

# CAMP BUTNER JLUS

## Current Zoning



### Legend

- Camp Butner
- Ranges
- Noise Zone
- 0.5 Mile Buffer
- 1 Mile Buffer
- Roads
- Parcels
- Water
- Durham Zoning**
- CN Commercial- Neighborhood
- RR Residential- Rural
- Granville Zoning**
- AR-40
- AR-80
- Butner Town Planning/Zoning Area

### Zoning Definitions

#### Durham County Zoning Districts:

##### Residential Rural District (RR)

The RR District is established to provide for agricultural activities and residential development on lots of one acre or greater and in conservation subdivisions. Commercial and industrial development is generally prohibited. This district is used to implement the Comprehensive Plan within those areas shown as the Rural Tier. Lands within other Tiers that have existing RR zoning are acknowledged; however, such lands may be rezoned to more intensive zoning districts consistent with the Comprehensive Plan. The regulations of this district are designed to discourage the development of urban services and to encourage the maintenance of an open and rural character.

##### Commercial Neighborhood (CN)

The CN District is established to provide for modest-scale commercial centers (as defined in Article 6) in close proximity to residential areas that offer limited commercial uses to satisfy the needs of the surrounding neighborhood. Compatibility is facilitated through design standards and buffering that provide for walkable, pedestrian-oriented development that complements nearby residential neighborhoods. The district is not intended for use by major or large-scale commercial sales, service or automotive-oriented activities. The CN District is only appropriate in locations that have direct access to residential neighborhoods. The CN District is used to implement the Comprehensive Plan within those areas shown as the Rural, Suburban, Urban or Compact Neighborhood Tiers.

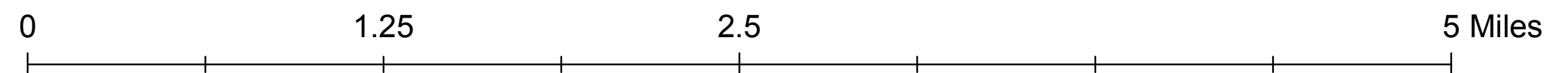
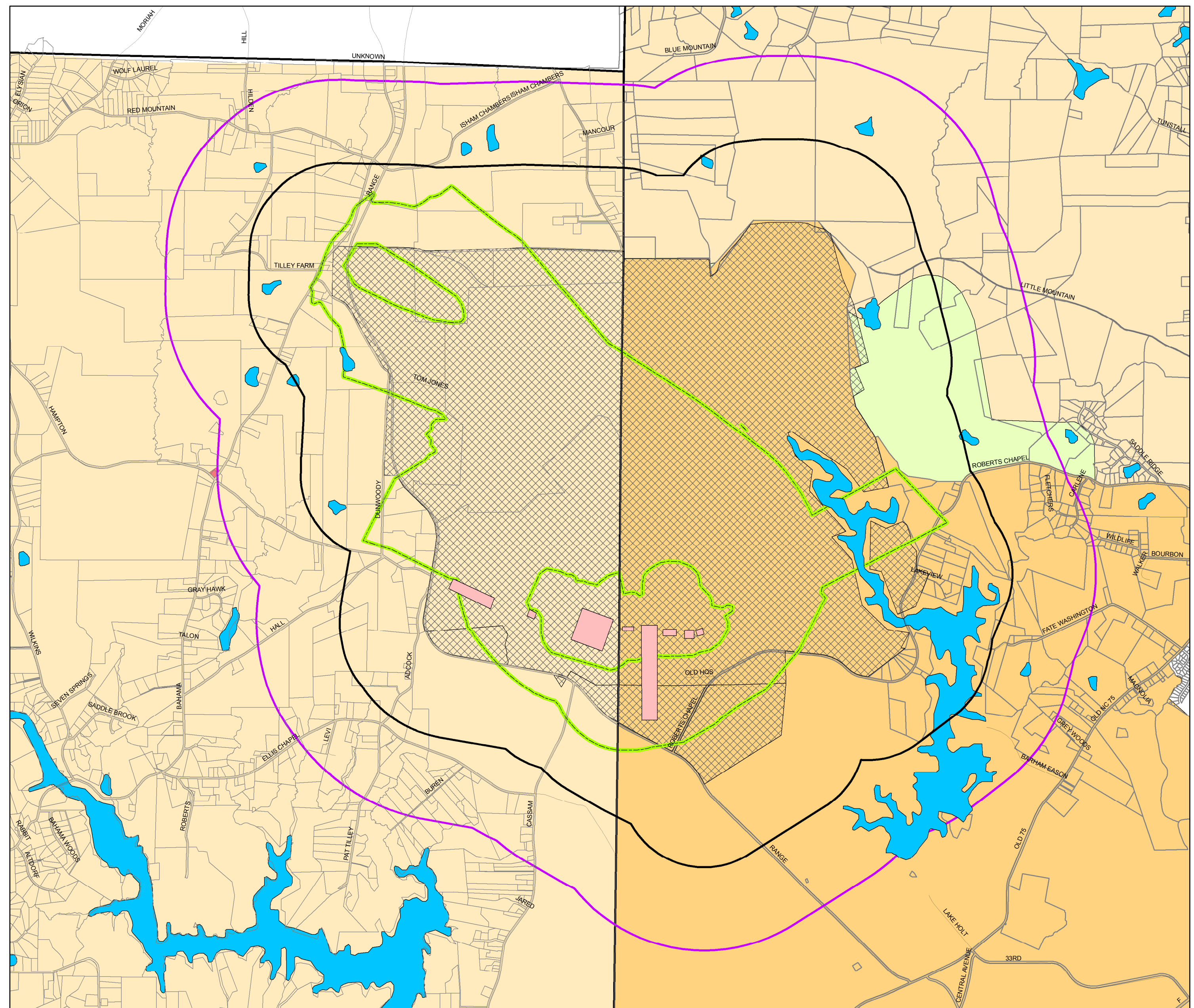
#### Granville County Study Area Zoning Districts

##### Agricultural Residential District 80 (AR-80).

The AR-80 district is established to promote a compatible mixture of agricultural, forestry, conservation and very-low-density residential uses where few public services will be available. This district aims to preserve the environment through protection of prime farm land and water quality in the WSW-II critical area in water supply watersheds.

##### Agricultural Residential District 40 (AR-40).

The AR-40 district is established to promote a compatible mixture of agricultural, forestry, conservation and very-low-density residential uses where few public services will be available. Protection of the environment, preservation of prime farm land, and the continuation of rural lifestyles are goals this district seeks to attain.



This map was created by Kerr-Tar C.O.G. Planning/GIS Dept. The accuracy of the map has not been verified, and it should be used for informational purposes only.

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