



**ZONING OVERVIEW**  
CASWELL COUNTY BOARD OF COMMISSIONERS  
DECEMBER 2, 2019



**What is Zoning?**

A simple definition: assigning parcels of land within a territorial jurisdiction to districts ("zones") and establishing guidelines for development specific to each district.

- Zoning first came into practice in the North Carolina during the 1920s, specifically for cities.
- Counties were first allowed to adopt zoning in 1959.
- In addition to setting guidelines and rules for specific districts, zoning also includes general regulations applicable across districts.



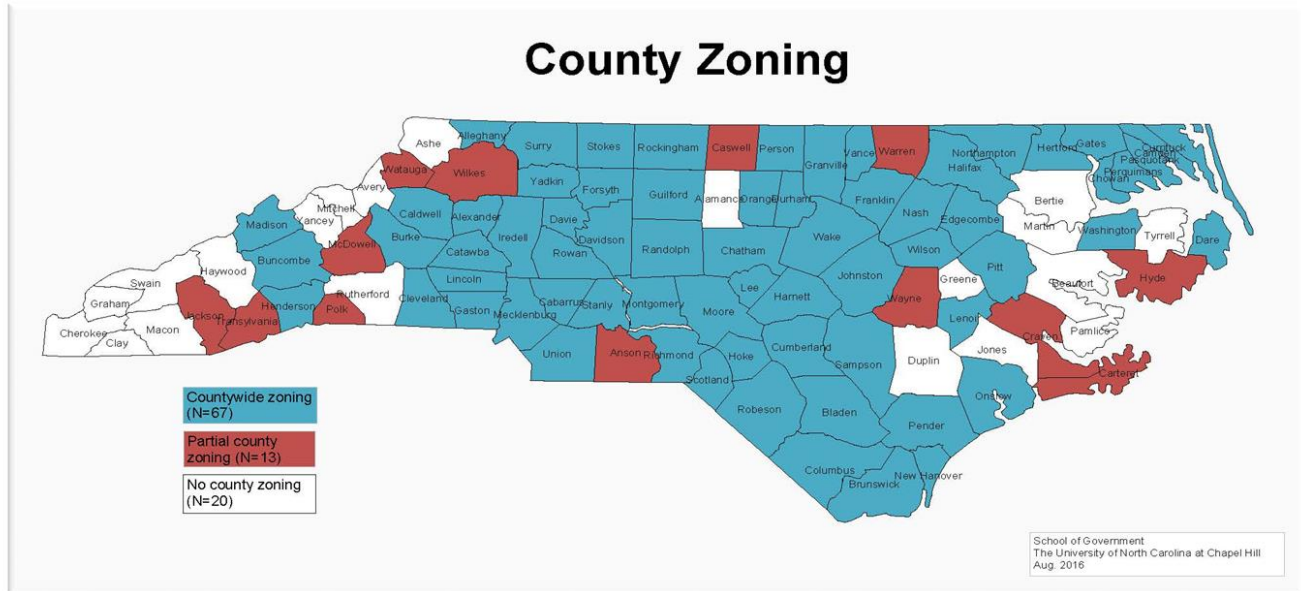
**ZONING OVERVIEW**  
CASWELL COUNTY BOARD OF COMMISSIONERS  
DECEMBER 2, 2019



**What is Zoning?**

- The primary purpose of zoning is rooted in protecting and promoting public health, safety and general welfare.
- In North Carolina, zoning also helps preserve property values.
- Importantly, zoning helps ensure that incompatible land uses are separated from each other and compatible land uses are grouped together.
- *Care must be taken in balancing public needs and benefits with individual private property rights.*

As of 2016, the counties highlighted in blue below have enacted county-wide zoning. This in red have partial zoning. Those is white have no county-wide zoning.





**ZONING OVERVIEW**  
CASWELL COUNTY BOARD OF COMMISSIONERS  
DECEMBER 2, 2019



**Zoning Legal Framework**

North Carolina state laws enable and regulate zoning implementation in cities and counties. Although the state dictates a basic framework for zoning law and practice, it allows a high degree of flexibility at the local level. This allows counties to enact zoning frameworks that are most suited to local needs and challenges. Local zoning laws can be complex or fairly simple. In general, high population cities like Raleigh or Greensboro require complex and detailed zoning laws, whereas lower population cities and counties need much less complex zoning regulations.



**ZONING OVERVIEW**  
CASWELL COUNTY BOARD OF COMMISSIONERS  
DECEMBER 2, 2019



**Zoning Legal Framework**

- Zoning itself is enacted legally by local governing boards as an “ordinance” or “code.”
- Enacting a zoning ordinance involves establishing committees and boards, consulting with specialists, compiling research and data, holding public hearings, and gathering public input, among other efforts.
- State law requires that an active comprehensive land use plan accompany a zoning ordinance. (Caswell has one in place, adopted in 2014.)



**ZONING OVERVIEW**  
CASWELL COUNTY BOARD OF COMMISSIONERS  
DECEMBER 2, 2019

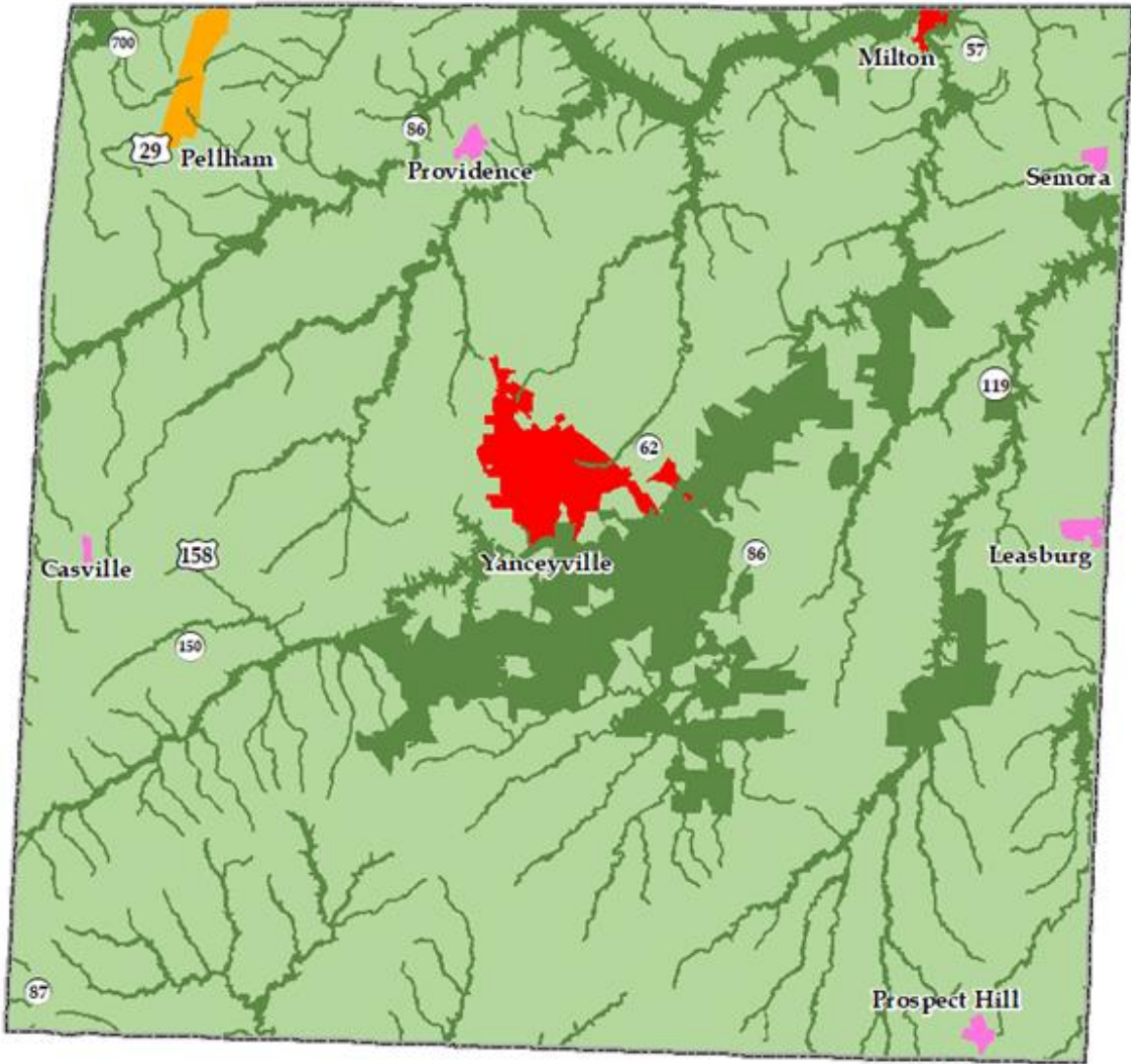


**Why a Comprehensive Land Use Plan?**

The land use plan guides and informs the zoning ordinance. It helps determine which zoning districts are appropriate in different areas of the county and how zoning regulations should be applied in each district.

Existing and future land uses are typically identified and mapped as part of a comprehensive plan. These include basic uses like residential, commercial and industrial that are often grouped together geographically. Additional uses might include institutional or agricultural, among others. Mixed-use areas are becoming increasingly common. They offer greater flexibility for landowners, developers and zoning officials.

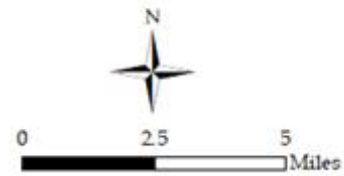
# Current Land Use Classifications in Caswell County



## Land Use Classification

- Developed
- Transitional
- Community
- Rural
- Conservation

## CASWELL COUNTY



Mapping by: Piedmont Triad Regional Council  
Planning Department  
Date: April 2014



**ZONING OVERVIEW**  
CASWELL COUNTY BOARD OF COMMISSIONERS  
DECEMBER 2, 2019



**Land Development Categories**

As shown in the previous map, the Caswell County Comprehensive Plan, adopted in 2014, defines five broad categories of land development for the purposes of future growth management. Generally, higher intensity development calls for more planning effort and involves more complex zoning regulation. In order, these descend from the most intensive to the least:

1. Developed
2. Transition
3. Community
4. Rural
5. Conservation



**ZONING OVERVIEW**  
CASWELL COUNTY BOARD OF COMMISSIONERS  
DECEMBER 2, 2019



**Zoning Regulations**

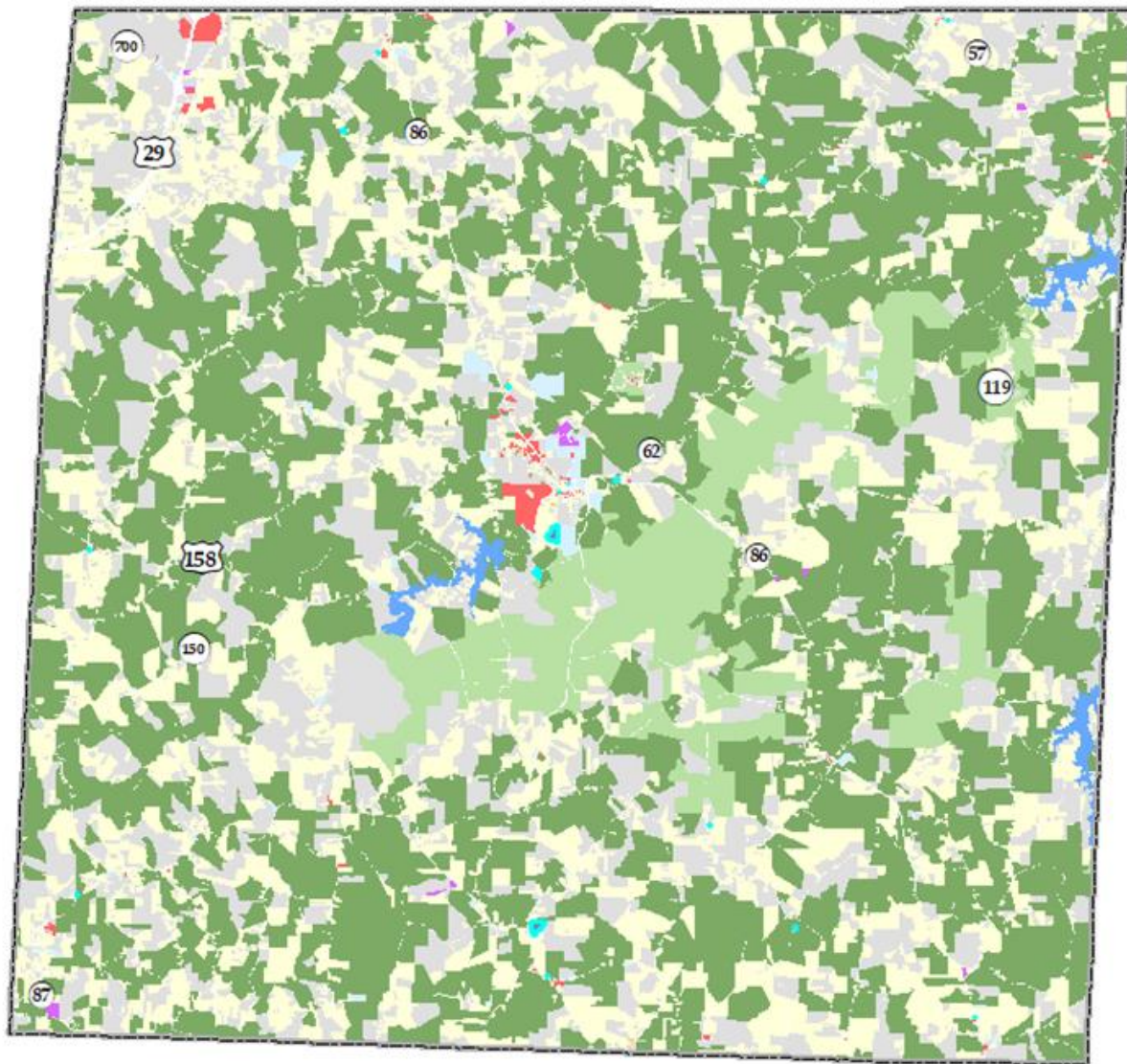
State law limits the degree to which zoning regulations can be applied in different districts. Commercial and Industrial uses can be regulated more strictly than residential uses.

Residential zoning is not subject to architectural standards or design criteria (except limited rules in the case of manufactured housing). Additionally, NC laws specifically exempt bona fide farms, structures and farm-related uses from any zoning regulation. Zoning law also allows counties to designate conservation districts to protect sensitive lands.



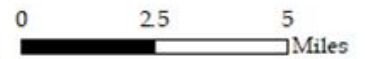
Below is a current snapshot map of existing land uses in Caswell County. These land uses would help determine zoning district classifications.

### Caswell County Existing Land Use



**Land Use**

- |                  |            |                 |         |
|------------------|------------|-----------------|---------|
| Single Family    | Commercial | Institutional   | Utility |
| Multi-family     | Office     | Recreation      | Water   |
| Mobile Home Park | Industrial | Farmland or PUV | Vacant  |





**ZONING OVERVIEW**  
CASWELL COUNTY BOARD OF COMMISSIONERS  
DECEMBER 2, 2019



**A Caswell County Zoning Ordinance?**

Current challenges in Caswell include:

- unregulated commercial and industrial growth
- future land use pressures that might arise from the development of industrial “mega sites” in nearby counties
- potential demands for residential development along the county’s southern tier resulting from population growth and ongoing development in the Piedmont Triad and RTP/Triangle areas.



**ZONING OVERVIEW**  
CASWELL COUNTY BOARD OF COMMISSIONERS  
DECEMBER 2, 2019



**A Caswell County Zoning Ordinance?**

Enacting a zoning ordinance can provide tools and guidelines to offer better regulation of commercial and industrial growth. It will also strengthen the county’s ability to conserve agricultural, recreational and natural areas while guiding residential growth. A zoning ordinance will also consolidate a previously enacted patchwork of regulations into one format. Zoning can help maintain a measure of stability and predictability in land development, while promoting orderly and appropriate growth and redevelopment. Lastly, zoning can be a vital tool in helping to promote economic development.