

A RESOLUTION CALLING A LEGISLATIVE HEARING TO CONSIDER A LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT REGARDING HOUSING REGULATIONS RELATED TO ARTICLE 3, ARTICLE 4, ARTICLE 5, ARTICLE 6, AND APPENDIX A FOR OCTOBER 19, 2022 (2022-09-14/R-9)

WHEREAS, the Chapel Hill 2020 Comprehensive Plan encourages a range of housing choices for residents, including workforce, senior, and affordable housing; and

WHEREAS, the Future Land Use Map encourages compact, well-designed, mixed-use communities where all community members have access to jobs, transit, and places to reside; and

WHEREAS, the Future Land Use Map recommends the development of duplexes, triplexes, fourplexes, and accessory dwelling units with an approval process and requirements similar to that of single-family detached dwellings and it finds that these small scale, multi-family uses can fit within the existing fabric of some existing single-family neighborhoods; and

WHEREAS, the Chapel Hill Housing Needs Analysis: 2020-2040 found that new housing for individual households is expected to increase to 440 units per year. Few owner-occupied townhouses or condominiums are built to meet this need and provide missing middle housing for the community's workforce; and

WHEREAS, on September 22, 2021, the Town Council petitioned staff to create a new application pathway to foster the creation of missing middle housing, including duplexes, triplexes, townhomes, and other forms of compact development, to increase the availability and affordability of housing; and

WHEREAS, Townhouse Development currently only appears in the Land Use Management Ordinance as part of Appendix A- Definitions and necessitates further refinement to address the unique characteristics of townhouse developments and smaller, compact housing developments such as triplexes and fourplexes; and

WHEREAS, Land Use Management Ordinance Article 3 – Zoning Districts, Uses, and Dimensional Standards limits the diversity of housing types and does not specifically address townhouse units or fourplexes; and

WHEREAS, Land Use Management Ordinance Article 4 – Procedures provides certain exemptions only for single family development; and

WHEREAS, Land Use Management Ordinance Article 5 – Design and Development Standards applies only to multifamily development of three units or more on a single lot, and these standards discourage diversity of housing types; and

WHEREAS, Land Use Management Ordinance Article 6 – Special Regulations for Particular Uses does not provide standards for accessory apartments, triplexes, fourplexes, or townhouse developments; and

WHEREAS, the Land Use Management Ordinance's definitions and regulations do not reflect various modern practices in housing production that may be of interest to the Town; and

WHEREAS, amendments to the Land Use Management Ordinance seek to expand housing choices in the community and address the needs for missing middle and affordable housing.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council calls a Legislative Hearing for consideration of a Land Use Management Ordinance Text Amendment regarding Housing Regulations on Wednesday, October 19, 2022, at 7:00 p.m. in the Council Chamber, Town Hall, 405 Martin Luther King, Jr. Blvd.

This the 14th day of September, 2022.