

**BOARD OF COMMISSIONERS
TOWN OF HILLSBOROUGH, NORTH CAROLINA
Consistency Statement per Section 160D-605**

Request to amend regulations on accessory dwellings, home occupations, and short-term rentals in the Hillsborough Unified Development Ordinance

June 10, 2024

The Town of Hillsborough Board of Commissioners has received and reviewed the request from the Planning and Economic Services Division of the town's Community Services Department to amend the Unified Development Ordinance as follows:

- *Amend UDO Sections 5.2.8 (Dwelling, Accessory) and 5.2.18 (Home Occupation) to a) allow larger accessory dwelling units and home occupations, and b) establish minimum setback and location requirements for freestanding (i.e., detached) accessory dwelling units;*
- *Amend UDO Section 9.1.5.2 (Permissible Encroachment into Required Setbacks) to allow freestanding accessory dwelling units to encroach into side and rear yard setbacks like other accessory buildings;*
- *Amend UDO Section 5.2.39.1 (Planned Development – Standards of Evaluation) to correct a scrivener error identified by the Planning Manager; and*
- *Add UDO Section 5.2.46 (Short-term Rental), amend Table 5.1.7 (Use Table for Residential Districts), and amend Section 9.2 (Definitions) to allow for short-term rentals as home occupations.*

The Hillsborough Board of Commissioners has determined the proposed action **is/is not consistent** with the Town of Hillsborough's Comprehensive Sustainability Plan (CSP) for the following reason(s):

1. The proposed amendment **is/is not** consistent with the *Land Use and Development* chapter goal to "Ensure that future growth and development, including infill and redevelopment, are aligned with smart growth principles and consider infrastructure constraints such as water and wastewater system capacity."

Strategy: Ensure that land use and development regulations are aligned with preferred future land use and growth patterns.

2. The proposed regulations **advance/do not advance** identified goals and strategies found in the CSP and promote the public health, safety, and welfare by a) helping to address missing middle housing options in the community and b) increasing flexibility for small, home-based businesses and short-term rentals.

The foregoing consistency statement, having been submitted to a vote, received the following vote and was duly adopted this 10th day of June in the year 2024.

Ayes:

Noes:

Absent or excused:

Sarah E. Kimrey, Town Clerk