



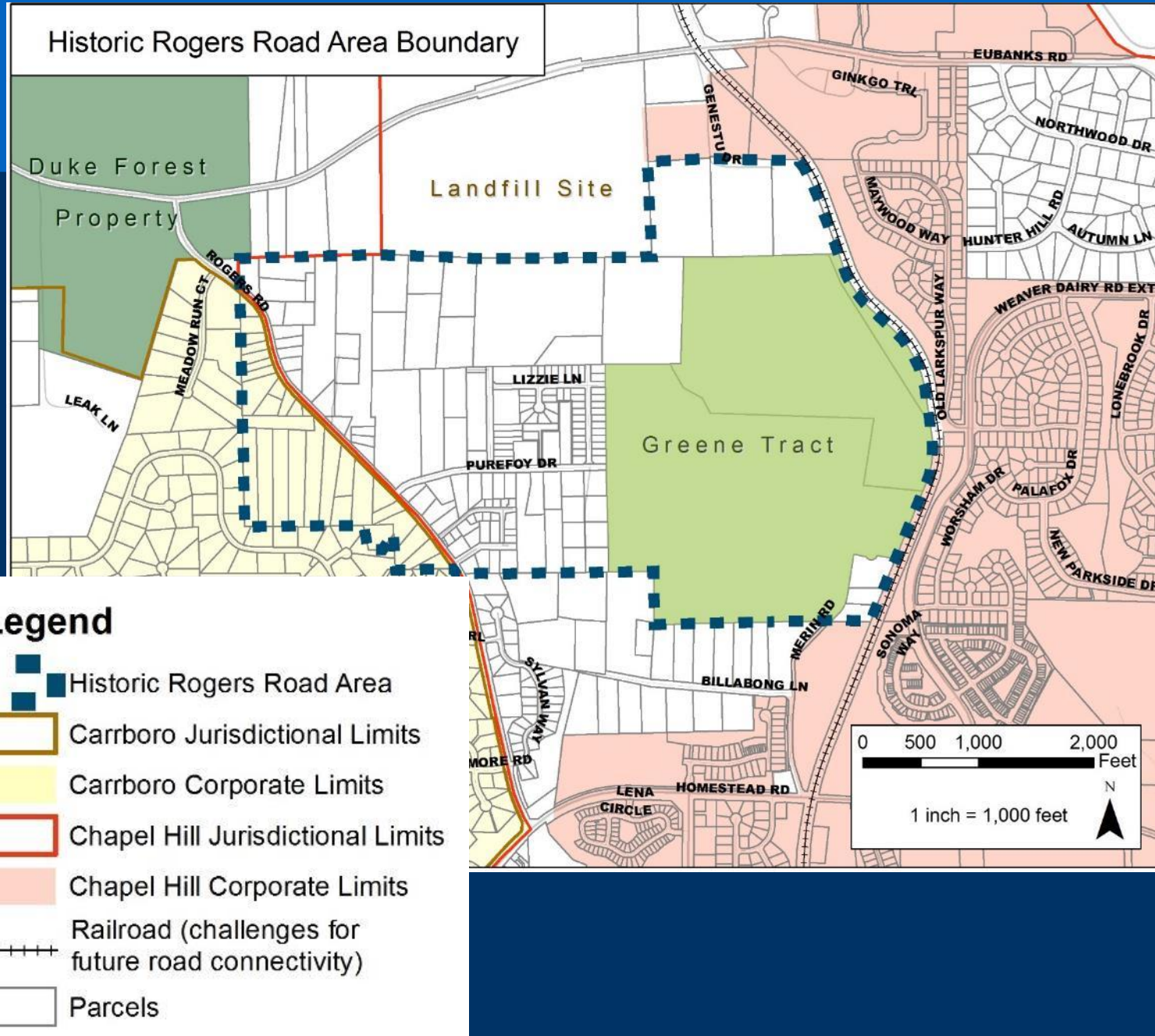
# Rogers Road Zoning Text Amendments



**Council Business Meeting**  
May 22, 2019

# Study Area

- Northwest Chapel Hill / Northern Carrboro
- Settlement dates back to 1700's
- Adjacent to former landfill site



# Where is this item?



Parallel review underway in Carrboro

# Staff Recommendation

- Close the Public Hearing
- Adopt Resolution of Consistency with the Comprehensive Plan (*R-7*)
- Enact the Text Amendment Ordinance (*O-2*)

# HISTORIC ROGERS ROAD NEIGHBORHOOD

## Chapel Hill Town Council

MAY 22, 2019



ZONING FOR A STRONG AND CONNECTED  
NEIGHBORHOOD





# AGENDA

1. Recap
2. Context
3. Revisiting MOCF
4. Common feedback & responses
5. Changes since public hearing
6. Home occupations



# 1. PROJECT RECAP

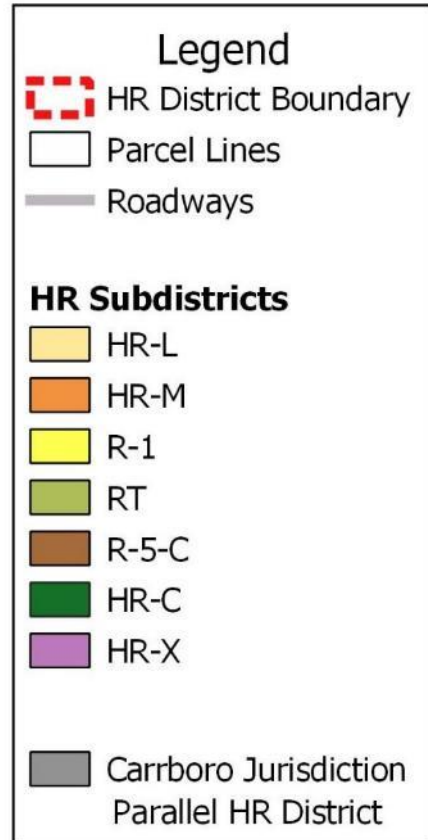
# PURPOSE & PROCESS

Develop appropriate zoning standards for the Rogers Road neighborhood – **keep what you love, add what you need.**

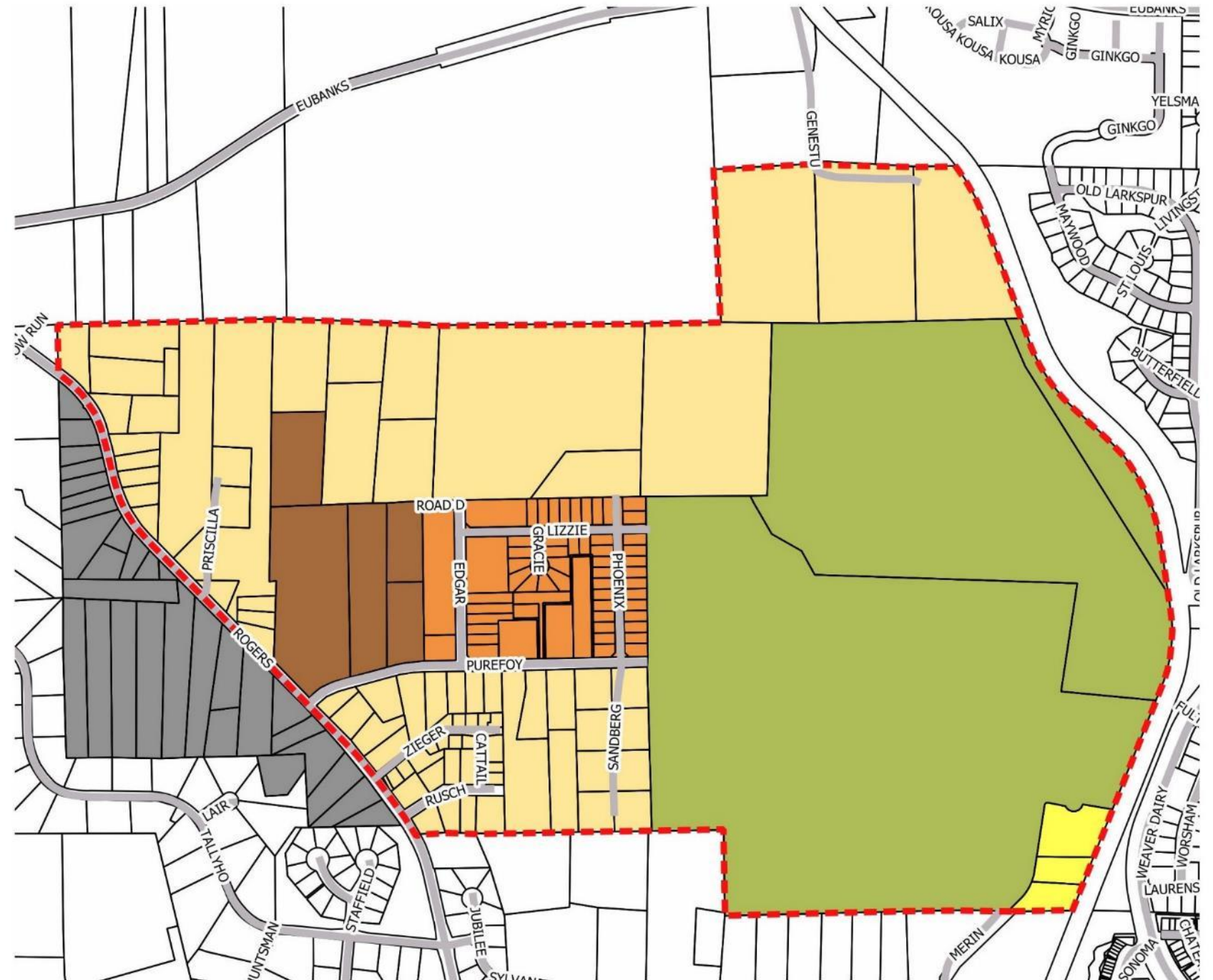
**Timeline:** September 2018- May 2019

**Engagement:** Seven public meetings, zoning info posters, glossary, Vision Book





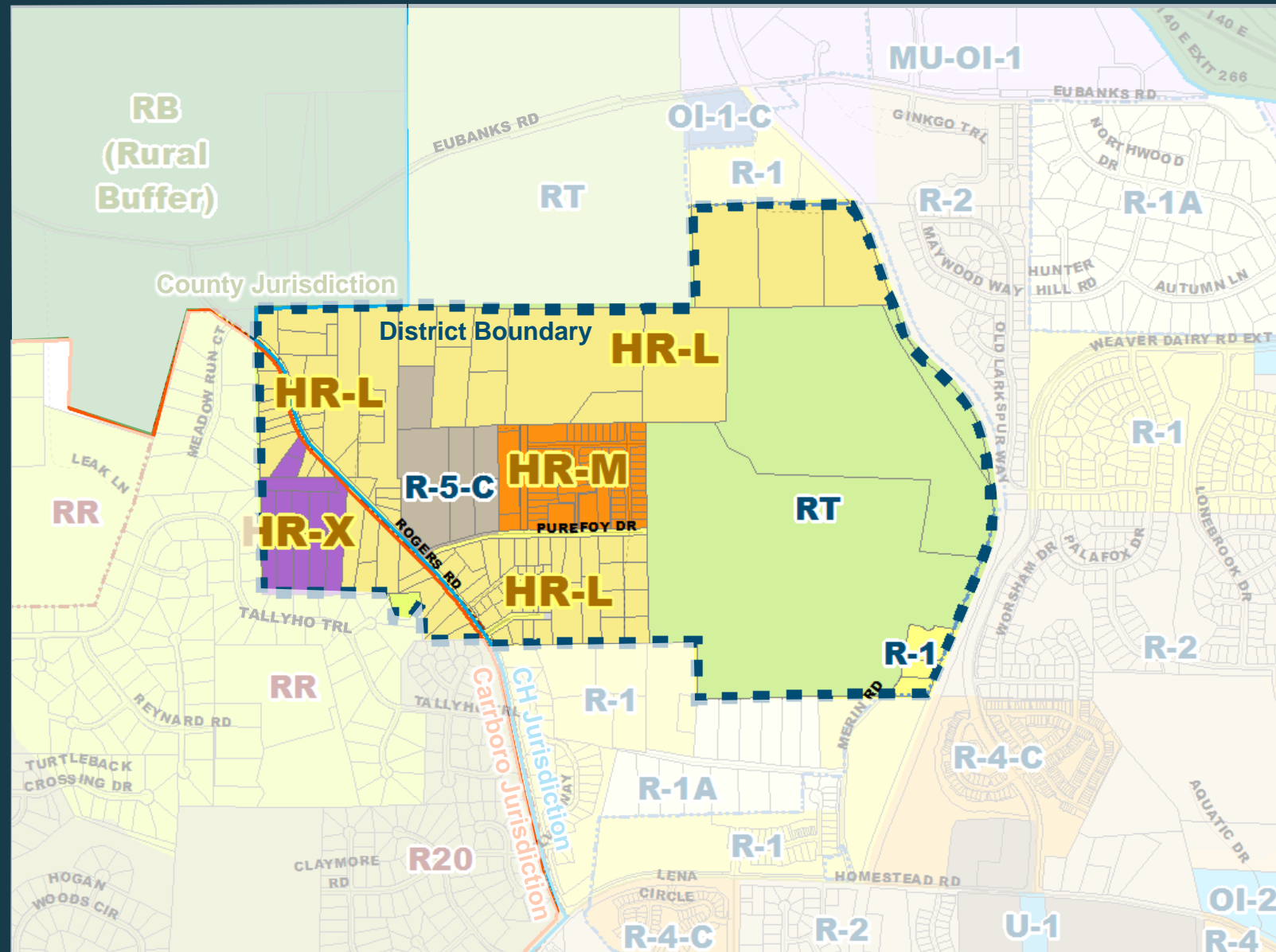
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## 2. CONTEXT

# SURROUNDING ZONING

## GREENE TRACT



# 3. MAPPING OUR COMMUNITY'S FUTURE

# MAPPING OUR COMMUNITY'S FUTURE



Retain families who have lived here for decades/  
generations



Connect us with each other and the larger  
community



Preserve socioeconomic and cultural diversity  
for the future



Respect the physical/natural character of the  
neighborhood



Rogers Road:  
Mapping our Community's Future

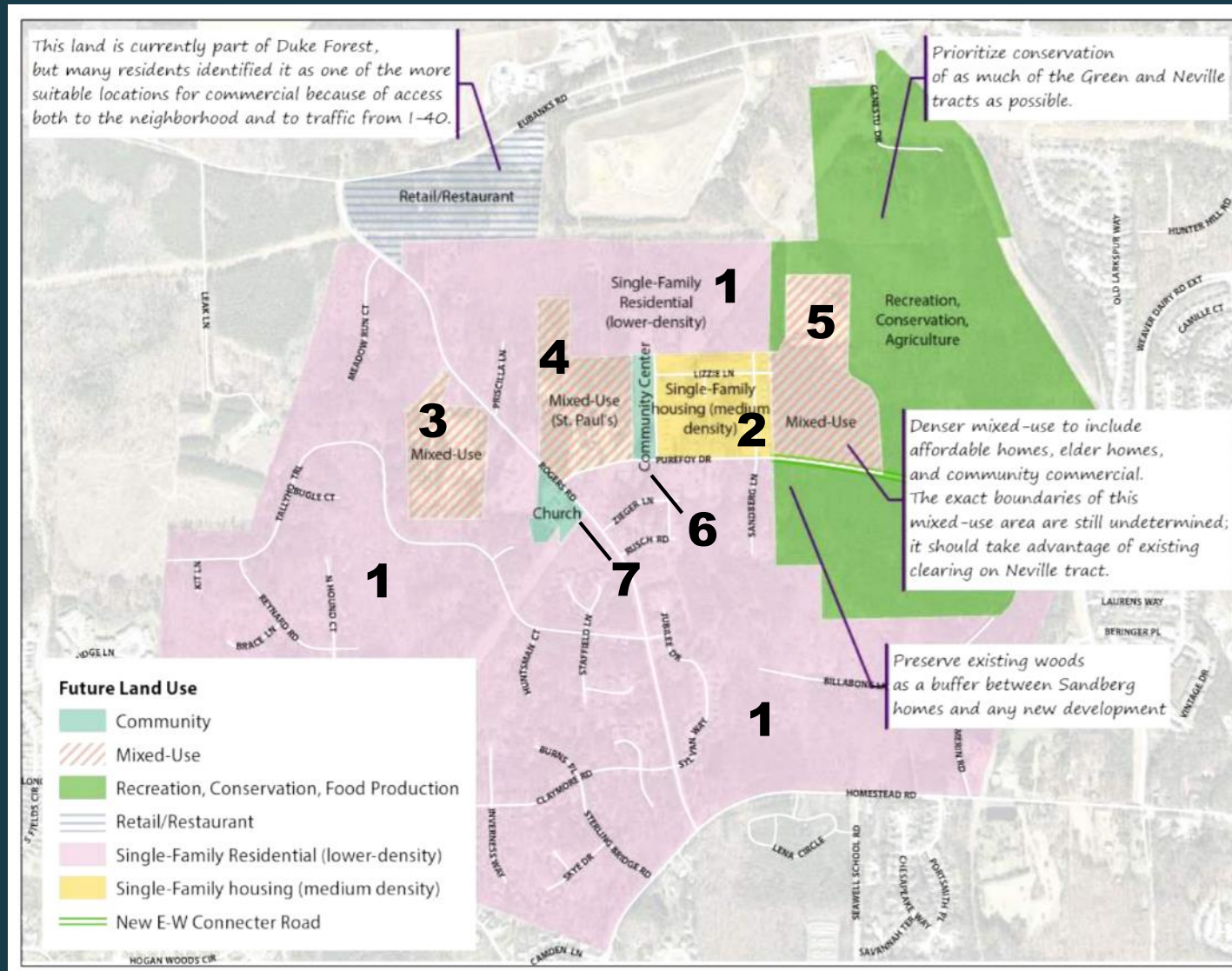
MAY 2015

The completion of an intensive 9-month planning effort with community stakeholders  
to create a shared vision for Rogers Road development for the next 20 years & beyond.



# FUTURE LAND USE MAP

## MAPPING OUR COMMUNITY'S FUTURE



**1 Single-Family Residential (lower density)**

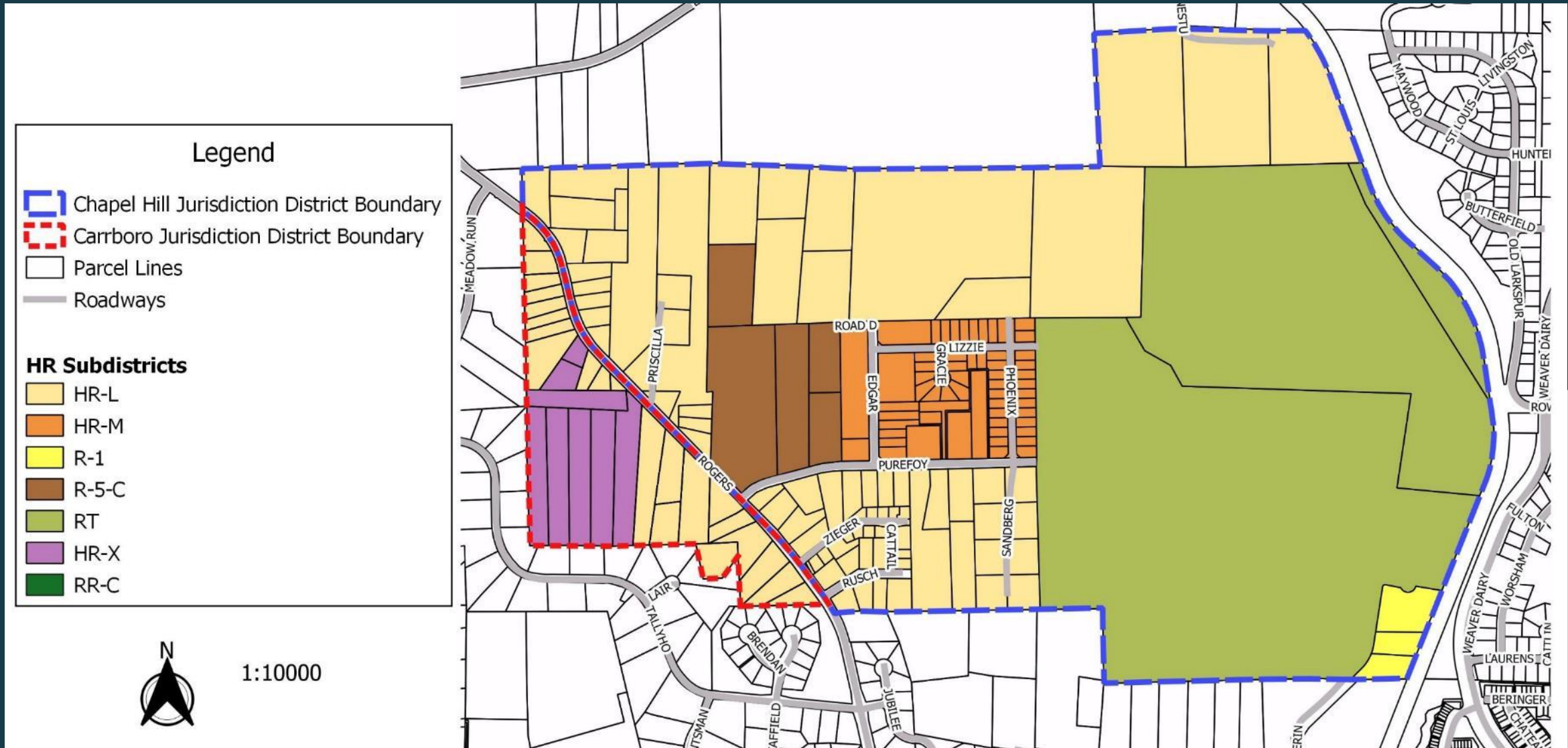
**2 Single-Family Residential (medium density)**

**3,4,5 Mixed Use**

**6,7 Community Center; Church**



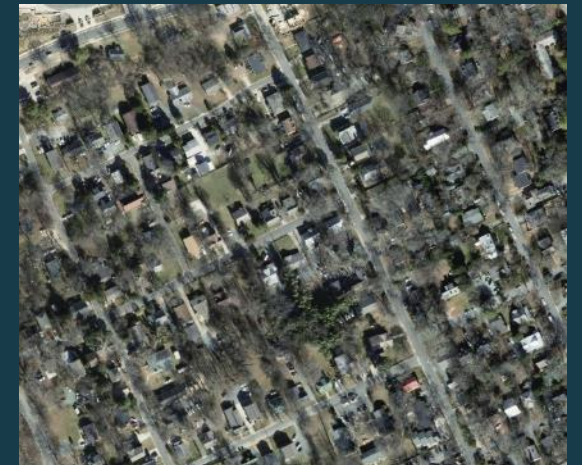
# HISTORIC ROGERS ROAD ZONING DISTRICT MAP



# 4. FEEDBACK & RESPONSES

# COMMON FEEDBACK TOPICS

- Existing home-based businesses
- Block length
- Stormwater
- Traffic impacts



# COMMON FEEDBACK

- Compatibility of mixed use sub-district
- ADU size
- Retail



# 5. CHANGES SINCE PUBLIC HEARING

Discussed with residents at April 28 Community Meeting



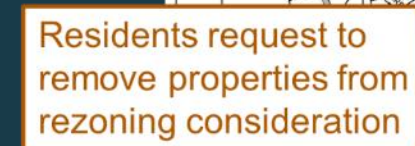
# CHANGES

# Billabong Lane

- Lots on both sides excluded from rezoning and district boundary

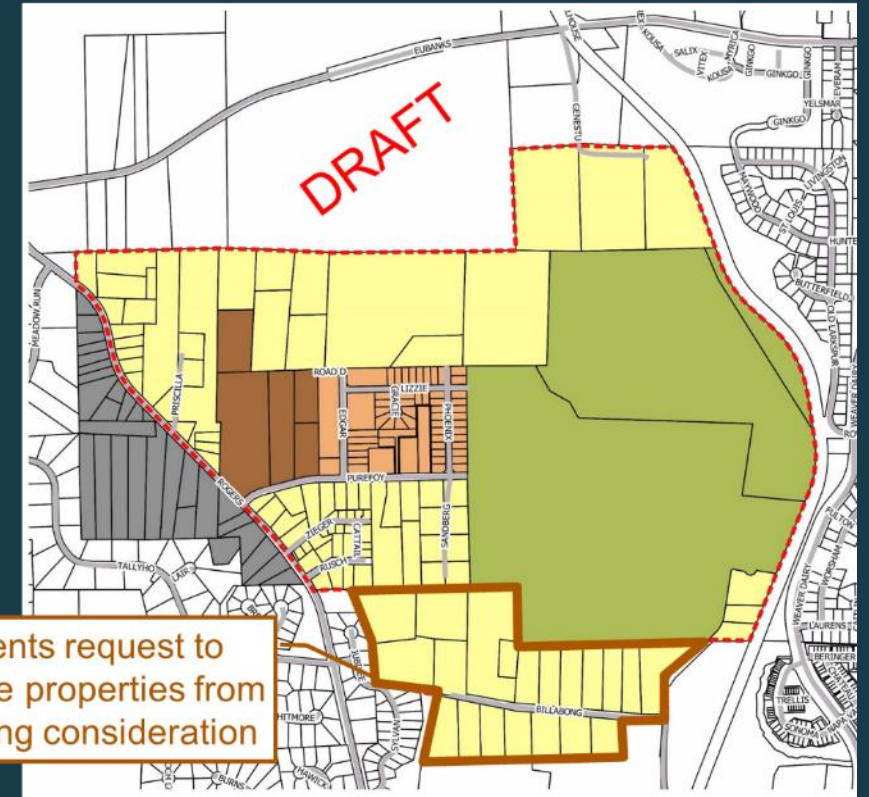
# Inman lots

- Excluded from rezoning  
(3 lots southeast of Greene Tract)



# Street locations

- Text-based standards to encourage inter-connectivity (no street map)





# CHANGES

## Major home occupations:

- Allow cantilevered signs
- Remove lot size requirement
- Remove prohibited business types



# CHANGES

**Triplexes:** Must be occupied by low-moderate income households

**Duplexes:** Still allowed by right



## 6. HOME OCCUPATIONS

# COMPARISON TO PEER COMMUNITIES

## Typical Ordinance Provisions for Major Home Occupations

### INCLUDED IN PROPOSED ZONING:

- ✓ Permit required
- ✓ Limits placed on:
  - ✓ Number of off-site employees
  - ✓ Size of business space
  - ✓ Parking spaces and trip generation
  - ✓ On-site sale of goods
  - ✓ Nuisance activities  
(noise, glares, odor, dust, etc)
- ✓ Limits or prohibitions for:
  - ✓ Signs
  - ✓ Storage of equipment and vehicles

### NOT CURRENTLY PROPOSED:

- Prohibited business types (eg Body Shop)
- Limit or prohibit use of accessory structures
- Minimum lot size

### COMMUNITIES STUDIED

Orange County	Gastonia
Raleigh	Greensboro
Winston-Salem	



# COMPARISON TO LIVE-WORK



## Home Occupation

- Business is accessory
- Structure is residential
- Allowed throughout neighborhood

## Live-Work Unit

- Two principal uses
- Work space meets commercial building code
- Only allowed in Mixed Use subdistrict

# Planning Commission Recommendation

- Recommend approval of text amendment
- Consistency with Comp Plan
- Flexibility for home businesses
  - ✓ No minimum lot size
  - ✓ No prohibited business types
    - Exempt existing major home occupations from new standards
- 450-500 ft max block size
- Allow convenience retail in Mixed Use subdistrict



# Staff Recommendation

- Close the Public Hearing
- Adopt Resolution of Consistency with the Comprehensive Plan (*R-7*)
- Enact the Text Amendment Ordinance (*O-2*)

# MAJOR VS. MINOR HOME OCCUPATIONS

	MAJOR	MINOR
<b>Zoning Permit</b>	Required	Required
<b>Employees</b>	Limit of 6 non-resident FTEs	Limit of 1 non-resident FTE
<b>Size</b>	≤ 50% heated square footage of home (not including accessory structures)	≤ 35% and/or ≤ 750 sq. ft. of DU floor area + accessory structures
<b>Location of Business Activities</b>	Must meet setback requirements OR be fully enclosed/indoors	No external evidence of home occupation
<b>Traffic/ Parking</b>	<ul style="list-style-type: none"><li>• Off-street parking for all business-related vehicles</li><li>• No more than 3 business-related vehicles visible from roadway/adjacent lots</li><li>• Business-related vehicles beyond 3 must be parked onsite and screened (Type C buffer or 6' opaque fence/wall)</li></ul>	<ul style="list-style-type: none"><li>• Maximum 3 vehicles parked at anytime on- or off-street (non-residential)</li><li>• No regular pick-up/delivery by commercial vehicles</li><li>• No excessive traffic/parking</li></ul>

# MAJOR VS. MINOR HOME OCCUPATIONS

	MAJOR	MINOR
<b>Signage (non-illuminated)</b>	Wall sign ( $\leq 8$ sq ft) OR Cantilevered ground sign ( $\leq 4$ sq ft)	Wall signage ( $\leq 4$ sq. ft.)
<b>Prohibitions</b>	<ul style="list-style-type: none"><li>The sale of goods incidental to a service is permitted (ie shampoo in a salon)</li></ul>	<ul style="list-style-type: none"><li>No noise, vibration, odor, glare, or electrical or communication interference detectable off the lot / outside the dwelling</li><li>The sale of goods incidental to a service is permitted</li></ul>
<b>Screening/ Buffering</b>	Screen outdoor storage of materials/equipment with Class C buffer or 6' opaque fence/wall	N/A
<b>Hours of Operation</b>	No noise, vibration, odor, dust, light or glare between 6 PM and 8 AM	N/A
<b>Events</b>	Allowed 1 per year	N/A