

Motions to Amend:

Motion:

Motion to **Appendix A. Article 4. Procedures, Section 4.7. Site Plan Review**, to delete the section and reserve Section 4.7.

Appendix A. Article 4. Procedures, Section 4.7. Site Plan Review, is hereby repealed and reserved for future use.

Motion:

Motion to amend **Section 1. Appendix A. Article 4. Procedures, Section 4.3. Concept Plan Review is hereby revised to read as follows:**

4.3. – Voluntary ~~c~~Concept plan review.

Purpose statement: It is the intent of the site analysis data and conceptual development *plan* process to provide an opportunity **to allow an applicant to request that** for the town council, town manager, the *planning* commission and citizens **to** review and evaluate the impact of a major development proposal on the character of the area in which it is proposed to be located. This **voluntary** process is intended to take into consideration the general form of the land before and after development as well as the spatial relationships of the proposed structures, open spaces, landscaped areas, and general access and circulation patterns as they relate to the proposed development and the surrounding area. **It is not necessary that an applicant request a concept plan review.**

4.3.1 Applicability.

(a) Proposals subject to *concept plan review*. **An applicant can request a concept plan review for any of the following:** This section applies to any:

(1)

Special use permit or a special use permit modification; or

(2)

Master land use *plan* or a master land use *plan* modification; or

(3)

Major subdivisions; or

(4)

Conditional zoning, except for the light-industrial conditional zoning district (LI-CZD) and the residential-community priority-conditional zoning district (R-CP-CZD).

Motion:

Motion to amend the Maximum Floor Area of Section 6.19.3, Two-Family Dwelling Units, Attached and Detached, from 5,000 square feet to 3,600 square feet.

Section 4. Appendix A. Article 6. Special Regulations for Particular Uses, Section 6.19 Dwelling Units – Two-Family, Subsection 6.19.3 Two-Family Dwelling Units, Attached and Detached is hereby revised to read as follows:

"6.19.3 Two-Family Dwelling Units, Attached and Detached.

The following dimensional standards shall apply to the development:

Lot Dimensions	
Minimum Lot Size	Follows underlying zoning
Building Dimensions	
Maximum Floor Area Ratio	0.40, when lot size is 7,500 square feet or less N/A
Maximum Floor Area	3,000 5,000 3,600 square feet when the lot size is greater than 7,500 square feet
Building Separation (Applies only to Detached Dwellings)	Separation between dwelling units shall comply with Fire Code
Parking	No more than four (4) vehicular parking spaces, as defined by landscaping and hardscape materials, shall be permitted on site. <u>Subject to the front yard parking rules in section 5.9.9 of this ordinance.</u>

Section 4. Appendix A. Article 6. Special Regulations for Particular Uses, Section 6.19 Dwelling Units – Two-Family, Subsection 6.19.3 Two-Family Dwelling Units, Attached and Detached is hereby revised to read as follows:

"6.19.3 Two-Family Dwelling Units, Attached and Detached.

The following dimensional standards shall apply to the development:

Motion:

Motion to amend Parking in Section 6.19.3, Two-Family Dwelling Units, Attached and Detached, to maintain the language that no more than four (4) vehicular parking spaces shall be permitted on site.

Section 4. Appendix A. Article 6. Special Regulations for Particular Uses, Section 6.19 Dwelling Units – Two-Family, Subsection 6.19.3 Two-Family Dwelling Units, Attached and Detached is hereby revised to read as follows:

"6.19.3 Two-Family Dwelling Units, Attached and Detached.

The following dimensional standards shall apply to the development:

Lot Dimensions	
Minimum Lot Size	Follows underlying zoning
Building Dimensions	
Maximum Floor Area Ratio	0.40, when lot size is 7,500 square feet or less N/A
Maximum Floor Area	3,000 5,000 square feet when the lot size is greater than 7,500 square feet
Building Separation (Applies only to Detached Dwellings)	Separation between dwelling units shall comply with Fire Code
Parking	No more than four (4) vehicular parking spaces, as defined by landscaping and hardscape materials, shall be permitted on site. No more than four (4) vehicular parking spaces, as defined by landscaping and hardscape materials, shall be permitted on site. Subject to the front yard parking rules in section 5.9.9 of this ordinance.

Motion:

Motion to amend Section 4. Appendix A. Article 5 (page 36 of the packet) as follows:

Section 4. Appendix A. Article 5. Design and Development Standards, Section 5.9. Parking and Loading, Subsection 5.9.9(c) Parking in Front Yards is hereby revised to read as follows:

"(c) Coverage. **At least A maximum of two (2) parking spaces shall be allowed in the front yard area of any zoning lot. Such parking spaces may not exceed the dimensions specified in the Town of Chapel Hill Design Manual. If front yard parking on a zoning lot exceeds two (2) parking spaces, the combined p** Parking and drive areas shall be limited to forty (40) percent of the front yard area of any **the** zoning lot. Access to front yard parking shall be limited to properly approved curb cuts or other approved access points.

Single- and two-family residential driveway areas can be further reduced by:

- (1) Constructing shared driveways with a recorded shared access agreement between any pair of lots
- (2) Designing driveways as a ribbon driveway:
 - A. Each strip shall be two feet (2') to three feet (3') wide with a separation between the strips measuring three feet (3').
 - B. Strips can terminate at the sidewalk or driveway apron, to a parking pad at the side or rear of the structure to accommodate side-by-side parking, or garage entry.
 - C. Separation strips may be planted with grass or another ground cover, filled with landscaping rocks, or gravel."

Motion:

Motion to amend the definition of district-specific plan in Appendix A to relocate “above-ground stormwater management areas.”

Section 1. Appendix A Definitions is hereby revised by amending, inserting, and deleting the following definitions in the appropriate alphabetical order:

District-Specific Plan ~~Community Priority Rezoning Plan~~: A plan or schematic diagram that depicts the approximate size, location, and relationship of the principal elements of the proposed development such as uses; intensity; buildings, parking areas and loading areas; access and circulation; open space; environmental constraints; **above-ground stormwater management areas**; and the development envelope. Not included in the term development envelope are below ground utility lines, ~~above-ground stormwater management areas~~, landscape and natural areas, and other non-impervious features. **The term “District-Specific Plan” shall also include any previously approved District-Specific Plans, Community Priority Rezoning Plans, and Rezoning Plans.**