!

You must meet with the Chatham County Appearance Commission and hold the Community Meeting BEFORE you can submit a NEW CUP application to the Planning Department. Existing approved CUPs do not require a community meeting but still require review by the CCAC. Please check the boxes below once these meetings have been held:

- Chatham County Appearance Commission Date of Meeting August 26, 2020
- Held Community Meeting Date of Meeting N/A



Section B. SUBMITTAL INFORMATION AND PROCEDURE

- (1) Sixteen (16) completed application packets and all supporting information shall be submitted to the Planning Department upon approval of the sufficiency review by staff. **(PLEASE SEE ATTACHED CALENDAR FOR ALL SUBMITTAL AND DEADLINE DATES)** A digital copy of the application packet shall be submitted pursuant to the Planning Department Digital Document Submission Guidelines at the time the original submittal to the Planning Department.
- (2) The Planning Department shall, before scheduling the public hearing, ensure that the application contains all the required information as specified in **Sections 5 and 17 of the zoning ordinance**.
- (3) The Planning Department shall have fifteen (15) days from the date of submittal to notify the applicant that the application is complete for scheduling the public hearing.
 - a. If the Planning Department determines the information is not sufficient for review, the Department shall notify the applicant of the specific information that is required for review.
 - b. The Planning Department shall take no further action on the application until the applicant submits the required information.
 - c. Once the applicant corrects the identified deficiencies, the applicant shall resubmit to the Planning Department at least 45 days prior to the next Public Hearing meeting, and the Department shall have 15 days to review the information and notify the applicant that the information is sufficient for review.
 - d. A determination that an application contains sufficient information for review as provided in this subsection (b) does not limit the ability of other county agencies, the Planning Board or the Board of Commissioners to request additional information during the review process.
- (4) The application is reviewed by the Technical Review Committee prior to the Public Hearing for comments and recommendations from other agencies.

Section C. SUPPLEMENTAL INFORMATION REQUIRED WITH THE APPLICATION and REQUIRED INFORMATION TO BE INCLUDED ON THE SITE PLAN

PLEASE INCLUDE ALL OF THE FOLLOWING (CHECK OFF). Please check the list below carefully before you submit:

- (1) The application shall include a **site plan**, drawn to scale or as approved by planning staff, with supporting information and text that specifies the actual use or uses intended for the property and any rules, regulations, and conditions that, in addition to the predetermined ordinance requirements, will govern the development and use of the property. The following information must be provided, if applicable:
 - a. Information showing the boundaries of the proposed property as follows:
 1. If the entire parcel will be zoned, a GIS or survey map and parcel number of the subject property.
 2. If only a portion of the parcel will be zoned, a boundary survey and vicinity map showing the property's total acreage, parcel number, current zoning classification(s) and the general location in relation to major streets, railroads, and/or waterways,
 - b. Legal Description of proposed conditional zoning district;
 - c. All existing and proposed easements, reservations, and rights-of-way;
 - d. Proposed number and general location of all building sites, their approximate location, and their approximate dimensions;
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- e. Proposed use of all land and structures, including the number of residential units and the total square footage of any non-residential development;
- f. All yards, buffers, screening, and landscaping required by these regulations or proposed by the applicant; **(SECTION 12 LANDSCAPING & BUFFERING REQUIREMENTS)**
- g. All existing and proposed points of access to public and/or private streets;
- h. Stream buffers required through this or other Chatham County Ordinances or Regulations, and other Local, State, or Federal regulatory agencies. Delineation of areas within the regulatory floodplain as shown on the Official Flood Insurance Rate Maps for Chatham County;
- i. Proposed phasing, if any;
- j. Generalized traffic, parking, and circulation plans; **(SECTION 14 OFF STREET PARKING)**
- k. Proposed provision of utilities;
- l. The location of known sites of historic or cultural significance within or adjacent to the project area, including any structure over 50 years old;
- m. The approximate location of any cemetery;
- n. Proposed number, location, and size of signs; **(SECTION 15 SIGN REGULATIONS)**
- o. Location and description of any proposed lighting on the project site with a note that any lighting will comply with Section 13; **(SECTION 13 LIGHTING STANDARDS)**
- p. The location of existing and/or proposed storm drainage patterns and facilities intended to serve the proposed development, and impervious surface calculations; and
- q. Please be sure to address all of **Section 11.2.A through I** in your application.
- r. Environmental Impact Assessment pursuant to **Section 11.3** of the Zoning Ordinance, if applicable. **If you are or will be disturbing 10 or more acres in connection with this application, you are required to submit and EIA with this application. Failure to do so will result in the delay of scheduling your request for public hearing or may be returned completely for re-submission.**
- s. Please check if a Special Study is required for certain Heavy Industrial uses as described in the Table of Permitted Uses in the Zoning Ordinance, Section 10.13. **The study is required to be submitted with this application.**

The above information is required to be shown on the site plan submitted with this application. If, for some reason, any of the required items above are not included on the site plan, reasons for excluding those requirements must be given.

- (2) In the course of evaluating the proposed use, the Zoning Administrator, Planning Board, Chatham County Appearance Commission, or Board of Commissioners may request additional information from the applicant. This information may include, but not be limited to, the following:
- a. Proposed screening, buffers, and landscaping over and above that required by these regulations, as well as proposed treatment of any existing natural features;
- b. Existing and general proposed topography;
- c. Scale of buildings relative to abutting property;
- d. Height of structures;
- e. Exterior features of the proposed development;
- f. A traffic impact analysis of the proposed development prepared by a qualified professional. The traffic impact analysis shall follow the NCDOT TIA Analysis Guidelines, and shall also include consideration for non-motorized and public transportation;
- g. Any other information needed to demonstrate compliance with these regulations.

NOTE: The Zoning Administrator has the authority to waive any application requirement where the type of use or scale of the proposal makes providing that information unnecessary or impractical.

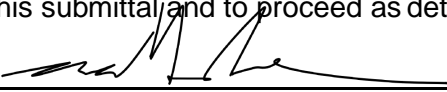
SECTION D. SIGNATURE STATEMENTS

OWNER'S SIGNATURE*: In filing this application, I/we as the property owner(s), hereby certify that all of the information presented in this application is accurate to the best of my knowledge, information and belief. I hereby designate Matthew Malone to act on my behalf regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf and to speak for me in any public meeting regarding this application.

Signature: 

Date: 10/2/2020

APPLICANT SIGNATURE: I hereby acknowledge that I am making this application on behalf of the above owner's statement or myself as the owner and that all the information presented in this application is accurate to the best of my knowledge, information, and belief. I acknowledge understanding of the requirements set out in this application and in the ordinances and/or guidelines used to determine the completeness of this submittal and to proceed as determined.

Signature: 

Date: 10/2/2020

**Application Fee Calculation: \$500 + \$25 per actual acreage for new applications
\$300 for revisions to existing CUP approvals**

DO NOT ROUND UP ACREAGE

OFFICE USE ONLY:

<p>Date Application Received: <u>2October20</u></p> <p>Received By: <u>Janie Phelps</u></p> <p>Fee Paid: \$ <u>300</u></p> <p>Paid By: Check No. _____ Cash _____ Credit Card <u>X</u></p> <p>Planning Application No. <u>PL 20201679</u></p>

10.13 Table 1: Zoning Table of Permitted Uses Notes: Compact Communities (CC) uses are listed separately in the Compact Communities Ordinance

Many commercial activities that are otherwise prohibited in this table may be allowed as Home Occupations if they meet the requirements of that section.

Key: P = Permitted; A = Accessory Only; CU = Conditional Use Only; PRD = Planned Residential Development Only; * = Historical district; (this district is no longer permitted for future rezonings)

Zoning District	R5	R2	R1	O&I	B-1*	NB	CB	RB	IL	IH
ABC stores					P	P	P	P		
Accessory dwelling unit i.e. guest house, pool house, garage apartment and in-house apartment	P	P	P							
Accessory uses and structures clearly incidental to a permitted use	P	P	P							
Airports and landing fields for fixed and rotary wing aircraft									CU	CU
Alcohol and alcoholic beverages manufacture										P
Amusement enterprises such as pool, bowling, roller rink when housed entirely within a permanent structure					P		P	P		
Animal Husbandry Specialized with a minimum lot area and setback twice the minimum required of the zoning district. Lot area and setback for the AG district measured as if R5	CU	CU	CU							
Antique shops					P	P	P	P		
Apartment Complex or Residential Condominium Complex	PRD	PRD	PRD							
Appliance distributors for wholesale									P	
Appliance sales and service					P	P	P	P		
Art supply retail sales					P	P	P	P		
Arts and Crafts fabrication and related sales	CU				P	P	P	P		
Asphalt manufacture or refining (Subject to additional requirements of Section 17.9)										CU
Assembly halls, coliseums, gymnasiums and similar structures								CU	CU	CU
Assembly of ammunition, for small arms only, from previously prepared parts									CU	CU
Assembly of machines, appliances and goods from previously prepared parts									P	P
Automobile and truck assembly									CU	P
Automobile and automobile accessory sales and service					P		CU	P		

Chatham County Zoning Ordinance

Zoning District	R5	R2	R1	O&I	B-1*	NB	CB	RB	IL	IH
Automobile service stations including tune-ups, minor repairs, tire service, washing facilities both manual and automatic and similar services. ¹					P	P	P	P	P	P
Aviation/aerospace equipment, engine and instrument manufacturing and/or assembly. (Subject to additional requirements of Section 17.9)										CU ³
Avocational farming	P	P	P							
Bait and tackle shops					P	P	P	P	P	P
Bake shops and similar food preparation intended primarily for retail sales on the premises for consumption either on or off premises					P	P	P	P		
Bakeries or baking plants									P	P
Banks, savings and loans, finance companies, credit agencies and similar financial institutions				P	P	P	P	P		
Battery Manufacture (Subject to additional requirements of Section 17.9)										CU
Beauty Shops, Salons					P	P	P	P		
Owner-occupied bed and breakfast homes with no more than two (2) rooms (units) for rent for stays no longer than seven (7) consecutive days and may be located on legal, non-conforming and conforming lots of record, on at least one and one half (1.5) acres, which may have standard setbacks as set in the district in which it is located	P	P	P							
Bed and breakfast inns with no more than six rooms for rent 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	CU	CU	CU				P	P		
Bedding, carpet and pillow manufacturing, cleaning and renovating									P	P
Bicycle sales and repair					P	P	P	P		
Blacksmith or horseshoeing shops						P			P	P
Blueprinting and Photostatting establishments								P	P	P
Boarding kennels (See Section 17.5 for acreage requirements)	CU	CU	CU			P	P	P		
Boat, trailer and other utility vehicle sales and service					P		CU	P		
Boat Storage Facility					CU	CU	CU	CU	CU	CU

¹ Fuel, oil and similar pumps and appliances may be located in the minimum required front and side yards provided that none shall be located nearer than 15 feet to any street line and may be covered by an attached or free standing unenclosed canopy provided such canopy does not extend nearer than five feet to any property line and does not cover greater than 30% of the required yard area.

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

Chatham County Zoning Ordinance

Zoning District	R5	R2	R1	O&I	B-1*	NB	CB	RB	IL	IH
Book, stationery and office supply stores					P	P	P	P		
Bookbindery									P	P
Bottling works for soft drinks									P	P
Breeding kennels 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	CU	CU				P	P	P		
Brick, tile, clay pipe and other clay products manufacture (Craft pottery is not covered in this definition)										P
Bus passenger stations					P			P		
Cabinet shops					P	P	P	P		
Campgrounds—SEE Public and Private recreation camps and grounds										
Candy products manufacture									P	P
Canvas and burlap products manufacture, sales and storage									P	P
Carpeting, Flooring, Tile, and Stone Products Sales					P	P	P	P		
Catering establishments					P	P	P	P		
Cement, lime, plaster manufacture (Subject to additional requirements of Section 17.9)										CU
Cemeteries	CU	CU	CU	P						
Churches and other places of worship	CU ²	CU ²	CU ²	P	P	P	P	P		
Circuses, carnivals, exhibition shows, sideshows, races, trade shows, flea markets, banquets, conventions, religious events, arts and crafts shows, stage shows, athletic events and other similar events, including temporary living quarters such as mobile homes and recreational vehicles provided that the stay of such temporary living quarters shall be limited to a period of not more than five days longer than the duration of the event and no more than 30 total days in any 12 month period for any one separate event								CU	CU	CU
Clothing manufacture									P	P
Clothing shops					P	P	P	P		
Clubs and other places of entertainment operated as commercial enterprises								CU	CU	CU
Coal or coke yards (Subject to additional requirements of Section 17.9)									CU	CU

² 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.

Chatham County Zoning Ordinance

Zoning District	R5	R2	R1	O&I	B-1*	NB	CB	RB	IL	IH
Coffee roasting									P	P
Cold storage plants									P	P
Computer and Electronic product manufacture										CU ³
Congregate care facilities				P	P	P	P	P		
Contractor's plants or storage yards and staging areas	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU
Cooperage works										P
Cosmetics and perfume manufacture(Subject to additional requirements of Section 17.9)										CU ³
Dairy bars and ice cream shops intended primarily for retail sale on the premises for consumption either on or off premises					P	P	P	P		
Dairy products, processing, bottling and distribution, ice-cream manufacture, all on a wholesale basis									P	P
Data processing, hosting and related services										CU ³
Day care centers for 15 or fewer children.	CU	CU	CU							
Day Care Centers for more than 15 children.				P	P	P	P	P		
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	CU	CU	CU							
Drive-in or outdoor motion picture show									CU	CU
Drug stores					P	P	P	P		
Dry cleaning, pressing, and related retail service counter					P	P	P	P	P	P
Dwellings, single-family, manufactured	P	P	P		P					
Dwellings, single-family, site built and modular	P	P	P		P					
Dwellings, single-family attached (Duplex)		P	P	P						
Dwellings, manufacture of										P
Dye stuff manufacture and dyeing plants									CU	CU
Eating and drinking establishments					P	P	P	P		
Electrical equipment, appliance, and component manufacturing										CU ³
Electric light or power generating station (Subject to additional requirements of Section 17.9)									CU	CU
Emory cloth or sandpaper manufacture									P	P
Enameling, japanning, lacquering or the plating or galvanizing of metals										P

Chatham County Zoning Ordinance

Zoning District	R5	R2	R1	O&I	B-1*	NB	CB	RB	IL	IH
Event Center Limited (See Section 17.7)					P	P	P	P		
Excelsior and fiber manufacture										P
Fabric shops					P	P	P	P		
Family Care Home (except that a Family Care Home may not be located within 1,125 feet of an existing Family Care Home)	P	P	P	P						
Feed and seed processing									P	P
Feed and seed wholesale									P	P
Feed, seed, fertilizer retail sales					P	CU	CU	P	P	P
Felt manufacture										P
Fertilizer wholesale sales									P	P
Fire stations and emergency medical facilities 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 of the district in which it is located	P	P	P							
Fire stations, emergency medical service facilities, police stations and law enforcement offices (less than three acres in the residential districts)	CU	CU	CU	P	P	P	P	P	P	P
Flammable liquids - bulk plants and storage (Subject to additional requirements of Section 17.9)										CU
Flea markets and rummage sales conducted either within a building or outdoors provided that no principal building or sales area shall be located in the required yard								CU	CU	CU
Florist - greenhouses, cultivation facilities and warehousing for wholesale and related retail sales									P	P
Florist shops					P	P	P	P		
Food processing in wholesale quantities									P	P
Food stores, retail					P	P	P	P		
Foundries casting nonferrous metals where conducted wholly within an enclosed structure, except for open air storage and having a total furnace capacity of not more than 1,000 aluminum pounds (Subject to additional requirements of Section 17.9)									CU	CU
Foundries producing iron and steel products (Subject to additional requirements of Section 17.9)										CU
Frozen food lockers									P	P
Funeral homes, undertaking establishments, embalming including crematoria				P	P		P	P	P	P

Chatham County Zoning Ordinance

Zoning District	R5	R2	R1	O&I	B-1*	NB	CB	RB	IL	IH
Fur storage (no sales)					P				P	P
Furniture Manufacture										CU ³
Furniture stores					P	P	P	P		
Furrier, retail sales (can include storage)					P	P	P	P		
Garbage and waste incinerators (except hazardous waste) (Subject to additional requirements of Section 17.9)										CU
Gas and Petroleum Processing (Subject to additional requirements of Section 17.9)										CU
Gas storage in bulk										CU
Gases or liquefied petroleum gases in approved portable metal cylinders									P	P
General, professional, and medical offices				P	P	P	P	P	P	P
Gift shops					P	P	P	P		
Golf courses and tennis clubs, public or private				P				P		
Golf courses, tennis and recreation clubs with a minimum lot area of five acres and provided that all buildings, structures and high intensity activity areas shall be set back a minimum of two times the minimum yard requirements for the district in which it is located	CU	CU	CU							
Government Offices and Facilities	P	P	P	P	P	P	P	P	P	P
Grain elevators									P	P
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	CU	CU	CU							
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	CU	CU	CU	P						
Grounds and facilities for open air games or sports except the following:								CU	CU	CU
* Paintball Gaming Outdoor									P	P
* Shooting Range Indoor									CU	P
* Shooting Range Outdoor										CU
Group Care Home				P						

Chatham County Zoning Ordinance

Zoning District	R5	R2	R1	O&I	B-1*	NB	CB	RB	IL	IH
Guest house, pool house, garage apartment meeting the same setback for the principal use	P	P	P							
Hardware, appliances, electrical and similar items retail sales					P	P	P	P		
Heating, plumbing, electrical, cabinet and similar shops					P	P	P	P		
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)										CU
Home occupations when conducted in accordance with the provisions of SECTION 16	P	P	P							
Horticulture, specialized					P	P	P	P		
Horticulture, specialized 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	P	P	P							
Hosiery manufacture									P	P
Hospital, health and welfare centers, nursing homes and/or convalescent homes				P	P		P	P		
Hotels, motels and inns (See definition for accessory use/s)					P	P	P	P		
Ice manufacture, storage and sales									P	P
Industrial chemical manufacture (Subject to additional requirements of Section 17.9)										CU
Inert Debris Landfill	CU	CU	CU							
Insulation material manufacture and sale										P
Interior design shops					P	P	P	P		
Jail and penal institutions									CU	CU
Jewelry and watch sales and service, goldsmith					P	P	P	P		
Junk yards and auto wrecking, but only when conducted within an enclosure not less than six feet in height and with a solidity of not less than 60% outside any required yard area									CU	CU
Kindergartens and nurseries (See Daycares)										
Laboratories for research and testing (Subject to additional requirements of Section 17.9)									CU	CU ³
Laboratory - dental, medical, optical					P			P		

Chatham County Zoning Ordinance

Zoning District	R5	R2	R1	O&I	B-1*	NB	CB	RB	IL	IH
Land clearing and inert debris landfill (For beneficial fill see "Inert Debris")								CU	CU	CU
Landscape design business					P	P	P	P		
Landscaping and grading business					P			P	P	P
Laundries, Laundromats and dry cleaning establishments	CU	CU			P	P	P	P		
Laundries, steam								CU	P	P
Lawn and garden shops					P	CU	P	P		
Leather goods manufacture excluding tanning									P	P
Leather goods sales and service including manufacture for retail sales on premises					P	P	P	P		
Libraries, museums and art galleries				P	CU	CU	P	P		
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 will be detrimental to the health, safety or general welfare of the community (Subject to additional requirements of Section 17.9)									CU	CU
Lock and gunsmiths	CU	CU			P	P	P	P	P	P
Lumberyards, building materials storage and sales									P	P
Machinery Manufacture										CU ³
Machine shops									P	P
Meat processing and packing										P
Meat processing and packing related to onsite raising of livestock										
Medical clinics - inpatient and outpatient care				P	P	CU	P	P		
Metal fabricating plants using plate and structural shapes and including boiler for tank works										P
Mining ⁴ (Subject to additional requirements of Section 17.9)										CU
Major Utilities									P	P
Machinery Manufacture										CU ³
Medical Equipment and Instrument Manufacture										CU ³
Metal manufacturing for primary and fabricated materials										CU ³

⁴Parcels used in whole or in part for mining operations or as to which mining permits are applicable in whole or in part as of April 17, 2017, are exempt from the conditional use permit requirement for mining uses, as are "accessory uses", as that term is defined in the Zoning Ordinance.

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

Chatham County Zoning Ordinance

Zoning District	R5	R2	R1	O&I	B-1*	NB	CB	RB	IL	IH
Minor Utilities (Any noise producing equipment must be stored within a structure, or must be setback a minimum fifty (50) feet from any public right-of-way or property line)	P	P	P	P	P	P	P	P	P	P
Mixed Use Building				CU	CU	CU	CU	CU		
Mixing plants for concrete, or paving materials and manufacture of concrete products										CU
Mobile home sales and service					P		CU	P	P	P
Motorcycle sales and service					P		CU	P	P	P
Mulch – grinding, screening (sifting and separating of particles), mixing, blending, processing or dyeing of mulch									CU	CU
Music stores including repair and craft manufacture	CU	CU			P	P	P	P		
Natural gas compressor station (Subject to additional requirements of Section 17.9) –.	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU
Newsstands					P	P	P	P		
Oil and Gas Exploration, Development and Production (Subject to additional requirements of Section 17.9)	CU	CU	CU	CU	CU	CU	CU	CU	CU	CU
Office – business and professional				P	P	P	P	P		
Office - engineering supply and similar sales and services including blueprinting, Photostatting and similar services				P	P	P	P	P		
Open air sales and service of accessory buildings and gazeboes and like free-standing structures					P		CU	P		
Open-air sales or displays from a temporary building or structure					P	CU	P	P	P	P
Optical and scientific instrument, jewelry and clock, musical instrument manufacture									P	P
Opticians and optical sales and service					P	P	P	P		
Owner-occupied bed and breakfast homes with no more than two (2) rooms (units) for rent for stays no longer than seven (7) consecutive days and may be located on legal, non-conforming and conforming lots of record, on at least one and one half (1.5) acres, which may have standard setbacks as set in the district in which it is located.	P	P	P							
Oxygen manufacture and/or storage										P
Paint and enamel manufacture not employing a boiling process										P
Paint retail shops					P	P	P	P		
Paper, cardboard and building board manufacture										CU
Pawnshops and secondhand stores					P	P	P	P		

Chatham County Zoning Ordinance

Zoning District	R5	R2	R1	O&I	B-1*	NB	CB	RB	IL	IH
Pet shops					P	P	P	P		
Pharmaceutical products manufacture (Subject to additional requirements of Section 17.9)									CU	CU ³
Photographic studios, camera shops					P	P	P	P		
Planing or sawmills									P	P
Planned residential developments	CU	CU	CU							
Plastics manufacture										CU
Plating works										P
Plumbing shop and yard									P	P
Post offices				P	P		P	P		
Pottery (hand crafted) and related retail					P	P	P	P		
Pottery, porcelain and vitreous china manufacture										P
Printing and publishing					P	P	P	P		
Printing, publishing and reproduction establishments									P	P
Private recreation camps and ground with a minimum lot area of 10 acres and provided that all buildings, structures, spaces, and high intensity activity areas shall be set back a minimum of fifty (50) feet from all property line/boundary areas except in the Haw River Township, which shall meet the minimum setback requirements of the base zoning district					P	P	P	P		
Public and private recreation camps and grounds (See Section 17.5 for acreage requirements)	CU	CU	CU							
Public and private schools, training and conference centers				P	P	CU	CU	P	CU	CU
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	CU	CU	CU							
Public utility transmission lines	P	P	P	P	P	P	P	P	P	P
Radio and television stations and their towers when the towers are located on the same site with the station					P			P		
Rag, bag and carpet cleaning establishments										P
Railroad freight yards, terminals or classification yards and rights-of-way									P	P
Railroad rights-of-way									P	P
Recreational Facilities (Gyms, yoga studios, et cetera)					P	P	P	P		
Recreational Vehicle Storage Facility					CU	CU	CU	CU	CU	CU

Chatham County Zoning Ordinance

Zoning District	R5	R2	R1	O&I	B-1*	NB	CB	RB	IL	IH
Recycling industries that do not include the storage and/or processing of hazardous waste										P
Repair and service of office and household equipment	CU	CU	CU					P	P	P
Repair and servicing of industrial equipment machinery, except railroad equipment									P	P
Repair shops for jewelry, shoes, radios, televisions and other small office or household appliances	CU	CU	CU		P	P	P	P		
Retail stores and personal service shops similar to those listed dealing in direct consumer and personal services					P	P	P	P		
Rock crushers										CU
Rodenticide, insecticide and pesticide mixing plants (Subject to additional requirements of Section 17.9)										CU
Sanitary landfill excluding the burning of trash out of doors (Subject to additional requirements of Section 17.9)										CU
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	CU	CU	CU							
Scrap paper or rag storage, sorting or bailing when conducted within a building									P	P
Secretarial and job service offices					P	P	P	P		
Self-storage facility / mini-warehouse storage facility with related retail and services (i.e. moving truck rental)					CU		CU	CU	CU	CU
Semiconductor Manufacture (Subject to additional requirements of Section 17.9)										CU ³
Sexually Oriented Businesses (see Section 17.8 for standards)										P
Sheet metal shops									P	P
Sign manufacture, painting and maintenance					P			P	P	
Soap, detergent and washing compound manufacture										CU
Solar Farm <less than 2 acres follow Section 17.6	P	P	P	P					P	P
Solar Farm >greater than 2 acres follow Section 17.6	CU	CU	CU	CU					CU	CU
Sporting goods sales					P	P	P	P		
Spray irrigation of tertiary tested wastewater (reclaimed water)	P	P	P	P	P	P	P	P	P	P
Stonecutting, monument manufacture and sales									P	P
Storage warehouses									CU	CU

Chatham County Zoning Ordinance

Zoning District		R5	R2	R1	O&I	B-1*	NB	CB	RB	IL CU	IH CU
Storage yards (outdoor storage)											
Street and railway rights-of-way		P	P	P							
Swimming pool and related items sales and service						P		P	P		
Tannery or tanning operations (Subject to additional requirements of Section 17.9)											CU
Tar and waterproofing materials manufacture, treatment and storage (Subject to additional requirements of Section 17.9)											CU
Wireless Telecommunications Facilities and Wireless Support Structures <i>*Subject to the provisions of the Wireless Facilities Ordinance</i>	Wireless Support Structures that are sixty (60) feet or less in height	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
	Concealed Wireless Facilities that are sixty (60) feet or less in height	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*
	Concealed Wireless Facilities one hundred fifty (150) feet or less in height but greater than sixty (60) feet in height	CU*	CU*	CU*	P*	P*	P*	P*	P*	P*	P*
	Wireless Support Structures that are less than one hundred ninety-nine (199) feet, but greater than sixty (60) feet in height	CU*	CU*	CU*	CU*	CU*	CU*	CU*	CU*	P*	P*
	Wireless Support Structures that are greater than one hundred ninety-nine (199) feet, but no more than four hundred (400) feet in height	CU*	CU*	CU*	CU*	CU*	CU*	CU*	CU*	CU*	CU*
Temporary construction trailers or structures (See definitions for requirements)		P	P	P	P	P	P	P	P	P	P
Textile machinery manufacture											P
Textile manufacture including spinning, dyeing, bleaching and other heavy processes (Subject to additional requirements of Section 17.9)											CU
Tire recapping and re-treading										P	P
Tobacco processing and storage										P	P
Trailer sales areas										P	P
Transportation equipment Manufacture											CU ³
Truck terminals, repair shops, hauling and storage yards										P	P

Chatham County Zoning Ordinance

Zoning District	R5	R2	R1	O&I	B-1*	NB	CB	RB	IL	IH
Upholstery, paper hanging and decorator shops					P	P	P	P	P	P
Uses and structures customarily accessory to any permitted use					P	P	P	P	P	P
Veterinary clinics and hospitals with dog runs or equivalent facilities					P		CU	CU	CU	CU
Veterinary hospitals & clinics					P		P	P	P	P
Wastepaper and rags, collection and bailing									P	P
Wholesale and jobbing establishments including incidental retail outlets for only such merchandise as is handled at wholesale									P	P
Woodworking shops, mill work									P	P