

DIVISION 1. - NORTHSIDE NEIGHBORHOOD CONSERVATION DISTRICT PLAN (CD-1)

*Footnotes:**--- (3) ---*

Editor's note— Ord. No. 2016-02-08/O-7, §§ I—II, adopted Jan. 28, 2016, amended Div. 1 in its entirety to read as herein set out. Former Div. 1, §§ 1.1—1.6, pertained to similar subject matter, and derived from an ordinance adopted Feb. 23, 2004; Ord. No. 2012-01-09/O-4, § I; Ord. No. 2012-06-05/O-9, § I; and Ord. No. 2014-03-10/O-2, § 3.

Sec. 1.1. - Summary.

This Northside Neighborhood Conservation District Plan has been prepared and adopted in accordance with section 3.6.5 in Chapel Hill's Land Use Management Ordinance, and has been incorporated into the Land Use Management Ordinance by reference.

The purpose of a Neighborhood Conservation District is to establish special regulations especially designed for and intended to help preserve the character of a particular, older residential neighborhood. This plan contains the following special regulations for the Northside Neighborhood Conservation District (CD-1).

(Ord. No. 2016-02-08/O-7, §§ I, II)

Sec. 1.2. - Vision statement.

The following vision statement expresses the objectives and purpose of this plan: To ensure that the Northside neighborhood will continue to be just that, a neighborhood.

- Preserve the history, charm and composition of a proud and historic community.
- Promote and protect the diversity and family character of the neighborhood.
- Protect the family atmosphere and ensure that all future development is comparable with the majority of the neighborhood in scale and function.
- As properties change ownership, make certain that families seeking homeownership have opportunities to buy a home and can afford to live in this community.
- Promote more affordable homeownership opportunities for low and moderate income families and households.
- Nurture an environment that promotes community interaction and fosters a safe and proud neighborhood.

These are the goals to achieve through the development of the Northside Neighborhood Conservation District.

(Ord. No. 2016-02-08/O-7, §§ I, II)

Sec. 1.3. - Boundaries.

The boundaries of the Northside Neighborhood Conservation District are the Tanyard Branch trail to the north, North Columbia Street to the east, West Rosemary Street to the south, and the Carrboro city limit to the west. Please see section 1.6, Attachment, for a map of the district boundaries. The boundaries shall be indicated on the official Zoning Atlas which accompanies the Land Use Management Ordinance.

(Ord. No. 2016-02-08/O-7, §§ I, II)

Sec. 1.4. - Special design standards to apply to development in the Northside Conservation District.

The following design standards shall apply to all development within the Northside Conservation District, and are incorporated into Chapel Hill's Land Use Management Ordinance by reference. No application for development shall be approved that does not comply with these standards. For the Northside Neighborhood Conservation District, these standards replace/supersede general provisions in the Land Use Management Ordinance where such standards differ. For standards that are not specifically identified in this plan, provisions of the underlying zoning district for a particular parcel shall apply.

Regulation	Standard for Northside
Maximum Primary Building Height (Other than Town Center-2 and OI-1 Districts)	20 feet
Maximum Primary Building Height (Office/Institutional-1)	29 feet
Maximum Primary Building Height (Town Center-2)	40 feet; 30 feet if adjacent to residential zone
Maximum Secondary Building Height (residential zones)	26 feet
Maximum Secondary Building Height (Office/Institutional-1)	35 feet
Maximum Secondary Building Height (Town Center-2)	50 feet

Duplexes (Dwelling, Two-family—Duplex) Triplexes (Dwelling, multi-family—3 dwelling units)	Permitted for new duplex and triplex projects only from nonprofit tax exempt organizations involving permanent residential development in which annual documentation is provided that 100% of the dwelling units will be occupied by low-moderate income households (less than 80% of area median income by households size as defined by the Department of Housing and Urban Development) in perpetuity; otherwise not permitted.
Maximum Size for Single-Family Dwelling (or Single-Family with Accessory Apartment); Dwelling Units, Duplex	1,750 square feet, variance provision maximum 2,250 square feet. This standard only applies to single-family development (and single-family dwellings with accessory apartments). Affordable duplexes maximum of 2,250 square feet.
Maximum Floor Area Ratio for Single-Family Dwelling (or Single-Family with Accessory Apartment)	0.20
Zoning Compliance Permit Notification	Owners within 500 feet must be notified and given two weeks from the date of notification to transmit comments to the applicant with no notification for projects that do not require a building permit.

Energy Efficiency Dwellings	Floor area for energy efficient dwelling units, with thicker exterior walls with a minimum of R-Value of 25, may provide calculated floor area by a certified architect, licensed engineer, or licensed appraiser.
Accessory Dwellings	Not Permitted
Flag Lots	Not Permitted
Rooming Houses	Not Permitted

Maximum number of parked 4-wheeled motor vehicles** used for the conveyance of persons or goods per zoning lot*** for the following Table 3.7-1: Use Matrix use categories: "Dwelling Units, Single-family;" "Dwelling Units, Single-family with Accessory Apartment;" "Dwelling units, duplex;" "Dwelling Units, multi-family: 3 dwelling units."

Maximum of 4 motor vehicles. Upon approval of Site Plan Review by the Planning Commission in accordance with 4.7 of LUMO, up to 6 motor vehicles may be allowed for zoning lots with the Table 3.7-1: Use Matrix use categories of "Dwelling units, duplex" or "Dwelling Units, multi-family: 3 dwelling units" through demonstration of adequate parking that is in compliance with applicable regulations, including front yard parking regulations. The parking area: (1) must be clearly defined and or marked with appropriate materials such as rocks, timbers and hedges; (2) must be maintained in a safe and sanitary condition; (3) cannot contribute to soil erosion or tree damage; (4) must be accessed by properly approved curb cuts or other approved access points; (5) shall be screened by means of an effective screening device between the parking area and the street which is at least four (4) feet in height above the grade of the edge of the parking area. Appropriate screening devices may include decorative brick walls, fences, evergreen hedges which shall reach the required height within two (2) years of planting, or any combination above. Parking in the back and side yard is encouraged to minimize visibility.

Planning Commission Review *****	Site Plan Review, in accordance with <u>Section 4.7</u> of the Land Use Management Ordinance, required for all single-family and multi-family demolition projects as well as single-family and multi-family projects that result in the addition of square feet of floor area to a zoning lot that is equal to or greater than 250 square feet.
Community Design Commission Review *****	Courtesy Review by the Community Design Commission encouraged for single-family and multi-family projects that result in the addition of 600 or more square feet of floor area to a zoning lot.

*For the Northside Neighborhood Conservation District, these standards and regulations replace/supersede general, otherwise applicable provisions in the Land Use Management Ordinance where such standards applicable to the property differ. For standards that are not specifically identified in the Plan, provisions of the underlying zoning district for a particular parcel shall apply.

**For the purposes of the Northside Neighborhood Conservation District a Motor Vehicle shall be defined as a self-propelled, four-wheeled conveyance, such as a car or truck that does not run on rails.

***For the maximum number of parked four-wheeled motor vehicles used for the conveyance of persons or goods per zoning lot, these standards shall have an effective date of September 1, 2012.

****For purposes of determining whether any proposed addition is equal to or greater than the standards set forth in this section to require review by the planning commission cumulative applications for additions to the same structure shall be combined and considered a single application.

(Ord. No. 2016-02-08/O-7, §§ I, II)

Sec. 1.5. - Design guidelines.

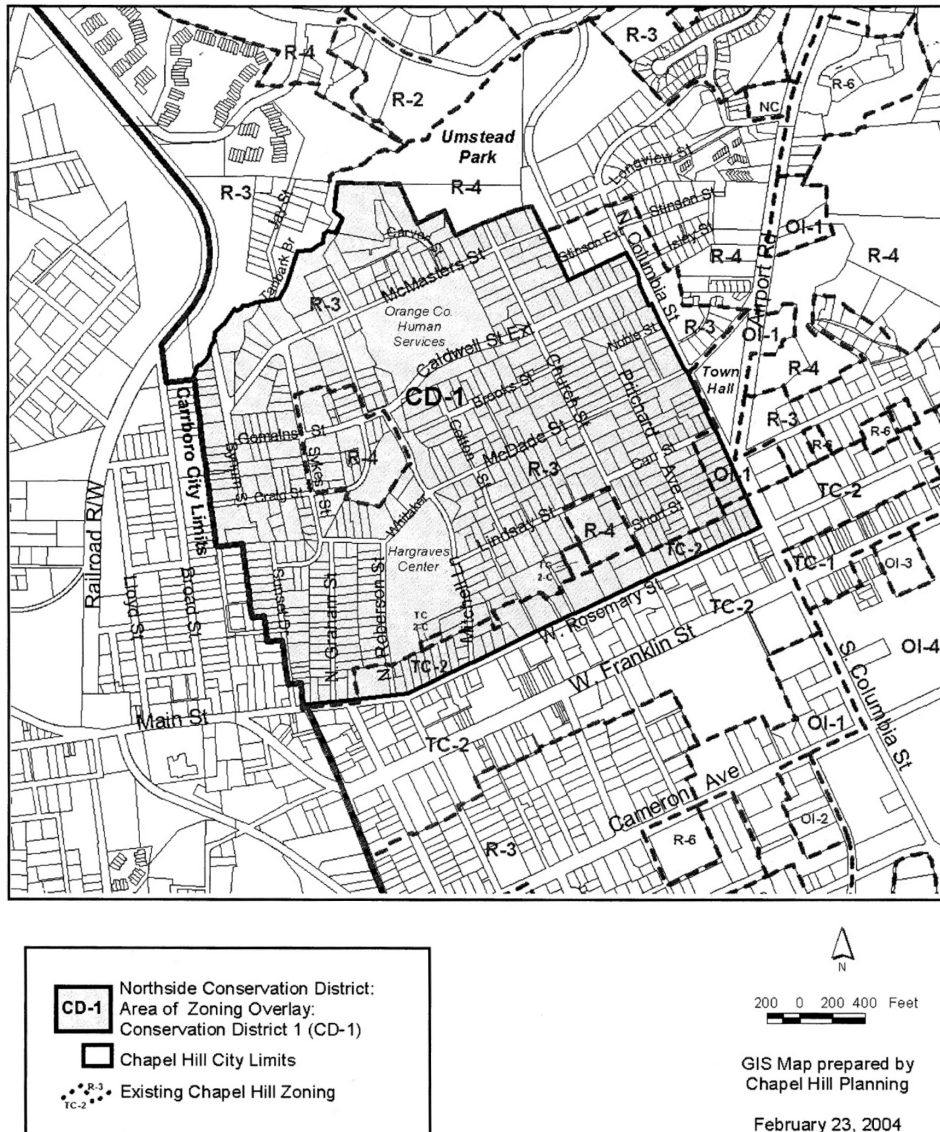
A set of design guidelines for development in the Northside Neighborhood Conservation District shall be adopted by the town council. The town manager shall encourage applicants proposing development in the Northside Neighborhood to design such development in accordance with the adopted guidelines to the

extent that it is feasible to do so. The guidelines shall be adopted as an addendum to Chapel Hill's existing document, "Design Guidelines," which is a component of Chapel Hill's Comprehensive Plan. The guidelines shall become part of the comprehensive plan, but not part of the Land Use Management Ordinance.

(Ord. No. 2016-02-08/O-7, §§ I, II)

Sec. 1.6. - Attachment Map of Neighborhood Conservation District Boundaries.

Northside Neighborhood Conservation District Showing Area of Zoning Overlay Adopted February 23, 2004 and Re-adopted January 25, 2016



(Ord. No. 2016-02-08/O-7, §§ I, II)