Case Study Community v. Chapel Hill: Single Unit on Single Lot

	Brainerd, MN	Chapel Hill
Min unit size	▪ 750sf minimum reduced to 500sf on substandard lots ▪ 18ft minimum width	▪ None
Lot restrictions	▪ Allows use of nonconforming lots (i.e., too small to build traditional size dwelling)	▪ Minimum lot sizes: ▪ R-1: 17,000sf ▪ R-2: 10,000sf ▪ R-3, R-4, R-5, R-6: 5,500sf ▪ Must seek variance from Board of Adjustment to build on non-conforming lots.
Permitting	▪ Requires Conditional Use Permit	▪ Special Use Permit required if building more than 2 homes on a lot

Case Study Communities v. Chapel Hill: ADUs

	Asheville, NC	Durham, NC	Austin, TX	Chapel Hill
ADU Size	• <70% of primary dwelling or <800sf	• <30% of primary dwelling; <50% in RR district • Minimum 400sf	• <.15 FAR of <1100sf	• <75% of primary dwelling or <750sf
# of Units	1 primary, 1 ADU	1 primary, 1 ADU	Proposed amendment for 2nd ADU if affordable (60-80%AMI) and w/in ¼ mile of transit corridor	Total of 2 units
Parking Restrictions	• Additional parking space required for ADU if outside CBD area • Removal of parking not allowed to make space for ADU	• No parking requirement (as of 2017)	• 1 parking space for ADU required • No space required if w/in ¼ mile of transit corridor	• 1 space required per bedroom
Lot Restrictions	• Conforming or non-conforming lots (e.g., legally established but insufficient frontage by current zoning) • Minimum 6ft setback	• Must meet minimum lot area requirements of zoning district	• Reduced minimum lot size on SF-3 zoned lots to 5,750sf (standard size) • Reduced required distance from primary to 10ft • Eliminated driveway requirement • Eliminated required 10ft setback for entrance	• Must meet dimensional requirements, (e.g. setbacks), minimum lot size of zoning district

Case Study Communities v. Chapel Hill: Tiny Home Comunity

	Greensboro, NC	High Point, NC	Rockledge, FL	Chapel Hill
Zoning District	Existing detached townhome development zoning allowed 6 tiny homes for homeless on a single lot	• Amended ordinance to add Tiny Home neighborhood development type • Allows 4 - 12 dwellings • Only allowed within core city area, in single-family zoning districts	• Amended Land Development Regulations to incorporate tiny homes into existing zoning classifications: Redevelopment Mixed Use district and Planned Unit Development. • Between 4 and 12 tiny homes allowed	>2 units per lot allowed in: • Townhouse Subdivision (lot subject to requirements) • Multifamily Development (subject to commercial building code) • Manufactured Home park
Unit size	180-288sf	<600sf	170-1,100sf	No restriction
Lot Restrictions	• Lot size 20,000sf • City relaxed setback rules to create more space for units	• Between <0.25 and 2 acres • 50ft frontage along public street • 5ft setback from common space	• Minimum lot area is 5 acres • Max lot area per unit is 1200-3000sf • Lot must be 18-30ft wide, 50-100ft deep • Max lot coverage per unit is 40%	Depends on conditions of the SUP
Parking	Received BOA variance to reduce parking requirement from 2 to 1 per unit to make space for units	Exempt from parking standards	TBD	• Multi-Family Development: 1-2.5 spaces per unit depending on # of bedrooms • Manufactured Home Park: min 1 per unit, max 2 per unit.
Permitting	No special permit needed	TBD	Subdivisions require Council approval	SUP required
Common Space	Community garden and picnic area	• Common space must comprise at least 40% of site area • Must have HOA to maintain control of common elements	Must have centralized common area (400sf per unit) of usable public spaces maintained by HOA	Required in townhouse subdivisions

Case Study Communities v. Chapel Hill: Tiny Home Communities for Homeless

	Eugene, OR	Olympia, WA
Origin	Tent encampment from 2011 "Occupy" Movement	Started as tent city in downtown parking lot
Land	City donated land via lease	County leases land ($1/year)
Permitting/Code	Units do not meet city building code for dwelling units, but Council granted exemptions after passed safety inspection.	Conditional Use Permit
Community Today	30, 60-80sf tiny homes with shared community amenities	30, 144sf houses with open space and community building