












Options for Less Prescriptive Focus Area Maps & Principles							
Most Certainty	Some Certainty	Some Flexibility	Most Flexible				
 Retain current approach with caveats	 Make Character Types more broad  Map Character Type with caveats  Separate height map OR Character Types that differ by height	 Break Focus Areas into sub-areas  List & illustrate permitted Character Types for each sub-district  Only map Park & Open Space and Transitional Character Types  Separate height map OR Character Types that differ by height	 List & illustrate permitted Character Types for each Focus Area  Don't map the Character Types  Separate height map OR Character Types that differ by height				
	<p>Revised Character Types</p> <ul style="list-style-type: none">• Multi-family Residential*• Mixed Use• Commercial/Office• Institutional/Civic• Parks & Open space• Light Industrial	<table><tr><td><p>Revised Character Types</p><ul style="list-style-type: none">• Multi-family Residential*• Mixed Use• Commercial/Office• Institutional/Civic• Parks & Open space• Light Industrial• Transitional</td><td><p>Existing Character Types</p><ul style="list-style-type: none">• Apartments*• Multi-family, Shops & Offices• Shops and Offices• Institutional• Parks & Open Space• Light Industrial• Townhouses, etc.*</td></tr><tr><td colspan="2">OR</td></tr></table>		<p>Revised Character Types</p> <ul style="list-style-type: none">• Multi-family Residential*• Mixed Use• Commercial/Office• Institutional/Civic• Parks & Open space• Light Industrial• Transitional	<p>Existing Character Types</p> <ul style="list-style-type: none">• Apartments*• Multi-family, Shops & Offices• Shops and Offices• Institutional• Parks & Open Space• Light Industrial• Townhouses, etc.*	OR	
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<p>Caveats</p> <ul style="list-style-type: none">- The Character Types are broadly defined and not meant to be inclusive of all possible appropriate land uses.- For sites located on the boundaries, the mapped edges of a Character Type are not intended to be interpreted as a rigid boundary but should be interpreted in light of <i>Chapel Hill 2020</i>, Town policies relevant to the site, and the particular site circumstances.	<p>Caveats</p> <ul style="list-style-type: none">- The Character Types are broadly defined and not meant to be inclusive of all possible appropriate land uses.- For sites located on the boundaries, the mapped edges of a Character Type are not intended to be interpreted as a rigid boundary but should be interpreted in light of <i>Chapel Hill 2020</i>, Town policies relevant to the site, and the particular site circumstances.						
<div>← Retain Focus Area Principles →</div>							

Central Questions

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| 1. Should the Character Types be mapped in specific locations? |
| 2. Should Character Type and height be mapped separately? |
| 3. Utilize revised nomenclature and descriptions for Character Types or retain existing Character Types? |

* Residential Character Types may change after the Regular Council Meeting on November 20, 2019.