ROGERS ROAD ZONING STANDARDS
DRAFT ZONING STRATEGIES OUTLINE

January 17, 2019

Prepared by:

RENAISSANCE PLANNING

both& planning

Introduction and Overview

The Rogers Road Zoning Standards Project is a joint planning effort of the Towns of Chapel Hill and Carrboro to develop zoning and land use policy recommendations for the Historic Rogers Road Neighborhood. This project includes reviewing supporting information, facilitating robust community engagement, and ultimately producing a set of zoning recommendations. All work is guided by the principles and objectives of *Mapping Our Community's Future*, a report authored by the Rogers Eubanks Neighborhood Association (RENA) and Marion Cheek Jackson Center (MCJC) in 2016. The objective of this project is to translate the extensive planning that has already occurred into actionable policies to achieve the community's vision.

This document is a draft outline of what **a new overlay district for the Historic Rogers Road Neighborhood** could look like. At the beginning of this project, we reviewed relevant plans and documents, including *Mapping Our Community's Future*, then had two community meetings to receive public input on what the standards should be for future development in the neighborhood.

This document is an intermediate step between gathering public input and drafting the actual legal language of the code. It highlights the most important suggested changes and points to areas requiring additional public discussion. Sections with specific questions for further consideration are shown in blue boxes, as illustrated to the right, and illustrated with graphics, photos, or examples where possible.

QUESTIONS TO CONSIDER

Sections with specific questions for further consideration are shown in a blue box.

Because there are two jurisdictions with land in the Rogers Road neighborhood (Chapel Hill and Carrboro), the final code language may vary slightly. This document identifies any sections that would be different between the two jurisdictions. Otherwise, the sections will be the same in both codes.

Historic Rogers Road Neighborhood (HR) Overlay District

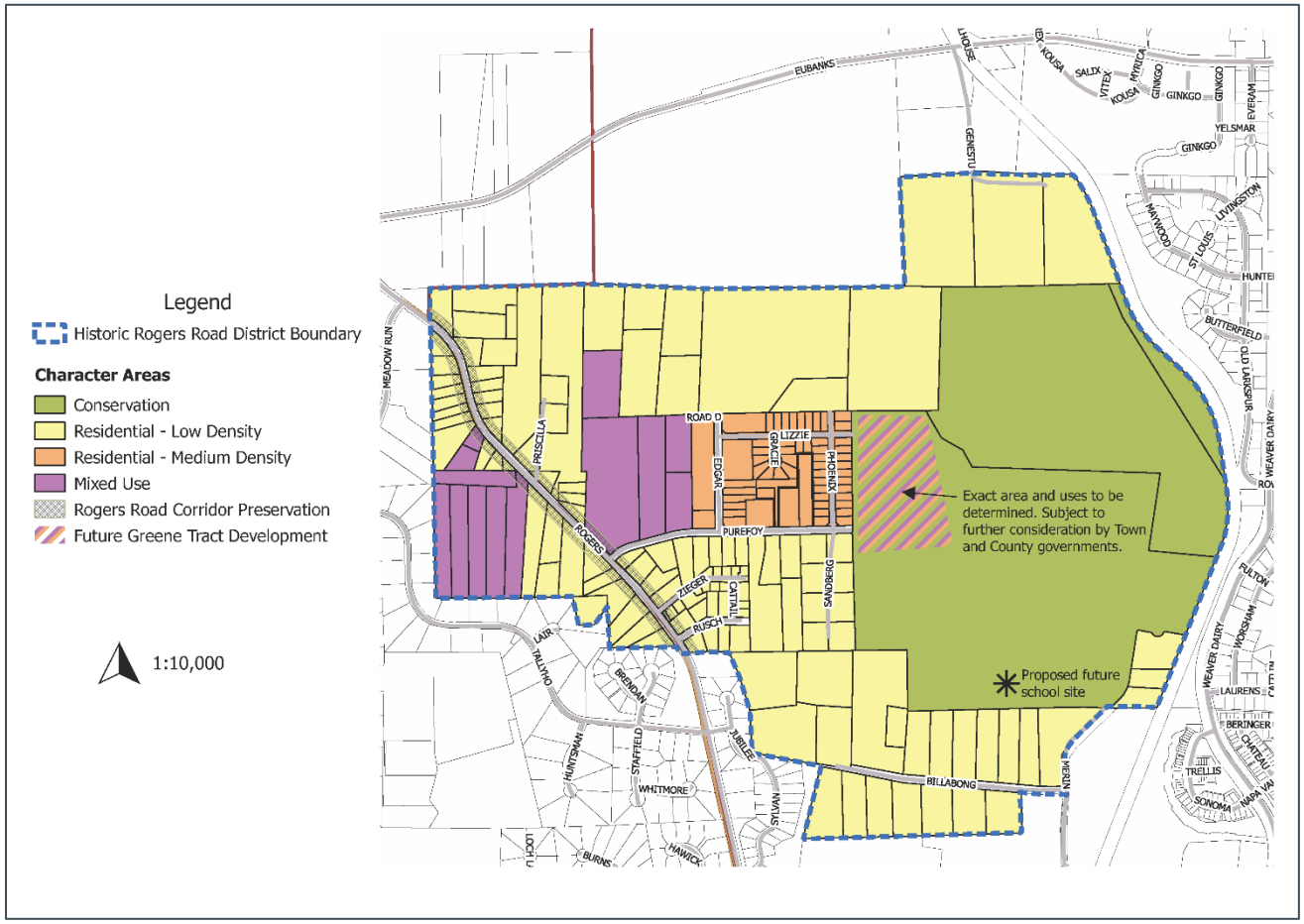
1) PURPOSE AND INTENT

This section describes why the overlay was adopted. It will use language from *Mapping Our Community's Future* and feedback from public meetings to support the new regulations. It will first refer *to Mapping Our Community's Future* as the driving document, and then will present different reasons for the new regulations in a list format. The list will include things like:

- To create opportunities for long-term residents to continue living in the community and to age in place;
- To preserve socioeconomic and cultural diversity of the neighborhood;
- To increase physical connections within the neighborhood, including for pedestrians and bicyclists;
- To respect and protect the natural character of the neighborhood;
- To ensure that new development is consistent with neighborhood character and the vision that residents have developed for its future;
- To provide greater residential housing choice, affordability, and diversity;
- To increase economic opportunities within the neighborhood;
- To increase recreational resources within the neighborhood;
- To ensure that new development is adequately served by infrastructure, including streets, sidewalks, and utilities.

2) DISTRICT BOUNDARY

This section will include a map that shows the boundary of the district overall, and will show lot lines, existing streets, and planned future streets. It will also show and label overlay sub-districts so that it is clear exactly what rules will apply to each parcel within the community. This map will be different in Chapel Hill versus Carrboro – it will only show the parts of the neighborhood that are located within that jurisdiction.



Historic Rogers Road Zoning Overlay Boundary and Zoning Districts

3) ZONING TYPES (SUB-DISTRICTS ESTABLISHED)

This section will describe the various sub-districts ("character areas") shown on the map in the previous section. Each sub-district will have a short statement explaining why it exists and what is generally allowed in that area. The following are drafts of the sub-district names and statements.

a) Residential – Rogers Road Corridor Preservation (HR-P)

i) **Intent**: New development matches character of existing development.

The Residential – Rogers Road Corridor Preservation (HR-P) sub-district is intended to protect the character of the historic Rogers Road corridor. Specifically, this sub-district requires deeper setbacks from the roadway compared to other residential sub-districts to keep new development consistent with the existing homes and to protect the rural views and feel of the roadway.

ii) Permitted Uses

This section will provide information on what types of uses are allowed this sub-district of the overlay. Note that the two jurisdictions currently use different designations in their permitted use tables to show what uses are allowed, or not. These differences will be reflected when the final ordinances are drafted; for now, the draft table uses a simple scheme for both jurisdictions.

This section will also be clear that anything not listed is not permitted in the area.

In general, HR-P sub-area will allow the following uses:

Aerial view of Historic Rogers Road Neighborhood; Source: Google Earth

Large lot homes in Charlotte, NC; Source: https://charlottenc.gov/CityCouncil/focus-areas/TransportationFocusArea/11.13.2017%20TAP%20Committee%20Meeting%20Handouts.pdf

Large lot development in Frederick County, MD Source: https://envisionfrederickcounty.org/dumbing-down-of-smart-growth/

Large lot homes in Roanoke, VA; Source: https://www.roanokeva.gov/DocumentCenter/View/1481/Neighborhood-Patterns-PDF

RESIDENTIAL – ROGERS ROAD CORRIDOR PRESERVATION (HR-P): QUESTIONS TO CONSIDER

Is this designation a good idea for protecting neighborhood character? Is there anything else that should be restricted here – home occupations, duplexes, triplexes?

- Single-family detached homes
- Duplexes
- Churches/places of worship

iii) Dimensional Requirements

(1) Minimum lot size (could be different in CH vs. Carrboro, but that is the average current lot size to keep development consistent/compatible)

(2) Minimum setback only (no maximum)

(3) Maximum home size

b) Residential – Low Density (HR-L)

i) **Intent**: new development generally matches what is currently allowed by zoning

The Residential – Low Density (HR-L) sub-district is intended to protect the character of existing lower-density areas within the neighborhood and provide for compatible new development at approximately three units per acre, illustrated in the image to the right.

ii) Permitted Uses

This section will provide information on what types of uses are allowed this sub-district of the overlay. Note that the two jurisdictions currently use different designations in their permitted use tables to show what uses are allowed, or not. These differences will be reflected when the final ordinances are drafted; for now, the draft table uses a simple scheme for both jurisdictions.

Example of three units per acre in Kansas City, MO; and Beaufort, SC;
Source: https://www.cityofeastlansing.com/DocumentCenter/View/1549/Visualizing-Density---Campoli-and-MacLean-PDF

This section will also be clear that anything not listed is not permitted in the area.

In general, HR-L sub-area will allow the following uses:

- Single-family detached homes
- Duplexes
- Churches/places of worship
- Schools
- Home Occupations (major and minor)
- Parks and recreation

iii) Dimensional Requirements

(1) Minimum lot size of 17,000 feet^2 AND maximum unit density of four (4) per acre (only possible if one is a duplex)

(2) Minimum AND maximum setbacks (homes should be close to the street to promote a sense of community, but not too close)

(3) Maximum lot coverage matching current R1/RR standards

(4) Maximum single-family home size of about 2,000 feet^2

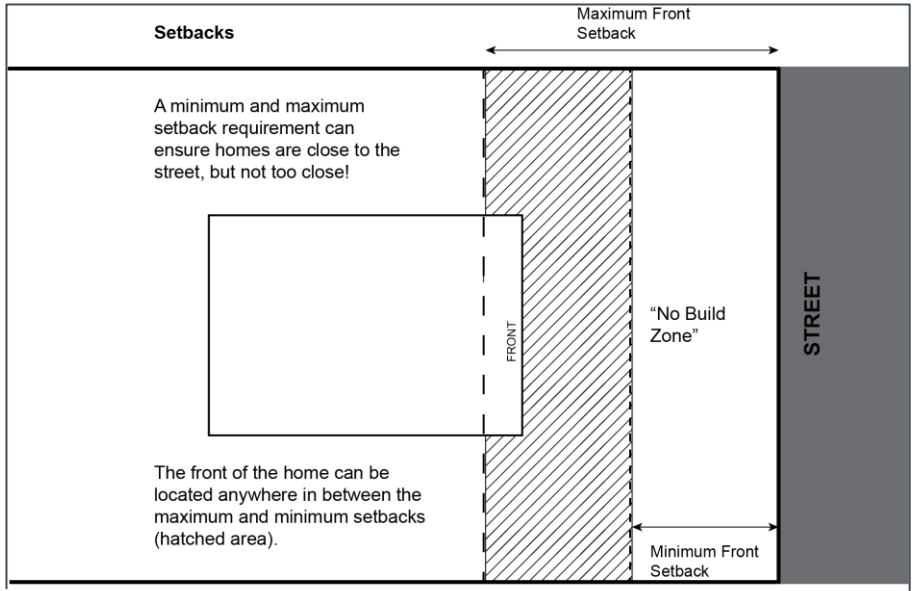
c) Residential – Medium Density (HR-M)

i) **Intent**: for nodes of more clustered housing, where appropriate

The Residential – Medium Density (HR-M) sub-district is intended to create areas where lot sizes may be smaller, with overall density no more than five units per acre. Note that this sub-district will likely only be used in the Chapel Hill jurisdiction. Note that this sub-district will likely only be used in the Chapel Hill jurisdiction in areas that have not yet been established.

RESIDENTIAL – LOW DENSITY (HR-L): QUESTIONS TO CONSIDER

Should duplexes be allowed in the low-density areas? What about triplexes?



Example of minimum and maximum setbacks in HR-L sub-district; Source: Renaissance Planning

Four units per acre in Ellensburg, WA;
Source: https://www.theurbanist.org/2017/05/04/visualizing-compatible-density/

Five units per acre in St. Paul-Minneapolis, Minnesota Metropolitan Area;
Source:
https://metrocouncil.org/Transportation/Planni

ii) Permitted Uses

This section will provide information on what types of uses are allowed this sub-district of the overlay. Note that the two jurisdictions currently use

different designations in their permitted use tables to show what uses are allowed, or not. These differences will be reflected when the final ordinances are drafted; for now, the draft table uses a simple scheme for both jurisdictions.

This section will also be clear that anything not listed is not permitted in the area.

In general, HR-M sub-area will allow the following uses:

- Single-family detached homes
- Duplexes
- Triplexes
- Cottage Courts, co-housing, and other cluster models
- Churches/places of worship
- Schools
- Home Occupations (minor)

- Community center / civic facilities
- Parks and recreation

iii) Dimensional Requirements

(1) Minimum lot size of 10,000 feet^2 AND maximum unit density of six (6) units per acre (only possible if one or more lots hold a duplex or triplex)

(2) Minimum AND maximum setbacks

(3) Maximum lot coverage a bit higher than current standards to allow for additional density

(4) Maximum single-family home size of around 1,500 feet^2

RESIDENTIAL – MEDIUM DENSITY (HR-M): QUESTIONS TO CONSIDER
Is this the right density (five units per acre maximum)?
Where on the map should these areas be established? Near existing resources like the community center? Near future roads? Near mixed-use areas that will also have additional density?

Cottage court (left) and Co-housing development (right). Source:

d) Mixed Use (HR-X)

i) **Intent**: for nodes of housing, live-work space, and low-intensity commercial uses.

The Mixed-Use (HR-X) sub-district is intended to provide for areas with a broader range of uses, including residential, office, and low-intensity commercial uses. Innovative housing types such as live/work units, second-floor residential over office or commercial, and assisted living for the elderly are encouraged in these areas.

ii) Permitted Uses

This section will provide information on what types of uses are allowed this sub-district of the overlay. Note that the two jurisdictions currently use

different designations in their permitted use tables to show what uses are allowed, or not. These differences will be reflected when the final ordinances are drafted; for now, the draft table uses a simple scheme for both jurisdictions.

This section will also be clear that anything not listed is not permitted in the area.

In general, HR-X sub-area will allow the following uses:

- Single-family detached homes
- Single-family attached homes/townhouses
- Duplexes
- Triplexes
- Live/Work units
- Second story residential over commercial or office first story
- Assisted living/elder care facilities
- Healthcare facilities
- Offices
- Personal services (hair salon, florist, pharmacy, other small-sized businesses)
- Flex space (likely with size restrictions)
- Schools
- Churches/places of worship
- Parks and recreation
- Community center / civic facilities

MIXED USE (HR-X): QUESTIONS TO CONSIDER
Should there be a maximum density/intensity? What about a minimum density/intensity?
Where do we want to apply mixed use zoning? Where should we make it an option for property owners to use?
What about supporting stronger visual and physical links between the Buddha, LLC property and St. Paul's Village? (Tradeoff would be a different character along that portion of Rogers Road)

iii) Dimensional Requirements

(1) These will focus on the setbacks around the "edges" of the development, not within, and will have the goal of protecting neighbors.
(2) Maximum Density (TBD)
(3) Minimum 40' buffer between mixed-use buildings and residentially zoned parcels
(4) No minimum buffer between mixed use areas and roadways – to increase connectivity and pedestrian/bike friendliness, as well as safety, these entrances should be clear and easily visible from the public right of way.

e) Conservation (HR-C)

i) **Intent**: To protect environmentally sensitive areas.

The Conservation (RR-C) sub-district is intended to protect environmentally sensitive areas within the neighborhood. Note that this sub-district will likely only be used in the Chapel Hill jurisdiction.

ii) Permitted Uses

This section will provide information on what types of uses are allowed this sub-district of the overlay. Note that the two jurisdictions currently use different designations in their permitted use tables to show what uses are allowed, or not. These differences will be reflected when the final ordinances are drafted; for now, the draft table uses a simple scheme for both jurisdictions.

This section will also be clear that anything not listed is not permitted in the area.

In general, HR-C sub-area will allow the following uses:

- Parkland
- Conservation

iii) Dimensional Requirements

(1) N/A

4) DEVELOPMENT STANDARDS

This section tells what new development must include within the overlay district. These standards are aimed at making sure new development, or redevelopment, in the neighborhood provides the kinds of quality and amenities that the community wants to see. This includes open space for recreation, screening of new mixed-use areas for privacy, allowing signs for home-based businesses, and requiring new streets and sidewalks that handle new traffic created by development.

a) Parking

i) Vehicle Parking

This section will refer to current parking minimums for each jurisdiction.

ii) Bicycle Parking

This section will require bicycle parking to be provided in Mixed-Use areas.

OPEN SPACE DEVELOPMENT STANDARDS: QUESTIONS TO CONSIDER

We have heard from the community that paved pathways, public gathering areas, and indoor recreation spaces are important. What other types of recreation are desirable in new developments? Water features? Ball fields/courts? Playgrounds?

b) Landscaping

This section will list the requirements for landscaping for new developments and redevelopments, including mixed-use areas and new residential subdivisions. It will require street trees, landscaping in and around parking lots, and vegetated buffers around mixed-use areas where they border residential areas (which will work with the deeper setbacks in these areas to ensure residential privacy and protection from light, noise, etc. from mixed-use areas).

c) Open Space

This section will give the requirements for open space provision for new residential subdivisions and mixed-use areas. As it is today, there will be a minimum percentage of the total land area set aside for open space. A new feature will be the requirement that open space be provided in particular ways that the community most desires. Specifically, public gathering areas, walking paths that are paved for mobility, and others as identified by the community will be prioritized.

Prairie Lakes Community Center in Des Plaines, Iowa; Source: https://www.dpparks.org/parks-facilities/prairie-lakes-community-center/

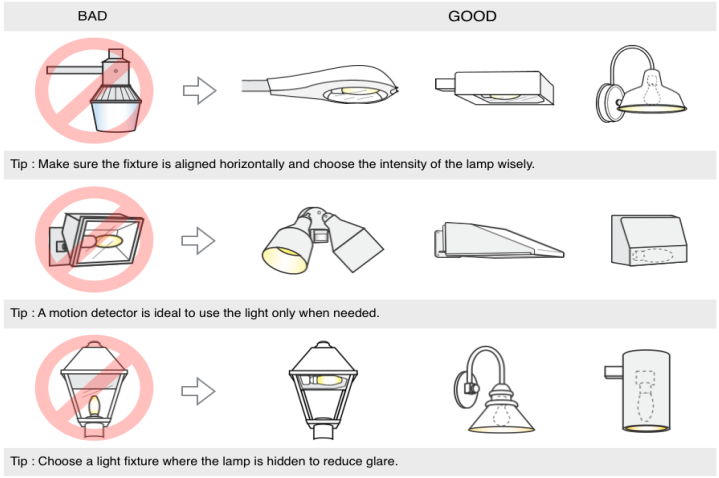
Minnehaha Regional Park in Minneapolis, Minnesota. Source: https://togetherweplay.playlsi.com/tag/rhapsody-outdoor-musical-instruments/

Splash Pad on the Beltline in Atlanta, GA; Source: https://beltline.org/parks/perkerson-park/

Philadelphia neighborhood. Source: http://www.gridphilly.com/grid-magazine/2011/12/9/play-ball-a-community-garden-and-a-revitalized-baseball-fiel.html

d) Exterior Lighting

This section will apply only to non-residential development and will state that exterior lighting must be shielded (directed downward at the ground, rather than allowed to spill in all directions). There will also be a requirement for mixed-use and commercial developments that the light source not be visible from the lot line, and a limitation on light that can reach the lot line.



A light source where the bulb is not visible, and the light is directed downward. The light creates a safe environment for walking up to the building.

e) Screening

This section will apply only to non-residential development, and will require that dumpsters, recycling, service and loading areas, and ground-based mechanical equipment be screened (hidden) from view with a wall, fence, and/or landscaping.

f) Signage

i) Mixed Use (HR-X) Sub-district

ii) Residential Sub-districts (HR-L, HR-M, HR-P)

This section will describe the signage allowances for each lot in the residential districts. Essentially, this is aimed at home-based businesses and will allow small signs (maximum area of 2 square feet) that are mounted on a wall of the house. Illustrative examples are pictured.

Small, wall-mounted signs for business. Source: http://www.acesignco.com/exterior-signs/building-signs/wall-mounted-signs/

5) INFRASTRUCTURE

This section describes what types of infrastructure are required when lands within the overlay are developed. This will apply to subdivisions and mixed-use development, not to individuals building or renovating a home on one parcel.

a) Streets

This section will refer to the map of the district and will say that new residential subdivisions and mixed-use developments that are in areas with future streets designated must participate in street construction that works to complete the streets as shown on the map. There will be a way for applicants to work with staff to adjust the exact locations of streets, so long as the general pattern is preserved. This section will also require that new residential subdivisions develop in a way that is highly connected, without many cul-de-sacs, and with connections to both existing streets and paths or trails for added connection and transportation options within the community. Example graphics will be included to encourage more grid-like streets over curvy, cul-de-sac suburban-style streets.

b) Sidewalks

This section will require new residential subdivisions and mixed-use development to provide sidewalks on both sides of the street. There will also be a requirement to connect sidewalks to adjacent properties' sidewalks, paths, or trails where they exist to ensure a connected community.

c) Bike Lanes

This section will require the installation of bike lanes on certain new streets.

d) Stormwater

This section will refer to the existing stormwater rules for each jurisdiction and will encourage the use of stormwater utilities in residential and mixed-use areas that incorporate recreation resources, such as walking paths, into stormwater features that meet or exceed current stormwater rules.

Meadowmont Village, Chapel Hill – stormwater pond with landscaping and multi-use path incorporated.

Champaign, IL, Stormwater basin with walking trails (left) and Air Force Corporate Facility Standards – Stormwater Basin as an amenity with rock garden, plantings, and walking path (right)

6) SPECIAL CIRCUMSTANCES

a) Applicability

This section explains what kinds of development will be affected by the regulations. This will likely say that all land and development located within the Historic Rogers Road Neighborhood Overlay will be subject to the regulations, unless specifically exempted in the Exemptions section, below.

b) Exemptions

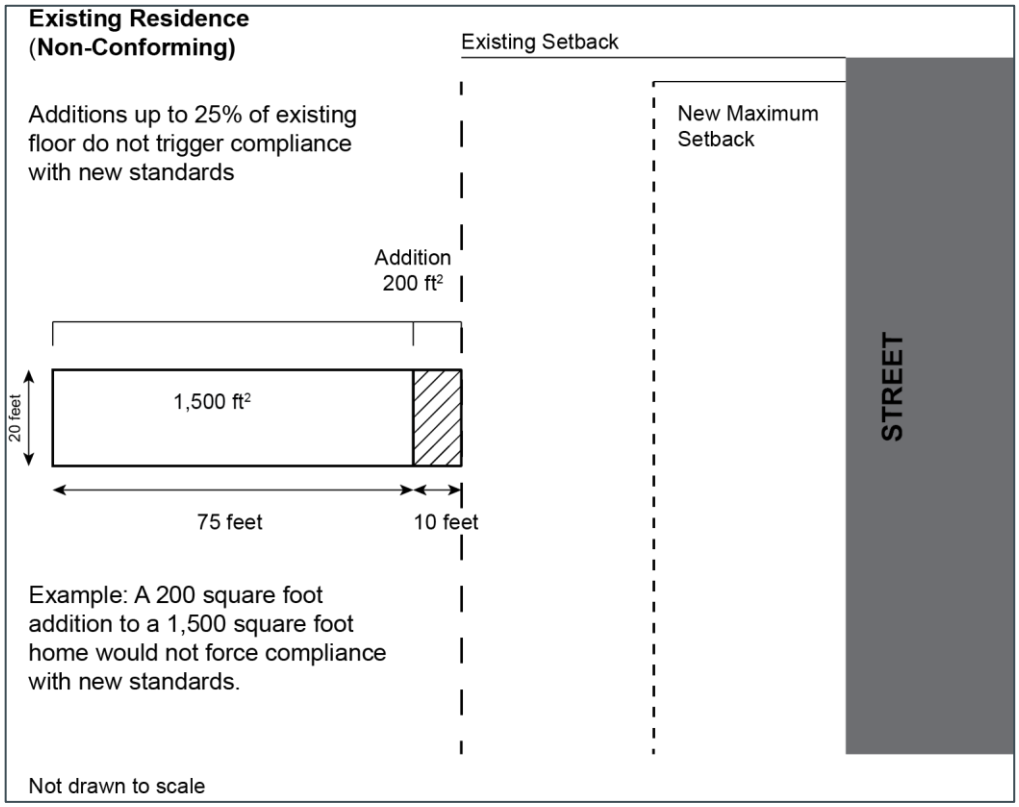
This section will list any types of development that do not have to comply with the standards of the overlay. This could include minor additions or remodeling on buildings that existed before the new district was established, or changes from one allowed use to another where no changes are made to the building housing the use.

EXEMPTIONS: QUESTIONS TO CONSIDER

Should a minor addition (for example, adding 25% or less of the existing floor area of the building) be exempt? Is 25% the correct amount?

Example: I have a 1,500 square foot house built before the new standards were adopted, and it is set back further from the road than I would be able to build it under the new rules. I want to build an addition. If minor additions up to 25% are exempt, I can add up to 375 square feet (for a total square footage of 1,875 square feet) without having to make any changes to comply with the standards. However, if I wanted to add on more than 375 square feet, I would have to bring my home into compliance, perhaps by building the addition on the front of the home to be closer to the street, or I would have to request a variance. If minor additions are not exempt, I would have to make my home comply or request a variance to add on any floor area (see image at right)

Should there be exemptions from the regulations? If so, which ones?



c) Modifications of District Standards [administrative adjustments for site constraints]

This section will describe how and under what circumstances the standards in the overlay district may be modified or varied. While the aim of the overlay is to create rules that work for all the lands within the area, there are always some circumstances that need some flexibility. For example, there could be a case where a landowner is trying to build new homes that generally fit with the character of the neighborhood, but the land they are working with has a stream or other environmentally sensitive feature that is making it difficult to meet some standards, such as the minimum lot sizes for the homes. In this case, the code could allow the landowner to request some flexibility in the minimum lot size when they submit their application for development. The applicant would have to show that the request meets a list of requirements, such as remaining consistent and compatible with surrounding land uses, compensating for some unusual aspect of the site, and does not pose a danger to public health or safety. This modification, if granted, would be limited to a specific percentage, such as 10%, of any numerical requirement. For example, in the scenario above, if the applicant is developing in an area where the minimum lot size is 25,000 square feet, and they successfully apply for the modification, they could decrease each lot size by 250 square feet, for a modified minimum lot size of 22,250 square feet.

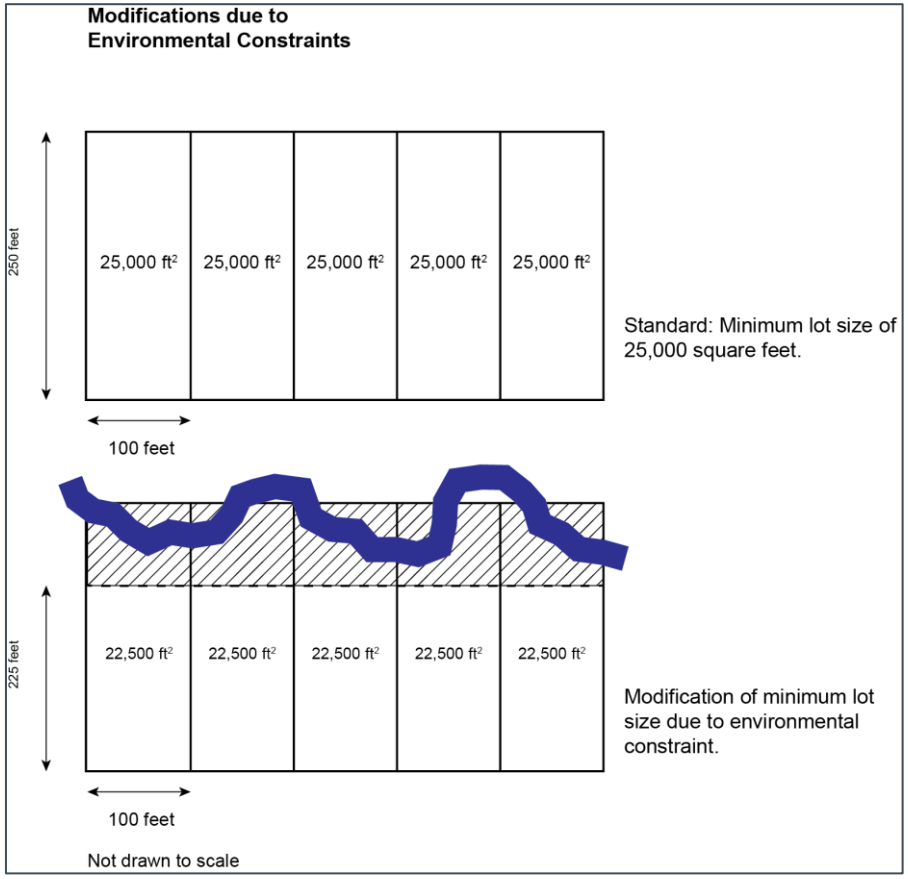
MODIFICATIONS TO DISTRICT STANDARDS: QUESTIONS TO CONSIDER

Should the overlay provide for flexibility of this type?

Are there any specific reasons we would want to allow (or not allow) a modification?

- What if there is a stream or wetlands across the property (see image at right)?
- A very steep slope on one part of the property?
- Evidence of an endangered species habitat on the property?

Should the rule allow for a greater amount of flexibility than 10%?
The benefit to this is making it easier for land to be developed, which may result in more affordable homes and development generally. The down side is that it creates less predictability in the standards – not all lots will develop the same way. The increase in development may also be seen as a down side for some.



d) Payments in Lieu

This section gives applicants an option to pay the Town(s) for construction of streets, sidewalks, bike lanes, or open space, rather than installing it themselves. It is a standard section that allows for flexibility while still ensuring that the community gets the amenities it wants.

e) Nonconformities

This section explains what happens with a use, building, or site that is nonconforming – that does not meet the requirements of the overlay when it is established. It will say that nonconformities that existed before the effective date of the overlay can continue (they do not have to change to meet the standards) unless they are expanded or enlarged. In the case of damage, single-family homes that are nonconforming can be rebuilt without the requirement to come into conformity. Structures other than single-family homes that are damaged beyond 35% of the value of the structure will be required to come into conformity when they are rebuilt. This section also clarifies that nonconformities can – and should – be maintained and repaired for health and safety, and that this does not require conformity.

MODIFICATIONS TO DISTRICT BOUNDARIES: QUESTIONS TO CONSIDER
Should property owners of lands currently "in" the overlay be able to ask to be removed from the overlay district?
Should property owners of nearby lands that are not currently "in" be allowed to ask to be rezoned to be "in" the district?
Under what circumstances should these requests be granted? In other words, what should the criteria be for staff and elected officials who are considering a request to be rezoned in or out of the district?

7) OTHER

a) Effective Date

This section will tell when the overlay goes into effect. This may be the same as the date it is adopted, or it may be at some future date after adoption. After this date, the rules within the overlay will be enforced.

b) Conflict (what standard controls if there is a conflict with LUMO/LDO)

This section will tell code users what will happen if a standard in the overlay is different from a standard in the base zoning district or another part of the code. It will be clear that if a standard is different (either more or less restrictive) in the overlay compared to the base district, that the overlay district will control. This ensures that the overlay achieves all its aims.

c) Modifications to District Boundaries

This section will tell whether and how the district boundaries can be expanded or retracted.

MODIFICATIONS TO SUB-DISTRICT BOUNDARIES: QUESTIONS TO CONSIDER

Should property owners be allowed to request a change of sub-districts?

Example: In 10 years, the mixed-use sub-districts have been very successful, but now they are getting full. I am a property owner who wants to change my property from the residential sub-district into a new mixed-use sub-district so that there is more room for new uses to grow with the neighborhood. If I change of sub-districts is allowed, I can make a request for rezoning to a new sub-district and will have to use a list of included criteria to argue that my property is a good place for this change to happen. If no change in sub-districts is allowed for by the regulations, the area could still change, but the process for changing the map will be much more difficult. This means the area is less flexible – but more predictable – as time passes.

Under what circumstances should a change of sub-districts be allowed? In other words, what would make a change of sub-districts appropriate? Location? Size?

i) Modifications to Sub-District Boundaries

This section will tell whether and how the sub-district boundaries can be changed. For example, is it allowed for a property owner to ask to be rezoned from one sub-district to another?

d) Review for Compliance

This section will describe how applications for development in the neighborhood will be handled. It will simply refer the code user to the correct sections for each jurisdiction for a zoning permit, site plan, or subdivision, and will also tell how appeals will be handled. This section is included for user-friendliness purposes and does not change anything in either jurisdiction's ordinance.

8) DEFINITIONS

This section will include any definitions that are either new (not included in the current land use ordinance for the jurisdiction) or which are different from the definition in the current ordinance.

a) Live-Work Unit

A structure or portion of a structure combining a dwelling unit with an integrated nonresidential work space typically used by one or more of the residents. The nonresidential work space is typically found on the building's ground floor.

Example: Someone has a sculpture studio on the first floor of the building, where they create their work, occasionally see clients, and (maybe) sell their products to customers during business hours. They live in a second-story apartment above the studio.

b) Home Based Business (Major and Minor)

Another important definition change concerns home-based businesses. Currently, both the Carrboro and Chapel Hill ordinances define just one type of home-based business that is limited to one employee other than the occupant of the home, and that limits the noise and other "nuisance" effects of home-based businesses. These restrictions may limit certain types of businesses, such as woodworking shops, small engine repair, and others that might otherwise be economic opportunities for residents. Based on public input, there is a desire to allow a broader range of home based businesses, so long as the other residents of the neighborhood are protected from negative effects like noise, traffic, and visual impacts. The new definition will follow the Orange County definition of home occupations and will include a new distinction between a major and a minor home occupation. A minor could be essentially the same as it is now – no more than one employee, no noise, no outdoor storage (signs will now be allowed under this overlay). A major will allow for more intense businesses – this could include increasing the square footage that is allowed for a home occupation, increasing the number of employees, and allowing for noise during certain parts of the day. In order to protect neighbors, a major home occupation will be required to totally screen any storage or equipment, either by keeping it indoors or by using an opaque fence and landscaping – nothing related to the business except parked, functional vehicles and the allowed sign, should be visible from either the street or neighboring lots.

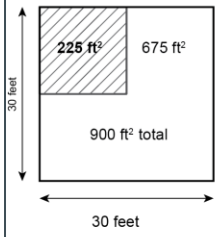
c) Triplex

Another potential change is to add a definition of a triplex (three family) dwelling unit in the Chapel Hill jurisdiction. At present, three units and above are counted as multifamily dwellings. The community has expressed interest in allowing triplexes, but not any other multifamily dwellings, in some areas of the neighborhood. Adding a new definition would allow this change.

DEFINITIONS: QUESTIONS TO CONSIDER
Is the current definition of home occupation acceptable to use as the new "minor" definition? This includes a 25% or 500 square foot maximum area in Carrboro and a 750 square foot maximum area in Chapel Hill (see figure page 23); only one non-resident employee; and noise/nuisance restrictions at all times. Note that the signage section of this new overlay will allow for signs on home occupations, so that will change for all types.
What should the new "major" home occupation allow – More floor area? More employees? Noise at certain days/times? What about fumes, dust, and glare outside a building – are these acceptable at any time?
Where should the new major home occupations be allowed – in the lower-density areas only? What about in the medium-density or Rogers Road Preservation areas, if the lot is of a certain minimum size that would help keep negative effects on neighbors down?
Should there be a limit on the number of vehicles that may park at a home for a minor or major home occupation? Chapel Hill currently allows up to 3 vehicles at a time; Carrboro does not specify the number of vehicles that may park.

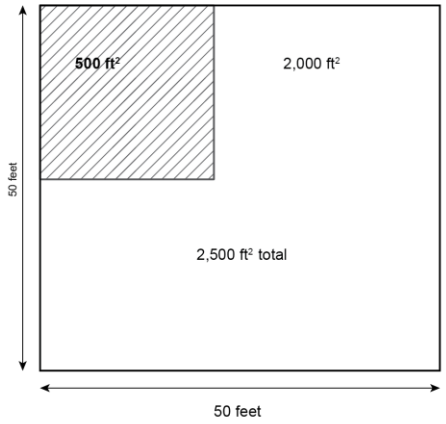
Minor Home Occupation
Standard: Current

25% of heated floor space



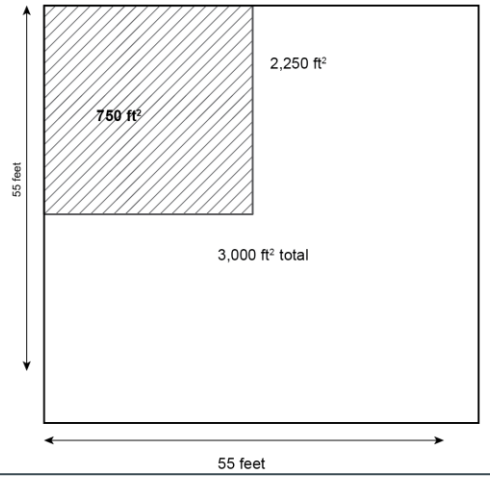
Example: 225 square feet of a 900 square foot home could be used for minor home occupations

500 square feet (maximum): Carrboro



Example: 500 square feet of a 2,500 square foot home could be used for minor home occupations

750 square feet (maximum): Chapel Hill



Example: 750 square feet of a 3,000 square foot home could be used for minor home occupations

Not drawn to scale

Home-based auto repair shop; Source: https://truckersection.com/start-manage-mechanic-shop-home/

Home-based woodworking shop. Source: http://www.colinbrownewoodworking.com/