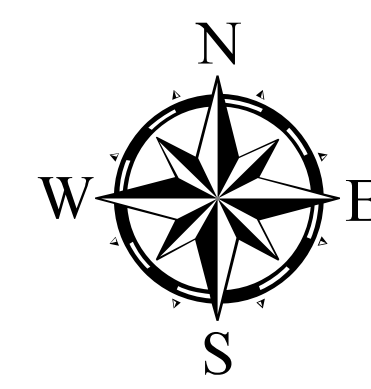


CAMP BUTNER JLUS Future Land Use Plans



Legend

- Camp Butner
 - Ranges
 - Noise Zone
 - 0.5 Mile Buffer
 - 1 Mile Buffer
 - Parcels
 - Roads
- ### Durham County Future Land Use
- Agricultural
 - Commercial
 - Institutional
 - Recreation / Open Space
 - Rural Density Residential (0.5 DU/Acre or less)
 - Very Low Density Residential (2 DU/Acre or less)
- ### Granville County Future Land Use
- Agriculture/Residential
 - Commercial
 - Low Density Residential
 - Medium Density Residential
 - Office/Institutional
 - Open Space



DURHAM COUNTY FUTURE LAND USE

Rural Tier. Provide sufficient land in the Rural Tier appropriately zoned for agricultural, rural residential, small-scale commercial and industrial purposes. The Rural Tier shall include land in the Durham Planning Area outside the Urban Growth Area.

-Rural Development Focus. Ensure that new development promotes agricultural uses and single-family residential development on large lots to minimize demands for public infrastructure. Commercial areas shall be small scale and neighborhood oriented.

-Rural Land Uses. Land uses that shall be allowed in the Rural Tier include:

- Natural Resource Areas and Open Space;
- Agriculture, related activities;
- Rural Residential, single-family development;
- Institutional;
- Commercial, limited to neighborhood oriented uses; and
- Industrial, limited to resource extraction.

-Rural Residential Density. Through the Unified Development Ordinance, establish and maintain densities of residential development consistent with Table 2-1. Summary of Residential Densities. In watershed protection areas in the Rural Tier, the density allowed shall be 0.33 dwelling units per acre or less and in non-watershed protection areas in the Rural Tier, the density allowed shall be 0.5 dwelling units per acre.

-Rural Tier Subdivisions. Through the Unified Development Ordinance, establish and apply conservation subdivision provisions, such as conservation-by-design methods, to protect environmentally sensitive lands, preserve historic and archeological sites, protect scenic views, and conserve prime agricultural lands while encouraging more efficient use of the land and permitting up to a one-third increase in the density for projects that utilize these provisions.

-Rural Service Centers. Establish Rural Service Centers in the Rural Tier to provide locations for small-scale commercial uses and community services. Standards for Rural Service Centers include:

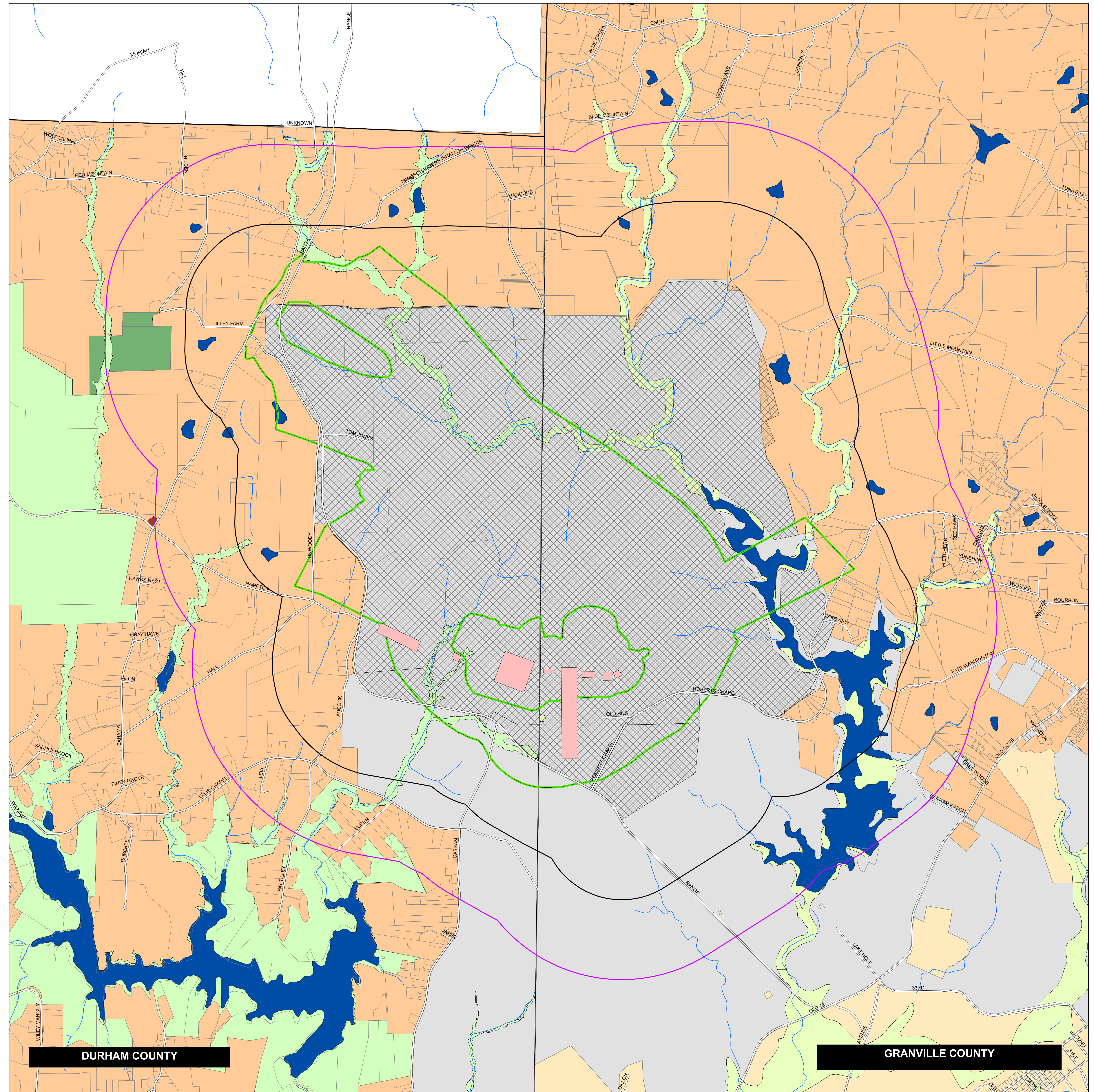
- Located at intersections of Major and/or Minor Thoroughfares;
- Contain two or more neighborhood-oriented uses;
- Maximum of 20,000 square feet of nonresidential uses per area;
- Maximum size for any single establishment of 10,000 square feet; and
- New, isolated, mid-block commercial uses shall be discouraged.

GRANVILLE COUNTY FUTURE LAND USE

Agricultural/Residential
Areas where development pressures are the least. These areas are not suitable for development at high densities and will serve as a holding area for agricultural uses and future development if conditions and demand permit.

Conservation/Open Space
Land uses have been located in areas where there is the potential for flooding (100-year floodplain) or the need for buffering. Buffering is used to separate areas that may have the potential to become conflicting land uses. Buffering has been discussed further in the industrial land use section of this addendum. Buffers adjacent to industrial development should be maintained at a width based on the type of industry and its potential to create compatibility problems.

Office/Institutional/Multi-Family
Land uses have been located primarily in areas that have already been developed or require buffering to prevent potential conflicting land uses. Office/Institutional/Multi-Family land uses have been located between commercial/industrial and residential land uses throughout the county's planning area. In addition, O & I/multi-family land uses have been utilized along transportation corridors to help preserve carrying capacity and to serve as a buffer from the roadway.



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.

Created: May 28, 2008

