



ORDINANCE

Amending the Town of Hillsborough Unified Development Ordinance Dimensional Tables 6.3.1 – 6.3.3 in Section 6, Development Standards

WHEREAS, an application was initiated by Planning and Economic Development staff to amend Tables 6.3.1 – 6.3.3 in the Unified Development Ordinance to make dimensional requirements for the Economic Development District more consistent with other non-residential zoning districts; and

WHEREAS, 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; and

WHEREAS, the town board has, prior to acting on the application, adopted a statement describing the consistency of the proposed text amendment 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.

NOW, THEREFORE, the Hillsborough Board of Commissioners ordains:

Section 1. The Unified Development Ordinance of the Town of Hillsborough is hereby amended as attached hereto.

Section 2. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 3. 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 14th day of April in the year 2025.

Ayes:

Noes:

Absent or excused:

Sarah E. Kimrey, Town Clerk

6.3.1 TABLE: DIMENSIONAL REQUIREMENTS –RESIDENTIAL

	AR	R-40	R-20	R-15	R-10	MF & MFSU	MHP	ALN	PW ¹	PWCA ¹
Minimum Lot Area (sf)	40,000	40,000	20,000	15,000	10,000	1 acre (required development tract area)	5 acres (required developme nt tract area)	1 acre	1 acre	2 acres
Maximum Density (Dwelling Units per Acre) ²	1	1	2	3	4	20/30 ³	7		1	1
Minimum Lot Width	200	150	100	100	75	NA	NA	200	150	150
Minimum Side Yard Width	30	30	20	15	15	40 ⁴	40 ⁴	40	30	30
Minimum Rear Yard Width	30	30	20	20	20	40 ⁴	40 ⁴	40	30	30
Minimum Front Setback	40	40	30	25	25	35 ⁴	35 ⁴	35	30	30
Maximum Building Height	65	45	45	45	45	45	35	35	45	45
Maximum Impervious Surface (% of gross lot)	NA	NA	NA	NA	NA	NA	NA	NA	30%	6%

¹ Refer to Section 4.5, *Other Zoning Districts*, for additional requirements in the PW and PWCA districts.

² Subject to rounding as defined in Section 9.1.4, *Dwelling Unit Yield*. Accessory dwelling units are not counted toward maximum dwelling unit per acre.

³ 30 units per acre allowed where all units in development are affordable to households making 80% AMI (Area Median Income) or less at time of construction.

⁴ Setbacks measured from exterior property lines of development tract. Interior setbacks governed by applicable use-specific standards (see Section 5.2, *Use-specific Standards*).

6.3.2 TABLE: DIMENSIONAL REQUIREMENTS –NON-RESIDENTIAL

	ARU	OI	NB & NBSU	CC & CCSU	GC	HIC	LI	GI	LO	ESU	EDD	BP	SDSU
Minimum Lot Area (sf or acre)	3 acres	10,000	10,000	None	10,000	10,000	40,000	40,000	1 acre	2 acres	40,000	40,000	TBD
Attached dwelling minimum lot size (min sf per unit)	3,630 sf 12 DU/ac	NA	NA TBD (SUP)	NA TBD (SUP)	NA	NA	NA	NA TBD (SUP)	NA	TBD	NA	NA	TBD
Minimum Lot Width	100	75	75	0	75	75	100	200	75	100	75	75	TBD
Minimum Side Yard Width	20 ¹	20 ¹	15 ¹	0	15 ¹	15 ¹	50 ¹	50 ¹	20	20	25	25	TBD
Minimum Rear Yard Width	20 ¹	20 ¹	20 ¹	0	20 ¹	20 ¹	50 ¹	50 ¹	20	20	25	25	TBD
Minimum Front Setback	20	20	20	0	20 ²	20 ²	35	35	20	20	25	25	TBD
Maximum Building Height	65	40	35	40	40	65	65	65	60	60	45	60	60

¹ Refer to Table 6.3.3 for Side and Rear Setbacks for Zoning Lots Abutting a Different Zoning District.

² 30-foot minimum and 100-foot maximum setback applies to parcels abutting South Churton Street between Interstate-40 and the Eno River.

TBD – This standard will be determined during the SPECIAL Use Permit review process

6.3.3 TABLE: SIDE AND REAR SETBACKS FOR LOTS ABUTTING A DIFFERENT ZONING DISTRICT

Adjacent -> Proposed	R-40	R-20	R-15	R-10	MF	AR	ARU	OI	NB	CC	GC	HIC	GI	LI	EDD	NB-SU	CC-SU	PW	PWCA
ARU	50	50	50	50	50	50	0	20	20	0	0	0	20	20	0	20	0	50	50
OI	20	20	20	20	20	20	0	0	0	0	0	15	20	20	15	0	0	20	20
NB	15	15	15	15	15	15	0	0	0	0	0	15	15	15	15	0	0	15	15
GC	30	30	20	20	20	30	0	0	0	0	0	0	20	20	0	0	0	30	30
HIC	30	30	20	20	20	30	0	15	15	15	0	0	20	20	0	0	0	30	30
LI	50	50	50	50	50	50	0	50	50	50	50	30	0	0	20	0	0	50	50
GI	50	50	50	50	50	50	0	50	50	50	50	30	0	0	20	0	0	50	50
EDD	25	25	25	25	25	25	0	15	15	15	0	0	20	20	0	0	0	25	25