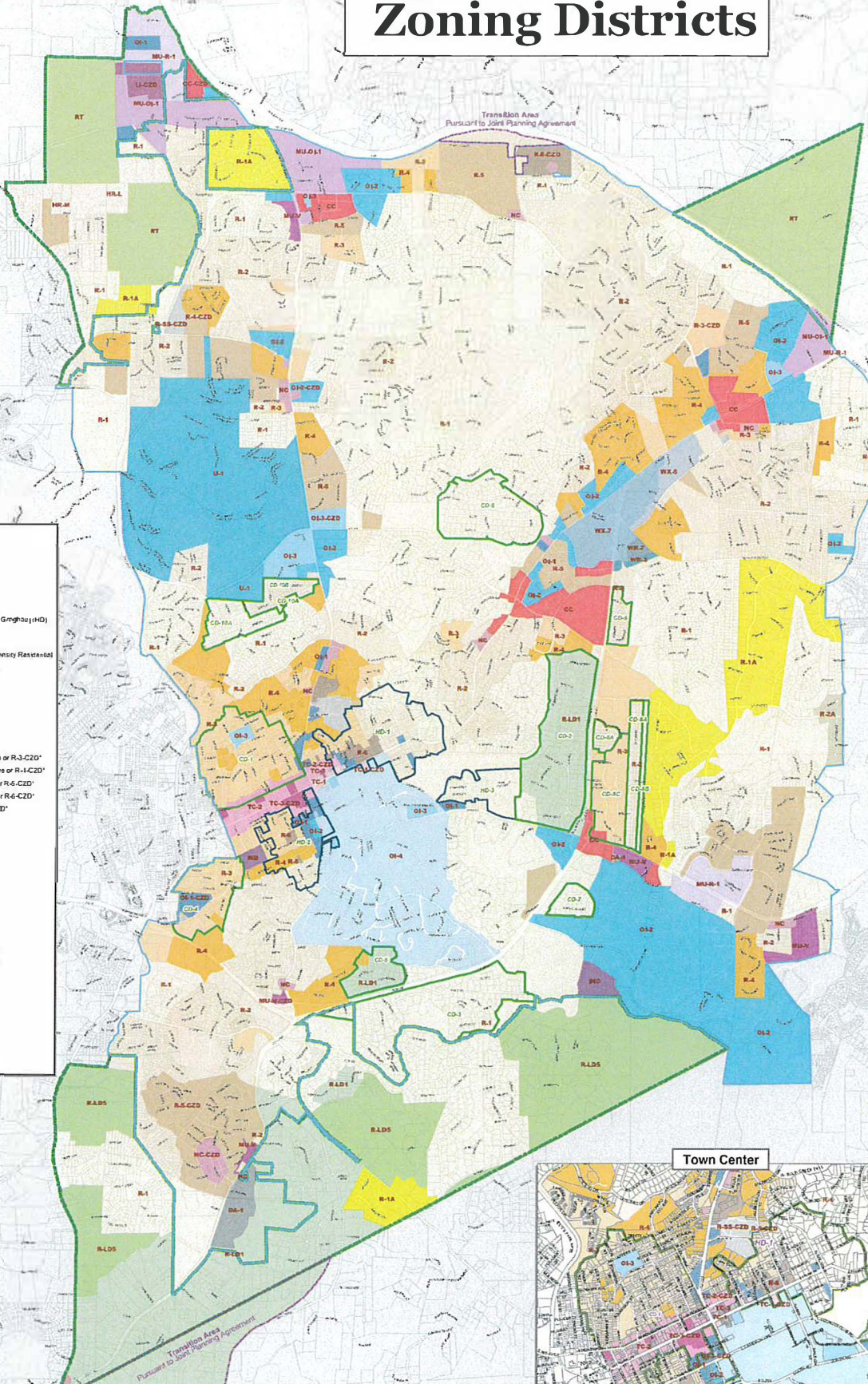




# Chapel Hill Zoning Districts

additional materials -01  
map and zoning matrix



**Key**

- Chapel Hill Corporate Limits
- Extra-Territorial Jurisdiction

**Overlay Zoning Districts**

- Neighborhood Conservation (ND)
- Carver/An/Caulley, Frank/Rosemary, and Griggs/HD

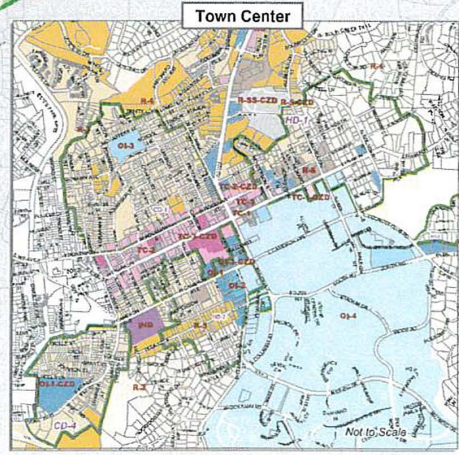
**Zoning Districts**

- HPLM or HIRL - Rogers Road Low/Medium Density Residential
- R-LDS - Residential Low Density, 1 unit/2.3 acre
- RT - Rural Transition, 1 unit/2.3 acre
- R-LD1 - Residential Low Density, 1 unit/acre
- R-1A - Residential 1A, 2 units/acre
- R-1 - Residential 1, 3 units/acre
- R-2A - Residential 2A, 3.5 units/acre
- R-2 - Residential 2, 4 units/acre
- R-3 - Medium Density Residential 7 units/acre or R-3-CZD\*
- R-4 - Medium Density Residential 10 units/acre or R-4-CZD\*
- R-5 - High Density Residential 15 units/acre or R-5-CZD\*
- R-6 - High Density Residential 15 units/acre or R-6-CZD\*
- R-SS-CZD - Residential Special Standards CZD\*
- O-1 or O-1-CZD\* - Office and Institutional 1
- O-2 or O-2-CZD\* - Office and Institutional 2
- O-3 or O-3-CZD\* - Office and Institutional 3
- O-4 - Office and Institutional 4
- U-1 - University 1
- NC or NC-CZD\* - Neighborhood Commercial
- CC or CC-CZD\* - Community Commercial
- TC-1 or TC-1-CZD\* - Town Center 1
- TC-2 or TC-2-CZD\* - Town Center 2
- TC-3 or TC-3-CZD\* - Town Center 3
- MU-R-1 - Mixed Use, Low Density Residential
- MU-O-1 - Mixed Use, Office and Institutional 1
- MLV or MLV-CZD\* - Mixed Use, Village
- LI-CZD - Light Industrial CZD\*
- IND - Industrial
- WR-3 - Walkable Residential (3 Stories)
- WR-7 - Walkable Residential (7 Stories)
- WR-5 - Walkable Mixed Use (5 Stories)
- WR-7 - Walkable Mixed Use (7 Stories)
- DA-1 - Development Agreement

**CZD - Conditional Zoning District**

**Neighborhood Conservation Districts**

- ND-1 - Parkside
- ND-2 - Uptown
- ND-3 - North Campus
- ND-4 - West Campus
- ND-5 - East Campus
- ND-6 - North Triangle
- ND-7 - South Triangle
- ND-8 - North Hills
- ND-9 - South Hills
- ND-10 - North Hills
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- ND-99 - South Hills
- ND-100 - North Hills



## Proposed Amendments to Allowable Uses by Zoning District

	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>	-	-	-	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
Duplex	✓	✓	✓	✓	✓	P	✓	P	P	P	P	P	P	P
Triplex	-	-	-	-	-	-	-	✓	✓	✓	✓	P	P	P
<u>Fourplex</u>	-	-	-	-	-	-	-	✓	✓	✓	✓	-	-	✓
<u>Cottage Courts</u>	-	-	-	-	-	-	-	✓	✓	✓	✓	-	-	✓
<u>Accessory Apartments for Cultural and Institutional Facilities as well as Places of Worship</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>	<u>A</u>
<u>Townhouses</u>	-	-	-	-	-	-	-	✓	✓	✓	✓	-	-	✓
Multi-Family ( <del>3-7 units</del> <u>5-10 units</u> )	-	-	-	-	-	-	-	P	P	P	P	-	-	P
Multi-Family ( <del>7+ units</del> <u>10+ units</u> )	-	-	-	-	-	-	-	-	-	-	CZ	-	-	-

Underlined Text = Changes to the table

A = Accessory Use

P = Permitted Uses

✓ = New Permitted Use

# Chapel Hill Residential Zoning District Dimensional Regulations

(Accurate as of 4/10/2023)

Zoning District	Lot Size (square feet min)	Density (units per acre max)	Frontage (min feet)	Lot Width (min feet)	Building Height, Setback (max feet)	Building Height, Core (max feet)	Street Setback (min feet)	Interior Setback (min feet)	Solar Setback (min feet)	Floor Area Ratio (max)
R-LD5	217,800	0.2	200	250	29	35	30	16	20	.025
RT	100,000	0.4	160	200	29	35	30	16	20	.031
R-LD1	43,560	1.0	100	125	29	35	30	16	19	.047
R-1A	25,000	2.0	80	100	29	38	29	15	18	.062
R-1	17,000	3.0	64	80	29	40	28	14	17	.076
R-2A	14,500	3.5	56	70	29	50	27	10	12	.087
R-2	10,000	4.0	52	65	29	50	26	11	13	.093
R-3	5,500	7.0	40	50	29	60	24	8	11	.162
R-4	5,500	10.0	40	50	34	60	22	8	9	.230
R-5	5,500	15.0	40	50	39	60	20	6	8	.303
R-6	5,500	15.0	40	50	39	60	20	6	8	.303
HR-L	14,500	4	64	80	29	40	10	14	17	.076
HR-M	9,000	6	52	65	29	40	10	14	17	.093
HR-X	N/A	8	40	N/A	29	40	20	40	17	.264