

Land Uses in the Rural Buffer

This information has been compiled to help people see which land uses are currently allowed in the Rural Buffer and which are proposed to be added as part of the ASE (Agricultural Support Enterprises) proposal. The purpose of this information is to help users see the exact types of uses that are already allowed in the Rural Buffer and to be more clear about which uses are being added.

Table 1: Uses Currently Allowed in the RB (Rural Buffer) General Use Zoning District (not proposed for change, included here for educational/informational purposes)			
Use^	Type of Approval*	Use^	Type of Approval*
Riding Stables	SUP-B	Buildings, Portable	SUP-B
Center in a Residence for 3 to 12 Children	By Right	Temporary Mobile Home (Custodial Care)	SUP-B
Child Care Facilities	SUP-B	Temporary Mobile Home (use during construction of permanent residence)	By Right
Schools: Elementary, Middle & Secondary	SUP-A	Bus Passenger Shelter	By Right
Universities, Colleges & Institutes	By Right	Elevated Water Storage Tanks	SUP-B
Bed & Breakfast	By Right	Public Utility Stations & Sub-Stations, Switching Stations, Telephone Exchanges, Water & Sewage Treatment Plants	SUP-A
Greenhouses (No On Premise Sales)	By Right	Electric, Gas, and Liquid Fuel Transmission Lines	SUP-B
Kennels, Class II	SUP-B	Water & Sanitary Sewer Pumping	By Right
Governmental Facilities & Office Buildings	By Right	Solar Array – Large Facility	SUP-B
Governmental Protective Services (Police & Fire Stations) Rescue Squads, Volunteer Fire Departments	By Right	Solar Array – Public Utility	SUP-A
Botanical Gardens & Arboretums	By Right	Landfills (2 Acres or More)	SUP-A
Camp/Retreat Center	SUP-B	Landfills (Less Than 2 Acres)	SUP-B
Parks, Public & Non-Profit	By Right	Accessory Uses	By Right
Recreational Facilities (Non-Profit)	SUP-B	Airports, General Aviation, Heliports, S.T.O.L.	SUP-A
Golf Course	SUP-A	Cemetery	SUP-B
Dwelling: Mobile Home	By Right	Church	By Right
Dwelling: Single Family	By Right	Clubs or Lodges; Social, Fraternal or Union Clubhouses	By Right
Dwelling: Two-Family	By Right	Community Center	SUP-B
Family Care Home	By Right	Historic Sites Non-Residential/Mixed Use	SUP-A
Group Care Facility	SUP-B	Kennels, Class I	By Right
Telecommunication Tower – Stealth (75 feet or shorter)	By Right		
Telecommunication Towers (Over 75 feet and under 200 feet)	SUP-B		
Telecommunication Towers (200 feet and higher)	SUP-A		
^: Ordered as they appear in the Table of Permitted Uses (Section 5.2.1 of the Unified Development Ordinance)			
*: SUP-A = Class A Special Use Permit; SUP-B = Class B Special Use Permit			

Table 2: Uses Proposed to be Added to the RB (Rural Buffer) General Use Zoning District

Use	Type of Approval*	Use	Type of Approval*
Agricultural Processing Facility, Community	By Right	Winery with Minor Events	SUP-B
Community Farmers Market	By Right	Microbrewery, production only	SUP-B
Cooperative Farm Stand	By Right	Winery, production only	SUP-B
Meat Processing Facility, Community	By Right	Rural Heritage Museum	SUP-B
Non-Farm Use of Farm Equipment	By Right	Rural Special Events	By Right
Microbrewery with Minor Events	SUP-B		

*: SUP-A = Class A Special Use Permit; SUP-B = Class B Special Use Permit

Table 3: Uses in the proposed ASE-CZ conditional zoning district that could be applied for in the Rural Buffer and that are not currently allowed in the Rural Buffer

Use	Use	Use
Agricultural Processing Facility	Rural Guest Establishment: Bed & Breakfast Inn	Microbrewery, production only
Agricultural Processing Facility, Community	Rural Guest Establishment: Country Inn	Winery, production only
Agricultural Services Uses	Country Store	Veterinary Hospitals
Cold Storage Facility	Garden Center with On Premise Sales	Veterinary Clinic
Community Farmer's Market	Metal Fabrication Shop	Veterinary Clinic, mobile
Composting Operation, no grinding	Microbrewery with Minor Events	Guest Ranch
Cooperative Farm Stand	Microbrewery with Major Events	Assembly Facility Greater than 300 Occupants
Equestrian Center	Storage of Goods, Outdoor	Assembly Facility Less Than 300 Occupants
Farm Equipment Rental, Sales, and Service	Taxidermy	Rural Heritage Museum
Farm Supply Store	Winery with Minor Events	Rural Special Events
Feed Mill	Winery with Major Events	
Greenhouses with On Premise Sales		
Meat Processing Facility, Community		
Non-Farm Use of Farm Equipment		Strikethrough text shows uses recommended for deletion by the Town of Carrboro

Table 4: Uses in the proposed ASE-CZ conditional zoning district that could be applied for in the Rural Buffer and that are currently allowed in the Rural Buffer

Use	Use	Use
Stables, Commercial	Telecommunication Tower – Stealth (75 feet or shorter)	Water & Sanitary Sewer Pumping
Rural Guest Establishment: Bed & Breakfast	Telecommunication Towers (Over 75 feet and under 200 feet)	Solar Array – Large Facility
Kennels, Class I	Telecommunication Towers (200 feet and higher)	Solar Array – Public Utility
Kennels, Class II	Buildings, Portable	Accessory Uses
Botanical Gardens & Arboretums	Temporary Mobile Home (Custodial Care)	Church
Camp/Retreat Center	Temporary Mobile Home (use during construction of permanent residence)	Clubs or Lodges; Social, Fraternal or Union Clubhouses
Parks, Public & Non-Profit	Elevated Water Storage Tanks	Community Center
Dwelling, Mobile Home	Public Utility Stations & Sub-Stations, Switching Stations, Telephone Exchanges, Water & Sewage Treatment Plants	Historic Sites Non-Residential/Mixed Use
Dwelling, Single Family	Electric, Gas, and Liquid Fuel Transmission Lines	