

# **Amendments to Housing and Employment Mixed-Use (HR-X) Zoning**



**Public Hearing  
May 21, 2025**

# Recommended Action

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- Open the Legislative Hearing
- Receive public comment
- Provide comments on the proposed text amendment
- Continue the hearing to June 18, 2025

# Summary of Proposal

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- Simplified entitlement
- Expand uses
- Transition zone
- Buffer requirement

# Adds the following uses

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Bank

Barber shop/beauty salon

Business-convenience

Business-general

Club

Residential – including multifamily

Essential services

Fine arts educational institution

Flex space

Food trucks

Group care facility

Personal services

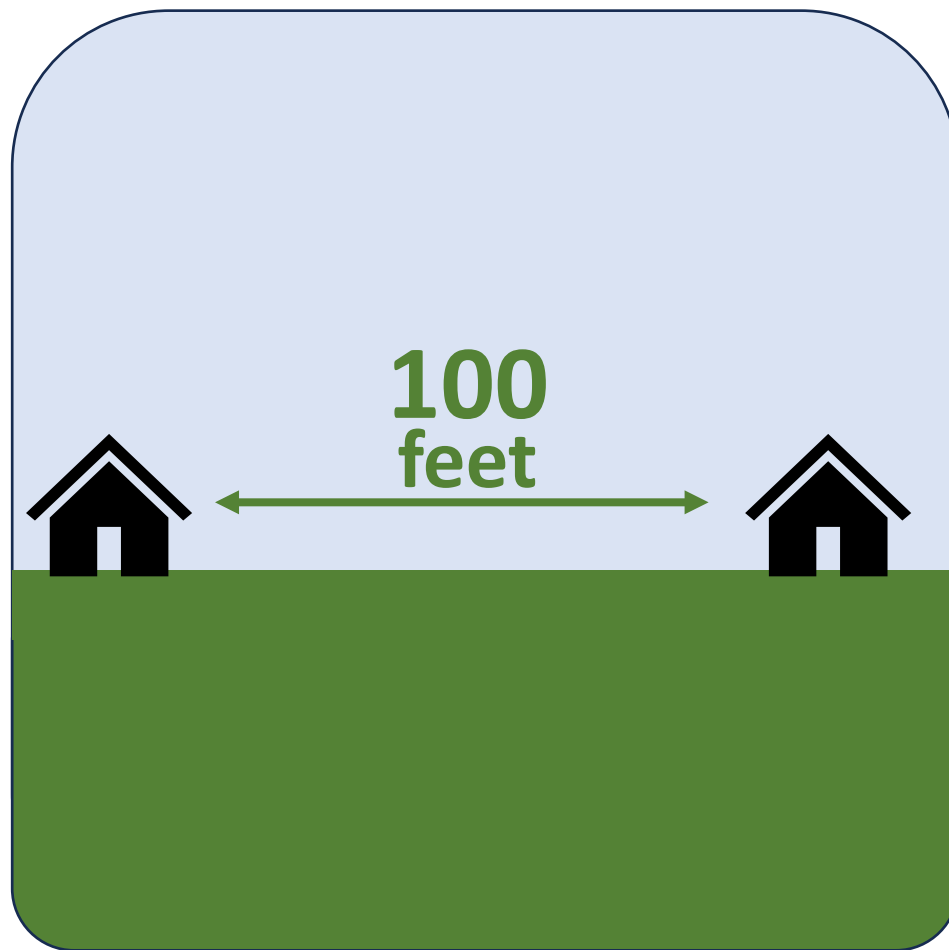
Public service facility

Recreation facility: Outdoor Commercial

Vocational school

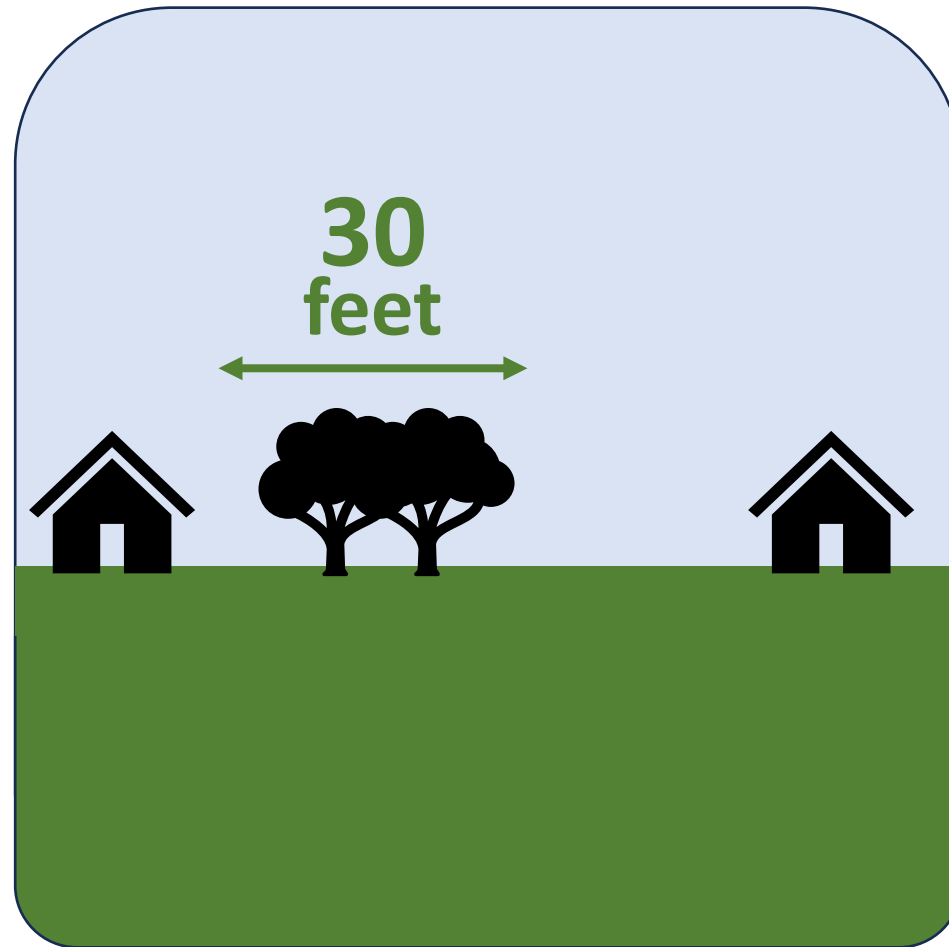
# Transition Zone

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# Buffer Requirement

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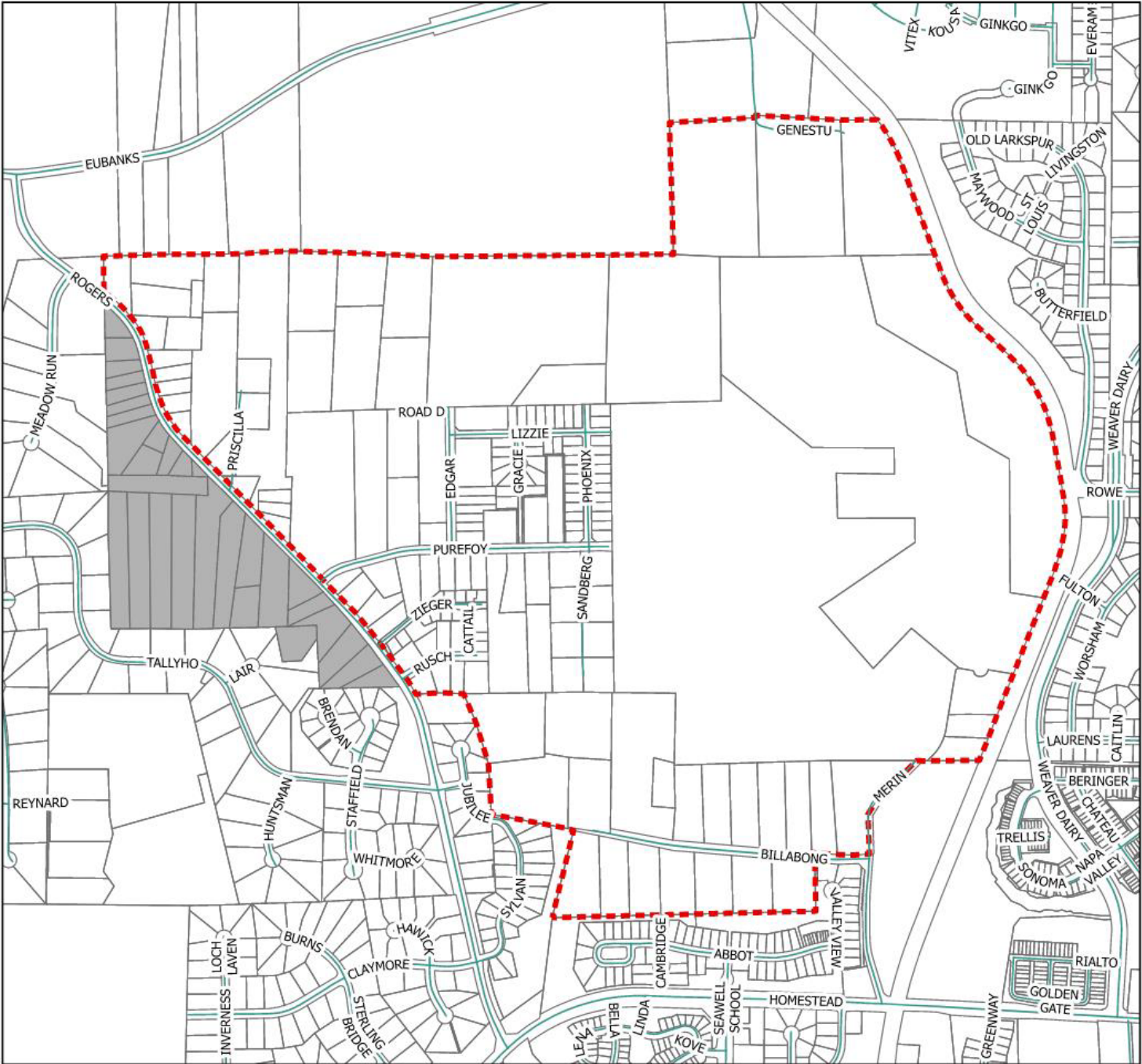
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# Historic Rogers Road District



## Historic Rogers Road District

- Legend**
- HR Overlay District Boundary
  - Carrboro HR District
  - Streets
  - Parcel Lines



0 500 1,000 Feet

Map Created By Town of Chapel Hill GIS & Analytics - February 2025

# Background on Zoning

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- 2018: Began developing new districts to implement the *Mapping Our Community's Future* report
- 2019: Historic Rogers Road Zoning created 4 new districts
  - ☐ HR-L
  - ☐ HR-M
  - ☐ HR-X (placeholder)
  - ☐ HR-C (placeholder)

# HR-X Intent

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HR-X = Housing and Employment Mixed-Use

*Purpose:*

- Create range of housing and employment options;
- Create nodes and areas for desired new uses;
- Protect the overall neighborhood character.

Uses include:

- live-work units;
- flex offices;
- low-intensity neighborhood-serving establishments.

# Procedure

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- Add/change uses to “**P**” = Permitted as a principal use
- No further entitlement required
- Expand standards for transition areas and buffers
- Subject to LUMO Standards
- Parking modifications