

ORDINANCE A

(Enacting the Land Use Management Ordinance Text Amendment proposal)

AN ORDINANCE AMENDING ARTICLE 5 OF THE CHAPEL HILL LAND USE MANAGEMENT ORDINANCE RELATED TO PARKING PAYMENT-IN-LIEU AND MINIMUM PARKING SPACES FOR THE TOWN CENTER ZONING DISTRICTS (2021-__-__ / O-__)

WHEREAS, the Town of Chapel Hill is committed to providing needed parking as a local municipality to encourage better land use development; and

WHEREAS, the Town of Chapel Hill Town Council believes that the proposed changes to the Land Use Management Ordinance and Town Code will help shape the land use patterns by consolidating parking areas from small surface lots into larger structured parking decks.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Town of Chapel Hill that the Town Code of Ordinances, Appendix A. Land Use Management Ordinance be amended as follows:

Section 1. – Article 5 – Design and Development Standards, Section 5.9 – Parking and loading, Section 5.9.2. Methods of Providing Required Parking and Loading subsection (b)(2) is hereby amended to read:

“(2) For uses located within ~~either~~ a town center zoning district, compliance with parking requirements may be achieved by making payments to the Town of Chapel Hill Parking Fund in accord with of the Chapel Hill Code of Ordinances.

A. For a proposed use that requires town council approval, the following Town Center Zoning parking requirements shall apply:

Downtown Parking Requirements

| <u>Use</u> | <u>Standard</u> |
|---|--------------------------------------|
| <u>Dwelling units, multifamily</u> | <u>0.85 spaces per bed</u> |
| <u>Hotel or motel</u> | <u>1 space per room</u> |
| <u>Business, Office-type including clinic</u> | <u>3.5 spaces per 1,000 sq. ft.</u> |
| <u>Business, Convenience and Business, General - retail uses</u> | <u>2.75 spaces per 1,000 sq. ft.</u> |
| <u>Business, Convenience - Eating and Drinking Establishments</u> | <u>8 spaces per 1,000 sq. ft.</u> |

Any uses that are not covered, that desires to located downtown, the Town Manager shall determine the projection of demand based on specialized use type. Shared parking policy should be developed and shared with future building owners. All space would be presumed to be for 12-hour periods.”

Section 2. – Article 5 – Design and Development Standards, Section 5.9 – Parking and loading, Section 5.9.7. Minimum and Maximum Off-Street Parking Space Requirements is hereby amended to read:

Add the two paragraphs or note that they don’t change.

| Use | Vehicular Parking | Bicycle Parking |
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| | Town Center Zoning Districts (<u>except projects requiring Town Council authorization</u>) | | Non Town Center Zoning Districts* | | Minimum Bicycle Parking Requirements* ** |
|---|---|---|---|---|--|
| | Minimum Number of Parking Spaces | Maximum Number of Parking Spaces | Minimum Number of Parking Spaces | Maximum Number of Parking Spaces | |
| Automobile, trailer, and farm implement sales or rental | N/A | 1 per 350 sq. ft. of enclosed exhibit area | 1 per 500 sq. ft. of enclosed exhibit area | 1 per 350 sq. ft. of enclosed exhibit area | N/A |
| Bank | N/A | 1 per 350 sq. ft. of floor area | 1 per 250 sq. ft. of floor area | 1 per 150 sq. ft. of floor area | Min 4; 2 additional spaces per every 2,500 sq. ft. of floor area |
| Business, Convenience Restaurant | N/A | 1 per 110 sq. ft. of floor area | 1 per 110 sq. ft. of floor area | 1 per 75 sq. ft. of floor area | Min 4; 2 additional spaces per every 1,000 sq. ft. of floor area |
| Other convenience business | N/A | 1 per 250 sq. ft. of floor area | 1 per 375 sq. ft. of floor area | 1 per 250 sq. ft. of floor area | Min 4; 2 additional spaces per every 2,500 sq. ft. of floor area |
| Business, general (retail) | N/A | 1 per 300 sq. ft. of floor area | 1 per 300 sq. ft. of floor area | 1 per 200 sq. ft. of floor area | Under 100,000 sq. ft. floor area: Min 4; 2 additional spaces per every 2,500 sq. ft. of floor area for 1st 10,000 sq. ft.; then 1 additional space per 5,000 sq. ft.; Over 100,000 sq. ft. floor |

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| | | | | | | area: 1 space per 10,000 sq. ft. floor area |
| Business, office-type | | N/A | 1 per 375 sq. ft. of floor area | 1 per 350 sq. ft. of floor area | 1 per 250 sq. ft. of floor area | Min 4; 2 additional spaces per every 2,500 sq. ft. of floor area |
| Clinic | | N/A | 1 per 300 sq. ft. of floor area | 1 per 225 sq. ft. floor area | 1 per 200 sq. ft. of floor area | Min 4; 2 additional spaces per every 2,500 sq. ft. of floor area |
| Dwelling, single-family | | N/A | N/A | N/A | N/A | N/A |
| Dwelling, single-family with accessory apartment | | 1 per Accessory Apartment bedroom constructed after [effective date] | N/A | 1 per Accessory Apartment bedroom constructed after[effective date] | N/A | N/A |
| Dwelling, Duplex* * or multi-family | Efficiency | N/A | 1 per dwelling unit | 1 per dwelling unit | 1.25 per dwelling unit | 1 per 4 dwelling units |
| | 1 bedrooms | N/A | 1 per dwelling unit | 1 per dwelling unit | 1.25 per dwelling unit | |
| | 2 bedrooms | N/A | 1.25 per dwelling unit | 1.4 per dwelling unit | 1.75 per dwelling unit | |
| | 3 bedrooms | N/A | 1.5 per dwelling unit | 1.75 per dwelling unit | 2.25 per dwelling unit | |
| | 4 or more bedrooms | N/A | 1.67 per dwelling unit | 2 per dwelling unit | 2.5 per dwelling unit | |
| Fraternity or sorority house | | N/A | 1 per 1.25 residents | 1 per 3 residents | 1 per 2 residents | Min 4; 1 per 3 residents |

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|--|-----|--|--|--|--|
| Group Care Facility | N/A | 1 per 2 beds | 1 per 4 beds | 1 per 2 beds | Min 4; 1 per 4 beds |
| Hospital | N/A | 2 per 1 beds | 1 per 1.5 beds | 1 per 0.5 beds | Min 8; 1 per 10 beds |
| Hotel or motel | N/A | 0.9 per lodging unit | 0.9 per lodging unit | 1.25 per lodging unit | Min 8; 1 per 15 lodging units |
| Independent Senior Living Facility | N/A | .7 per senior unit | .5 per senior unit | .7 per senior unit | Min. 4; 1 per senior unit |
| Maintenance and/or storage facility and self-storage facility, conditioned | N/A | N/A | 1 per 2,500 sq. ft. | 1 per 1,500 sq. ft. | Min 4 |
| Manufacturing, light | N/A | N/A | 1 per 1,250 sq. ft. | 1 per 900 sq. ft. | Min 4 |
| Mobile home park | N/A | N/A | 1 per unit | 2 per unit | N/A |
| Movie Theatre | N/A | 1 per 4 seats | 1 per 5 seats | 1 per 4 seats | Min 8; 1 per 50 seats |
| Personal services | N/A | 1 per 250 sq. ft. of floor area | 1 per 375 sq. ft. of floor area | 1 per 250 sq. ft. of floor area | Min 4; 2 additional spaces per every 2,500 sq. ft. of floor area |
| Place of assembly | N/A | 1 per 4 persons the use is designated to accommodate | 1 per 4 persons the use is designated to accommodate | 1 per 2.5 persons the use is designated to accommodate | Min 8; 1 per 40 seats |
| Place of worship | N/A | N/A: exempted from parking requirements | 1 per 5 seats | 1 per 2 seats | Min 8; 1 per 50 seats |
| Public cultural facility | N/A | 1 per 350 sq. ft. of floor area | 1 per 500 sq. ft. of floor area | 1 per 350 sq. ft. of floor area | Min 8; 2 additional spaces per |

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| | | | | | every 5,000 sq. ft. of floor area |
| Public use facility | N/A | N/A | 1 per 350 sq. ft. of floor area | N/A | Min 8; 2 additional spaces per every 4,000 sq. ft. of floor area |
| Research activities | N/A | 1 per 250 sq. ft. of floor area | 1 per 350 sq. ft. of floor area | 1 per 225 sq. ft. of floor area | Min 4; 2 additional spaces per every 4,000 sq. ft. of floor area |
| Residence hall | N/A | 1 per 1.5 residents | 1 per 2 residents | 1 per 1.5 residents | Min 4; 1 per 2 residents |
| Residential support facility | N/A | 1 per 350 sq. ft. of floor area | 1 per 500 sq. ft. of floor area | 1 per 350 sq. ft. of floor area | Min 4; 2 additional spaces per every 5,000 sq. ft. of floor area |
| Rooming house | N/A | 0.75 per lodging unit | 1 per lodging unit | 0.75 per lodging unit | Min 4; 1 per 3 lodging units |
| School, elementary, middle | N/A | 1 per staff member | 1 per staff member | 1 per 1.25 staff member | Min 8; 1 per 10 students |
| School, secondary, high school 9-12 | N/A | 1 per 3 students | 1 per 4 students | 1 per 3 students | Min 8; 1 per 10 students |
| Shelter | N/A | 1 per 650 sq. ft. of floor area | 1 per 1,000 sq. ft. of floor area | 1 per 650 sq. ft. of floor area | Min 4; 1 per 10 employees |
| Tourist home | N/A | 1.25 per lodging unit | 1.25 per lodging unit | 0.9 per lodging unit | Min 4; 1 per 3 lodging units |

- Minimum vehicular and bicycle parking requirements shall not apply for uses located within the Office/Institutional-3 or Office/Institutional-4 Districts.
- ** For a duplex, no minimum vehicular parking requirement shall apply and for the purposes of calculating the maximum number of vehicular parking spaces, garage spaces and the driveway are not to be counted.
- *** See section 4.11 Bicycle Parking in the Town of Chapel Hill 2005 Design Manual.

[Note remainder of section remains unchanged.] ”

Section 3. This ordinance shall be effective upon enactment.

This the __day of _____, 2021.