

A photograph of a residential street with houses and trees, overlaid with a white border and text. The scene is a quiet neighborhood with several houses, some with porches and balconies. There are trees with some autumn-colored leaves and some bare trees. Two cars are parked on the street in the foreground. The text is centered over the image.

HOUSING CHOICES FOR A COMPLETE COMMUNITY

Chapel Hill Planning Department
Public Information Meeting

Housing Choices for Complete Community



Fall 2022

- Staff presents to Planning Commission, Housing Advisory Board, and Council



Winter 2022

- Staff presents to Council, Housing Advisory Board, Planning Commission
- Staff hosts Public Information Meetings and Community Open Houses



We are here

- Staff hosts Community Open Houses and neighborhood meetings
- Feb. 22: Council closed the public hearing



Spring 2023

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- Council work session
- Council considers action



For more information, visit townofchapelhill.org/calendar

SCHEDULE

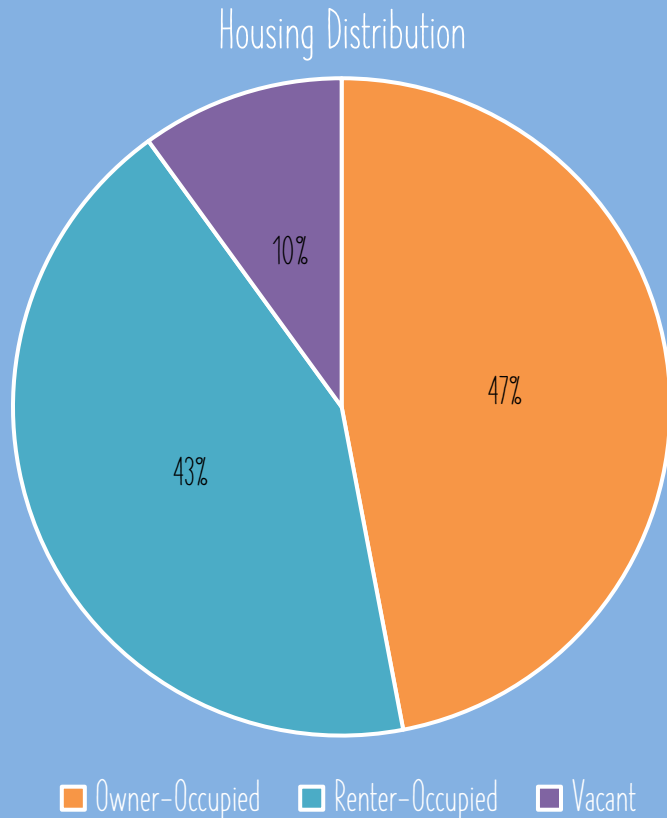
Date & Time	Meeting:
February	Open Houses and Neighborhood Meetings
March	Neighborhood Meetings Neighborhood Conservation District (NCD) meeting
April	Neighborhood Meetings
April 10 (Tentative)	Work Session with Town Council
May (Tentative)	Public Hearing with Town Council



WHY ARE WE DOING THIS?

- September 2021 - Council members petition staff to create pathway for missing middle housing
- Projected Housing Needs, 2020-2040
 - Housing supply has grown but is not meeting current demands
 - Approximately 500 new units/year required to meet demands

WHY ARE WE DOING THIS?



- Shaping Our Future & SB Freidman Report
 - Only 6,840 people both live and work in Chapel Hill
 - 2020: Median home value was \$435,500. This requires a household income of approximately \$96,200/year
 - Apartments built since 2011 on average require annual income above \$69,000/year
- Complete Community Strategy
 - Calls for a diversity of housing types for renters and owners
 - Both new units and accessory apartments can add gentle density

TEXT AMENDMENT SUMMARY

Part 1: Updates to the LUMO

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

Part 2: Opportunities to Increase Missing Middle Housing

- Add Missing Middle Housing Types & Development Standards
 - Triplexes
 - Fourplexes
 - Cottage Courts
- Allow these in most zoning districts
- Remove density limitations
- Allow triplexes and fourplexes to be approved via a process like that of single-family development (Expedited Review)

DEFINITIONS

- Missing Middle Housing: 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*
- 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*

PURPOSE OF THE TEXT AMENDMENT



Clean up the LUMO



Diversify Housing types



Increase Housing Production



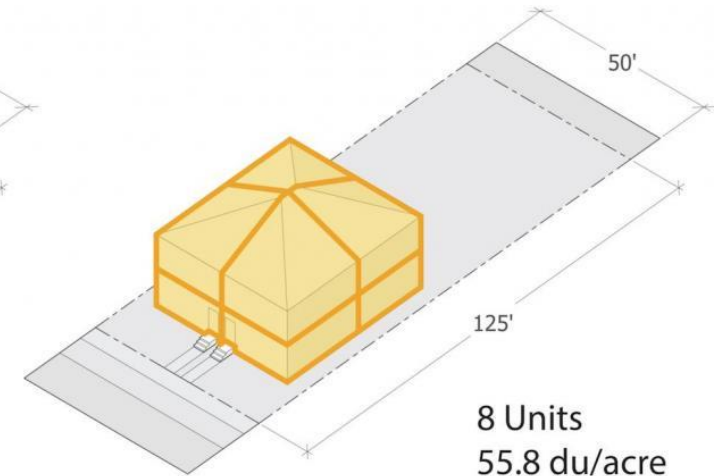
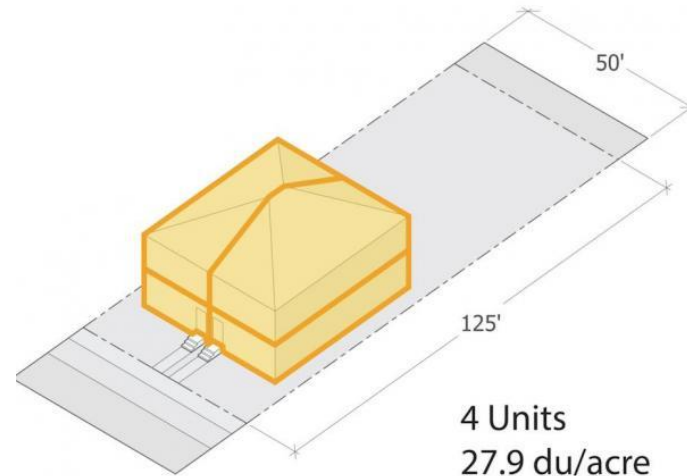
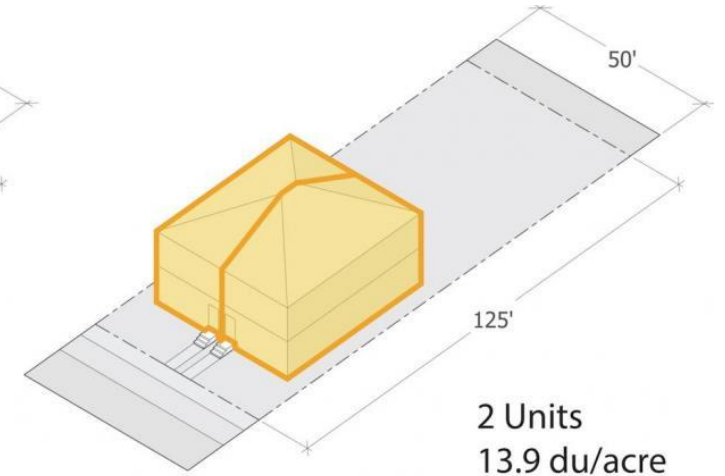
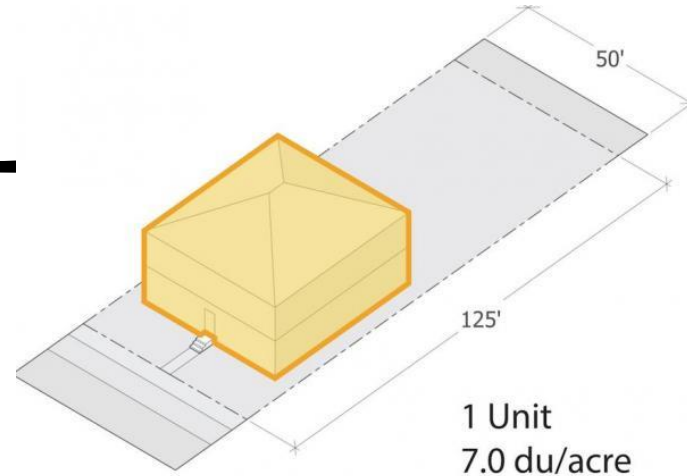
Encourage Compatible Infill Development



Strategically and Sensitively Increase Density

OPPORTUNITIES TO INCREASE MISSING MIDDLE HOUSING

- Eliminate density maximums
- Focus instead on lot size, setbacks, and building dimensions rather than number of units

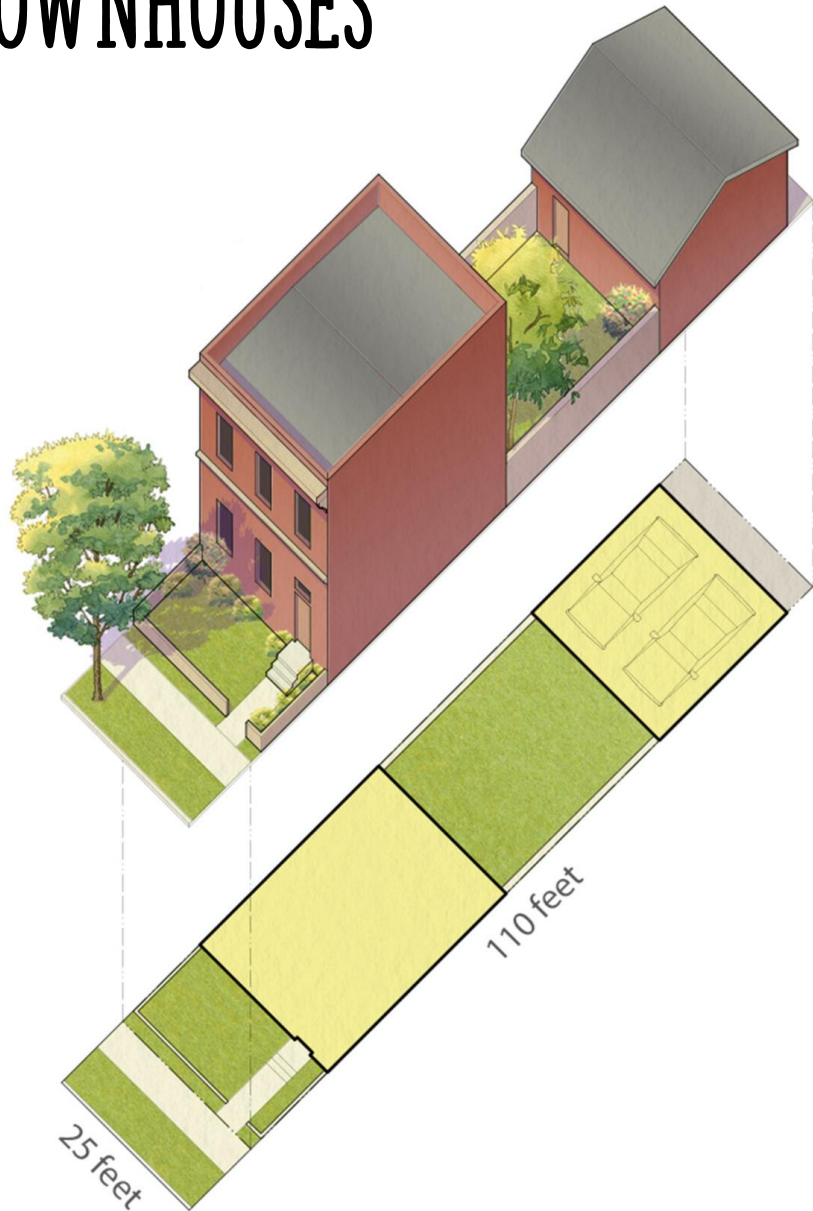


ALLOWED HOUSING TYPES

	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>Townhouses</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>
Multi-Family (5-10 units)	-	-	-	-	-	-	-	<u>P</u>	P	P	P	-	-	P
Multi-Family (10+ units)	-	-	-	-	-	-	-	-	-	-	CZ	-	-	-

P: Proposed as a permitted use

TOWNHOUSES



Townhouse Development Standards

Gross Land Area	Follows Underlying Zoning
Minimum Lot Size	1,600 square feet (Individual Townhouse Lot)
Number of Dwelling Units	1 unit/lot
Lot Width	16 feet (Individual Townhouse Lot)
Setbacks	Follow underlying zoning (Overall Lot)
Impervious Surface	0.70
Tree Canopy Coverage	30%
Parking	1 - 2 parking spaces/townhouse 1 Bicycle space/4 townhouse

BUILDING DIMENSIONS

Separation Between Townhouse Rows	Min. 10 feet
Unit Sizes	No minimum

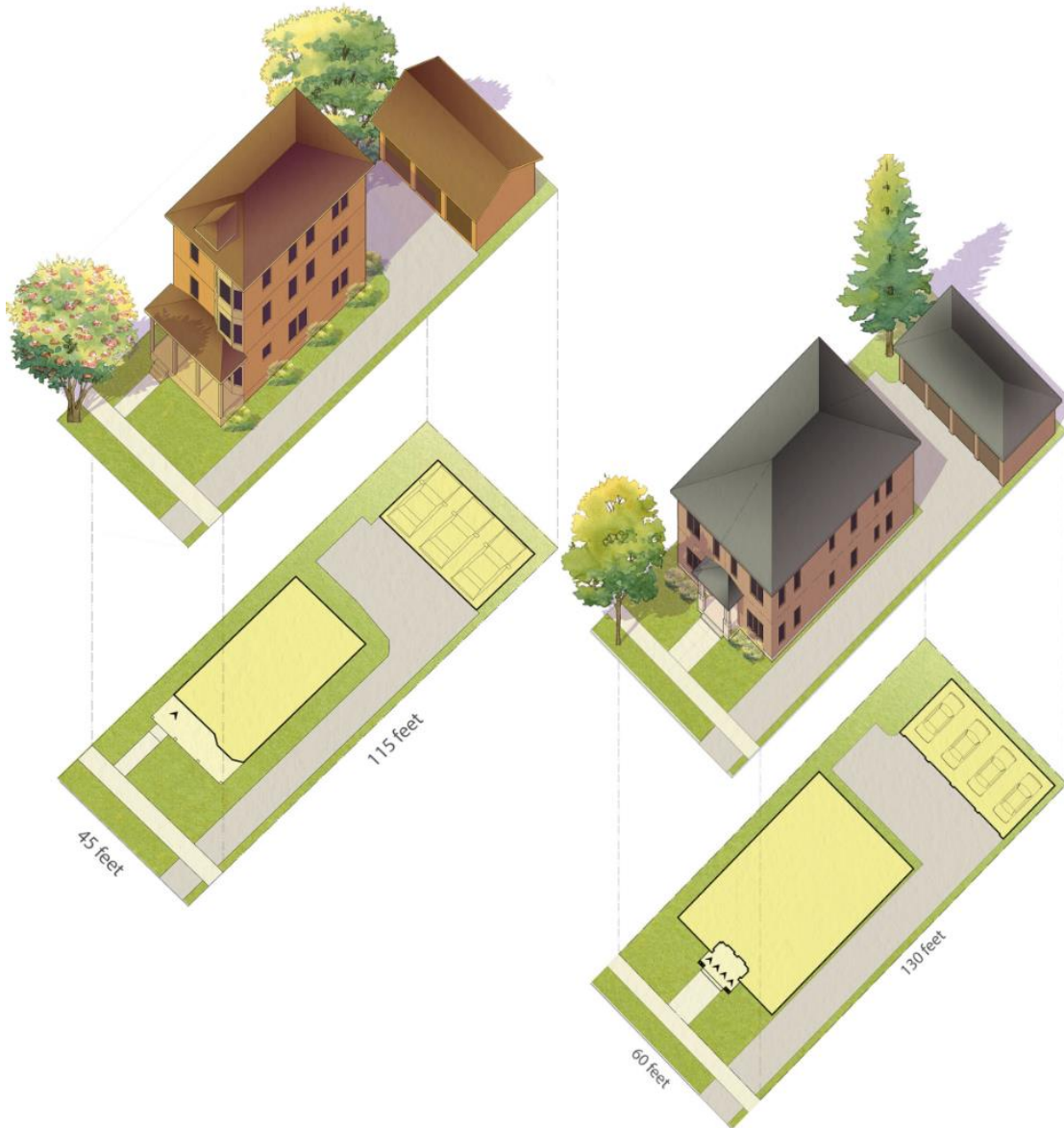
COTTAGE ON COMPACT LOT



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
Maximum Height	29 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
Number of Units	1-2
Maximum Unit Size	1,600 square feet

TRIPLEX/FOURPLEX



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
Maximum Height	Follow Zoning District
Impervious Surface	0.50
Tree Canopy Coverage	20%
Parking	Follows Multi-Family Requirements
<u>BUILDING DIMENSIONS</u>	
Floor Area Ratio	Follow Zoning District
Unit Size	Min. 500 square feet - Max. 1,600 square feet

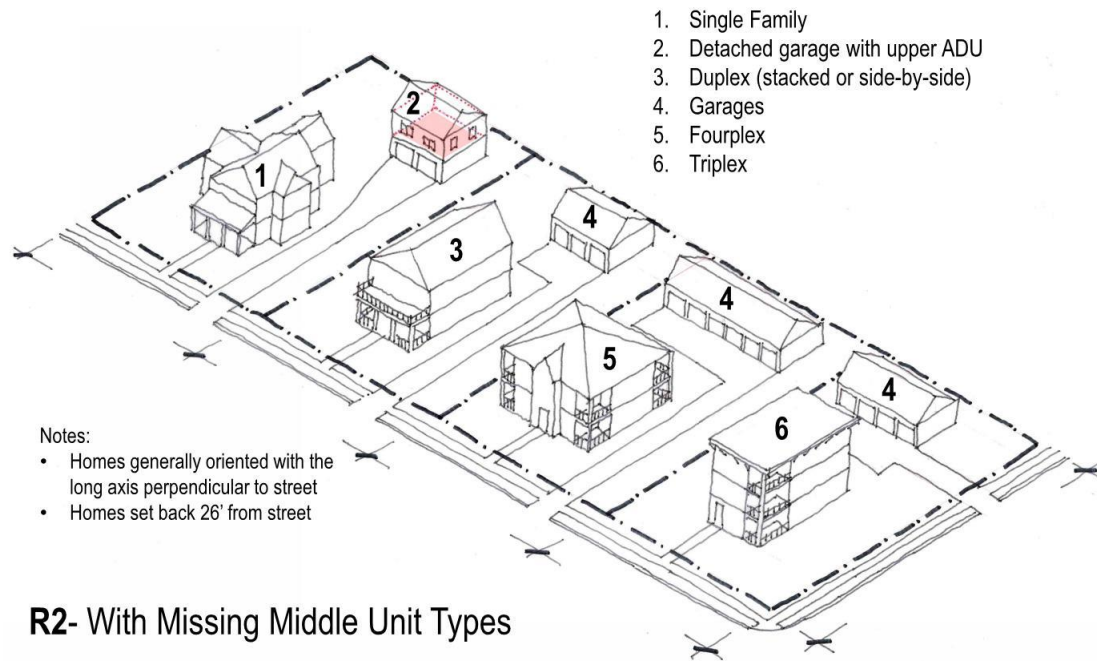
TRIPLEX/FOURPLEX

NEIGHBORHOOD COMPATIBILITY IN R- ZONING DISTRICTS IN AREAS

- Applicability:
 - Platted at least 20 years ago
 - 50% of lots contain single-family dwellings
 - Measured within 150 ft. of the lot

Design Features:

- Setback
- Height
- Roof Forms
- Building Width
- Building Orientation & Entrances
- Fenestration Patterns (Windows & Doors)
- Building Materials
- Parking located on the side or rear



COTTAGE COURTS



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
Impervious Surface	0.50
Tree Canopy Coverage	30%
Parking	1–2 vehicular spaces/dwelling unit 1 bicycle space/3 dwelling units
<u>BUILDING DIMENSIONS</u>	
Building Width	18 to 24 feet
Building Depth	24 to 36 feet
Building Height	12 to 25 feet
Floor Area (Inc. Garages)	500 to 1,600 square feet
Separation Between Buildings	Min. 10 feet

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