

**Board Chair:**  
Rodney Cheek

**Planning Director:**  
Matthew Hoagland



Commissioners' Meeting Room  
124 W Elm Street  
Graham, NC 27253  
April 10, 2025 at 7:00 PM

# **ALAMANCE COUNTY PLANNING BOARD**

## **AGENDA**

Virtual-

<https://www.youtube.com/channel/UC1QADkhkyUpac9rMs42imjA>

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF PLANNING BOARD MINUTES**
  - 1. March 13, 2025 Regular Meeting
- IV. PUBLIC COMMENTS\***
- V. BOARD/COMMISSIONER RESPONSES**
- VI. OLD BUSINESS**
  - 1. Draft Table of Land Uses Review
  - 2. Draft Table of Land Uses Definitions
- VII. NEW BUSINESS**
  - 1. Draft Rural Preservation Ordinance Review
- VIII. ANNOUNCEMENTS/DISCUSSION**
- IX. ADJOURNMENT**

*\*Meeting Notes:*

- 1. Those wishing to make public comments should sign-in prior to the meeting.*
- 2. In order to be fair and ensure that all citizens wishing to speak may be heard, the Chair may place time limits on public comments.*
- 3. Any further discussion by the public on a given agenda item is subject to the discretion of the Chair of the Planning Board*

**Board Chair:**

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March 13, 2025 at 7:00 PM

# **ALAMANCE COUNTY PLANNING BOARD MINUTES**

Virtual-

<https://www.youtube.com/channel/UC1QADkhkyUpac9rMs42imjA>

**Members Present**

Rodney Cheek  
Tom King  
Amie Perkins  
Henry Chandler  
John "Mac" Jordan Jr.  
Stephen Dodson

**Members Absent**

Ernest Bare  
Lee Isley  
Henry Vines  
John Paisley

**Staff Present**

Matthew Hoagland, *Planning Director*  
Ian Shannon, *Planner II*  
Brian Baker, *Assistant County Manager*  
Michelle Horn, *Assistant County Attorney*

**I. CALL TO ORDER**

Called to order at 7:01 pm.

**II. ROLL CALL**

Staff handled roll call through in-person roster.

**III. APPROVAL OF PLANNING BOARD MINUTES**

1. February 13, 2025 Regular Meeting

Tom King pointed out a few corrections to the minutes.

Motion to approve as amended: Henry Chandler

Second: Stephen Dodson

Vote: Unanimous

**IV. PUBLIC COMMENTS\***

None at this time.

**V. BOARD/COMMISSIONER RESPONSES**

Rodney Cheek mentions to the board that John Paisley is out due to recovering from surgery but Kelly Allen was sitting in on the meeting in his place.

**VI. OLD BUSINESS**

1. Draft Land Use Districts and Map Review

**Board Chair:**

Rodney Cheek

**Planning Director:**

Matthew Hoagland



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Graham, NC 27253

March 13, 2025 at 7:00 PM

## **ALAMANCE COUNTY PLANNING BOARD MINUTES**

Matthew gave an overview of the new map to the board, with changes made to make more informed decisions about the rural centers. Tom raised some questions on some current parks and open spaces and also brought up Elon's growth plan for consideration. There was some discussion on the mill villages, particularly Glencoe, as well as the area north of Mebane that was discussed during the last board meeting. Mac asked about looking at more crossroads along 49 as possible rural centers. Matthew and Brian said that some areas had been considered but did not seem the best fit at the moment.

### **2. Draft Table of Land Uses Review**

Matthew told the board that one of the major changes to the table of uses was the inclusion of home-based businesses and some definitions for different uses. The board discussed how it was hard to exactly define what a home-based business really was and agreed that there should be some sort of threshold for determination. Matthew talked about how certain things like home-based offices would likely be exempt, that this would focus more on exterior activities or businesses that generated more public traffic. He mentioned that there would still be some criteria like a TRC review and other permitting for these businesses and asked if the board wanted a distinction between interior and exterior businesses.

The board moved on to discussion on cluster subdivisions and if they should be permitted in agricultural areas. Henry Chandler told the board that he believed the wording of cluster subdivisions clashed with the intent of the AG district. The board discussed that the goal was on conservation but the higher density might not be the best match for AG areas. Henry also brought up manufactured home parks and how they didn't necessarily fit with the AG district purpose either. Rodney agreed, and Matthew brought up how the county has to allow them somewhere. He mentioned that there was a lot of conversation on affordability and a lot of available land in the agricultural areas but he could look at adding more required buffers or preserved space.

The board went through the rest of the table to determine if other uses should be excluded from AG districts. They determined that banquet halls and admin services should be permitted but with additional regulations, that special use food services should be permitted with additional regulations or a special use permit, and that shooting ranges should require a special use permit. There was a question on if recycling centers should be allowed but Stephen argued that it would be beneficial to have more of those more spread out through the county.

### **3. Draft Table of Land Uses Definitions**

**Board Chair:**

Rodney Cheek

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Matthew Hoagland



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## **ALAMANCE COUNTY PLANNING BOARD MINUTES**

### **VII. NEW BUSINESS**

### **VIII. ANNOUNCEMENTS/DISCUSSION**

Matthew asked a few questions for the board on minimum lot sizes and densities and potential allowances for smaller lots with conservation or larger lots elsewhere in a development. He asked the board to consider some options on that as well as road standards.

### **IX. ADJOURNMENT**

Motion to adjourn: Amie Perkins

Second: Stephen Dodson

Vote: Unanimous

Adjourned at 9:13 pm.



## ARTICLE 5 | RURAL PRESERVATION ORDINANCE

This Ordinance shall be known as "The Alamance County Rural Preservation Ordinance."

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## Section 5.1 Establishment of Authority

In accordance with the requirements of N.C. Gen. Stat. §160D-703 that such regulation be by districts, Alamance County, as shown on the Alamance County Land Use District Map, is hereby divided into districts which shall be governed by all the uniform use and dimensional requirements of this Ordinance.

The purposes of establishing this ordinance and land use districts are:

- To implement the vision, purpose, goals, and recommendations of the adopted Alamance County 2020 Land Use Plan and similar adopted plans;
- To preserve the county's unique character, culture, landscape, rural setting, and way of life for future generations;
- To promote public health, safety, and general welfare;
- To provide for orderly growth and development;
- To provide for the efficient use of resources;
- To facilitate the adequate provision of services.

## Section 5.2 Jurisdiction

The regulations set forth in this Ordinance shall apply within the districts designated on the Official Land Use Map of Alamance County as established by the County Commissioners on (\_\_\_\_\_)DATE\_\_\_\_\_), Alamance County, North Carolina.

These areas shall not include the properties within the municipal boundaries of any incorporated city, town, or village nor their extraterritorial jurisdictions, unless otherwise authorized by resolution of that city, town, or village.

## Section 5.3 Bona Fide Farm Exemption

This Ordinance shall in no way regulate, restrict, prohibit or otherwise deter or affect property used for bona fide farm purposes, but any use of farm property for non-farm purposes shall be subject to the regulations of this Ordinance, per N.C. Gen. Stat. §160D-903.

For purposes of determining whether a property is being used for bona fide farm purposes, any of the following shall constitute sufficient evidence that the property is being used for bona fide farm purposes:

- A farm sales tax exemption certificate issued by the Department of Revenue.
- A copy of the property tax listing showing that the property is eligible for participation in the present use value program pursuant to N.C. Gen. Stat. §105-277.3.

- A copy of the farm owner's or operator's Schedule F from the owner's or operator's most recent federal income tax return.
- A forestry management plan.

A building or structure that is used for agritourism is a bona fide farm purpose if the building or structure is located on a property that (i) is owned by a person who holds a qualifying farmer sales tax exemption certificate from the Department of Revenue pursuant to N.C. Gen. Stat. §105-164.13E(a) or (ii) is enrolled in the present-use value program pursuant to N.C. Gen. Stat. §105-277.3.

Failure to maintain the requirements of this subsection for a period of three years after the date the building or structure was originally classified as a bona fide purpose pursuant to this subdivision shall subject the building or structure to applicable land use and development regulation ordinances adopted by a county pursuant to subsection (a) of this section in effect on the date the property no longer meets the requirements of this subsection.

For purposes of this section, "agritourism" means any activity carried out on a farm or ranch that allows members of the general public, for recreational, entertainment, or educational purposes, to view or enjoy rural activities, including farming, ranching, historic, cultural, harvest-your-own activities, or natural activities and attractions. A building or structure used for agritourism includes any building or structure used for public or private events, including, but not limited to, weddings, receptions, meetings, demonstrations of farm activities, meals, and other events that are taking place on the farm because of its farm or rural setting.

Agricultural Food Operations, as defined by this ordinance, shall be interpreted as having the same exemptions as bona fide farm operations unless otherwise regulated by local, state, or federal building inspection and food safety regulations.

## Section 5.4 Land Use Districts and Regulations

### 5.4.1 LAND USE DISTRICTS

For the purposes of this Ordinance, Alamance County, North Carolina is hereby divided into the following land use districts, represented by the corresponding abbreviations:

- Agricultural (AG)
- Employment Center (GC)
- Mill Village (MV)
- Parks and Open Space (PO)
- Rural Community (RC)
- Rural Residential (RR)
- Suburban Transition (ST)

For the purposes of this Ordinance, the following districts may be understood to generally accommodate the following types of development and design features:

Agricultural Districts (AG): refers generally to the properties primarily used for structures regulated under the North Carolina Residential Code, bona fide farms, agricultural operations, and uses that are supplemental to agricultural operations. Such uses might include feed and seed shops, rural fire stations, and churches.

Employment Centers (EC): refers to the properties designed to contain employment-generating, higher intensity commercial and industrial uses like warehouses, manufacturing, and multi-tenant flex spaces with easy access to interstate and highway systems.

Mill Village Districts (MV): refers to communities which feature existing, and often historic, industrial structures currently or formerly used for the purposes of industrial manufacturing or agricultural processing. These districts will accommodate a wide variety of residential and low-intensity non-residential uses. The regulations here will aim to ensure that future non-residential developments match the historic and/or industrial nature of existing structures. These communities will have an emphasis on walkable small-town features like sidewalks, parks, playgrounds, and community centers.

Parks and Open Space (PO): refers to land restricted from development that includes county parks, conservation easements, and similar features. The Park and Open Space district will serve more as an undeveloped area on the map and not a district in which new land uses will be placed unless they are planned features of continued park operations or recreational in nature.

Rural Community Districts (RC): refers to rural crossroad communities which feature single family and mid-density residential developments; as well as small scale commercial, institutional, general business operations, and similar uses. These communities will have an emphasis on walkable small-town features like sidewalks, parks, playgrounds, and community centers.

Rural Residential Districts (RR): refers generally to properties primarily used for single-family, low-density housing. This area features a larger lot size for residential lots, may include cluster subdivisions, and allows only certain non-residential uses which are both compatible with low-density development pattern and common to rural areas like child care facilities, convenience stores, and cell towers.

Suburban Transition District (ST): refers generally to areas in close proximity to municipalities where high-density residential development, multifamily dwellings, condos, and apartment complexes are encouraged. This area will also feature low-intensity commercial and industrial uses with an emphasis on expanding public amenities like utilities and sidewalks. These areas are most likely to be annexed by one of the county's municipalities in the coming years.

#### 5.4.2 LOT SIZE, DIMENSION, AREA, AND CONFIGURATION

##### Agricultural Districts (AG)

###### Minimum Lot Sizes

Residential Major Subdivisions:	5 acres
Residential Minor Subdivisions:	2 acres
Residential Cluster Subdivisions:	8,000 square feet
Residential Density Subdivisions:	5-acre average
Non-residential Uses:	2 acres

##### Employment Center Districts (EC):

Minimum Lot Size:	30,000 square feet
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\*Lots may be smaller depending on utility arrangements. See Section 6.9.12 of this Ordinance.

##### Mill Village Districts (MV):

Minimum Lot Size:	30,000 square feet*
Residential or Mixed-Use Cluster:	8,000 square feet

\*Lots may be smaller depending on utility arrangements. See Section 6.9.12 of this Ordinance.

##### Rural Community Districts (RC):

Minimum Lot Size:	30,000 square feet*
Residential or Mixed-Use Cluster:	8,000 square feet

\*Lots may be smaller depending on utility arrangements. See Section 6.9.12 of this Ordinance.

##### Rural Residential Districts (RR):

Minimum Lot Size:	2 acres
Residential Cluster Subdivisions:	8,000 square feet
Residential Density Subdivisions:	2-acre average

##### Suburban Transition Districts (ST):

Minimum Lot Size:	30,000 square feet*
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\*Lots may be smaller depending on utility arrangements. See Section 6.9.12 of this Ordinance.

### 5.4.3 GENERAL PERMITTING REQUIREMENTS

Prior to any development within these districts, applicants shall submit documentation verifying that the proposed use and development is in compliance with land use district requirements.

If the proposed development is not found to be consistent with the land use district requirements, applicants may petition for a change to the Alamance County Land Use District Map in accordance with Article 1 of this Ordinance and N.C. Gen. Stat. §160D, Article 6.

#### 5.4.2.1 Site Plans

The application for development within any land use district shall include a site plan, drawn to scale, with supporting documents, 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 for any non-residential development, if applicable:

1. Information showing the boundaries of the proposed property, including survey map and parcel identification number for the subject property;
2. If only a portion of the parcel is zoned, or if the parcel is split by land use districts, a boundary survey and vicinity map showing the property's total acreage, parcel number, current district classification(s) and the general location in relation to major streets, railroads, and/or waterways;
3. Notation of the applicable land use district;
4. All existing and proposed easements, reservations, and rights-of-way;
5. Proposed number and general location of all buildings, building sites, and their dimensions;
6. Proposed use of all land and structures, including the number of residential units and the total square footage of any nonresidential development;
7. All applicable setbacks, yards, buffers, screening, and landscaping required by these regulations or proposed by the applicant;
8. All existing and proposed points of access to public and/or private streets;
9. Stream buffers required through this or other Alamance 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 Alamance County
10. Proposed phasing, if any;
11. Generalized traffic, parking, and circulation plans;
12. Proposed provision of utilities;

13. The location of known sites of historic or cultural significance within or adjacent to the project area, including any structure over 50 years old;
14. The approximate location of any cemetery,
15. Proposed number, location, and size of signs;
16. Location and description of any proposed lighting on the project site;
17. The location of existing and/or proposed storm drainage patterns and facilities intended to serve the proposed development, and impervious surface calculations; and
18. Any additional information that the Planning Director may request in order to properly process the permit application or prepare the plans for any appointed or elected board, if their approval is required.

The Planning Director, or their designee, shall have the authority to waive any application requirement where the type of use or scale of the proposal makes providing that information unnecessary or impractical.

The site plan and any supporting text shall constitute part of the application for all purposes under this section.

## Section 5.5 Mill Village Districts

This section is meant to provide guidance only for developments within the land use areas defined as the “Mill Village Districts” as they appear on the Alamance County Land Use District Map.

For the purposes of this Ordinance, the Mill Village Districts are defined as:

*“Communities which feature existing, and often historic, industrial structures currently or formerly used for the purposes of industrial manufacturing or agricultural processing. These districts will accommodate a wide variety of residential and low-intensity non-residential uses. The regulations here will aim to ensure that future non-residential developments match the historic and/or industrial nature of existing structures. These communities will have an emphasis on walkable small-town features like sidewalks, parks, playgrounds, and community centers.”*

### 5.5.1 PURPOSE

The regulations within these districts are designed to preserve the historic and industrial character of the areas, to promote the unique culture of the communities, and to ensure that future development matches the existing characteristics of these areas.



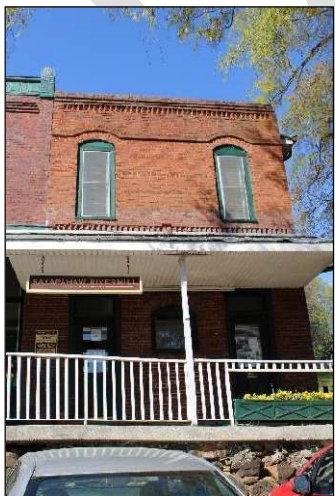
Additionally, these regulations are intended to accommodate a variety of residential, commercial, office, institutional, and similar uses that serve to enhance and strengthen the existing architectural and cultural elements of the communities.

### 5.5.2 DESIGN ELEMENTS

This section shall apply to all proposed uses which for which a Building Permit is require and which are not regulated by the North Carolina Residential Code or an accessory structure to a building regulated by the North Carolina Residential Code. This section shall also not apply to the development of parks, greenways, playgrounds, walking paths, sidewalks, and similar recreational areas for which no substantial structure is involved.

All proposed construction, unless exempted above, shall be designed to substantially match the aesthetic features of existing structures. Such elements shall include exterior wall cladding; window shape, placement, and framing; exposed steel and metal supports, rails, and awnings; wooden rails and awnings; signage; and similar exterior elements.

The images below shall reflect the desired elements for building appearance and design:

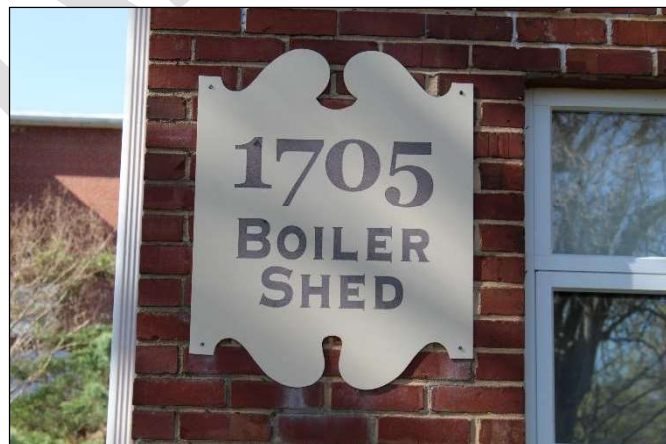








The images below shall reflect the desired elements for sign materials and design:



The images below reflect the desired appearance of miscellaneous exterior features:



Figures 1 and 2: Cornice features at the top of exterior walls on existing historic buildings.



Figures 3 and 4: Exterior courtyards between buildings. Vegetation should include plant species native to the Piedmont Triad region of North Carolina.



Figures 5: Parking garage with original exposed brick wall.



Figure 6: Industrial style vent pipe to match building exterior.



### **5.5.3 APPLICATION PROCEDURES**

Prior to any development within these districts, applicants shall submit documentation verifying that the proposed use and development is in compliance with district requirements and other applicable regulations. Prior to final approval, the proposed development shall also receive Recommendation of Approval from the Alamance County Appearance Commission.

#### **5.5.3.1 Site Plan Requirements**

The application shall include a site plan, drawn to scale by a licensed engineer or surveyor, with supporting drawings, 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:

1. All information as required by Section 5.4.2.1 above;
2. All proposed exterior material features of buildings including cladding, doors, windows, roofing, porches or decks, awnings, shutters, trim, chimneys, dormers, columns, railings, gables, dormers, and any similar elements;
3. All proposed exterior features of the property including yards, courtyards, driveways, parking areas, sidewalks, walkways, greenways, trails, landscaping, fencing, recreational uses, and any similar elements;
4. Any proposed signs, including construction materials, height, dimensions, colors, location on the property, and any similar important elements;
5. Any additional information that the Planning Director may request in order to properly process the permit application or prepare the plans for the Appearance Commission's consideration.

#### **5.5.3.2 Technical Review Committee Submission**

Once the application, site plan, and any other relevant information are deemed complete by the Planning Director, or their designee, the application shall be prepared for review by the Alamance County Technical Review Committee in accordance with Section 2.6 of this Ordinance.

If the application is approved by Technical Review Committee or approved with conditions, it may then proceed to the Appearance Commission in accordance with Section 5.5.3.3. below. If the application is denied by the Technical Review Committee, the applicant may resubmit the application in accordance with Section 2.6 of this Ordinance.

#### **5.5.3.3 Recommendation of Approval**

Upon receiving a completed application and site plan with the information outlined above and a favorable approval by the Technical Review Committee, the Planning Director, or their designee, shall certify that all necessary application requirements have been met. After certification, the application shall be prepared for review at the next available Planning Board meeting within the timeframe of the Planning Board's agenda submittal deadline and agenda posting date.

For the purposes of reviewing the application, the Planning Board will then sit as the Alamance County Appearance Commission in accordance with N.C. Gen. Stat. §160D-304 and -960. The Appearance Commission shall grant or deny a Recommendation of Approval. Such recommendation shall be based upon whether the applicable features of the proposed development substantially match the prescribed design guidelines of the district, as outlined by this Ordinance. The decision to approve or deny shall be recorded in the minutes of the meeting in which the application was considered and transmitted to the Planning Director.

If approved, the Recommendation of Approval will be signed by the Planning Director, or their designee, who shall also note the date of Appearance Commission approval. Such approval shall authorize the applicant to commence with development in accordance with other regulations and permitting requirements. Alternatively, if the Appearance Commission finds that certain elements should be addressed and amended in order to approve the certificate, the applicant shall have the opportunity to amend the application and resubmit it for secondary review.

If approved, the applicant shall have one (1) year from the date of approval to substantially commence with the project. If work has not substantially commenced within one (1) year, the approval will be considered expired and permitting for the project will have to begin anew.

If denied, the applicant may resubmit an application within a period of three (3) months from the initial meeting, however, such resubmissions are not required to be fully prepared for an upcoming agenda within three (3) months. Upon denial and resubmission, applicants are strongly encouraged to revise the application and address any items which led to decision to deny the certificate.

Upon completion of the constructed project, the applicant shall notify the Planning Department prior to receiving a Certificate of Occupancy. The Planning Director, or their designee, shall then conduct an inspection of the property and project to ensure that it was built in accordance with the previously submitted site

plan and Appearance Commission's Recommendation of Approval. If the project complies with such plans, then the Planning Director shall issue a Certificate of Completion. If the project does not comply with the previously submitted site plans and Certificate of Approval, the Planning Director shall note such deficiencies and the applicant shall be given the opportunity to correct them. The applicant will only be granted a Certificate of Occupancy and have the project deemed complete after receiving the Certificate of Approval.

If the applicant deems that changes to the project are necessary during the process of construction, they shall submit a detailed account of those changes to the Planning Department for review. The Planning Director, or their designee, may grant administrative approval to minor modifications of the project which may include slight alterations to building footprints, landscape features, areas related to vehicular traffic, or similar modest changes. If the changes are deemed to be major modifications, like building materials, additional buildings, and significant revisions to landscaping or other outdoor features, then such proposed changes will be resubmitted to the Appearance Commission for a revised Certificate or Approval. Such determinations shall always be made in writing.

## Section 5.6 Table of Uses and Interpretation

Land use districts have uses specified as permitted by right, permitted with additional regulations, requiring a special use permit, or not permitted. A detailed use table is provided below showing the uses allowed or not allowed in each district.

The use types represented in the table below are designed to anticipate and provide a process for common and foreseeable developments. Meanwhile, the land use districts established by this ordinance are explicitly designed to be flexible and feature a variety of uses, including those uncommon or unforeseen. Therefore, the Planning Director, or their designee may need to make interpretations from time to time since the available use types within each district are inherently open ended.

Where a use is proposed which does not match any of the uses listed in the table below, the Planning Director, or their designee, shall provide a written interpretation of the use as related to the most applicable use provided in the table. Such an interpretation may be the basis for denying an application or allowing it to proceed based on the proposed use and district. However, allowing a permit to proceed through normal processes after an interpretation is made shall not automatically guarantee final approval. The denial of an application based on a written interpretation may be appealed to the Board of Adjustment in accordance with Article 2, Part 3.

### 5.6.1 PRINCIPAL USES AND TABLE OF USES KEY

The following land use districts are represented by the corresponding abbreviations.

- (AG) Agricultural District
- (EC) Employment Centers
- (MV) Mill Village Districts
- (RC) Rural Community Districts
- (RR) Rural Residential Districts
- (ST) Suburban Transition Districts

The following describes the processes of each of the categories that the uses are subject to:

- (P) Permitted by Right: administrative review and approval subject to district provisions and other applicable requirements only.
- (PA) Permitted with Additional Regulations: Permitted by right subject to additional regulations as outlined elsewhere in this Ordinance.
- (SU) Special Use Permits required: Administrative processing followed by Planning Board review and recommendation. Final approval or denial comes only after a quasi-judicial hearing is conducted by the Board of Adjustment.
- (X) Not Permitted: Use types which are not permitted in the particular district.

### 5.6.2 Table of Uses

Principal Use Table							
Use Type	AG	RR	ST	EC	RC	MV	Additional Regulations
<b>Residential Uses, Household Living</b>							
Dwelling, Single-Family Detached	P	P	P	X	P	P	
Dwelling, Cluster Subdivisions	PA	PA	PA	X	PA	PA	Article 6, Part 9
Dwelling, Duplex	P	P	P	X	PA	PA	Pedestrian connections
Dwelling, Triplex or Fourplex	X	X	P	X	PA	PA	Ped. connections; Section 5.5
Dwelling, Multifamily (5 Units+)	X	X	P	X	PA	PA	Ped. connections; Section 5.5
Dwelling, Manufactured (Single Home)	P	P	P	X	P	X	
Dwelling, Manufactured Home Park (3+)	X	PA	PA	X	X	X	Article 6, Part 7
<b>Residential Uses, Group Living</b>							
Adult Care Home/Nursing Home	X	SU	P	X	P	PA	Section 5.5
Family Care Home	P	P	P	X	P	P	One half mile buffers
Retirement Home	X	SU	P	X	SU	PA	Section 5.5
Rehabilitation Center	X	SU	P	X	SU	X	
<b>Agricultural &amp; Animal Related Uses, Agriculture</b>							
Farm	P	P	P	P	P	P	
Community Garden and Urban Agriculture	P	P	P	X	P	P	
Forestry	P	P	P	P	P	P	
Garden Center/Greenhouse/Nursery	P	P	P	P	P	PA	Section 5.5

Principal Use Table							
Use Type	AG	RR	ST	EC	RC	MV	Additional Regulations
<b>Agricultural &amp; Animal Related Uses, Agriculture Support Service</b>							
Equestrian Facility	P	P	SU	X	PA	X	
Grain Storage Facility	P	P	P	P	P	P	
Sawmill	PA	PA	X	P	X	X	Article 6, Part 5
<b>Agricultural &amp; Animal Related Uses, Agriculture Support Service</b>							
Indoor/Outdoor Kennel	P	P	P	X	P	PA	Section 5.5
Stables	P	P	P	P	P	PA	Section 5.5
Veterinary Clinic/Hospital	P	PA	P	X	P	PA	Section 5.5
<b>Institutional Uses, Community &amp; Government Services</b>							
Clubs, Lodges, and Banquet Halls	SU	SU	SU	X	P	PA	Section 5.5
Community Centers/Cultural Centers	P	P	P	X	P	PA	Section 5.5
Place of Worship and Cemeteries	P	P	P	P	P	P	
College, University, or Vocational School	X	P	P	SU	SU	PA	Section 5.5
Elementary, Middle, or High School	P	P	P	X	P	PA	
Day Care Center	P	P	P	X	P	PA	Section 5.5
Correctional Facility	X	X	SU	SU	X	X	
Government Services, Administrative	X	P	P	P	P	PA	Section 5.5
Government Maintenance, Storage, or Distribution Facility	P	P	P	P	SU	X	
Public Park or Recreation Facility	P	P	P	X	P	PA	Section 5.5
Emergency Services	P	P	P	SU	SU	PA	Section 5.5
<b>Institutional Uses, Health Care</b>							
Hospital	X	P	P	X	PA	PA	Ped. connections; Section 5.5
Urgent Care Facility	X	P	P	X	PA	PA	Ped. connections; Section 5.5
Office, Medical/Dental	X	P	P	X	P	PA	Ped. connections; Section 5.5
Office Park, Medical/Dental	X	P	P	X	P	PA	Ped. connections; Section 5.5
<b>Institutional Uses, Transportation, Communication, &amp; Utility Uses</b>							
Park and Ride Terminal	P	P	P	P	P	P	
Airport Facilities	SU	X	SU	SU	X	X	Minimum Lot Size: 40 acres
Transit Station	X	P	P	P	PA	PA	Ped. connections; Section 5.5
Broadcasting Station and Studio	X	X	P	P	PA	PA	Ped. connections; Section 5.5
Railroad Yard	X	X	P	P	X	X	
Solar Energy System	PA	PA	X	X	X	X	Article 6, Part 8
Telecommunications Facility	PA	PA	PA	PA	PA	PA	Article 6, Part 8; Section 5.5
Utility Facility	PA	PA	SU	SU	SU	SU	Landscape; fencing
<b>Commercial Uses, Eating and Drinking Establishments</b>							
Agricultural Food Operations	P	X	X	X	X	X	
Restaurants	X	X	P	X	PA	PA	Ped. connections; Section 5.5
Specialty Food Service	X	X	P	SU	PA	PA	Ped. connections; Section 5.5
Bar or Nightclub	X	X	P	SU	PA	PA	Ped. connections; Section 5.5
<b>Commercial Uses, Offices</b>							
Office Building	X	X	P	SU	PA	PA	Ped. connections; Section 5.5
Office Park	X	X	P	P	PA	PA	Ped. connections; Section 5.5
<b>Commercial Uses, Recreation &amp; Entertainment</b>							
Adult Store/Sexually Oriented Business	X	X	PA	PA	X	X	Article 6, Part 2
Country Club	P	P	P	X	X	X	



Principal Use Table							
Use Type	AG	RR	ST	EC	RC	MV	Additional Regulations
<b>Commercial Uses, Recreation &amp; Entertainment (continued)</b>							
Golf Course	P	P	P	X	X	X	
Fairgrounds, Temporary	P	P	PA	X	PA	PA	Permitted for up to 96 hours
Fairgrounds, Permanent	P	P	X	X	X	X	
Theater, Indoor	X	X	P	X	PA	PA	Ped. connections; Section 5.5
Theater, Outdoor	X	X	P	X	P	PA	Ped. connections; Section 5.5
Shooting Ranges, Indoor	P	P	P	P	P	PA	Ped. connections; Section 5.5
Shooting Ranges, Outdoor	PA	X	X	X	X	X	
RV Park	PA	PA	PA	X	PA	X	Article 6, Part14
Recreation/Entertainment Facility, Outdoor	P	P	P	X	PA	PA	Ped. connections; Section 5.5
Brewery	P	X	P	X	PA	PA	Ped. connections; Section 5.5
Distillery	P	X	P	X	PA	PA	Ped. connections; Section 5.5
Winery	P	X	X	X	PA	PA	Ped. connections; Section 5.5
<b>Commercial Uses, Funeral Related Uses</b>							
Funeral Home	X	X	P	X	PA	PA	Ped. connections; Section 5.5
Crematorium	X	X	PA	PA	X	X	
<b>Commercial Uses, Retail Sales &amp; Professional Sales</b>							
Retail Sale	X	X	P	X	PA	PA	Ped. connections; Section 5.5
Convenience Store	X	PA	P	X	PA	PA	Ped. connections; Section 5.5
Farmer's Market	P	P	P	X	P	PA	Section 5.5
Shopping Center	X	X	P	X	PA	PA	Ped. connections; Section 5.5
<b>Commercial Uses, Vehicle Service, Sales, &amp; Related Uses</b>							
Automobile Repair, Sales, or Rental	PA	X	PA	PA	PA	PA	Article 6, Part 13; Section 5.5
Automobile Graveyard/Junkyard	PA	X	PA	X	X	X	Article 6, Part 13
Car Wash and Detailing	X	X	P	X	P	PA	Section 5.5
Home-Based Businesses	P	P	X	X	P	PA	Section 5.5
Customary Home Occupations	P	P	SU	X	SU	PA	Section 5.5
<b>Commercial Uses, Lodging</b>							
Bed and Breakfast	P	P	P	X	PA	PA	Ped. connections; Section 5.5
Hotel/Motel	X	X	P	X	PA	PA	Ped. connections; Section 5.5
<b>Industrial Uses, Industrial &amp; Services Uses</b>							
Industrial Park	X	X	X	P	X	X	
Manufacturing Facility	X	X	P	P	X	X	
Industrial and Large Equipment Sales & Rental	X	X	P	P	PA	X	Pedestrian connections
Commercial Storage Facility	X	X	P	P	PA	X	Pedestrian connections
Research Laboratory	X	X	P	P	X	PA	Section 5.5
Warehousing and Distribution	X	X	P	P	X	X	
Wholesale Food Preparation	X	X	P	P	P	PA	Section 5.5
Wholesale Establishment	X	X	P	P	P	PA	Section 5.5
<b>Industrial Uses, Manufacturing, Extraction, Landfill, &amp; Recycling</b>							
Recycling Drop-off Station	PA	PA	P	P	P	PA	Section 5.5
Landfills, Inert Debris	PA	X	X	PA	X	X	Article 9, Part 5
Landfills, Non-Inert Debris	PA	X	X	PA	X	X	Article 9, Part 5
Fuel Bulk Storage	X	X	X	PA	X	X	Article 9, Part 5
Ready-Mix Concrete Suppliers	X	X	X	PA	X	X	Article 9, Part 5
Soft Mining/Resource Extraction	X	X	X	PA	X	X	Article 9, Part 5

Principal Use Table							
Use Type	AG	RR	ST	EC	RC	MV	Additional Regulations
Industrial Uses, Manufacturing, Extraction, Landfill, & Recycling (continued)							
Chemical Manufacturing	X	X	X	PA	X	X	Article 9, Part 5
Race Tracks	X	X	X	PA	X	X	Article 9, Part 5
Hard Mining/Resource Extraction/Quarrying	X	X	X	PA	X	X	Article 9, Part 5
Asphalt Plants	X	X	X	PA	X	X	Article 9, Part 5
Fossil Fuel Generation Facilities	X	X	X	PA	X	X	Article 9, Part 5

## Section 5.8 Official Map Adopted - District Boundaries Established

### 5.8.1. LAND USE DISTRICT MAP

The location and boundaries of land use districts shall be as kept in spatial databases entitled "Land Use Districts" or "District Overlays" that are maintained as part of the County's geographic information system (GIS). This depiction of land use district boundaries along with additional reference data in the GIS shall constitute the Official Land Use District Map for the County's regulated jurisdiction, and is adopted into this Ordinance by reference.

The County Clerk, as applicable, may upon validation by the Planning Director, or designee, certify a paper copy of the Official Land Use District Map, or portions of the map, as a true and accurate copy of the Official Land Use District Map, or a portion thereof, under the authority of N.C. Gen. Stat. §160A- 79(b) and §153A-50.

The Planning Director, or designee, shall direct the county's GIS Department to revise the Official Land Use District Map when amendments are passed by the governing body in accordance with this section. The Planning Director, or designee, shall also cause a correction of errors in the map as they are discovered.

Errors in the Official Land Use District Map shall be corrected as they are discovered, and the corrected information shown on the GIS system. The Planning Director, or designee, may authorize printed copies of the Official Land Use District Map to be produced, and shall maintain digital or printed copies of superseded versions of the Official Land Use District Map for historical reference.

No unauthorized person may alter or modify the Official Land Use District Map.

### 5.8.2. INTERPRETATION OF BOUNDARIES

The Planning Director, or designee, may authorize periodic changes to the boundaries of the Official Land Use District Map in conformance with this section. Interpretations of zone boundaries may be appealed to the Board of Adjustment.

#### 5.8.2.1. Boundaries Following Lot Lines

A boundary shown on the Official Land Use District Map as following a lot line or parcel boundary shall be construed as following the lot line or parcel boundary as it actually existed at the time the district boundary was established, as shown on maps submitted or used when the boundary was established. If, subsequent to the establishment of the district boundary, a minor property line adjustment is made, such as from settlement of a boundary dispute, the district boundary shall be construed to move with the lot line or parcel boundary if the adjustment is less than ten feet.

#### 5.8.2.2. Boundaries That Do Not Follow Lot Lines

Where the ordinance establishing a land use district boundary identifies the boundary as following a particular natural feature such as a ridgeline, contour line, a river, stream, lake or other water course, or reflects a clear intent that the boundary follows the feature, the boundary shall be construed as following that feature as it actually exists. If, subsequent to the establishment of the boundary, such natural feature should move as a result of natural processes (slippage, subsidence, erosion, flooding, sedimentation, etc.), the boundary shall be construed as moving with the natural feature.

A boundary shown on the Official Land Use District Map as approximately following a street or railroad line shall be construed as following the centerline of the street or railroad right-of-way. If, subsequent to the establishment of the boundary, the centerline of the street or railroad right-of-way should be moved as a result of its widening or a minor realignment (such as at an intersection), the boundary shall be construed with moving with the centerline only if the centerline is moved no more than twenty-five (25) feet.

A boundary shown on the Official Land Use District Map as approximately parallel to, or as an apparent extension of, a feature described above shall be construed as being actually parallel to, or an extension of, the feature.

If a district boundary splits an existing lot or parcel, the metes and bounds description, if one was submitted at the time the district boundary was established, shall be used to establish the boundary.

If the specific location of the boundary cannot be determined from application of the above rules to the Official Land Use District Map, it shall be determined by scaling the mapped boundary's distance from other features shown on the map.

### **5.8.3. AMENDMENTS TO THE LAND USE DISTRICT MAP**

Any person with an ownership or development stake in a property may initiate or request to change the land use designation of that property in accordance with Article 1, Part 8 of this Ordinance and of N.C. Gen. Stat. §160D, Article 6.

An amendment to the Official Land Use District Map may also be initiated by the Planning Director, the Planning Board, or the Board of County Commissioners as long as it is also in line with applicable law. Such changes in the land use designations of properties shall not necessarily be deemed to be limiting the available uses of a property since the districts featured on the Land Use District Map are inherently open ended, as detailed in Section 5.6 above.

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## **Table of Uses Draft Definitions**

**Adult Care Home/Nursing Home** – A facility which is advertised, announced, or maintained for the express or implied purpose of providing nursing or convalescent care for three or more persons unrelated to the licensee. Such facilities provide care for persons who have remedial ailments or other ailments, for which medical and nursing care are indicated; who, however, are not sick enough to require general hospital care. Further definition of these facilities can be found in N.C. Gen. Stat. Chapter 131E, Article 6.

**Agricultural Food Operations** – The vending or sales of consumable products which came as a result of the growing, cultivating, raising, or otherwise producing of goods from the farm. Such operations may include, but are not limited to the sale of honey, milk, cuts of meat, vegetables, flowers, jams and jellies, canned goods, ice cream, spirits, farm to table dining, and similar operations. Such vending and sales are subject to all other applicable local, state, and federal building inspection and food safety regulations.

**Cluster Subdivision** – A division of land into developable parcels with the intent to create smaller than average lots and conserve land resources. Specific requirements for the amount of conserved open space shall be based on their land use district category. Open space within these subdivisions shall be reserved for parks, playgrounds, recreational areas, picnic shelters, sidewalks, trails, or similar uses conducive to the environment of the neighborhood.

**Family Care Home** - A home with support and supervisory personnel that provides room and board, personal care, and habilitation services in a family environment for not more than six (6) resident persons with disabilities. A “Person with disabilities” is a person with a temporary or permanent physical, emotional, or mental disability, including, but not limited to, an intellectual or other developmental disability, cerebral palsy, epilepsy, autism, hearing and sight impairments, emotional disturbances, and orthopedic impairments but not including persons with a mental illness who are dangerous to others as defined in G.S. 122C-3(11)b. A family care home is deemed a residential use of property for zoning purposes and is a permissible use in all residential districts and is further defined in N.C. Gen. State 160D-907. Family Care Homes may not be located within one half (1/2) aerial mile of another Family Care Home. The burden of proof for such half mile spacing shall be placed on the applicant at the time of application.

**Home-Based Business** – A business like engine repair, woodworking, welding, or similar use which is operated on a property that is primarily used for residential purposes. Such business operations must be on the same parcel as the primary residence and may be located in a garage or accessory building related to the residence where the total area of the structure does not exceed 10,000 square feet. Such businesses may only be permitted as an accessory use to the preexisting primary residential use of the property and must be owned, operated, or leased by the property owner.

**Customary Home Occupations** – A professional service business like a salon, computer repair, accounting, or similar use which is operated entirely within an existing residential dwelling. Such businesses shall occupy no more than one-third (1/3) of the square footage of the residence. All businesses must be owned or operated by the owner of the property or an immediate family member of the owner as defined by this ordinance. At a minimum, home occupation uses must be approved by the Alamance County Planning Department. In certain cases, like when an increase in commercial traffic to the home will occur, the home occupation use may be subject to the county’s Technical Review Committee process.

**Park and Ride Terminal** – An outdoor facility, which may also be known as incentive parking or a commuter lot, is a parking lot with public transport connections that allows commuters and other people heading to city centers to leave their vehicles and transfer to an alternate form of transportation or carpool for the remainder of the journey. Permanent features of such uses may include benches, bus terminals, toll stations, or similar transportation related features which are incidental to the development.

**Recreation/Entertainment Facility, Outdoor** – A property which is commercial in nature and features any combination of land, water, or natural resources that is developed for active and/or passive recreation pursuits with various manmade features that accommodate such activities. Such facilities may include sports-oriented developments and athletic pursuits or entertainment facilities like weddings, concerts, parties, or special events.

**Rehabilitation Center** – A facility designed for the treatment of persons with functional limitations or chronic disabling conditions who have the potential to achieve a significant improvement in activities of daily living. Alternatively, such facilities may specialize in the treatment of conditions such as alcoholism, drug abuse, mental illness, or antisocial or criminal conduct.

**Retirement Center** - A facility that provides housing, shared dining and recreational opportunities for individuals of retirement age. Facilities may include occasional medical care, personal services, and significant social facilities to meet the needs of the residents but not the nursing or convalescent care of residents of a nursing home.

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