

Sec. 3.11.2. District Character

3.11.2.1. Districts and Frontages

- A. District Summary.** The Blue Hill District is a vital node of living, shopping and working, centrally located between downtown Chapel Hill and Durham. The Form District ensures that this essential hub is able to reach its full potential as both a destination and a community. The regulations support residential and mixed uses at varying levels of intensity, all of which will combine to foster a lively and engaging street environment easily accessible to pedestrians, bicyclists, transit riders and automobile users.
- B. District Intent.** This Form District is intended to implement the Ephesus Church Road/Fordham Boulevard Small Area Plan. Specifically, the Blue Hill District provides the implementation mechanism for the citizen-endorsed vision for the project area, which is a more dense, walkable urban environment with balanced access for all modes of travel.
- C. Subdistricts Established.** In order to implement the vision of the Ephesus Church Road/Fordham Boulevard Focus Area Plan, the following subdistricts have been established and are depicted on the Regulating Plan in Sec. 3.11.2.2.
- 1. Walkable Residential (WR-).** The Walkable Residential Subdistrict is intended to create residential neighborhoods with a mix of housing types, together with civic buildings and open space essential to creating neighborhoods. The Walkable Residential Subdistricts are differentiated by the maximum building height permitted.
 - a. WR-3: maximum height limit of 3 stories (45 feet).
 - b. WR-7: maximum height limit of 7 stories (90 feet).
 - 2. Walkable Mixed Use (WX-).** The Walkable Mixed Use Subdistrict is intended to accommodate a mix of compatible uses in close proximity to one another (residential, civic, retail, office, service and entertainment uses) to create mixed use neighborhoods for residents, employees and visitors to live, work and play. The Walkable Mixed Use Subdistricts are differentiated by the maximum building height permitted.
 - a. WX-5: maximum height limit of 5 stories (60 feet).
 - b. WX-7: maximum height limit of 7 stories (90 feet).
- D. Frontages Established.** Frontages are established in this code to apply certain standards for development along all thoroughfares in the district, both existing and proposed. All public thoroughfare frontages shall be assigned one of the frontage types defined in this code.
- 1. Type A Frontage.** The Type A Frontage is intended for areas where the highest level of walkability is desired. The Frontage creates a "main street" environment with buildings pulled up to the street edge. Type A frontage is differentiated into Type A-1, Type A-2, and Type A-3 to provide three different levels of build-to-zone coverage, sidewalk width, and setback criteria. Type A frontages are generally appropriate for Collector Streets, Local Streets, and District Streets.
 - 2. Type B Frontage.** The Type B Frontage is intended for areas adjacent to major streets where pushing buildings back creates a quiet pedestrian setting at the building. While buildings are allowed to be pulled up to the street edge, they may also be set back behind one or two rows of head-in or angle parking served by a single drive aisle.
 - 3. Type C Frontage.** Streets with significant traffic volumes that are not conducive to sustained pedestrian activity have been designated with a Type C Frontage.
 - 4. Type D Frontage.** The Type D Frontage is appropriate for Alleys that are shared between sites and provide residents and businesses access to garages, parking decks, loading docks and service areas. An alley used to satisfy the maximum block length requirement shall meet the assigned frontage requirement.
 - 5. Type E Frontage.** The Type E Frontage is intended for non-vehicular thoroughfares where development fronts on a multiuse path corridor and/or a significant natural feature.
 - 6. The Regulating Plan shows assigned frontages for existing streets and some proposed streets in the district.** Frontages along all new thoroughfares west of Fordham Boulevard not otherwise shown in the Regulating Plan are assigned as Type A-1.

Frontages along all new thoroughfares south of Europa Drive, east of 15-501, and north of Ephesus Church Road not otherwise shown in the Regulating Plan are assigned as Type A-1. Frontages along all new thoroughfares south of Ephesus Church Road and east of Fordham Boulevard not otherwise identified in the Regulating Plan are assigned as Type A-2. Frontages along any new thoroughfares north of Europa Drive not otherwise identified in the Regulating Plan are assigned as Type A-2.

For new thoroughfares not shown on the Regulating Plan, the Town Manager may assign a different frontage other than what is described in the preceding paragraph where one of the following applies:

- a. Because there are Type A-1 and/or Type A-2 Frontages on other sides of the development parcel;
- b. To protect sensitive natural areas or save healthy existing trees;
- c. To protect natural conditions, such as watercourses, riparian buffers, natural rock formations or topography;
- d. Due to the presence of existing utilities or other easements;
- e. For traffic safety, site distance considerations, intersection spacing, or intersection alignment and/or adequate site distance;
- f. Because there are no other options for ingress and egress;
- g. To provide greater consistency with pedestrian infrastructure, building placement and/or streetscape on adjoining lots and/or the opposite side of the street; or
- h. Because an alternative designation of frontage would promote greater consistency with the overall objectives of the district.

7. Corner Lot Application of Frontage

- a. Where a corner lot has two different assigned frontages, the more restrictive frontage requirement shall apply to the assigned frontage, and must be continued for a minimum of 75 feet around the corner, measured from the intersection of the two right-of-way lines.

- b. Where a corner lot has the same assigned frontage on two or more sides, the Town Manager shall designate one side of the lot as the primary frontage where one of the following applies:
 - i. To provide greater consistency with pedestrian infrastructure, building placement and/or streetscape on adjoining lots and/or the opposite side of the street.
 - ii. Because of a condition where a longer frontage on a development parcel promotes consistent pedestrian character; or
 - iii. Because the frontage designation would promote greater walkability and support the overall objectives of the district as described in Section 3.11.1.

The assigned frontage requirements shall apply to that primary frontage, and must be continued along all other frontages for a minimum of 75 feet around the corner, measured from the intersection of the two right-of-way lines.

- c. Any frontages not designated as the primary frontage shall be deemed secondary lot frontages, and shall meet at least one half of the minimum Build-to-zone percentage requirement of the underlying frontages unless a design alternative is approved by the Community Design Commission.

3.11.2.2. Regulating Plan

The Walkable Residential (WR-), Walkable Mixed Use (WX-) subdistricts are identified and located on the Town of Chapel Hill Official Zoning Map. The Regulating Plan is intended to show the general areas of each subdistrict and associated road frontage(s). Additional street right-of-way or public easement may be required at the time of development, in accordance with the Ephesus Church/Fordham Boulevard Small Area Plan, the Ephesus Fordham District Illustrative Block Studies, the Ephesus Fordham sections of the Mobility and Connectivity Plan and this Section 3.11.

