
**TOWN OF OAK RIDGE, NORTH CAROLINA
INTEROFFICE MEMORANDUM**

TO: BILL BRUCE
FROM: SEAN TAYLOR
SUBJECT: ORDINANCE TEXT AMENDMENT
DATE: 9/25/2020

After a comprehensive review of Chapter 30 Article VII of the Town of Oak Ridge Code of Ordinances a subcommittee of the Planning and Zoning Board recommended to the full P&Z Board a revised Chapter 30 Article VII. The overall goal of the revision is to make the number of zoning districts and uses conform to the Land Use plan and the goal of creating and maintaining a Village Feel for the Town of Oak Ridge. With that being said the following revisions have been made:

Elimination of Zoning Districts:

- Highway Business District – Proposed for elimination due to being like the General Business District. (Parcels currently zoned as Highway Business will be Grandfathered under that designation)
- Corporate Park (CP) Proposed for elimination due to not conforming to the Land Use Plan and overall goal of creating a village feel for Oak Ridge.
- Light Industrial (LI) Proposed for elimination due to not conforming to the Land Use Plan and overall goal of creating a village feel for Oak Ridge.
- Heavy Industrial (HI) Proposed for elimination due to not conforming to the Land Use Plan and overall goal of creating a village feel for Oak Ridge.

Elimination of Use Classifications:

- All uses **exclusively** allowed under HB, CP, LI and HI zoning districts are proposed for elimination.
- Uses that are allowed under Agricultural (AG), General Office – Moderate (GO-M), Neighborhood Business (NB) Limited Business (LB) General Business (GB) and Shopping Center (SC) have been reviewed. Some uses under these zoning districts have been proposed for removal. Uses proposed for removal were deemed by the P&Z subcommittee to not conform to the Land Use plan and overall goal of creating and maintaining a Village Feel in the town of Oak Ridge.

Further Modifications to Chapter 30, Article 7.

- Grammatical and language clarification of certain sections have been proposed for revision as well. These are being proposed as an attempt to clarify sections of the ordinance.