

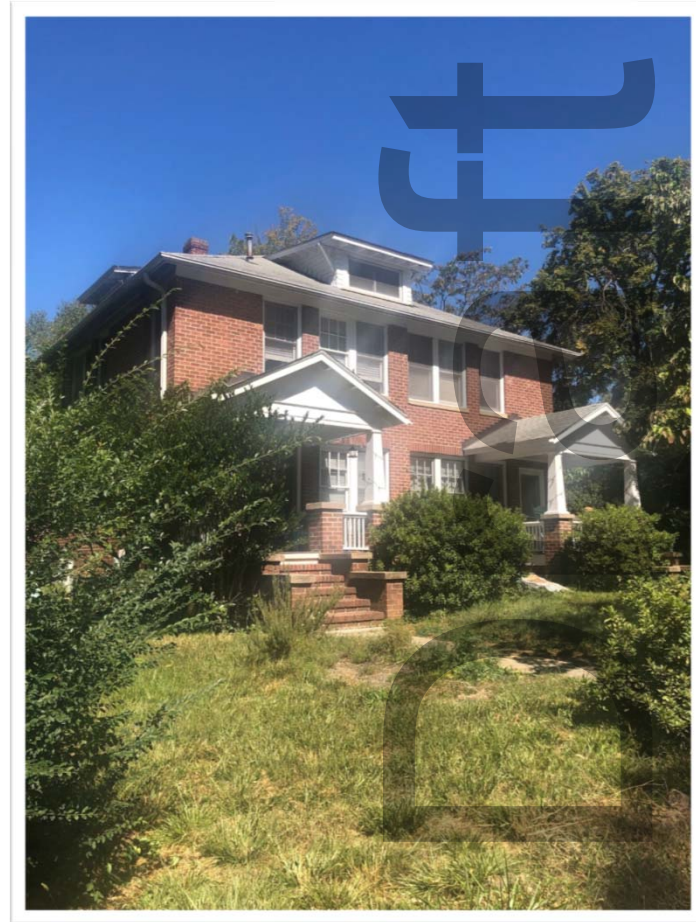


Land Use Management Ordinance Text Amendment
**Housing Regulations & Housing Choices for
a Complete Community**

January 25, 2023

Recommendation

- Open the Public Hearing
- Receive public comment
- Continue the hearing to February 22, 2023



Background

Why are we doing this?

- September 2021 – Council members petition staff to create pathway for missing middle housing
- Projected Housing Needs, 2020-2040
- Complete Community Strategy



COMPLETE
COMMUNITY
STRATEGY

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Public Engagement

10.4.2022	Planning Commission
10.11.2022	Housing Advisory Board (HAB)
11.15.2022	Missing Middle Roundtable with Homebuilders Association and developers
11.21.2022	Townhouse Development Roundtable with Homebuilders Association and developers
12.2.2022	Council Committee on Economic Sustainability (CCES)
1.10.2023	Housing Advisory Board (HAB)
1.11.2023	Virtual Public Information Meeting (PIM)
1.12.2023	Hybrid Public Information Meeting (PIM)
1.17.2023	Planning Commission
1.25.2023	Town Council Public Hearing
1.31.2023	Virtual Community Open House
2.2.2023	In-Person Community Open House
2.22.2023	Town Council Public Hearing

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Text Amendment Process

**Staff
Review**



**Advisory
Board
Review**



**Council
Public
Hearing
1/25/2023**



**Council to
Consider
Action**

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Text Amendment Summary

Part 1: Proposed “Clean Up” Text Amendments

- Setback & Height Exceptions
- Townhouses
 - Definition
 - Development Standards
 - Subdivision Standards
- Updated standards for duplexes and accessory apartments

Part 2: Opportunities to Increase Missing Middle Housing

- Remove density limitations
- Introduce cottages on compact lots to allow small single-family houses
- Add Missing Middle Housing Types & Development Standards in most zoning districts
 - Triplexes
 - Fourplexes
 - Cottage Courts
- Allow triplexes and fourplexes to be approved administratively

Definitions

“Missing Middle is a range of multi-unit or clustered housing types compatible in scale with single-family homes that help meet the growing demand for walkable urban living. These types provide diverse housing options along a spectrum of affordability, including duplexes, fourplexes, and bungalow courts, to support walkable communities, locally-serving retail, and public transportation options.”

–MissingMiddleHousing.com



Definitions

Gentle Densification:

Process of increasing density in existing single-family neighborhoods through the construction of townhomes, two- to four-family homes, and small-scale apartment or condominium buildings.

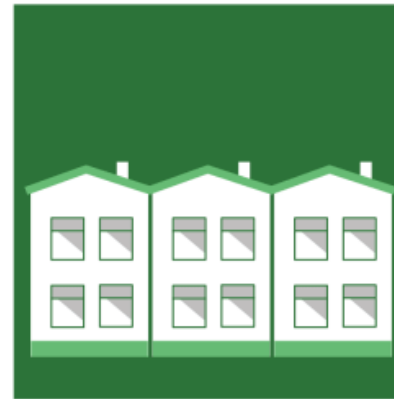
–*Brookings Metro*

FIGURE 1

More homes, less yard



One single-family detached
3,000 square feet
2.5 stories



Three townhomes
2,000 sq. ft./house
2.5 stories



Six condominiums
1,200 sq. ft./condo
3 stories

Note: These are hypothetical examples created for this analysis. Structure types and building dimensions are typical of homes in Washington, D.C., verified against Computer Assisted Mass Appraisal residential data from opendata.dc.gov.

Purpose of Proposed Text Amendments



Clean up the LUMO



Diversify Housing types



Increase Housing Production



Encourage Compatible Infill Development



Strategically and Sensitive Increase Density

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Part 1: Proposed Text Amendments



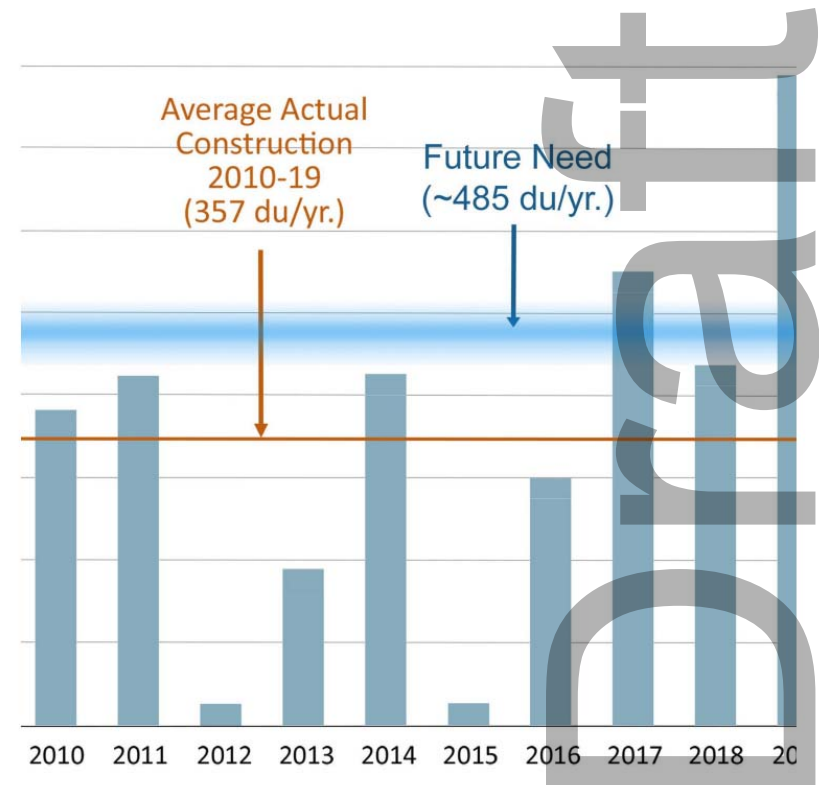
- Setback & Height Exceptions:
 - Fences
 - Mechanical Equipment
 - Window Wells
 - Site Access
 - Transportation-related Improvements
 - Solar Collectors
- Tree Protection & Canopy Requirements
- Townhouse-specific Development Standards

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Part 2: Opportunities to Increase Missing Middle Housing

What's Needed:

- About 500 units annually (35% increase in housing production)
 - Approx. 440 units/year for individual households
 - Approx. 45 units/year for student housing
- Diversity of housing product at different price points to increase affordability
- Older neighborhoods need to evolve to meet housing needs for all income levels



From [Chapel Hill Housing Needs Analysis: 2020-2040](#)

Summary of Proposed Changes

What this does:

- Creates **opportunities for more housing** production and a variety of housing types in residential zoning districts
- Provides housing opportunities for both property **owners and renters**.
- Allows **administrative approval** for small, multi-family developments up to 4 units
- Imposes standards to ensure that new development is **compatible with existing neighborhoods**

What this does not do:

- Make single-family houses non-conforming or prohibit single-family developments
- Eliminate single family residential zoning
- Address Neighborhood Conservation Districts (NCDs) that prohibit these uses
- Supersede restrictive covenants or entitlements
- Designate units as affordable housing for 80% AMI and below. Nor does this zoning amendment ensure that missing middle housing is allocated for middle-income earners.
- Prevent student rentals.



Existing Building Forms



Neighborhood Conservation Districts (NCDs)



- No amendments to NCDs proposed
- Additional community engagement with residents is critical to determine needs and interests
- Potential Phase 2

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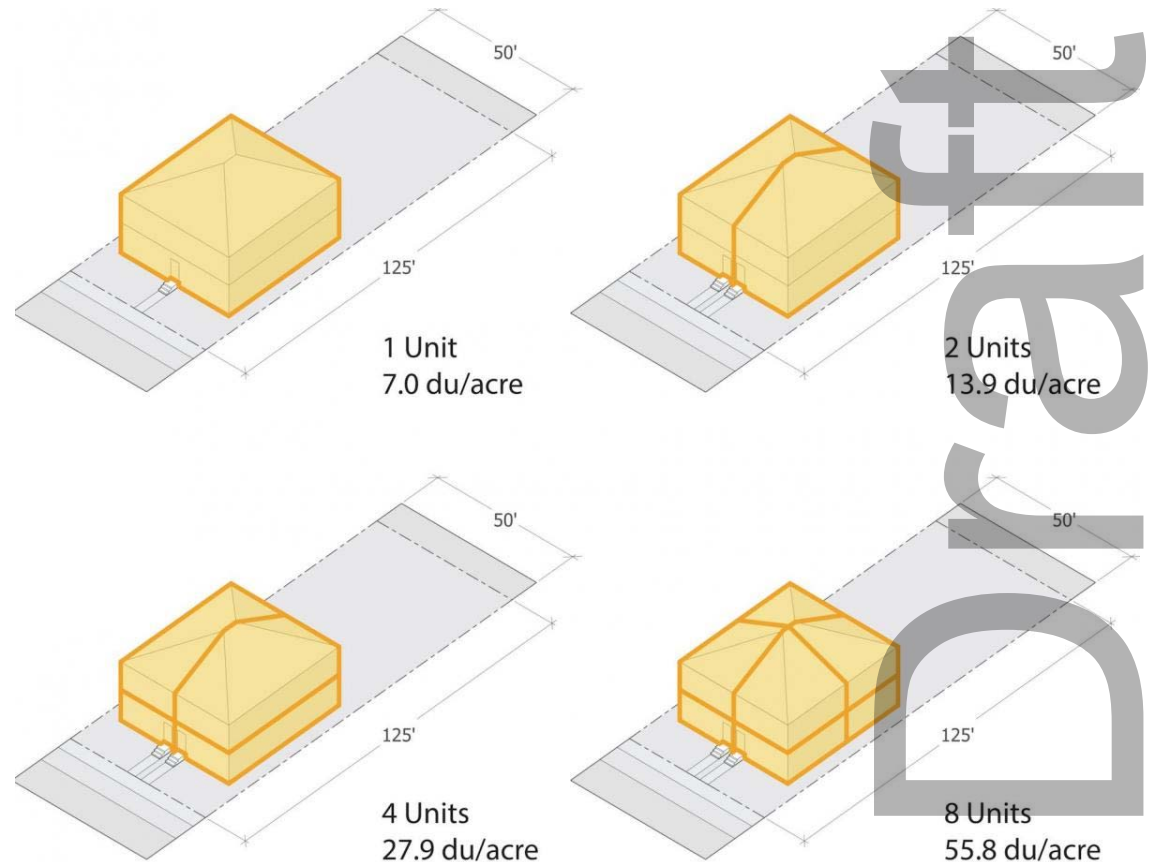
Neighborhood Conservation Districts (NCDs)

Current NCD Regulations Related to Housing Types:

	Single Family	Single Family + Accessory Apt.	Duplexes & Triplexes- Affordable Housing only	Multi-family of 3-7 Units
Northside	✓		✓	
Greenwood	✓	✓		
Kings Mill/Morgan Creek	✓	✓		
Pine Knolls	✓		✓	
Mason Farm/Whitehead Circle	✓	✓		
Coker Hills	✓	✓		
Highland Woods	✓	✓		
Glen Lennox (CD-8A)	✓	✓		
Glen Lennox (CD-8B)	✓	✓		
Glen Lennox (CD-8C)	✓	✓	✓	✓
Little Ridgefield	✓	✓		
Elkin Hills (CD-10A)	✓	✓		
Elkin Hills (CD-10B)	✓	✓		

Part 2: Opportunities to Increase Missing Middle Housing

- Eliminate Density Maximums
- Focus on:
 - Lot Size
 - Setbacks
 - Building Dimensions



Allowed Housing Types

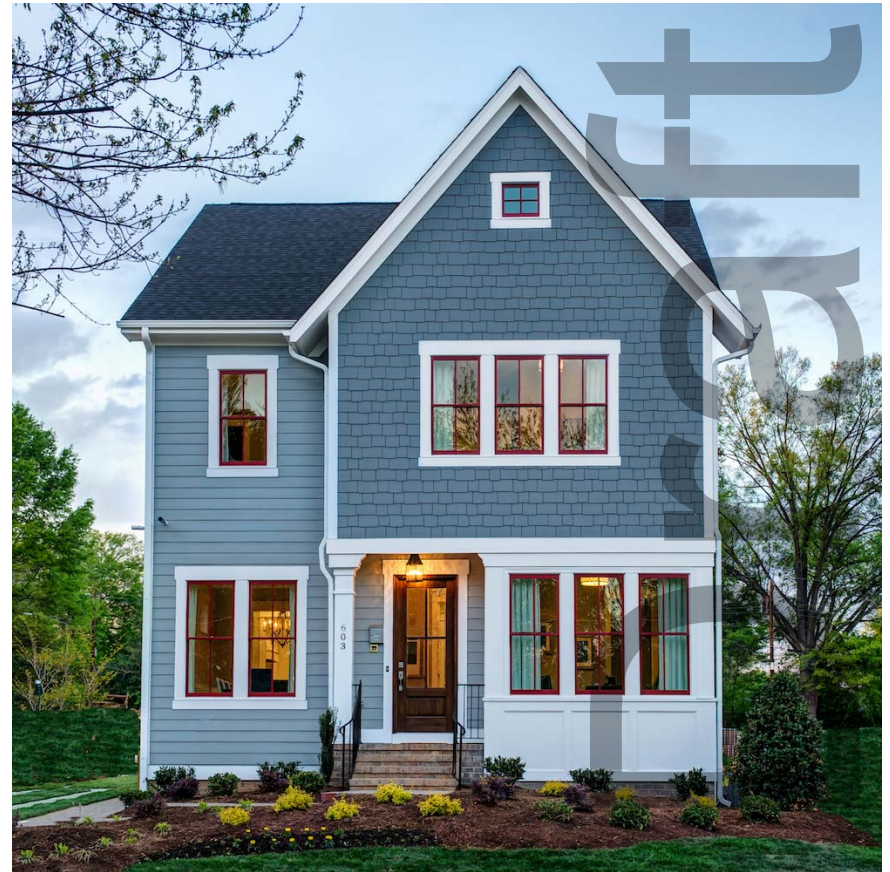
	R-LD5	RT	R-LD1	R-1A	R-1	R-2	R-2A	R-3	R-4	R-5	R-6	HR-L	HR-M	HR-X
Single Family	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Single Family + Accessory Apartment	P	P	P	P	P	P	P	P	P	P	P	P	P	P
<u>Cottage on a Compact Lot</u>	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>
Duplex	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	<u>P</u>	P	P	P	P	P	P	P
Triplex	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	P	P	P
<u>Fourplex</u>	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	-	<u>P</u>
<u>Cottage Courts</u>	-	-	-	-	-	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	-	-	<u>P</u>
Multi-Family (<u>5-10 units</u>)	-	-	-	-	-	-	-	<u>P</u>	P	P	P	-	-	P
Multi-Family (<u>10+ units</u>)	-	-	-	-	-	-	-	-	-	-	CZ	-	-	-

P : Proposed as a new permitted use

Part 2: Opportunities to Increase Missing Middle Housing

Cottage on Compact Lot

Minimum Lot Size	2,700 square feet
Minimum Lot Width	30 feet
Minimum Street Setback	Follows underlying zoning
Minimum Interior Setback	5 feet
Minimum Solar Setback	8 feet
Impervious Surface	0.50
<u>Building Dimensions</u>	
Maximum Footprint	1,000 square feet
Maximum Floor Area of Primary Structure	1,600 square feet
Maximum Height	29 feet



Part 2: Opportunities to Increase Missing Middle Housing

Triplex/Fourplex

Minimum Lot Size	Follow Zoning District
Minimum Lot Width	Follow Zoning District
Minimum Street Setback	Follow Zoning District
Minimum Interior Setback	Follow Zoning District
Minimum Solar Setback	Follow Zoning District
Tree Canopy Coverage	20%
Parking	Follows Multi-Family Requirements
Impervious Surface	0.50



Part 2: Opportunities to Increase Missing Middle Housing

Cottage Court Development Standards

Minimum Lot Size	10,000 to 24,000 square feet
Number of Dwelling Units	3 to 12 units
Lot Width	Front Loaded: 115-160 feet Rear Loaded: 110-150 feet
Setbacks	Follow underlying zoning
Tree Canopy Coverage	30%
Parking	1-2 vehicular spaces/dwelling unit 1 bicycle space/3 dwelling units
Impervious Surface	0.50
<u>Building Dimensions</u>	
Building Width	18 to 24 feet
Building Depth	24 to 36 feet
Floor Area	500 to 1,500 square feet
Separation Between Buildings	Min. 5 feet



Part 2: Opportunities to Increase Missing Middle Housing

Neighborhood Compatibility for Triplex/Fourplex:

Building Orientation	No more than 10 ft. taller than height of the shortest dwelling unit
Setbacks	Street: No closer than the shortest street setback and no further than the longest setback (Must comply with zoning) Interior: Equal to the setback on abutting lot and not less than 8 ft. Solar: Follow underlying zoning:
Building Width	Not to exceed average building width by more than 25% No façade wall can extend more than 50 ft. without a projection/recession of at least 4 ft. in depth and 10 ft. in width Articulation required on side walls that are 22 ft. or taller and located within 15 ft. of the adjoining building. Modulation of facades and elevations similar to those found on adjacent lots
Building Orientation	Single entry to multiple units Separate, but distinct covered entries facing the street

Part 2: Opportunities to Increase Missing Middle Housing

Neighborhood Compatibility for Triplex/Fourplex:

Fenestration Pattern	Window and door placement, design, proportion, and solid-to-void ratios similar to those found within neighborhood context
Building Materials	Similar to existing materials within neighborhood context
Unit Size	Min. 500 SF – Max. 1,600 SF
Connectivity	Construct sidewalks that connect to adjacent sidewalk system Continuation of bike lanes, greenways, and other multi-modal paths along the frontage of the property

Potential Outcomes

Minneapolis 2020 Comprehensive Plan (January 2020 -2022)	<ul style="list-style-type: none">• Approximately 9,000 housing units permitted including:<ul style="list-style-type: none">• 62 new duplexes (0.68% of total permits)• 17 new triplexes (0.18% of total permits)
Durham Expanded Housing Choices (EHC) (October 2019 – November 2022)	<ul style="list-style-type: none">• 407 EHC-related permits:<ul style="list-style-type: none">• 15 single-family + ADU (3.69% of total permits)• 11 single-family (2.7% of total permits)• 60 ADUs (14.7% of permits)• 132 small lot options (32.4% of total permits)• 47 demolitions
Raleigh Missing Middle Housing Reforms (August 2021-October 2022)	<ul style="list-style-type: none">• Total applications related to Missing Middle Housing:<ul style="list-style-type: none">• 11 subdivisions• 90 ADUs• 0 Townhouses
Predicted Chapel Hill Outcomes	<ul style="list-style-type: none">• Based on the same percentages above:<ul style="list-style-type: none">• 1.78 – 9.6 duplexes per year (0.68% - 3.69%)• 0.47 triplexes per year (0.18%)• 84.8 new cottages on compact lots (32.4%)

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Other Considerations



- No changes to the Neighborhood Conservation Districts (NCDs)
 - 13 NCDs
 - Northside and Pine Knolls currently allow duplexes and triplexes as affordable housing
 - Most prohibit duplexes
- LUMO limits occupancy to 4 unrelated, but Building Code allows up to 8 unrelated
- No proposed changes to stormwater requirements for multi-family (3+ units)

Other Considerations

- Subdivisions standards remain
- Fire code may be more restrictive than LUMO, such as access requirements
- Many neighborhoods have HOAs, restrictive covenants, or entitlements limiting development to single family or single family + accessory apartment



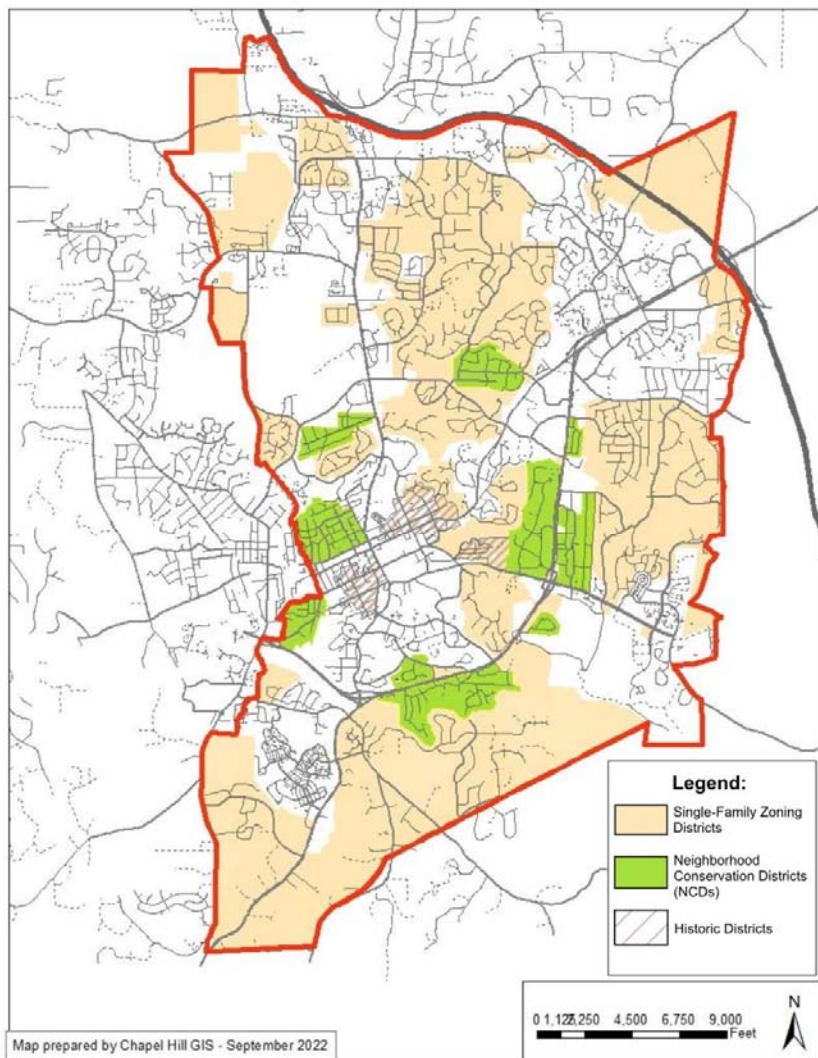
Other Considerations

Zoning alone will not fix the housing shortage

Considerations:

- Amend the zoning map to allow more density
- Development bonuses for affordable housing
- Transit-oriented development (underway)
- Expedited review for pre-approved housing designs

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Council Direction

1. Does the Council support the creation of cottages on compact lots in residential zoning districts (R-1A through R-6, HRL, HRM, HRX)?
2. Does the Council support permitting duplexes in all residential zoning districts (RLD-5 through R-6, HRL, HRM, HRX)?
3. Does the Council want to allow the following Missing Middle Housing Forms in the proposed residential zoning districts (R-1A through R-6, HRL, HRM, HRX)?
 - A. Triplexes
 - B. Fourplexes
 - C. Cottage Courts

Next Steps

Upcoming Public Meetings

1.31.2023	Virtual Community Open House 5pm-6pm
2.2.2023	In-Person Community Open House 12pm-1pm Chapel Hill Library, Room B
2.22.2023	Town Council Public Hearing 7pm Town Hall, Council Chambers

How to Stay Involved:

- Project webpage: <https://bit.ly/3ld1LXe>
- PublicInput: <https://publicinput.com/v3540>
- Town Calendar
- Social Media
- Planning@townofchapelhill.org

Chapel Hill

Recommendation

- Open the Public Hearing
- Receive public comment
- Recess the hearing to February 22, 2023

