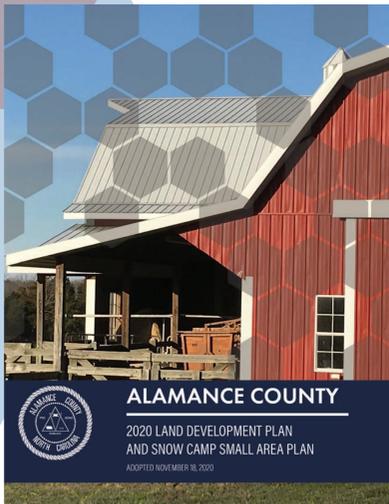


INTRODUCTION

PROJECT BACKGROUND

Alamance County is one of less than 20 counties without zoning in North Carolina. Without those land use regulations, the County has little control over development, which can lead to unpredictable growth patterns and conflicts between existing and proposed uses. Snow Camp is a historic area with many working farms. Zoning can be a useful tool to help ensure quality development in this beautiful corner of Alamance County. This project builds on recommendations from the recently adopted Alamance County Land Development Plan, which stated:

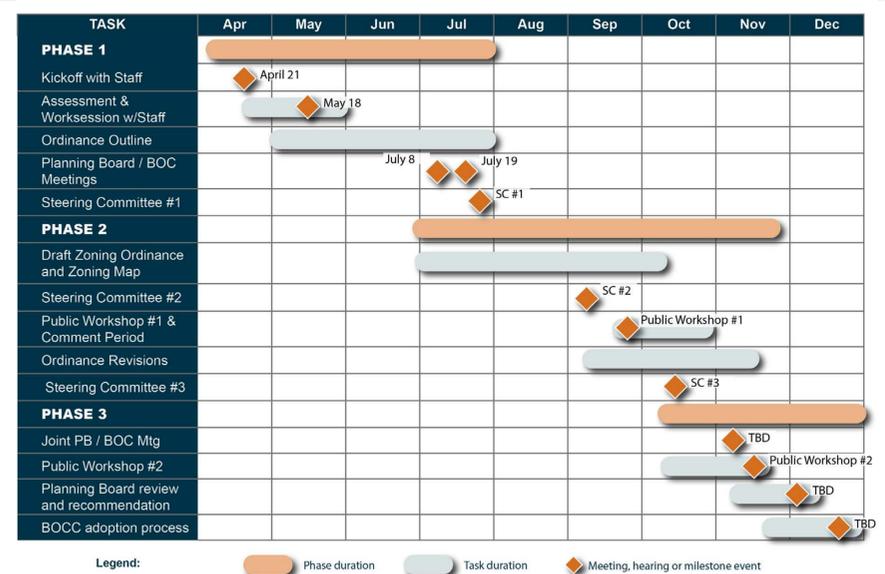
- Consider implementing additional regulations to manage growth and high impact land uses.
- Consider some form of zoning in the Snow Camp Area or the County as a whole to preserve agriculture and rural character.



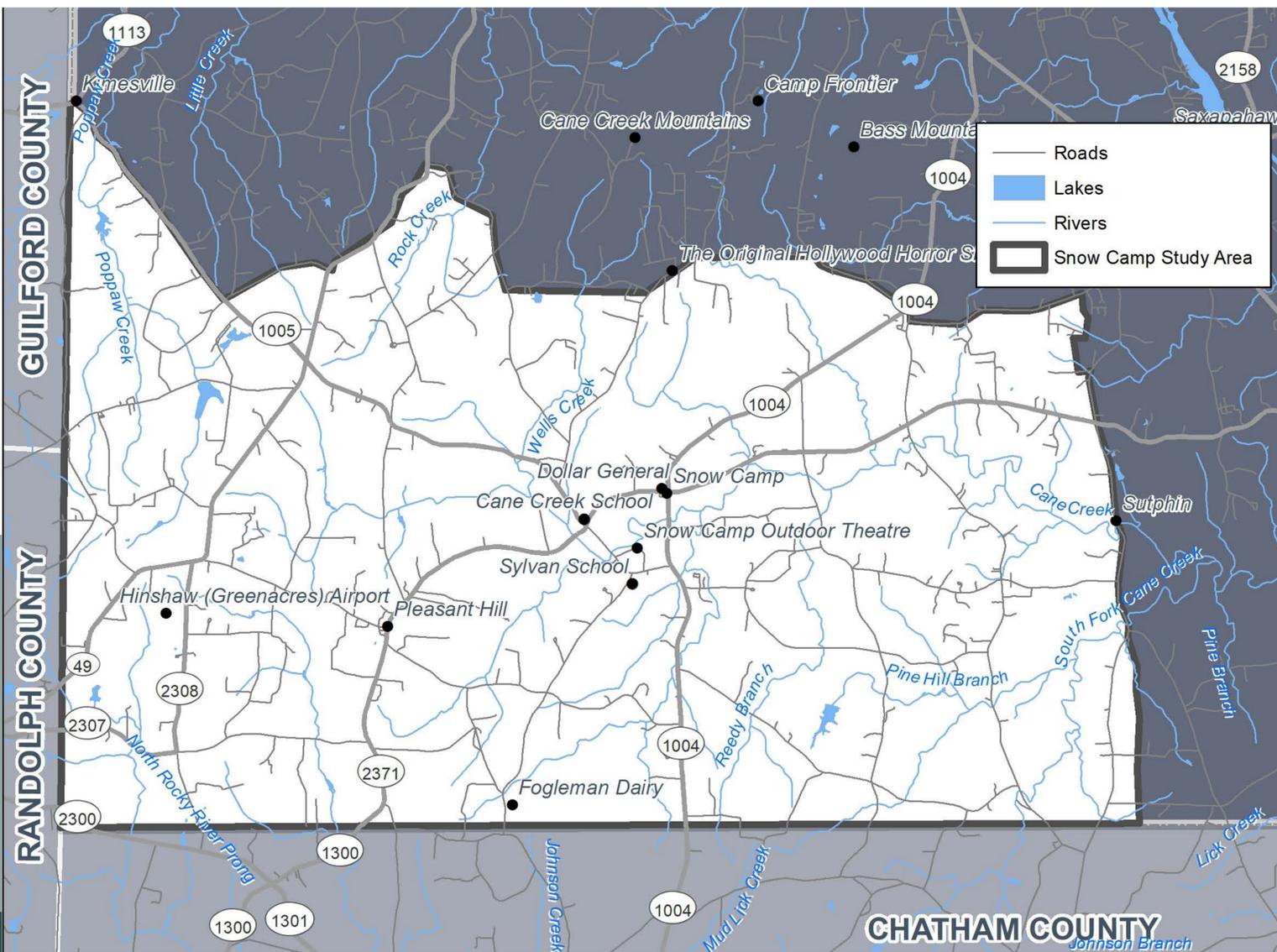
PROJECT PURPOSE

- Regulate the intensity and character of land use and development in the Snow Camp area.
- Mitigate conflicts between incompatible land uses.
- Minimize negative impacts to the natural environment.
- Protect local character, property value, and quality of life.

PROJECT SCHEDULE



SNOW CAMP ZONING STUDY AREA



NEXT STEPS

- Review and comment on draft zoning ordinance map and other materials
- Submit comments on draft ordinance to www.surveymonkey.com/r/SnowCampOrdinance
- For more information visit www.alamance-nc.com/planningdept/programs/ also accessible via QR Code:



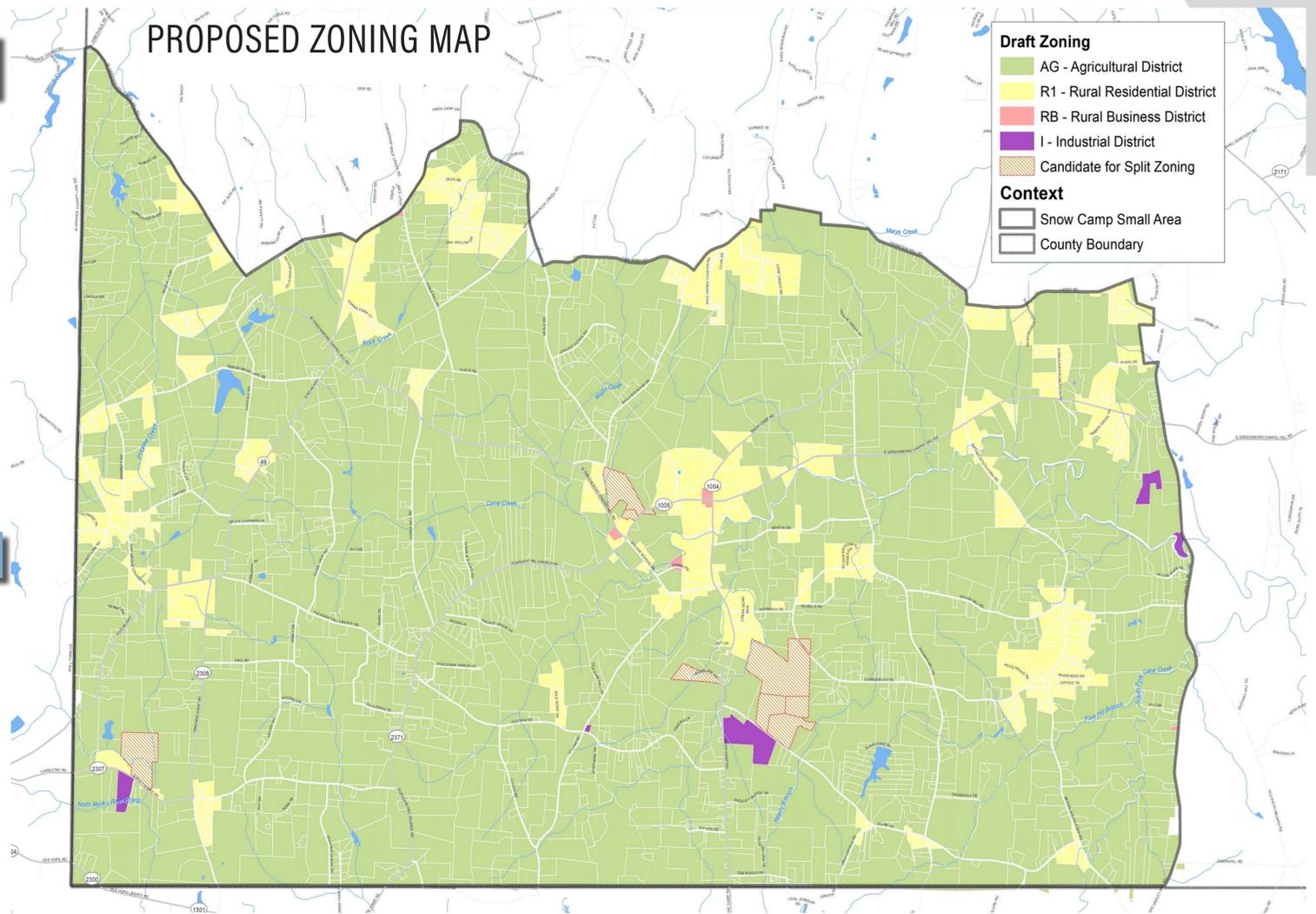
PROPOSED ZONING DISTRICTS

WHAT IS A ZONING DISTRICT?

The principal characteristics of a zoning ordinance is division of the study area's land into districts with a separated set of development regulations for each zone or district. Districts vary primarily in the range of land uses permitted, as well as setbacks, height limitations, parking, and other regulation typically vary from district to district.

WHAT IS SPLIT ZONING?

Split zoning is when a parcel or subdivided lot has two or more zoning designations. All applicable zoning regulations for each particular zone are applied separately for each portion of the parcel or subdivided lot which is split-zoned.



INDUSTRIAL

The Industrial zoning district is established to accommodate industrial development and associated land uses including manufacturing, large-scale utility operations, mining, distribution, and other similar land uses that produce objectionable levels of aesthetic impact, traffic, noise, odors, vibrations, fumes, light, smoke, and/or other impacts upon the adjacent lands.

RURAL BUSINESS

The purpose of the Rural Business zoning district is to support small-scale commercial, retail, and service uses serving the needs of rural crossroads and historically commercial areas of the County. In general, activity is concentrated near thoroughfares or major crossroads.

AGRICULTURAL

The purpose of the Agricultural zoning district is to support the rural economy and protect concentrations of agricultural operations and prime farmland from impacts of dispersed residential development and heavy industrial uses.

RURAL RESIDENTIAL

The purpose of the Rural Residential zoning district is to encourage residential development that is compatible with existing agricultural operations, forestry activities, and low-density residential uses. This district is located in rural areas with limited public services and seek to protect the environment, preserve farmland, and foster the continued enjoyment of rural life. It allows and encourages low-density residential development with incentives for small-scale subdivisions designed in a way that reduces impacts on agricultural and natural resources.

DRAFT ORDINANCE FRAMEWORK

TRANSITIONAL PROVISIONS

- ➔ Per direction from the Board of Commissioners, the draft ordinance will provide flexibility for existing uses.
- ➔ Any existing legally established use in zoning districts where the use is not a permitted use will be able to continue in its existing footprint.
- ➔ Future expansions of non-conforming commercial uses may require a rezoning or a home occupation permit.

OPTIONS FOR EXISTING COMMERCIAL AND INDUSTRIAL USES

Most traditional commercial and industrial uses will be zoned Rural Business (RB) or Industrial (I). Review the zoning map for initial recommendations for zoning districts. Non-traditional uses such as home occupations will be allowed to operate in their existing condition under the transitional provisions of the ordinance. New commercial uses and future expansions may need a home occupation permit or a rezoning.

ZONING DISTRICTS

Zoning “districts” specify land uses and regulations controlling the intensity and design of development. Each zoning district has uses that are permitted by right, permitted through conditional zoning process or a special use permit, or prohibited. The Table of Permitted Uses can be found in Article 5: Zoning of the Alamance County Unified Development Ordinance. Article 5 is zoning for the Snow Camp study area established on the proposed zoning map.

SPECIFIC USE	ZONING DISTRICT				NOTES
	AG	R1	RC	ID	
RESIDENTIAL USES					
Single-Family Dwelling, Detached House	P	P	-	-	
Manufactured Home	P	P	-	-	
Manufactured Home Subdivision/Park	S	S	S	-	
Upper-story Residence	-	-	P	-	

This is an example of what the Table of Permitted Uses will look like. Details in this section of the ordinance are still being developed. A draft of the Table of Permitted Uses will be available for review and comment towards the end of October.

HOME OCCUPATION TYPES

A home occupation is when business is operated as a secondary use on a residential property. Existing home occupations can continue to operate under the Transitional Provisions in the ordinance. New home occupations and future expansions may need a permit. There are three categories of home occupation types being proposed in the zoning ordinance. They are:

- ➔ **EXEMPT**-Least intense home occupation. Does not require a permit. No one knows a business is at the home, no customers visiting, no signs in front yard.
- ➔ **NEIGHBORHOOD**- Up to one additional employee works on site. May have some customers, may have signage in front yard. Minimal outdoor storage and display of goods.
- ➔ **RURAL**- Must have a minimum property size of 3 acres. May have additional employees (3) work on site, may have signage. Larger allowance for accessory structures and outdoor storage. Some screening requirements for larger areas of outdoor storage.

DECISION TYPES

According to state legislation all development decisions need to fall into one of the following categories:

- ➔ **ADMINISTRATIVE**-An objective decision to implement, administer, or enforce development regulations. Examples include: zoning permits, notices of violation, and ordinance interpretations. Residential subdivisions and home-based businesses will fall under this approval type.
- ➔ **LEGISLATIVE**-A decision to adopt, amend or repeal a law or ordinance. In land use decisions this could include a decision by a governing body to rezone a property or conditionally zone a property with site-specific conditions.
- ➔ **QUASI-JUDICIAL**-A subjective, discretionary decision based on evidence presented regarding a specific development application. This process is proposed for high-impact land uses in the Industrial district.



EXAMPLES OF HOME OCCUPATIONS



FREQUENTLY ASKED QUESTIONS

WHAT ARE THE GOALS OF THE SNOW CAMP ORDINANCE?

- ➔ **To discourage high-impact land uses in the Snow Camp Area and manage the scale and density of future residential growth to reduce impacts to existing residents and working agricultural lands.**
- ➔ Implement recommendations from the Alamance County Land Development Plan.
- ➔ Allow flexibility for existing land uses (especially agricultural, residential and commercial uses).
- ➔ Meet current state law (NCGS (160D)) and provide a best practice approach to development standards.
- ➔ Be user friendly.



HOW WILL ZONING AFFECT AGRICULTURAL LAND?

Most of land in the study area will be zoned Agricultural. Agricultural operations are exempt from most zoning per state law. This ordinance is aimed at further protecting areas where there is a concentration of agricultural operations by reducing the density of residential subdivisions and discouraging high-impact land uses (including heavy industrial uses) in agricultural areas. Currently these types of developments have to meet only basic criteria and allow for limited discretion during approval by the Board of Commissioners.



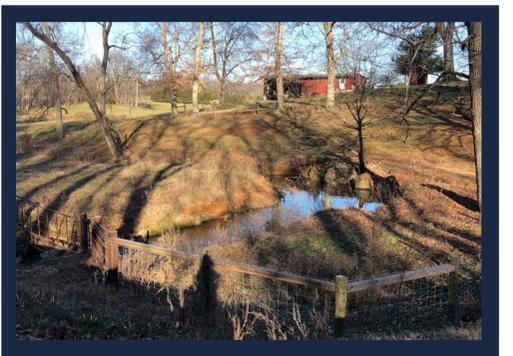
HOW WILL ZONING AFFECT MY BUSINESS?

It is the intention of the Ordinance that existing businesses will be assigned a zoning district that is appropriate for the current use of the property. Existing businesses shall be allowed to continue operations per the transitional provisions. For all businesses, including home businesses, any future expansion or change in operations will need to conform to the standards of the Ordinance. Substantial expansions may require a permit or a rezoning.



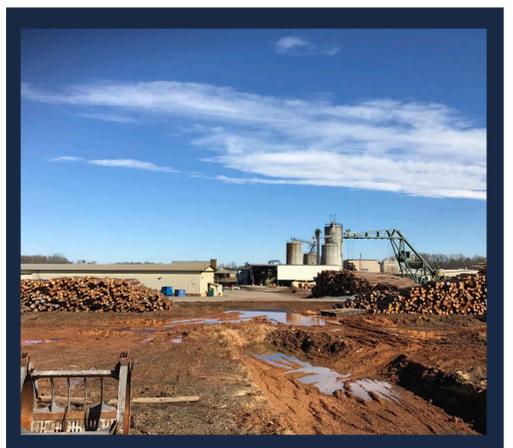
HOW WILL ZONING AFFECT MY PROPERTY?

When the ordinance is adopted, all properties within the area will be designated as belonging to one of the proposed districts. For most properties, the new zoning district is appropriate for the current use on the property. For these properties, there will no be impact from the new code. Though districts were drawn with regard to existing uses, it is normal that some of the new districts will differ slightly from the current use, creating a 'non-conforming use.' Non-conforming uses will be allowed to continue as they were at the time the ordinance was adopted.



HOW WILL ZONING AFFECT HEAVY INDUSTRIAL USES?

The new zoning Ordinance is tool that will better guide the location of new heavy industrial uses such as quarries, mining, outdoor storage facilities, and landfills . The County will have more control so that heavy industrial uses may be directed toward more appropriate locations. The ordinance will protect neighboring properties by requiring buffers between new heavy industrial uses and neighboring properties. It also allows the County to have better control over residential subdivisions, which in turn can help protect agricultural lands.



DRAFT ZONING DISTRICT REGULATIONS

AG AGRICULTURAL

- ➔ The purpose of the Agricultural zoning district is to support the rural economy and protect concentrations of agricultural operations and prime farmland from impacts of dispersed residential development and heavy industrial uses.
- ➔ Draft density requirements for the AG district allow for 1 unit per 5 acres with a minimum lot size of 3 acres and a minimum lot width of 150ft. Development proposals for higher density residential subdivisions will require a rezoning to R1 district.
- ➔ How does this compare to existing land uses in this area? Existing parcels in the AG district on the draft zoning map have a median size of over 9 acres.

R1 RURAL RESIDENTIAL

- ➔ The R1 zoning district allows for 1 unit per 2 acres with a minimum lot size of 1.25 acres and a minimum lot width of 100ft. There is also an option to have smaller lots using the Rural Cluster Option.
- ➔ How does this compare to existing land uses in this area? Existing parcels in the R1 district on the draft zoning map have a median size of 1.27 acres.
- ➔ Additional design requirements: All single-family residential lots will have at least one yard tree. Perimeter buffering requirements adjacent to agricultural uses to reduce potential conflicts.

RURAL CLUSTER RESIDENTIAL OPTION

- ➔ The Rural Cluster Option allows for more flexibility in lot size (lower minimum lot size of 20,000 square foot) while keeping the overall density of new development more in-line with existing residential properties in the Snow Camp area.
- ➔ This option incentivizes the preservation of open space in the study area including scenic views, sensitive natural resources and areas adjacent to existing agricultural and forestry lands.
- ➔ This option is meant to balance the need to allow some residential development in the area while protecting farms and existing character.

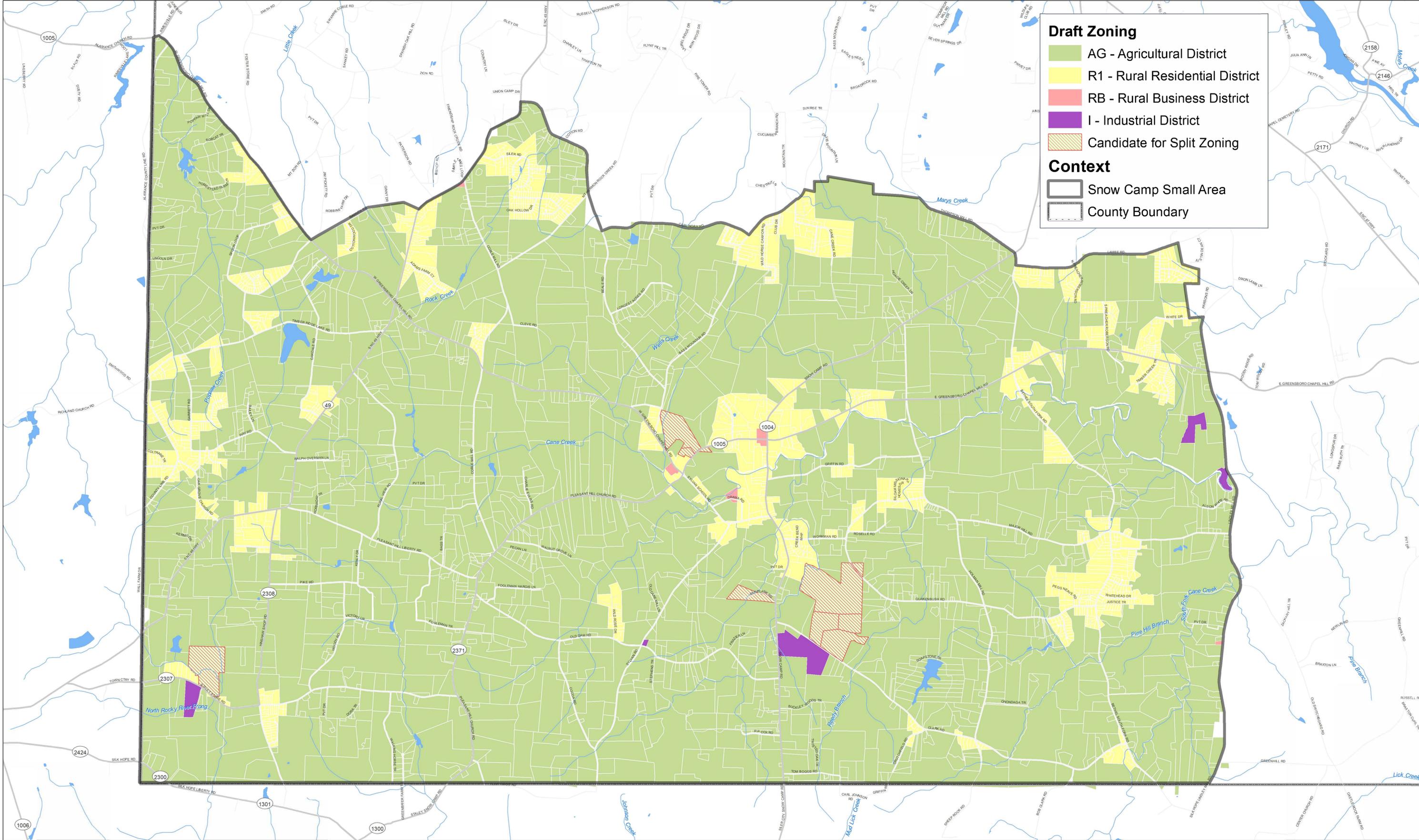
COMMERCIAL SITE DESIGN

- ➔ Basic parking lot standards to enhance appearance for parking lots with greater than 10 spaces.
- ➔ Buffering and/or fencing requirements for dumpsters and drive-thrus.
- ➔ Foundation plantings required for 50% of facades facing public right-of-ways.



INDUSTRIAL SITE DESIGN

- ➔ New development must meet Heavy Industrial Development (HIDO) requirements
- ➔ Additional buffering and screening requirements to mitigate any environmental concerns and protect agricultural and residential uses.



DRAFT Snow Camp Area Official Zoning Map **Version 9/29**

Prepared by Alamance County Planning Department



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DISCLAIMER: This map was created using the best available data, and is provided "as-is", without warranty of any representation of accuracy, timeliness, reliability, or completeness. The information herein does not necessarily represent a legal survey. All decisions based on the information herein shall be made with the full understanding that this data is dynamic and in a constant state of maintenance.