

AN ORDINANCE AMENDING THE ZONING ORDINANCE
OF THE TOWN OF PITTSBORO
Planned Unit Developments
ZTA-2019-04

WHEREAS, the Board of Commissioners of the Town of Pittsboro has considered the request to amend the Zoning Ordinance of the Town of Pittsboro as described in Case File ZTA-2019-04 hereto and incorporated herein by reference that the maximum number of dwelling units in a Planned Unit Development not exceed eight units per acre in the R-15 zoning district, and that each recreation area in a Planned Unit Development not be limited to 4,000 square feet pursuant to the provisions of NCGS 160A-385 and Article X of the Town of Pittsboro Zoning Ordinance; and

WHEREAS the Town Planning Board reviewed the application in detail, and forwarded the request to the Town Board of Commissioners with a positive recommendation for approval of the text recommended by Staff; and

WHEREAS the Town Planning Board adopted a motion to advise that the proposed text amendment as recommended by Staff is reasonable considering the potential benefits to the development of the Town of Pittsboro and surrounding community; and the proposed text amendment advances the public health, safety or welfare of the Town of Pittsboro, and is consistent with the Town of Pittsboro comprehensive plan, including the Land Use Plan, and other applicable plans, policies, and documents adopted by the Town of Pittsboro.

WHEREAS a Public Hearing was held on September 23, 2019 to solicit comments and concerns of which there were none; and

WHEREAS, the Town Board of Commissioners has examined the request and associated public testimony to amend the zoning text as described in Case File ZTA-2019-04 and incorporated herein by reference and finds that in lieu of the proposed text the amendment recommended by staff and subsequently modified by the Board of Commissioners is reasonable considering the potential benefits to the development of the Town of Pittsboro and surrounding community; and the revised text amendment advances the public health, safety or welfare of the Town of Pittsboro, and is consistent with the Town of Pittsboro comprehensive plan, including the Land Use Plan, and other applicable plans, policies, and documents adopted by the Town of Pittsboro.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Town of Pittsboro as follows:

1. That the Town of Pittsboro Zoning Ordinance be amended as follows:
 - a. Add to the second paragraph of Section 5.3.3.38.C the following:

“and in the R-15 zoning district, the maximum number of dwelling units in a PUD shall not exceed eight units per gross acre.”

- b. Delete the first sentence in Section 5.3.3.38.D and add the following in lieu thereof:

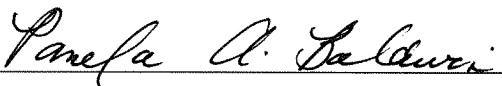
Play areas shall be provided for all residential building groups with over five units. The play areas shall contain a minimum of 56 square feet per unit and each unit must be located within 1,320 feet (five-minute walk) of the play area by way of sidewalk or multi-use path. If the play area cannot meet the geographical requirement, then multiple play areas must be provided so as to provide recreation space within a five-minute walk from every residence.

2. This ordinance shall be effective upon adoption.

Adopted this 14th day of October 2019.

TOWN OF PITTSBORO

By:



Mayor

ATTEST:



Clerk