



ORDINANCE

Amending the Official Zoning Map for 128 W. Margaret Lane

Hillsborough Board of Commissioners ordains:

- Section 1.** An application was made to amend the Official Zoning Map for the Town of Hillsborough, specifically to rezone a 0.21-acre parcel of property identified as 128 W. Margaret Lane (PIN 9874-06-2054), the legal description of which can be found in Deed Book 6229, Page 282 of the Orange County Registry.
- Section 2.** The application was referred to the town Planning Board for its recommendation, and the Planning Board has provided the town board with a written recommendation addressing the consistency of the proposed rezoning amendment with the town's comprehensive plan and such other matters as the Planning Board deemed appropriate.
- Section 3.** The town board has, prior to acting on the application, adopted a statement describing the consistency of the proposed rezoning with the town's comprehensive plan and explaining why the action contemplated by the town board as reflected herein is reasonable and in the public interest.
- Section 4.** The Official Zoning Map of the Town of Hillsborough is hereby amended to rezone the 0.21-acre parcel identified as 128 W. Margaret Lane (PIN 9874-06-2054) from Neighborhood Business Special Use to **Neighborhood Business/Neighborhood Business Conditional Zoning**.
- Section 5.** Only the following land uses are permissible in the **Neighborhood Business Conditional Zoning district**:
- Artisan studio
 - Brewery (with a Special Use Permit)
 - Building/Trade contractor's office
 - Dwelling: Accessory
 - Dwelling: Single-family
 - Gallery/Museum
 - Microbrewery (with a Special Use Permit)
 - Office and professional services
 - Personal service business
 - Pharmacy, retail
 - Restaurant
 - Retail sales/rentals of goods within wholly enclosed structure
 - Veterinarian/Animal hospital

Section 6. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 7. This ordinance shall become effective upon adoption.

The foregoing ordinance, 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