

Legend

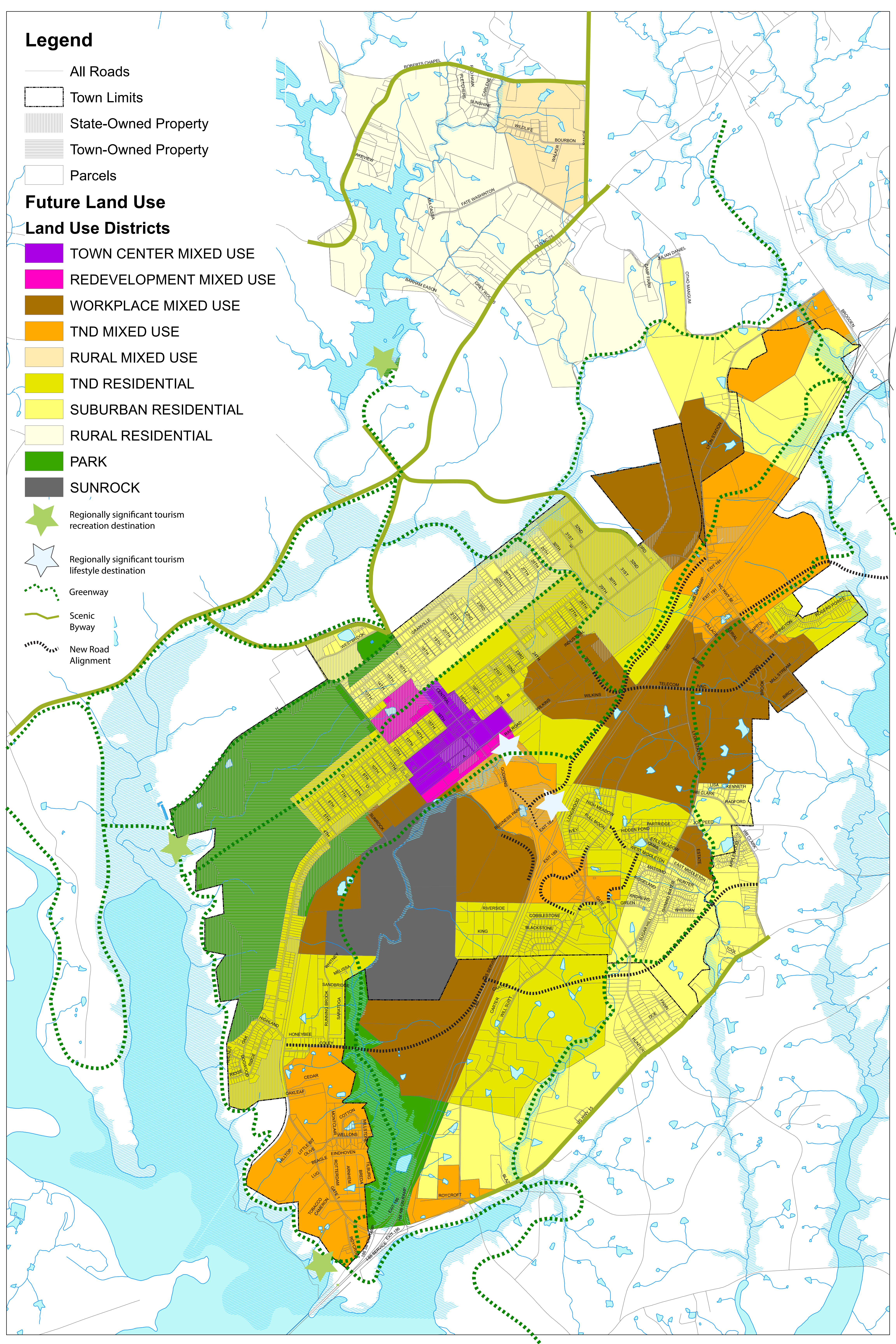
- All Roads
- Town Limits
- State-Owned Property
- Town-Owned Property
- Parcels

Future Land Use

Land Use Districts

- TOWN CENTER MIXED USE
- REDEVELOPMENT MIXED USE
- WORKPLACE MIXED USE
- TND MIXED USE
- RURAL MIXED USE
- TND RESIDENTIAL
- SUBURBAN RESIDENTIAL
- RURAL RESIDENTIAL
- PARK
- SUNROCK

- Regionally significant tourism recreation destination
- Regionally significant tourism lifestyle destination
- Greenway
- Scenic Byway
- New Road Alignment



FUTURE LAND USE MAP: CHARACTERISTIC AREAS



Name

Rural / Agricultural

Description of the Land Use/
Suitability for Development

Description

Primarily used for agriculture and or forestry, there are some residential areas that are located outsideXXXXXXXX

Primary and Secondary Uses

Primary Uses

- » Agriculture
- » Low-Density Residential

Secondary Uses

- » Agricultural Industry

Tax Value Per Acre

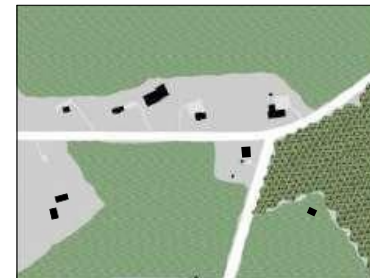
Tax Value Per Acre

- » Average: \$10,000
- » Value varies based on location.

Design Features

Design Features	
Residential Density	0.33-0.5 DUA
Building Height	1-2Stories
Front Setback	50+ feet
Block Length	N/A
Parcel Size	5+ Acres
Open Space Features	

Examples



Pattern of Development



Images

Rural Residential

Description

Primarily used for agriculture and or forestry, there are some residential areas that are located outside of the current and planned utility service areas and use septic systems. The character of this area is maintained by encouraging only low intensity uses like agriculture and agricultural industries, very low-density single family residential, and open space. Rural residential districts are composed of detached single-family homes set on larger lots. Buildings are typically one or two stories high. Streets are curvilinear with few intersections for connectivity. These developments are sometimes located outside of utility service areas. Location for estate homes, hobby farms, small-scale specialized farming operations.

Suitability

Outlying areas with no existing water and sewer and roads that are designed and built to handle low-volume traffic. The area also has site design challenges that may include steep slopes, wetlands, floodplains, significant natural heritage sites, etc.

Primary Uses

- » Agriculture
- » Low-density residential

Secondary Uses

- » Agricultural commercial and service

Tax Value Per Acre

- » Average: \$10,000 undeveloped land to \$239,000 for residential
- » Value varies based on location, housing type, farm operations



Precedent Imagery

1" = .45mil



Precedent Imagery

1" = .45mile

Design Features	
Residential Density	0.33-0.5 DUA
Building Height	1-2 Stories
Front Setback	50+ feet
Block Length	N/A
Parcel Size	2+ Acres
Open Space Features	Open space in this setting is found in forests and agricultural fields and lands.



Wendell, NC



Granville County, NC

Rural Mixed Use

Description

Rural residential districts are composed of detached single-family homes set on larger lots in cluster subdivisions or large lot single home estates. Buildings are typically one or two stories high. Streets are curvilinear with few intersections for connectivity. These developments are sometimes located outside of utility service areas. Commercial and service uses are limited to repair and service shops and residential service commercial clustered at historic commercial intersections. Additional commercial operations include farm-related operations including roadside farm stands, hobby farms and specialized farming operations.

Suitability

Outlying areas with no existing water and sewer and roads that are designed and built to handle low-volume traffic. The area also has site design challenges that may include steep slopes, wetlands, floodplains, significant natural heritage sites, etc.

Primary Uses

- » Single-family residential; farm-house and open space cluster subdivisions
- » Agriculture

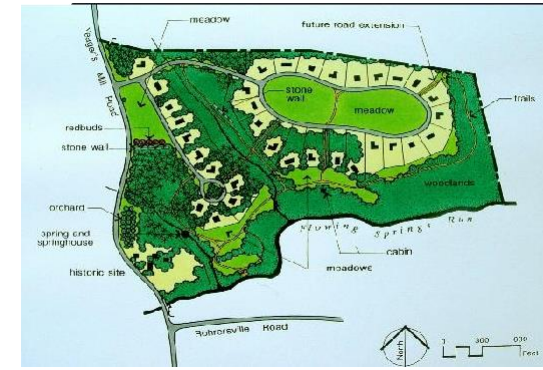
Secondary Uses

- » Agriculture and residential services

Tax Value Per Acre

- » Average: \$325,000

Design Features	
Residential Density	<1 DUA
Building Height	1-2Stories
Max. Comm./Retail Bldg. Size	< 6,000 square feet
Front Setback	50-200 feet
Block Length	Varies
Parcel Size	Varies
Open Space Features	
Percentage	Minimal
Description	Residential clusters utilize rural by design principles for clustered housing and open space utilization.



Suburban Residential

Description

Residential district in which single family developments are placed on half acre or larger lots to create a lower density. The streets are a modified grid and may include cul-de-sacs where topographic and hydrologic features require these. Buildings and lots are of similar sizes. A diversity of housing styles, sizes, building materials, etc., reduce monotony. Long-term, construction in these neighborhoods must be able to hold their value after developers have departed.

Suitability

The biggest constraint to development in these locations is lack and carrying capacity of transportation infrastructure. While internal road systems may be built to handle traffic generated by development, roads serving these areas are not and funding for new or improved roads is very limited. Additionally, public water and sewer capacity may be limited.

Primary Uses

» Single-family residential

Secondary Uses

» Neighborhood commercial, services, day care centers, senior life centers

Tax Value Per Acre

» Average: \$430,000

Design Features	
Residential Density	1 - 4 DUA
Building Height	1 - 2Stories
Front Setback	35 – 100 feet
Street Type	Boulevard, Avenue, Street, Lane
Block Length	500-1,000 feet
Parcel Size	0.25 - 1 acres
Open Space Features	
Percentage	Varies depending on project size.
Description	Lawns and private property make up the bulk of open space. Projects incorporate existing natural features, required stormwater control features into recreation and open space requirements



Traditional Neighborhood Development – Residential (TND Residential)

Description

Traditional neighborhood design can feature higher densities, with a variety of lot sizes, house and architectural styles. These neighborhoods are located adjacent to Traditional Neighborhood Development Mixed Use areas and are exclusively for residential and recreational uses. Formal greens can provide a location for community events such as live music, holiday events, festivals, and more. Natural features and stormwater control facilities are utilized to create amenities and public open space. The street pattern is a grid and street widths, and curve radii are minimized to reduce vehicle speed and improve safety. Sidewalks are located on both sides of streets. Street trees are located between the sidewalk and street. On-street parking and alleys are common. Most of the homes and town homes are alley loaded and utilities and trash and recycling collection are located along alleys.

Suitability

Locations are served by existing utility service areas, transportation infrastructure adjacent to sites can carry additional traffic or improvement projects are being actively pursued. The public has already made significant investments in these areas and a goal of the Town is to maximize the use of these to maximize return on investment (ROI).

Primary Uses

» Single-family residential, cottage clusters, senior residences, town homes, accessory dwelling units, bungalows, and patio homes

Tax Value Per Acre

» Average: \$1,300,000



Design Features	
Residential Density	4-12 DUA
Building Height	1-3Stories
Front Setback	5-30 feet
Street Types	Boulevard, Avenue, Main Street, Street, Lane
Block Length	250-450 feet
Parcel Size	1,800-12,000 sq ft
Open Space Features	
Percentage	10%
Description	Formal green spaces with pathways and pocket parks. Stormwater facilities used as open space amenities.



Traditional Neighborhood Development Mixed Use (TND Mixed Use)

Description

Similar locations to zoning districts highway business and interstate commercial with non-residential uses. Located along major transportation corridors with an internal street network; commercial, office, and residential areas are connected via vehicular and pedestrian paths. Large building footprints are included along with smaller-scale shops. Vertical integration of uses is encouraged. Development is served by surface parking lots typically located between buildings or to the rear of pedestrian friendly streets with on-street parking. Structured parking would be wrapped by residential or commercial uses, or offices. Open shared space such as a common green, park or playground are located adjacent to patio dining and active storefronts. TND Mixed Use districts are located adjacent to residential districts and mixed workplace districts and connected to these by roads and non-vehicular paths. Residential types in this district are multi-family attached housing (i.e., apartments, condos, duplexes, and townhomes) and smaller lot single family homes. TND Mixed-Use District in the Butner Cove Small Planning Area divided into two areas, the more intensely developed “Butner Cove Gateway” and less intensely developed “Butner Cove Village”.

Primary Uses

- » Multi-family residential
- » Single-family residential
- » Commercial
- » Office

Secondary Uses

Tax Value Per Acre

- » Average: \$1,165,000

Design Features	
Commercial/ Residential Split	60 / 40
Residential Density	5-10 DUA
Building Height	1-3Stories; may exceed 3 stories along the lakefront in the Butner Cove Gateway District.
Street Types	Boulevard, Avenue, Street, and Lane
Front Setback	0-30 feet
Block Length	250-350 feet; along major arterials minimum 600' between intersections
Open Space Features	
Percentage	Varies (Placement of parks, greenways determined by Town's Parks Greenway & Master Plans)
Description	Central greens, sidewalks, pocket parks. Natural features and stormwater facilities used in formal spaces, in medians, along sidewalks.



Town Center

Description

This area is intended for activity areas which incorporate commercial, retail, office, light industry, institutional, civic, and employment centers into the same activity area. These areas will be centers of commerce and civic spaces and are served by public transportation. Housing types of different varieties are included on the fringes of main commercial streets and vertically integrated in buildings.

Suitability

The Town Center District in Butner represents the most suitable location for development in the Planning jurisdiction of the Town. Public monies have been spent here on all utilities, transportation infrastructure exists to carry greater capacities of vehicles, pedestrians, and bicycles. An existing grid system of streets is unparalleled for most small towns in North Carolina. There are few environmental or natural features to interfere with development. Town Centers represent the collective civic and cultural identity of our communities and should be built to reflect the best a community has to offer, i.e., pride of place. Maximizing the use of existing public infrastructure also represents fiscal prudence.

Primary Uses

- » Commercial
- » Office
- » Institutional/Civic

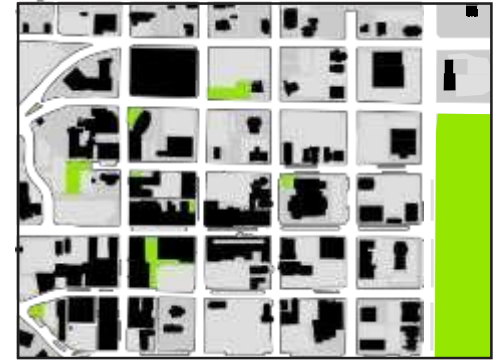
Secondary Uses

- » Loft Apartments and Condos
- » Attached residential
- » Alley loaded single family

Tax Value Per Acre

- » \$1,800,000

Design Features	
Commercial/Residential Split	50 / 50
Residential Density	5-12 DUA
Building Height	1.5-4Stories
Front Setback	0-15 feet
Street Type	Avenue, Main Street, Street
Block Length	Utilize existing street grid
Open Space Features	
Formal or Passive	Formal
Description	Open spaces in this area are found in pocket parks, common areas, courtyards, and pedestrian passageways.



Workplace Mixed Use

Description

With Butner’s limited land resources and efforts to build a “lifestyle community” that serves the many and varied needs and enjoyment of residents, visitors, and workers, these areas are made up of single-use buildings like light industrial, warehouses, distribution centers, office buildings, etc., industrial uses like warehouses, flexible use spaces for offices and research, and light manufacturing that generate employment.

Suitability

This area is typically located with easy highway access. A mixture of uses, especially multi-family and service retail should be a part of these districts to maximize land utilization and reduce vehicle miles travelled. It is important, given the limited amount of developable land in Butner that these sites maximize land use. At a minimum, recreation areas must be adjacent to these areas to respond to the needs and desires of today’s citizens.

Design Features	
Building Height	1-5Stories
Front Setback	75-100 feet
Street Type	Parkway, Boulevard, Avenue, Street
Block Length	400-1,000 feet
Open Space Features	
Percentage	0 - 20%
Description	Stormwater features incorporated into public open space or site infrastructure improvements like roads and driveways. Buffers and greenways may count toward open space for large parcel, single-use, projects. Less open required for mixed use projects that maximize sites with buildings and uses.

Tax Value Per Acre

» \$808,830

Primary Uses

- » Office
- » Industrial
- » Light Industrial
- » Warehousing
- » Research

Secondary Uses

- » Residential
- » Commercial
- » Medical
- » Recreation
- » Creative



Redevelopment Areas / Adaptive Reuse of Vacant or Underutilized Properties

Description

Butner's origins as a federal, and state, center for services means there are exceptionally large areas in the Town that may be converted to other uses. This presents an exciting opportunity with few peers in the State of North Carolina or elsewhere. These properties include significant quantities of developable land and redevelopment of existing underutilized opportunities with few impediments. They are located adjacent to the center of Butner, served by all utilities, and accessible to all modes of mobility. These sites represent opportunities for the Town to partner with the private sector to create developments of regional or greater significance that include a mix of uses and functions. Residential uses should be a component of all larger given their location adjacent to the Town Center. These are intended to be catalysts for additional development in the project areas. Future tax values are greater than current uses and creative financing vehicles may be employed to achieve goals. As in other areas, the creative utilization of stormwater management facilities and other site features are encouraged to be used as amenities. While sites should be designed to accommodate vehicles, non-motorized access must be a priority.

Primary Uses

- » Residential
- » Commercial
- » Creative
- » Public

Secondary Uses

- » Research
- » Medical
- » Recreation

