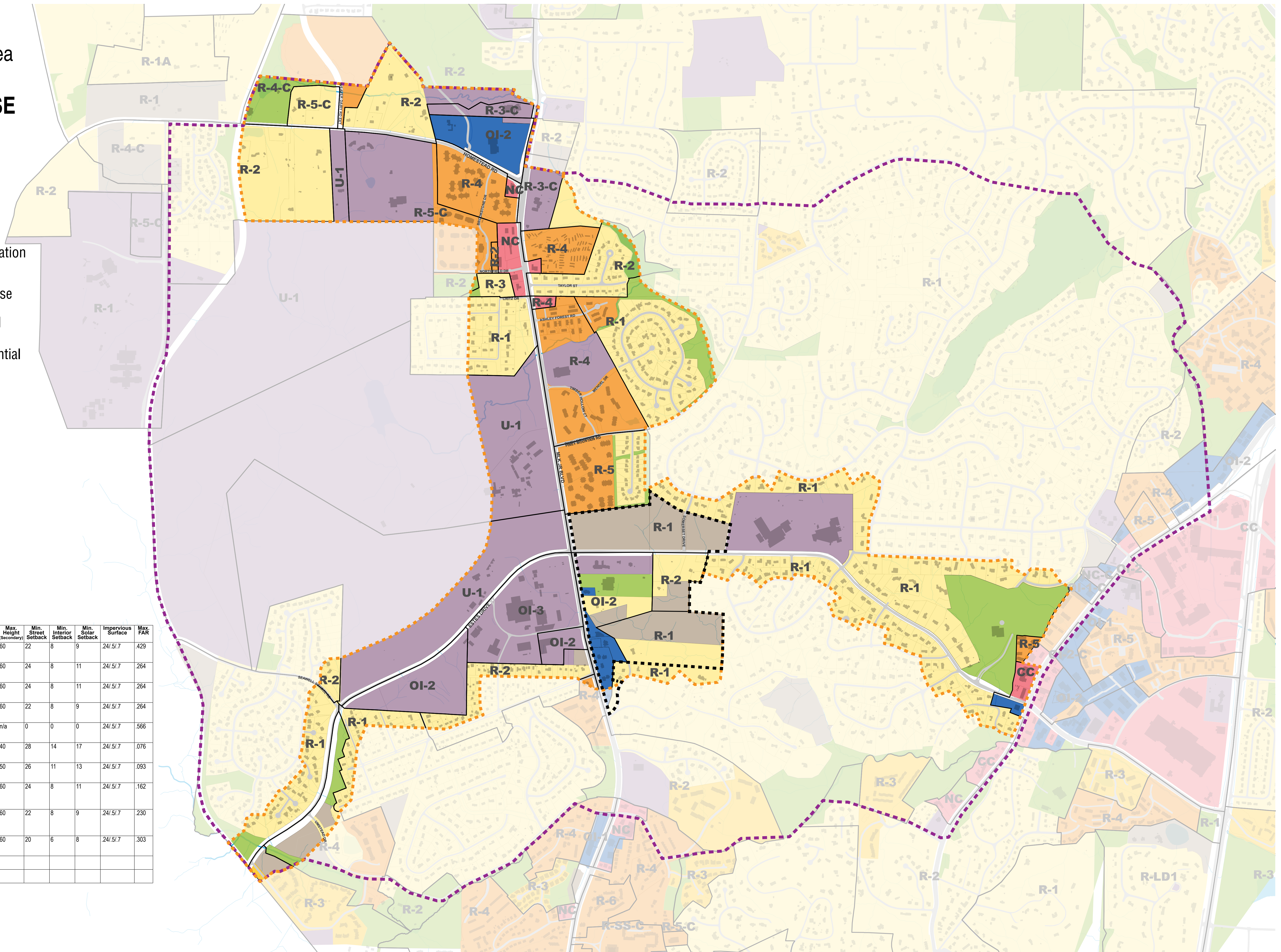


Town of Chapel Hill  
 Central West Focus Area  
**ZONING &  
 EXISTING LAND USE**  
**DRAFT**

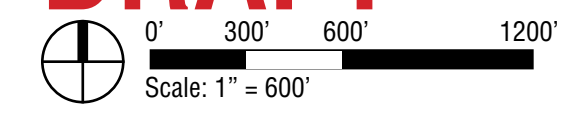
- - - - - Impact Area
- - - - - Evaluation for Transportation & Connections
- - - - - Evaluation for Form & Use
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Commercial
- Institutional
- Office
- Park
- Undeveloped

Zoning Districts:

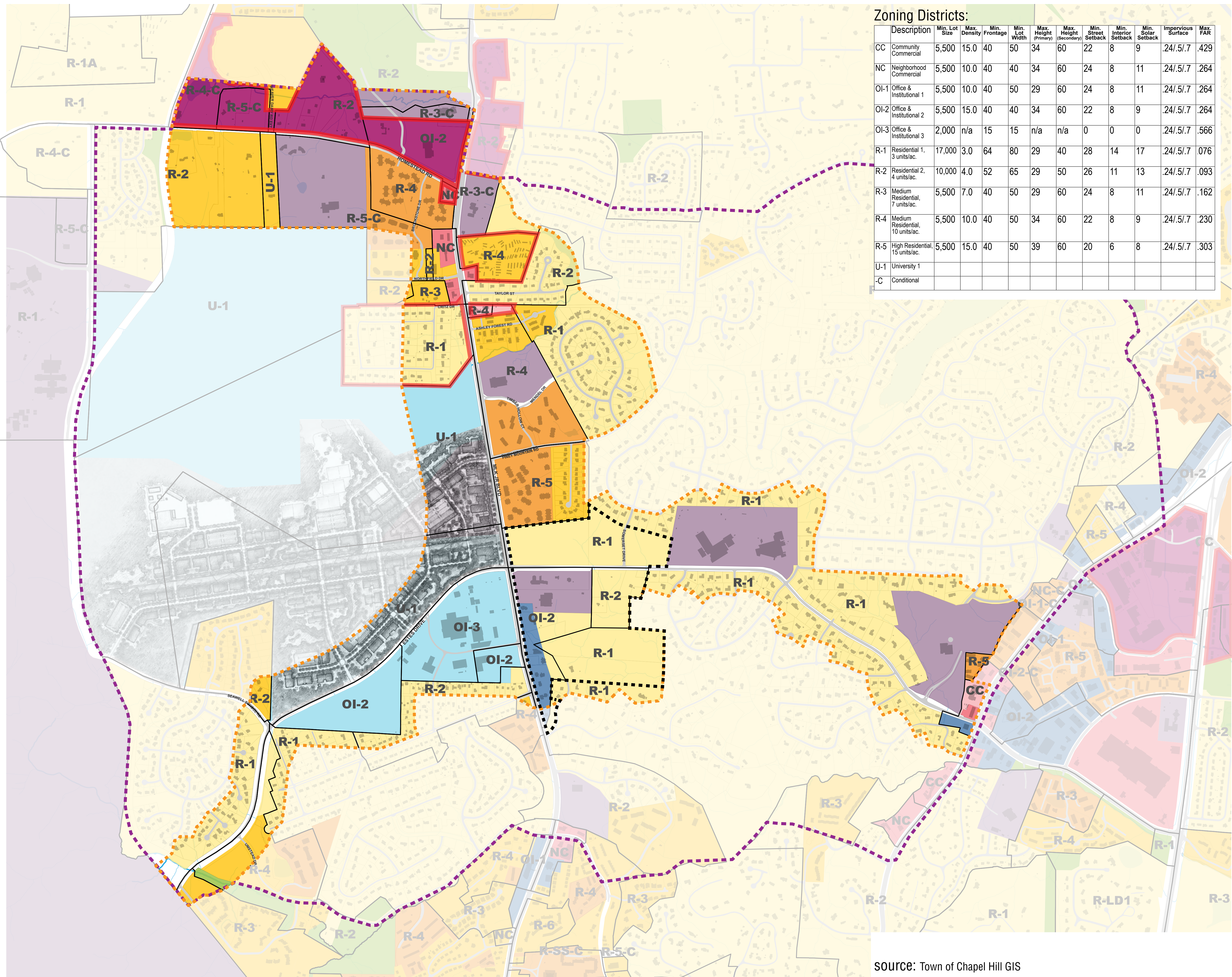
Description	Min. Lot Size	Max. Density	Min. Frontage	Min. Lot Width	Max. Height (Primary)	Max. Height (Secondary)	Max. Street Setback	Min. Street Setback	Min. Interior Setback	Min. Solar Setback	Impervious Surface	Max. FAR
CC Community Commercial	5,500	15.0	40	50	34	60	22	8	9		24/5/7	429
NC Neighborhood Commercial	5,500	10.0	40	40	34	60	24	8	11		24/5/7	264
OI-1 Office & Institutional 1	5,500	10.0	40	50	29	60	24	8	11		24/5/7	264
OI-2 Office & Institutional 2	5,500	15.0	40	40	34	60	22	8	9		24/5/7	264
OI-3 Office & Institutional 3	2,000	n/a	15	15	n/a	n/a	0	0	0		24/5/7	566
R-1 Residential 1, 3 units/ac.	17,000	3.0	64	80	29	40	28	14	17		24/5/7	076
R-2 Residential 2, 4 units/ac.	10,000	4.0	52	65	29	50	26	11	13		24/5/7	093
R-3 Medium Residential, 7 units/ac.	5,500	7.0	40	50	29	60	24	8	11		24/5/7	162
R-4 Medium Residential, 10 units/ac.	5,500	10.0	40	50	34	60	22	8	9		24/5/7	230
R-5 High Residential, 15 units/ac.	5,500	15.0	40	50	39	60	20	6	8		24/5/7	303
U-1 University 1												
-C Conditional												



Town of Chapel Hill  
 Central West Focus Area  
**ZONING & LAND USE**  
 Per the Chapel Hill 2020  
 Comprehensive Plan  
**DRAFT**



- - - - - Impact Area
- - - - - Evaluation for Transportation & Connections
- - - - - Evaluation for Form & Use
- High Density Residential
- Medium Density Residential
- Low Density Residential
- Commercial
- Mixed Use, Office/Com/ Emphasis
- Institutional
- University
- Office
- Park
- Development Opportunity Area
- Development Opportunity Area:  
Refer to Northern Area TF Report & Ephesus-Fordman Small Area Plan

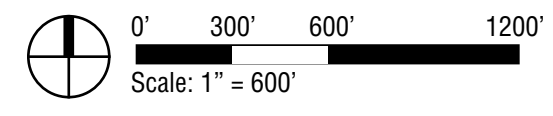


Zoning Districts:

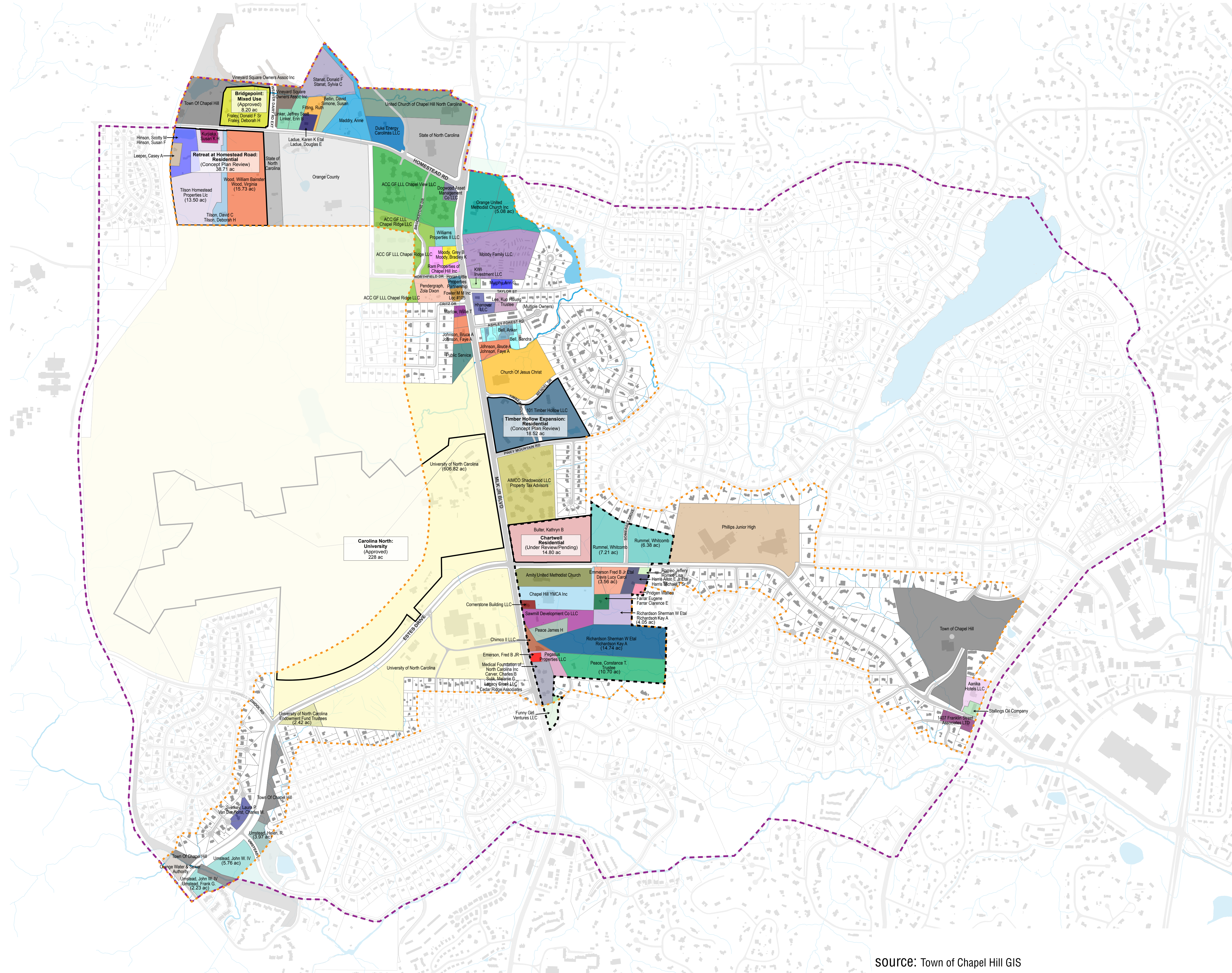
Description	Min. Lot Size	Max. Density	Min. Frontage	Min. Lot Width	Max. Height (Primary)	Max. Height (Secondary)	Min. Street Setback	Min. Interior Setback	Min. Solar Setback	Impervious Surface	Max. FAR
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NC Neighborhood Commercial	5,500	10.0	40	40	34	60	24	8	11	.24/5/7	.264
OI-1 Office & Institutional 1	5,500	10.0	40	50	29	60	24	8	11	.24/5/7	.264
OI-2 Office & Institutional 2	5,500	15.0	40	40	34	60	22	8	9	.24/5/7	.264
OI-3 Office & Institutional 3	2,000	n/a	15	15	n/a	n/a	0	0	0	.24/5/7	.566
R-1 Residential 1, 3 units/ac.	17,000	3.0	64	80	29	40	28	14	17	.24/5/7	.076
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R-4 Medium Residential, 10 units/ac.	5,500	10.0	40	50	34	60	22	8	9	.24/5/7	.230
R-5 High Residential, 15 units/ac.	5,500	15.0	40	50	39	60	20	6	8	.24/5/7	.303
U-1 University 1											
-C Conditional											

SOURCE: Town of Chapel Hill GIS

Town of Chapel Hill  
 Central West Focus Area  
**PARCELS & OWNERS**  
**DRAFT**

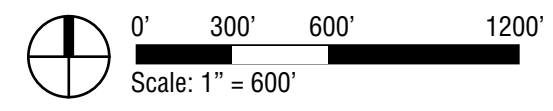


- - - - - Impact Area
- - - - - Evaluation for Transportation & Connections
- - - - - Evaluation for Form & Use
- Development Proposals
- Single Family Residential: Individual Owner



SOURCE: Town of Chapel Hill GIS

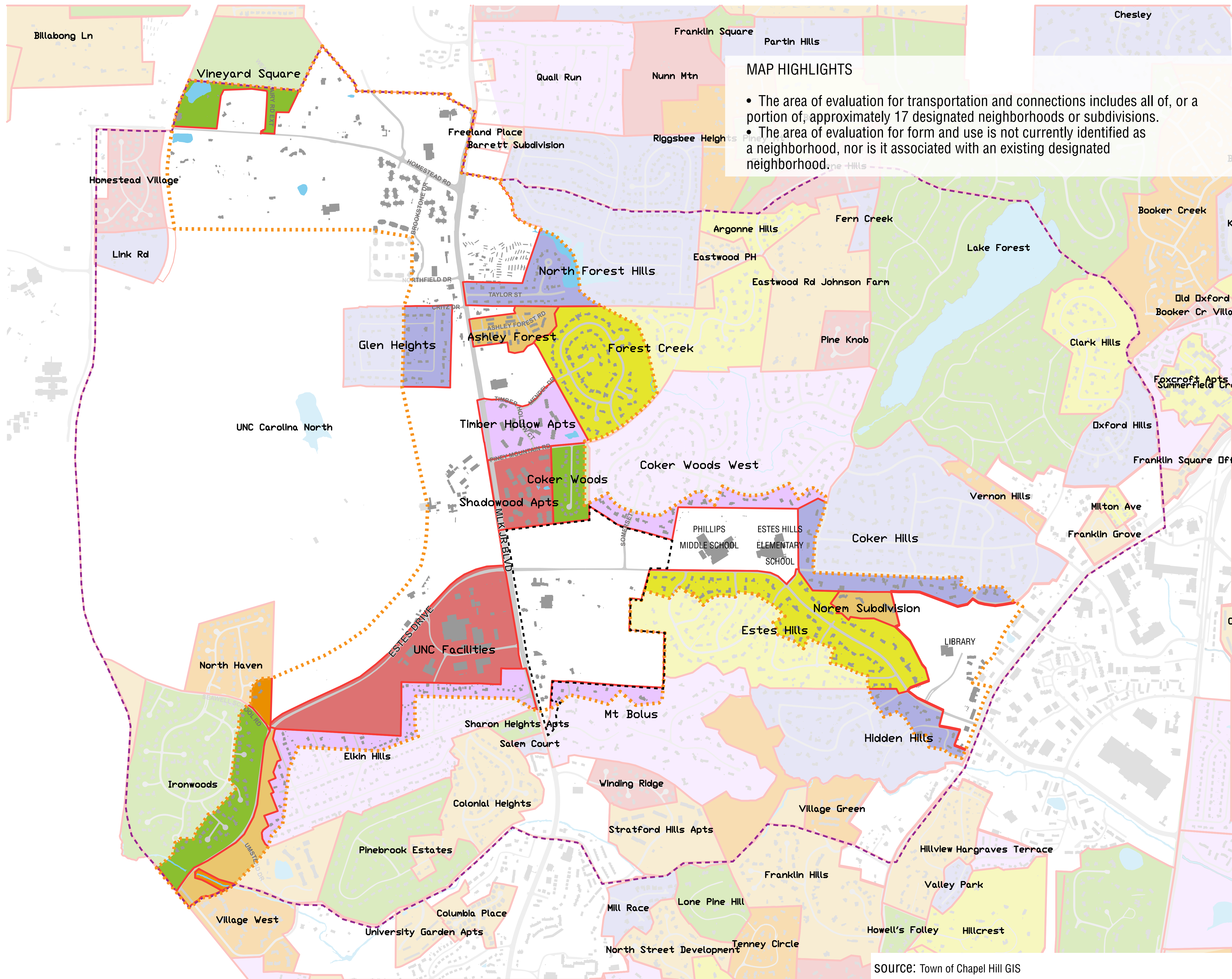
Town of Chapel Hill  
 Central West Focus Area  
**Neighborhoods**  
**DRAFT**



- - - - - Impact Area
- - - - - Evaluation for Transportation & Connections
- - - - - Evaluation for Form & Use
- Neighborhood boundary

**MAP HIGHLIGHTS**

- The area of evaluation for transportation and connections includes all of, or a portion of, approximately 17 designated neighborhoods or subdivisions.
- The area of evaluation for form and use is not currently identified as a neighborhood, nor is it associated with an existing designated neighborhood.



SOURCE: Town of Chapel Hill GIS