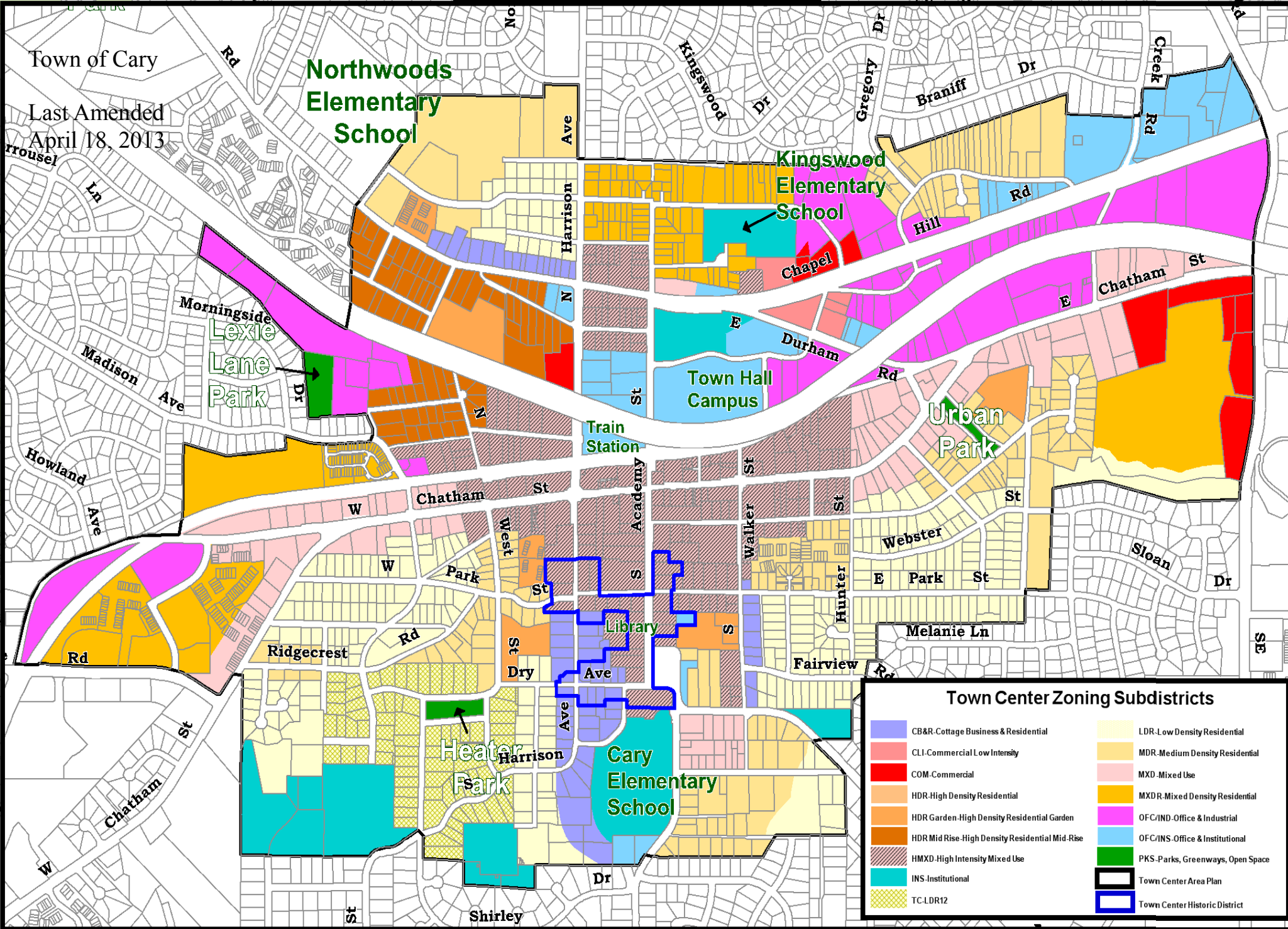


Town Center Zoning District

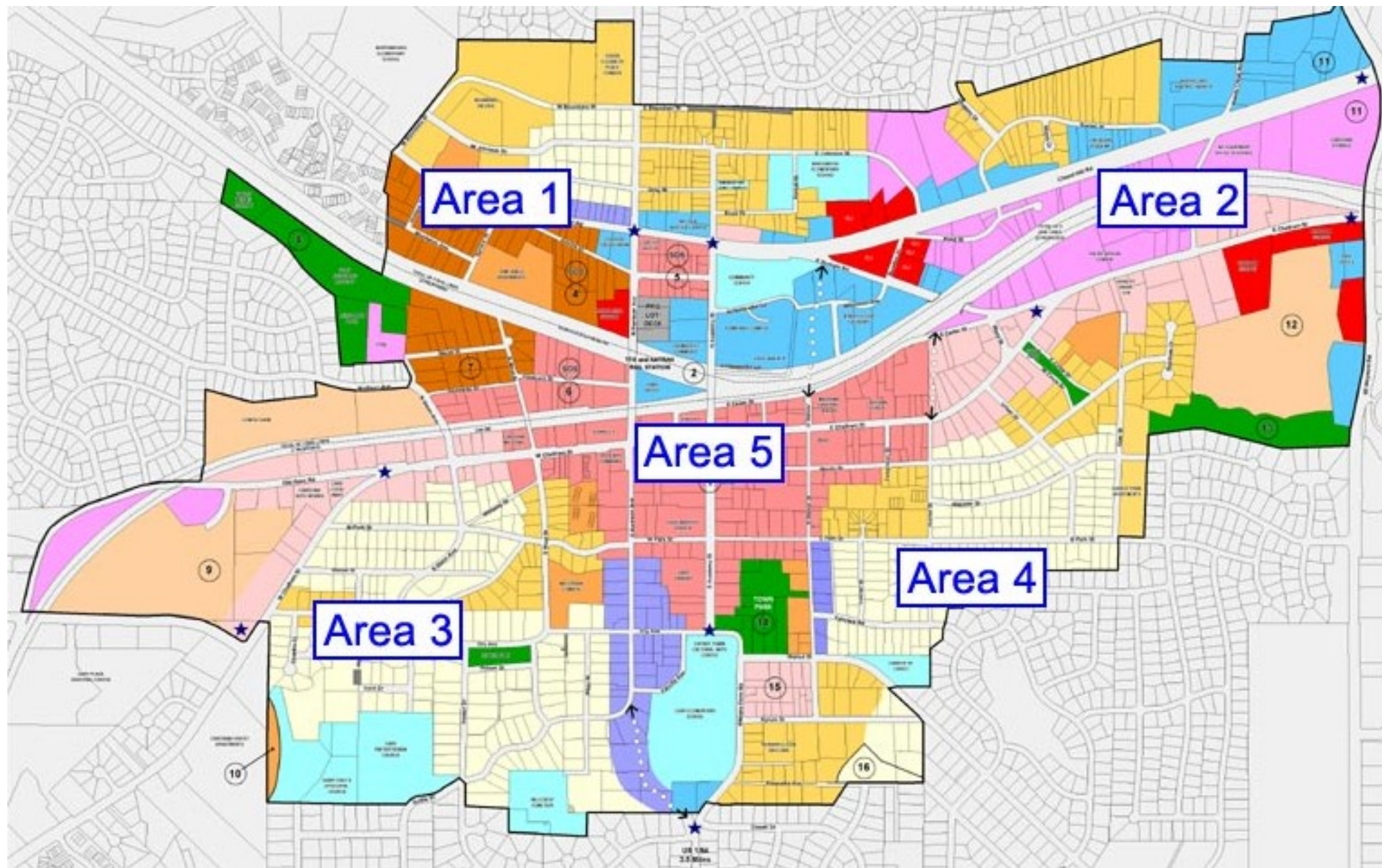
Town of Cary

Last Amended
April 18, 2013



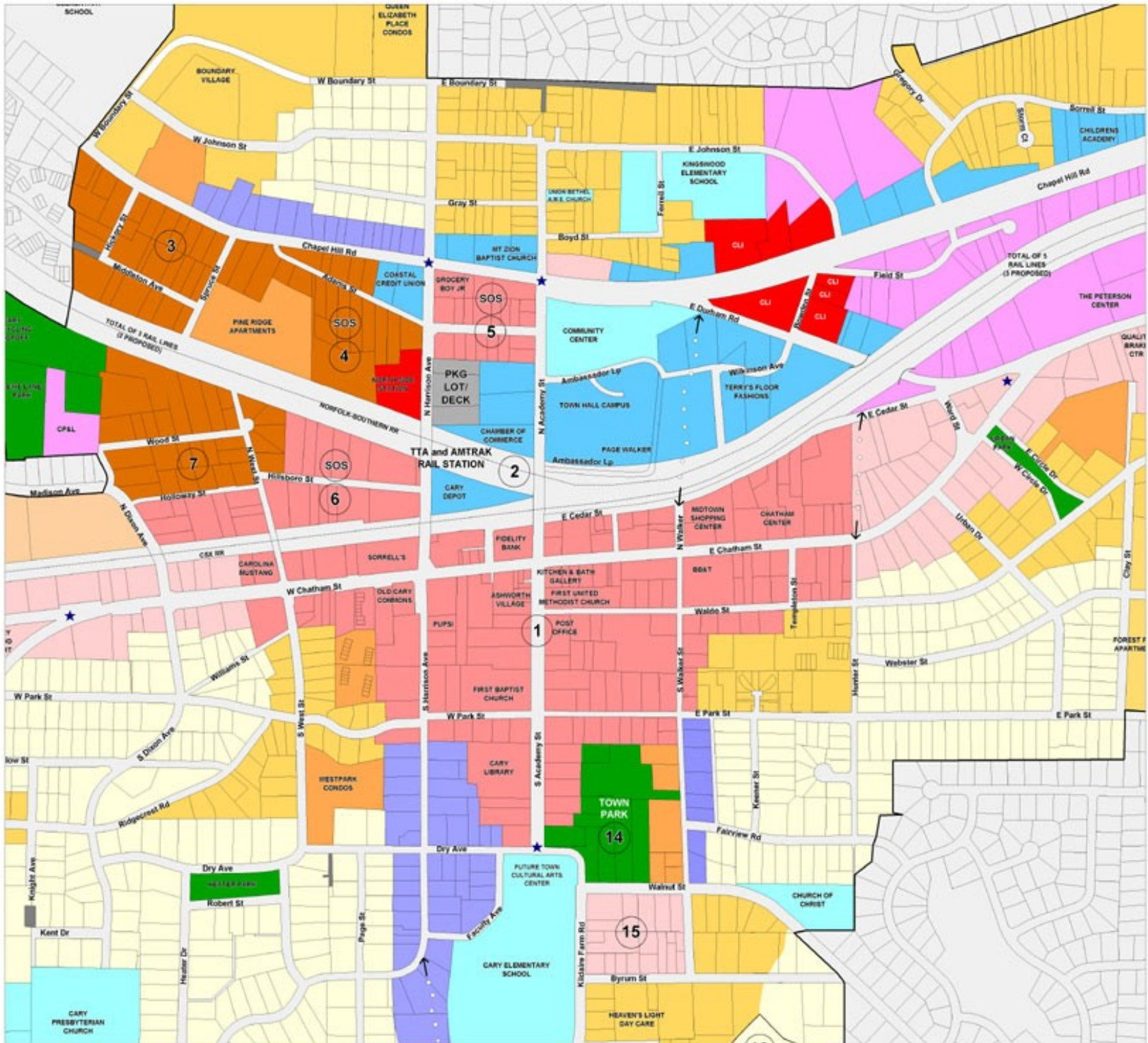
Town Center Zoning Subdistricts

	CB&R-Cottage Business & Residential		LDR-Low Density Residential
	CLI-Commercial Low Intensity		MDR-Medium Density Residential
	COM-Commercial		MXD-Mixed Use
	HDR-High Density Residential		MXDR-Mixed Density Residential
	HDR Garden-High Density Residential Garden		OFC/IND-Office & Industrial
	HDR Mid Rise-High Density Residential Mid-Rise		OFC/INS-Office & Institutional
	HMXD-High Intensity Mixed Use		PKS-Parks, Greenways, Open Space
	INS-Institutional		Town Center Area Plan
	TC-LDR12		Town Center Historic District

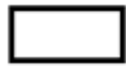


AREA

5



Key to Future Land Use Designations



Plan Boundary



H-MXD - High Intensity Mixed Use (commercial, office, institutional, and/or residential at higher densities than for Mixed Use; uses can be mixed generally, also vertically within a building)



MXD - Mixed Use (commercial, office, institutional, and/or residential; uses can be mixed generally, also vertically within a building)



HDR - Mid-Rise - High Density Residential Mid-Rise (multi-family condo/apartment, 18-50 units per acre, normally 4 or more stories)



HDR - Garden - High Density Residential Garden (townhouse or multi-family condo/apartment, 8-25 units per acre typically, 2-4 stories)



MXDR - Mixed Density Residential (mix of medium density to high density housing, with a minimum overall density average of 15 dwelling units per acre)



MDR - Medium Density Residential (single family, duplex, or townhouse, 4-8 units per acre)



Proposed 2-lane connector road



Entry Feature - (examples: building landmark, sculpture, fountain, landscape feature) precise location to be determined

1 inch = 300 feet



LDR - Low Density Residential (single family, 1-4 units per acre)



OFC/INS - Office/Institutional



OFC/IND - Office/Industrial



COM - Commercial



CLI - Commercial Low Intensity



CB&R - Cottage Business & Residential (single family homes or light office/commercial uses in buildings that look like single family detached/attached residences in scale and appearance)



INS - Institutional



PKS - Parks and Open Space



Special Opportunity Site

The land uses shown on this map generally follow existing lot lines. Development will normally follow these boundaries. However, the final boundaries may vary according to the merits of a plan proposal and whether it meets the intent of the overall plan vision.

KEY TO SPECIAL LAND USE RECOMMENDATIONS:

The circled number labels on the map indicate that additional, special land use recommendations exist for that area. Unless otherwise noted in the descriptions below, a given label applies to all the land under the label having the same color shading, up to the point where the color changes on the map (ignoring roads and railroads). See Plan document for more detail.

- 1 All the H-MXD land south of the CSX RR is to be high intensity "heart" of the downtown, w/ focus on street-level commercial uses, offices/apts. over shops, bldgs close to street, parking behind bldgs, on-street or in decks. See Plan document.
- 2 Proposed TTA commuter rail station (N. side of Norfolk Southern RR, between Academy St. and N. Harrison) is one of 16 stations on a planned line linking Durham, RTP, Morrisville, Cary, and Raleigh. Trains every 15 minutes in rush hour. Service in 2007.
- 3 Land in the HDR Mid-Rise area between Norfolk Southern RR and Chapel Hill Rd, west of Chapel Hill/Adams St. intersection is only to be redeveloped as HDR Mid-Rise if a min. of about 2.5 contiguous acres are assembled for that purpose. Lots on Chapel Hill Rd. may be used for CB&R in the interim, prior to redevelopment to HDR Mid-Rise.
- 4 A Special Opportunity Site. Land in the HDR Mid-Rise area between Norfolk Southern RR and Chapel Hill Rd, east of Area 3 (see above), is only to be redeveloped as HDR Mid-Rise if a min. of about 2.5 contiguous acres are assembled for that purpose. Area is also appropriate for OFC/INS uses, subject to same acreage guidelines. Possibility of closing Adams St. if area is comprehensively redeveloped. Lots on Chapel Hill Rd. may be used for CB&R in the interim, prior to redevelopment to HDR Mid-Rise.
- 5 A Special Opportunity Site. Excellent location near major roads and rail station makes area also appropriate for HDR Mid-Rise or OFC/INS uses, or for a regional "magnet destination" such as a museum, major cultural facility, or entertainment center. Land is only to be redeveloped if a min. of about 2.5 contiguous acres are assembled for the purpose. Possibility of closing Adams St. if area is comprehensively redeveloped.
- 6 A Special Opportunity Site. The excellent location of the H-MXD land along Hillsboro St. (300 ft. from rail station) makes the area also appropriate for HDR Mid-Rise or OFC/INS. Encourage comprehensive redevelopment of area, with lot combination/assembly.
- 7 Land designated as HDR Mid-Rise between the Norfolk Southern and CSX RRs is only to be redeveloped as HDR Mid-Rise if a min. of about 2.5 contiguous acres are assembled for the purpose. HDR Mid-Rise buildings in this area will normally not exceed 4 or 5 stories.
- 8 When the area to the east of the Public Works Recycling Facility redevelops to HDR Mid-Rise, consideration should be given to relocating the Facility, and re-using the land for more compatible uses, such as a greenway and extension of Lexie Lane Park.
- 9 New development will require high standards of design, layout, and landscaped setting, to create a positive impression of having arrived downtown. Any residential development should utilize careful siting of buildings and trees to create a residential community in a park-like setting, using central common open spaces or community greens. Bus transit stop may be needed.
- 10 An apartment complex and an assisted living complex exist to the west. Area allows for limited eastward extension of similar HDR-Garden uses. The area can also be used as INS. General area may also be suitable for stormwater detention.
- 11 The properties on either side of Chapel Hill Road mark a "Gateway" approach into the Town Center; new development will require high standards of design, layout, and landscaped setting, to create a positive impression of having arrived in the downtown.
- 12 The area should accommodate a regional stormwater detention facility if needed. A bus transit stop may be needed, and direct pedestrian connections to Clay or Waldo St., and/or East Chatham St. closer to the western limits of the area, are encouraged.
- 13 The area includes land needed for stream buffers on N. side of creek. Consideration to expanding the area if a regional stormwater detention facility is sited in this area. A greenway is planned through the area, with a connection to Clay St.
- 14 Proposed Town Center Park. This park will be a visual and cultural focal point for the downtown, serving the higher density development, nearby neighborhoods, and providing opportunities for special cultural and community events.
- 15 This area could alternatively be used for HDR-Garden. Any commercial or institutional mixed use components developed on the site should complement and serve the cultural arts focus of the adjacent Town Park, Cultural Arts Center, and Cary Elementary.
- 16 This small wedge of land is sandwiched south of two stream buffers, and may have limited use for LDR purposes, so an alternate use of Open Space is also given.