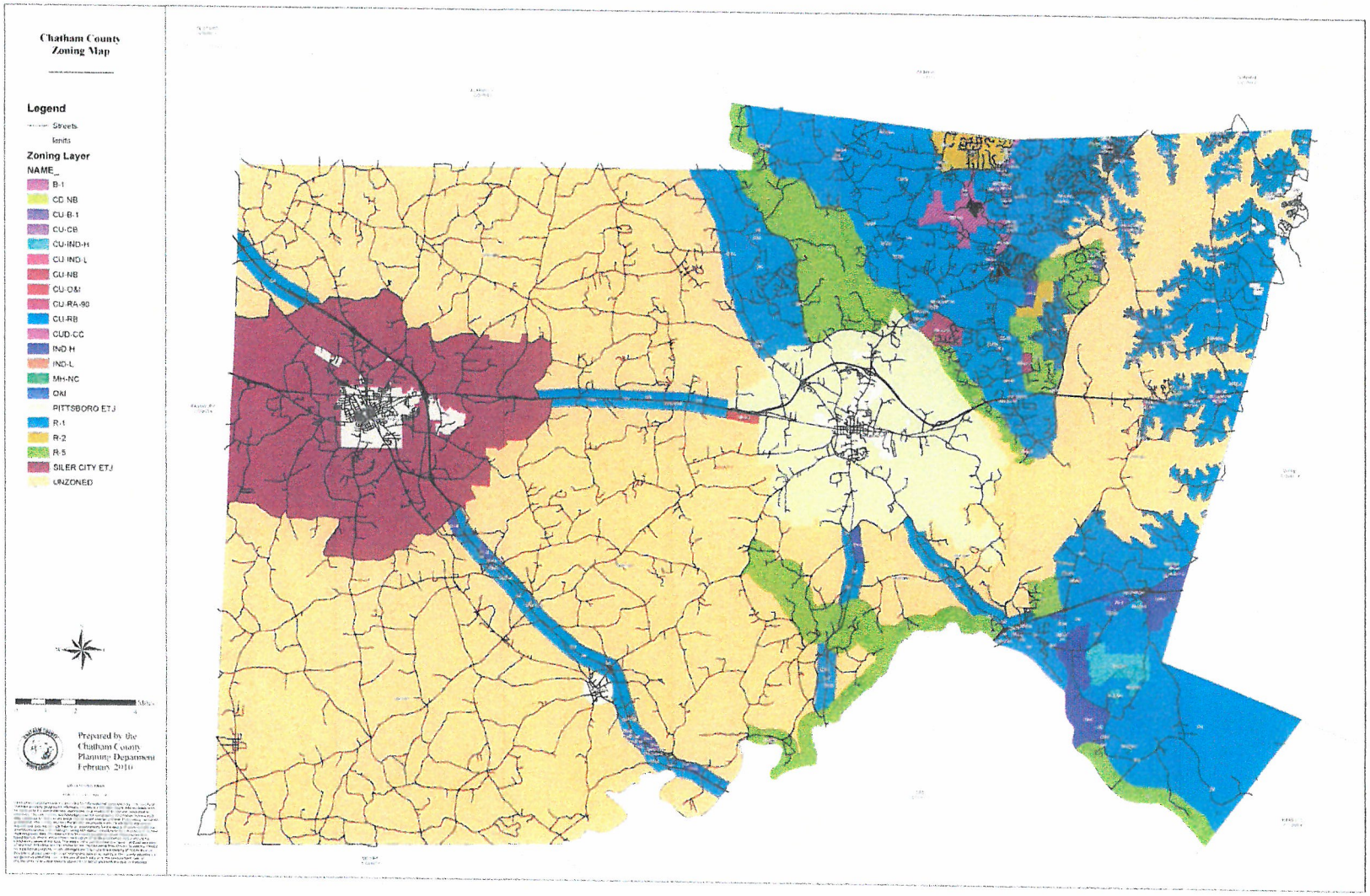
Chatham County Conservation Subdivision Regulations

Town of Pittsboro

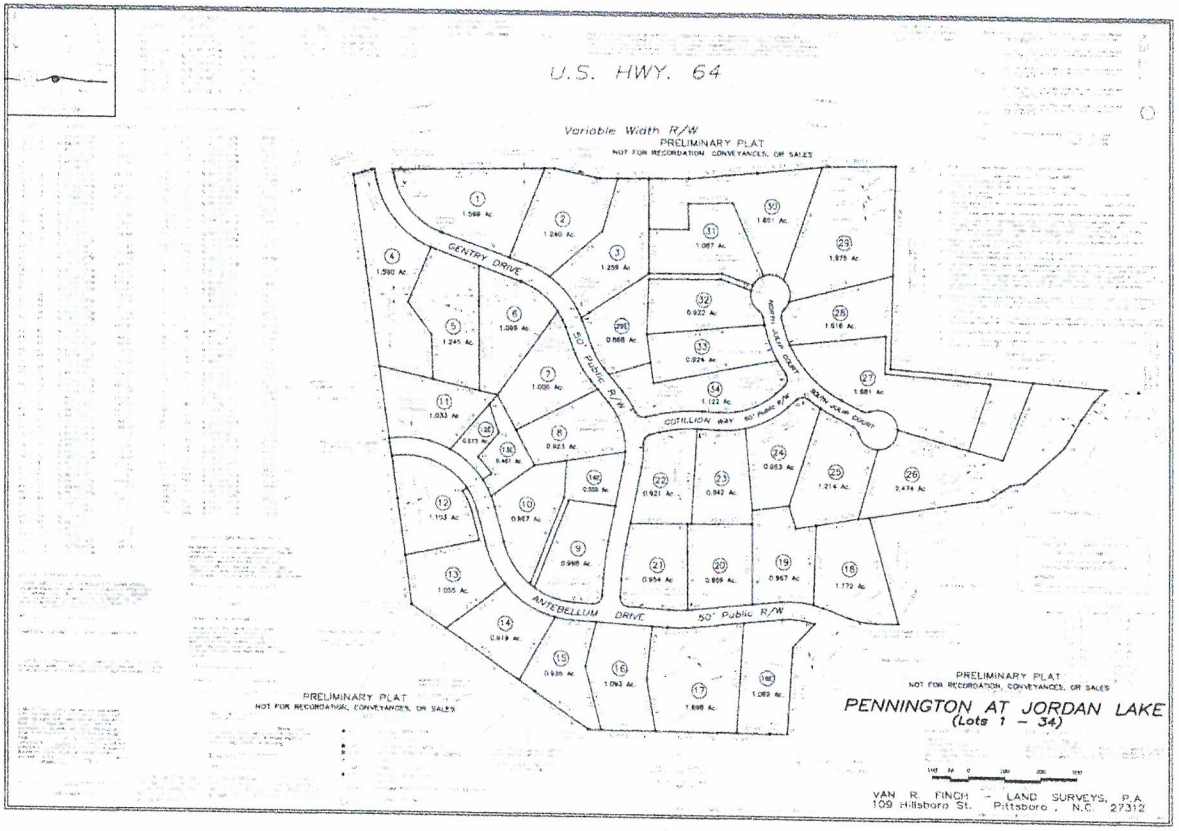
August 2014

Zoning Map


Chatham County
Zoning Map
Legend
Streets
limits
Zoning Layer
NAME_
B-1
CD NB
CU B-1
CU-CB
CU-IND-H
CU IND-L
CU-NB
CU O&I
CU-RA-90
CU-RB
CUD-CC
IND H
IND-L
MH-NC
O&I
PITTSBORO ETJ
R-1
R-2
R-5
SILER CITY ETJ
UNZONED
Prepared by the
Chatham County
Planning Department
February 2010

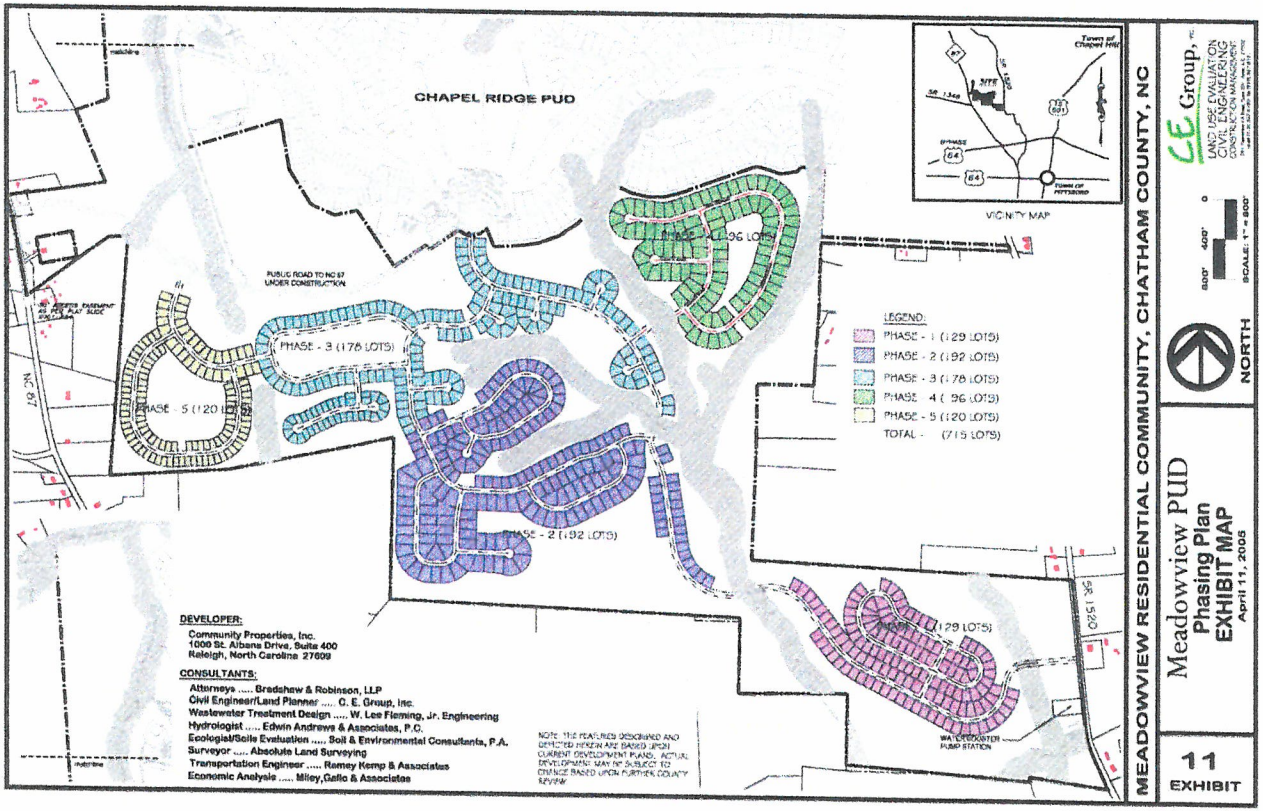
Types of Majors

- **Standard**
  - Four parts (Concept, First Plat, Construction, Final)
  - Lots sizes range from 1 to 5 acres depending on zoning and/or watershed classification
  - Rights-of-way, riparian buffers and flood hazard areas deducted from useable area.



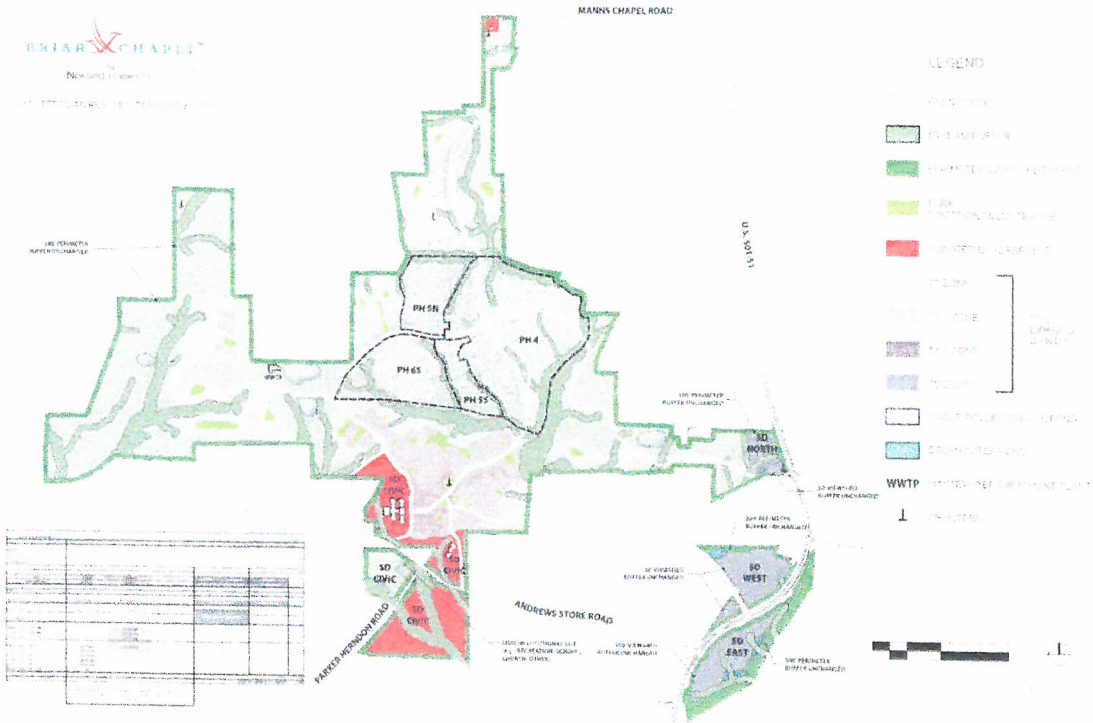
Types of Majors

- **Planned Unit Developments**
  - Same process as Standard and conditional use permit required in zoned areas
  - 15% open space set-aside
  - Smaller lot sizes allowed, no change in base density



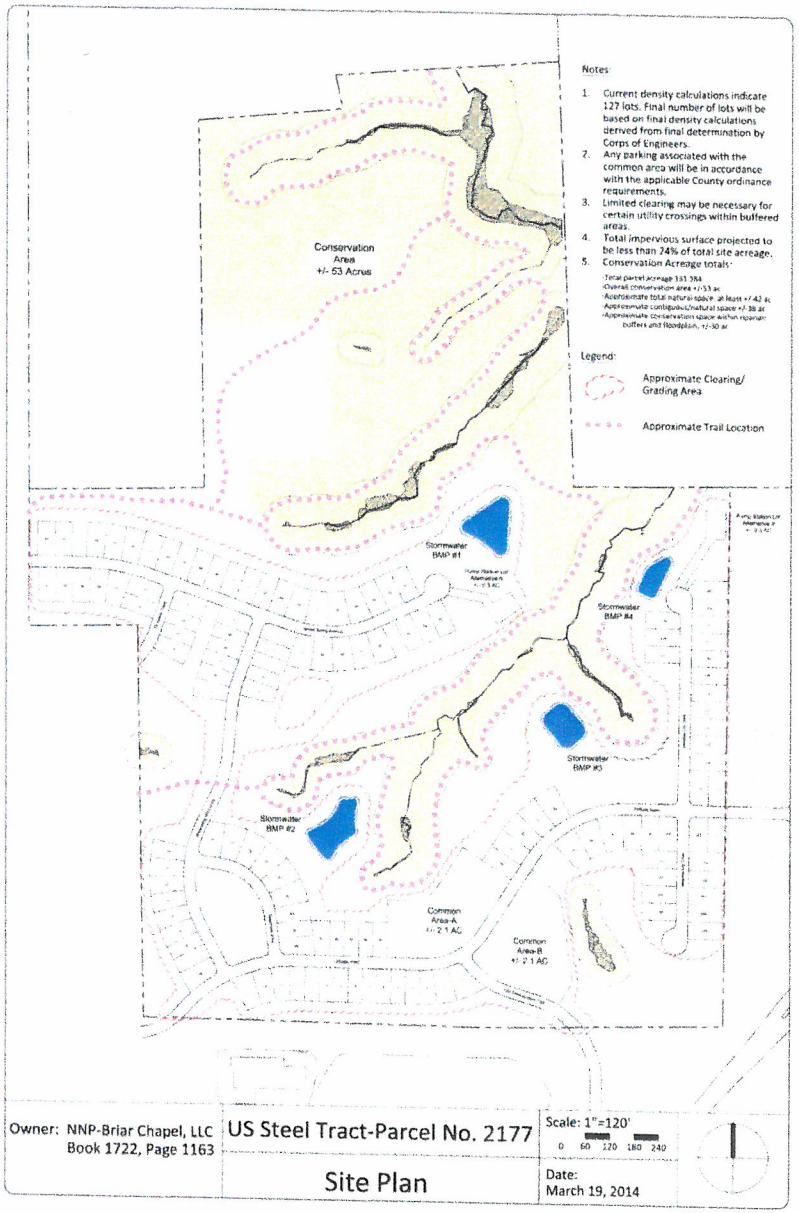
Types of Majors

- **Compact Communities**
  - Subject to Compact Communities Ordinance
  - Rezoning, Conditional Use Permit and Subdivision Approval required
  - 30% open space and 24% built upon area limit
  - Up to 2 DU/Acre allowed
  - Additional requirements included in CCO

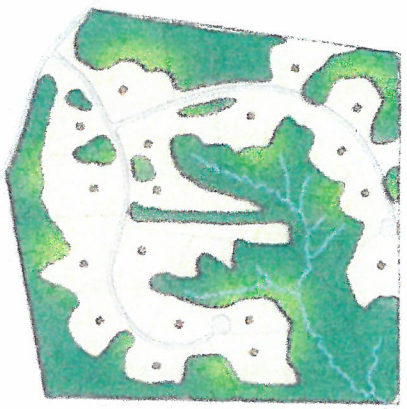


Types of Majors

- **Conservation**
  - Same process at Standard
  - More details to follow

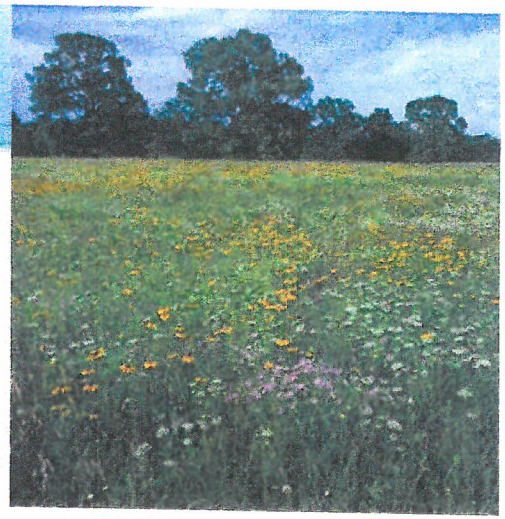


Conservation Subdivision



- Section 7.7 of the regulations
- Intent – encourage the preservation of large, contiguous blocks of land referred to as Conservation Space.
- Subdivision Guidelines for Conservation Space Selection also adopted by BOC
- Standards – Open Space
  - Minimum of 40% of the project area retained as Conservation Space.
    - 80% min. as natural space and 20% max. as open space
    - Natural space – unimproved and preserved in it's natural state
    - Open Space – allows recreational uses and non-intrusive common uses (e.g. wastewater disposal)

Conservation Subdivision



- Standards (Open Space cont.)
  - Natural Space selection (from the guidelines)
    - **Primary**
      - State Natural Heritage Areas and Natural Heritage Element Occurrences
      - NC Wildlife Action Plan (WAP) Upland Systems ($\geq$ 5,000 ft^2 must exist)
      - Historic and Cultural Resources (as defined by SHPO and Chatham Historical Association
    - **Secondary**
      - NC Wildlife Action Plan Lowland Systems ($\geq$ 5,000 ft^2 must exist)
      - Active Farms and/or Prime Farmland Soils
      - Wildlife Resources Commission and Forest Service Hunting and Burn Buffers
  - Features shown on maps submitted with First Plat application.

Conservation Subdivision

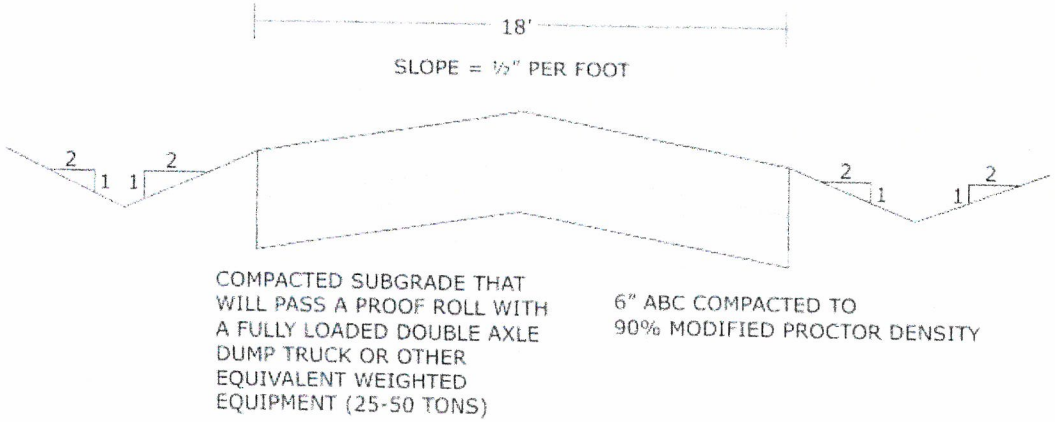
- Standards (Open Space cont.)
  - At least **50%** of the conservation space has to be contiguous.
  - **Permitted Uses** – conservation, agriculture; recreation (active limited to 5%); stormwater management; utility easements, water, septic, and sewer systems (open space only); and trails.
  - **Prohibited Uses** – Use of motor vehicles, roads, parking, and impervious surfaces (exception for rec. uses).
  - Management Plan submitted with application.
  - Permanent protection
    - Permanent conservation easement
    - Permanent restrictive covenant
    - Alternate land use restriction

Conservation Subdivision

- Standards – Density
  - 10% density bonus plus and additional 5% for sustaining bona-fide agricultural uses.
  - Density calculation
    - Base density determined by underlying zoning and watershed regulations, then subtract floodplains and riparian buffers.
    - Road r-o-w is not removed unlike other types of major subdivision processes.
  - Dimensional requirements
    - No minimum lot size
    - Building setbacks reduced

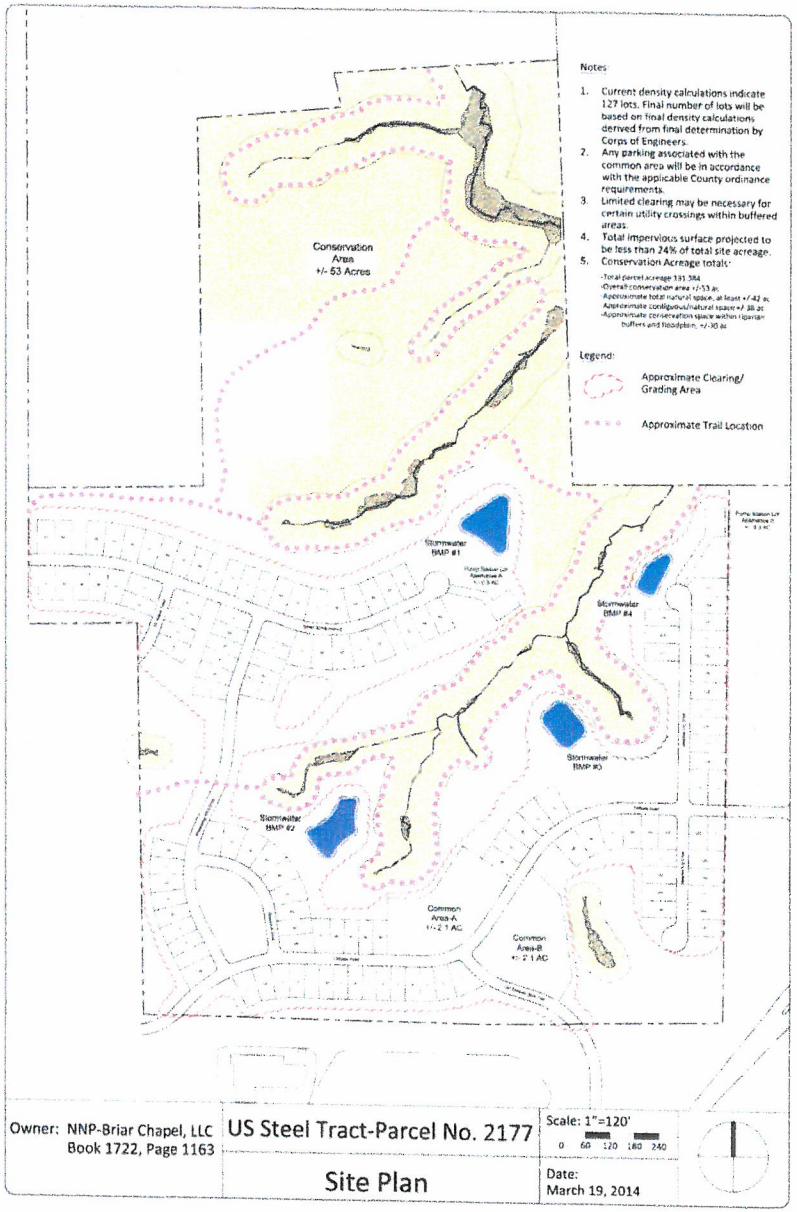
Conservation Subdivision

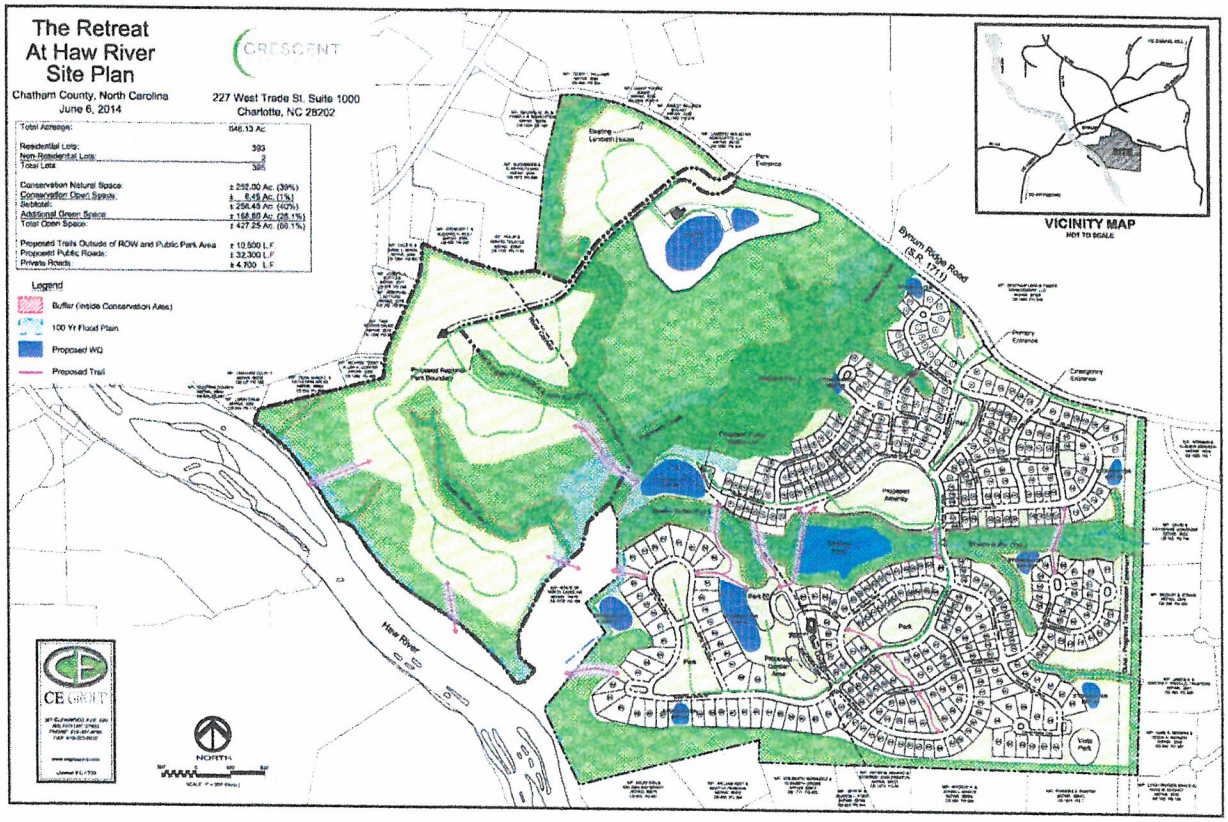
- Standards – Roads
  - Public – NCDOT specifications
  - Private – County standard private road
  - Private roads typically only allowed in PUD's or large lot subdivisions (i.e. 5 acre average lot size)
- Additional incentive for smaller projects
  - 15 or fewer lots can be reviewed and approved administratively



Conservation Subdivisions

- **Steele Tract**
  - 131 acre parcel
  - 127 lots
  - Conservation Space – 53 acres
  - Additional open space above minimum requirements
  - County water
  - Private wastewater treatment



Types of Majors

- **Retreat at Haw River**
  - 646 acre tract
  - 395 lots
  - Conservation Space – 258 acres
  - Additional Green Space – 169 acres
  - County water
  - Private wastewater treatment
  - Property adjacent to the Haw River included in either conservation or open space