

ORDINANCE A

(Enacting the Land Use Management Ordinance Text Amendment proposal)

AN ORDINANCE AMENDING ARTICLE 5 OF THE CHAPEL HILL LAND USE MANAGEMENT ORDINANCE RELATED TO PARKING PAYMENT-IN-LIEU AND MINIMUM PARKING SPACES FOR THE TOWN CENTER ZONING DISTRICTS (2021-__-__ / O-__)

WHEREAS, the Town of Chapel Hill is committed to providing needed parking as a local municipality to encourage better land use development; and

WHEREAS, the Town of Chapel Hill Town Council believes that the proposed changes to the Land Use Management Ordinance and Town Code will help shape the land use patterns by consolidating parking areas from small surface lots into larger structured parking decks.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Town of Chapel Hill that the Town Code of Ordinances, Appendix A. Land Use Management Ordinance be amended as follows:

Section 1. – Article 5 – Design and Development Standards, Section 5.9 – Parking and loading, Section 5.9.2. Methods of Providing Required Parking and Loading subsection (b)(2) is hereby amended to read:

“(2) For uses located within ~~either~~ a town center zoning district, compliance with parking requirements may be achieved by making payments to the Town of Chapel Hill Parking Fund in accord with [Chapter 11A](#) of the Chapel Hill Code of Ordinances.

A. For a proposed use that requires town council approval, the following Town Center Zoning parking requirements shall apply:

Downtown Parking Requirements

<u>Use</u>	<u>Standard</u>
<u>Dwelling units, multifamily</u>	<u>0.85 spaces per bed</u>
<u>Hotel or motel</u>	<u>1 space per room</u>
<u>Business, Office-type including clinic</u>	<u>3.5 spaces per 1,000 sq. ft.</u>
<u>Business, Convenience and Business, General - retail uses</u>	<u>2.75 spaces per 1,000 sq. ft.</u>
<u>Business, Convenience - Eating and Drinking Establishments</u>	<u>8 spaces per 1,000 sq. ft.</u>

Any uses that are not covered, that desires to locate downtown, the Town Manager shall determine the projection of demand based on specialized use type. Shared parking policy should be developed and shared with future building owners. All space would be presumed to be for 12-hour periods.”

Section 2. – Article 5 – Design and Development Standards, Section 5.9.7. Minimum and Maximum Off-Street Parking Space Requirements. Table header is amended to read:

"Use	Vehicular Parking		Bicycle Parking"
	Town Center Zoning Districts <u>(except projects requiring Town Council authorization)</u>	Non Town Center Zoning Districts*	

Section 3. This ordinance shall be effective upon enactment.

This the __day of _____, 2021.