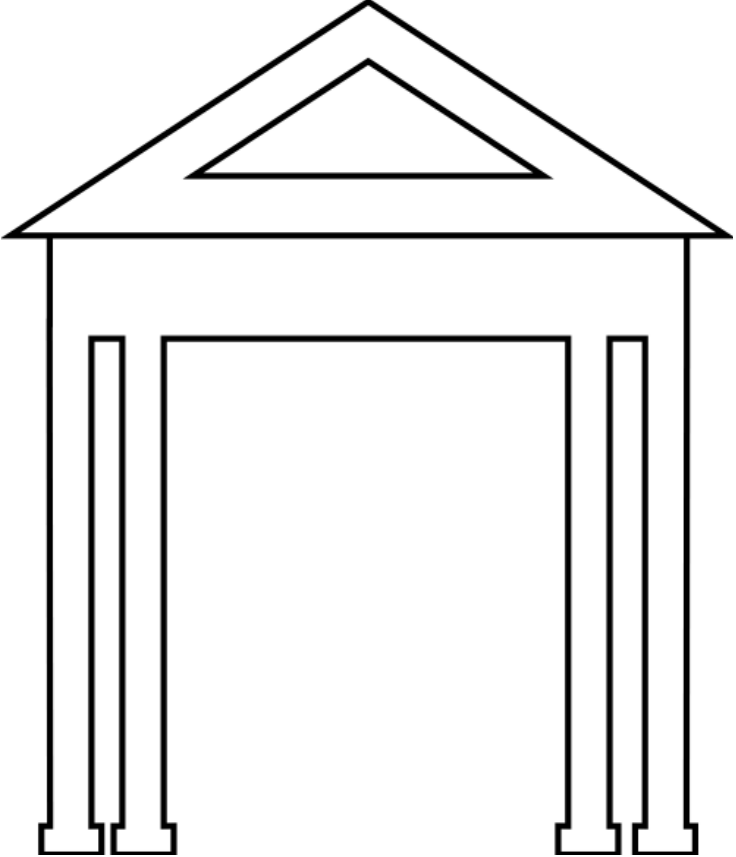


# DESIGN GUIDELINES



A grid of architectural icons. The top row contains a window with a grid pattern, a door with a transom, and a classical portico. The bottom row contains a window with a grid pattern, a window with a grid pattern, a window with a grid pattern, and a window with a grid pattern.	<p><b>Town of Chapel Hill, North Carolina</b> <b>NORTHSIDE NEIGHBORHOOD</b> <b>CONSERVATION DISTRICT</b></p>
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# ACKNOWLEDGMENTS

## Northside Neighborhood Conservation District

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### Northside Neighborhood Conservation District Committee

#### *Northside Neighborhood Association*

Ed Caldwell  
R.D. Smith

#### *Northside Neighborhood Watch*

Helen Galbreth  
Estelle Mabry

#### *Sykes Street Steering Committee*

Delores Bailey  
Tom Tucker

#### *Investors / Developers*

Mark Patmore  
Richard Perry  
Matthew Robbins

#### *Northside Residents*

Jeff Caiola  
Jane Farrar  
Esphur Foster  
Mae McClendon  
Velma Perry

#### *At Large Member*

Josh Gurlitz

#### *Planning Board Representatives*

Sally Greene  
Ruby Sinreich  
Tim Dempsey (alternate)

#### *UNC Representatives*

Linda Convissor  
Melissa Exum (Liaison)  
Michael McSwain (Student Liaison)

### Town Council

Kevin C. Foy, Mayor  
Edith M. Wiggins, Mayor pro tem  
Sally Greene  
Ed Harrison  
Cam Hill  
Mark Kleinschmidt  
Bill Strom  
Dorothy Verkerk  
Jim Ward

### Planning Department Staff

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Chris Berndt, Long Range Planning Coordinator  
J.B. Culpepper, Current Development Coordinator  
Loryn Barnes, Community Development Coordinator  
Than Austin, Senior Planner  
Scott Simmons, Senior Planning Graphics Specialist  
Heather Deutsch, Community Development Intern

### Planning Board

Timothy Dempsey (Chair)  
Coleman Day (Vice Chair)  
Rebecca Boyles  
Thatcher Freund  
Nancy Gabriel  
Sally Greene  
Suzanne Haff  
Nancy Milio  
Ruby Sinreich

### Design Workshop Consultants

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Ken Redfoot  
David Swanson

### Consultants to Planning Staff

David Swanson, Swanson and Associates, PA  
Joanna Massey, Designer

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## Northside Neighborhood Conservation District

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# HISTORY

## Northside Neighborhood Conservation District



### Neighborhood Conservation District

The Town of Chapel Hill Land Use Management Ordinance adopted by the Town Council on January 27, 2003 includes a provision for creating Neighborhood Conservation Districts. The purpose of creating a Neighborhood Conservation District is to preserve and protect unique and distinctive older in-town residential neighborhoods or commercial districts which contribute significantly to the overall character and identity of the Town.

As stated in the Land Use Management Ordinance, a Neighborhood Conservation District is created as an overlay zoning district by enactment of an ordinance to designate the district. The ordinance identifies the designated district boundaries.

For a complete description of the Neighborhood Conservation District regulations, please refer to Section 3.6.5 of the Town of Chapel Hill Land Use Management Ordinance.

### Northside Neighborhood Conservation District Committee

Between May and November 2003, the Northside Neighborhood Conservation District Committee met to discuss possible provisions of this new overlay district to the Northside Neighborhood.

On February 7, 2004, the Planning Department held a workshop to discuss possible design guidelines for the Northside Neighborhood Conservation District. The workshop included a presentation on historic Northside architecture

and facilitated breakout sessions where the following topics were discussed:

- Site planning
- Landscaping
- Building orientation
- Driveways and garage location
- Windows and dormers
- Density
- Architectural styles and details
- Fences and walls
- Sidewalks and entranceways

After the workshop, the Northside Neighborhood Conservation District Committee met to further discuss the comments received at the workshop and the implications of specific guidelines. Comments were organized into the following categories:

- Building Orientation
- Site Design
- Parking
- Fencing
- Porches
- Design Details

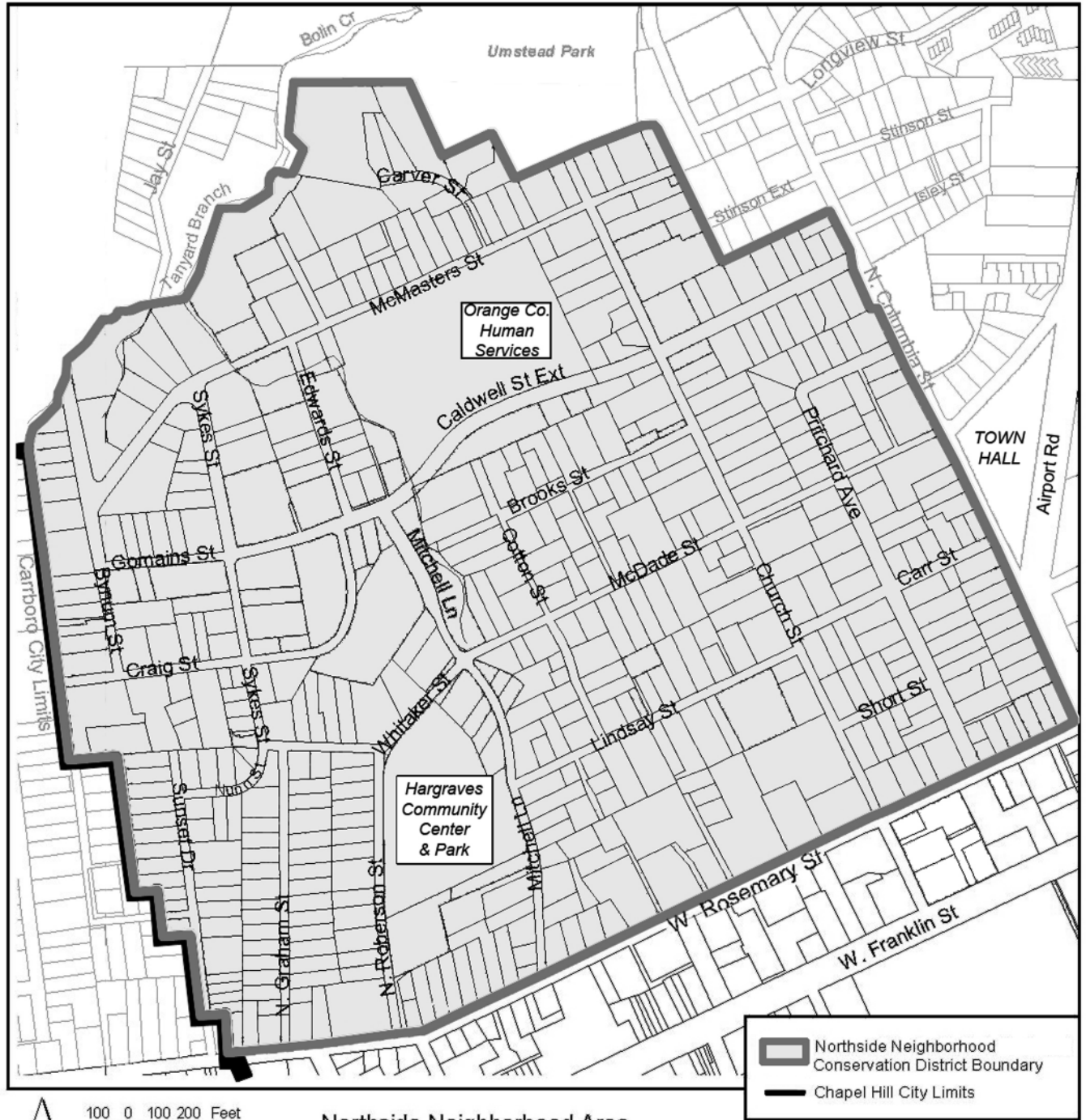
On February 23, 2004, the Chapel Hill Town Council adopted regulations for the Northside Neighborhood Conservation District.

On May 19, 2004, the Neighborhood Conservation District Advisory Committee voted 12-0 to approve the guidelines included in this document and to recommend that the Council approve the guidelines.

The Design Guidelines for the Northside Neighborhood Conservation District were adopted on June 30, 2004.

# BOUNDARY MAP

## Northside Neighborhood Conservation District



Northside Neighborhood Area Conservation District Boundary

# GUIDELINES

## Northside Neighborhood Conservation District



### Building Orientation

Setbacks should be consistent along each block, with a preference for homes close to the street (to enhance safety).

All buildings should face the street.

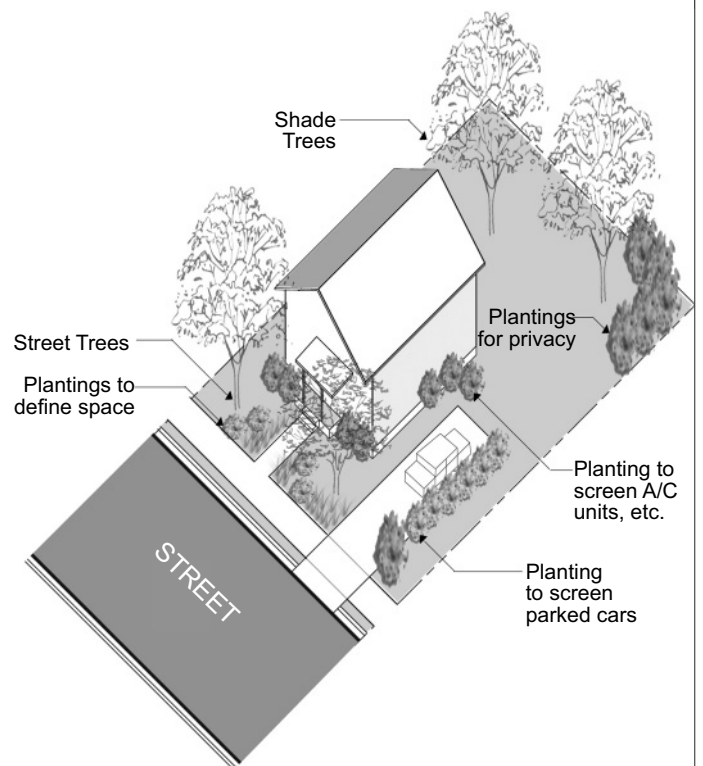
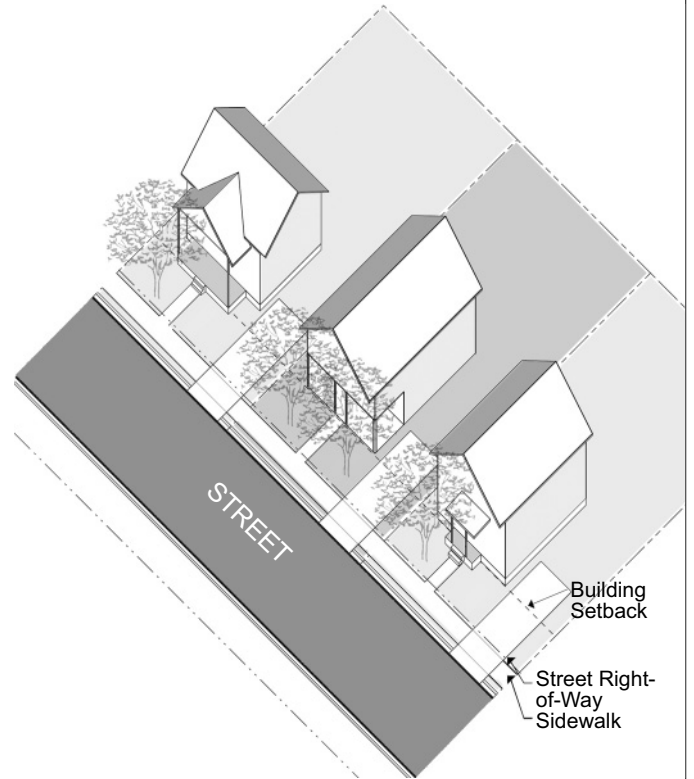
### Site Design

Landscaping should add to the visual appeal of neighborhood and enhance safety.

Lighting should be increased (for safety).

Most streets should have sidewalks (for pedestrian safety).

Buildings should be placed on a site in a manner similar to the placement of other structures on nearby properties.



# GUIDELINES

## Northside Neighborhood Conservation District



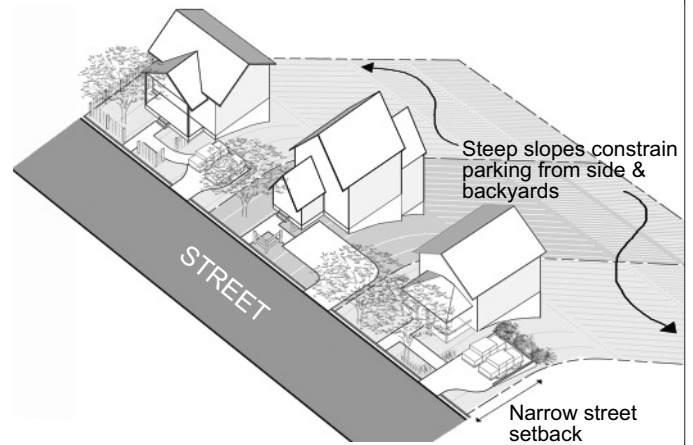
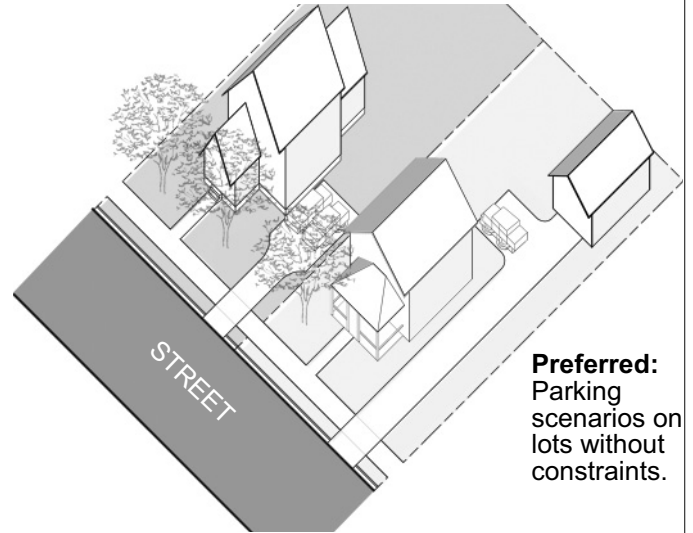
### Parking

Parking areas should be located at the side or rear of the house, if feasible.

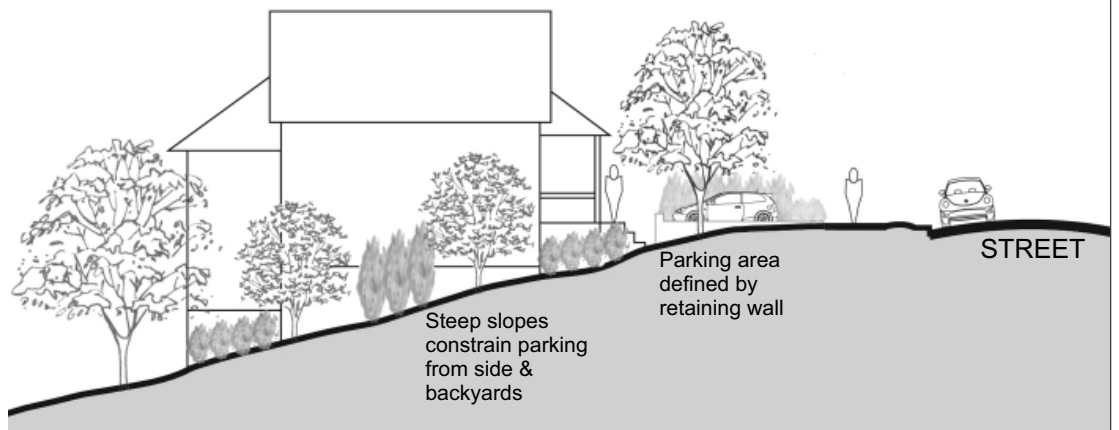
Front yard parking and driveway areas together should not exceed 25% of the front yard, if feasible; absolute maximum is 40% of front yard.

Front yard parking should not obscure the front door.

Parking and driveway areas should be clearly distinguished from other parts of the front yard.



**Example:** Parking scenarios for front yards in instances of site constraints.



# GUIDELINES

## Northside Neighborhood Conservation District

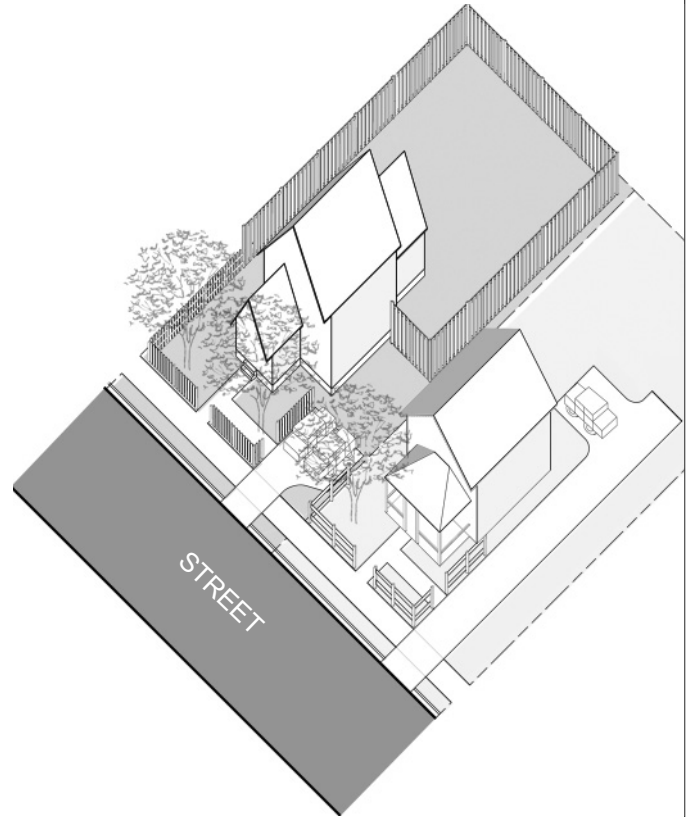


### Fencing

Fencing may be used to restrict trespassing and create privacy.

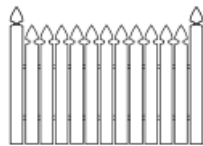
Frontyard fences should, in general, be lower than backyard fences.

Fences should be constructed using materials consistent and compatible with other existing fences in the neighborhood.



### Examples of Existing Fence Materials & Styles

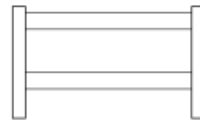
#### Wood



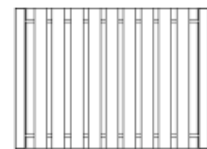
Picket Fence



Stockade Fence



Split Rail Fence

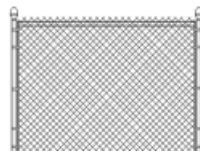


Board on Board Fence

#### Metal



Ornamental Metal



Chain Link



# GUIDELINES

## Northside Neighborhood Conservation District



### Porches

Homes should have porches or covered stoops.

Porches and stoops should be of a similar style and material to the building.



### Design Details

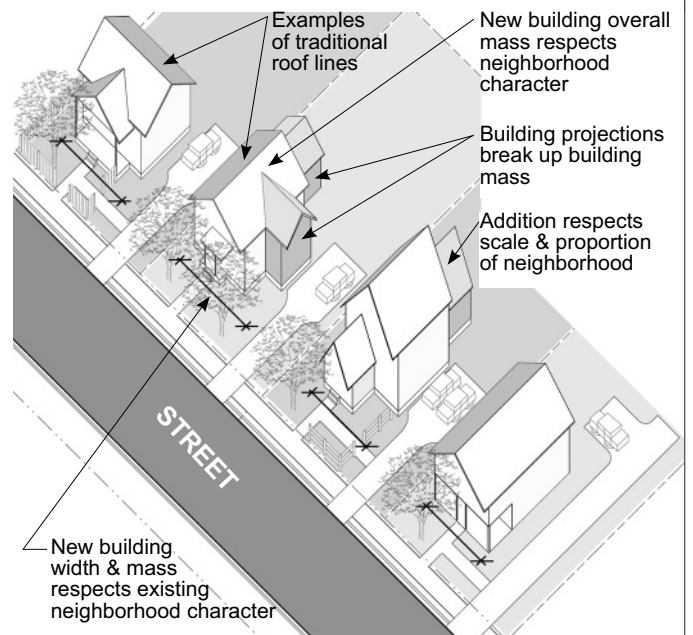
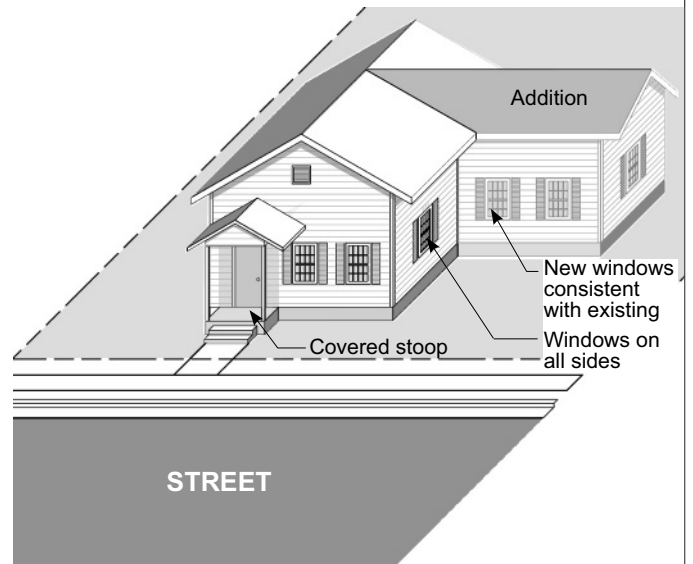
Windows should be on all sides of a house, with attention to symmetry and consistent size.

Windows on new additions should be consistent with size and spacing of windows on the older part of the house.

Building masses should be broken up with building projections.

Buildings should respect the character of the neighborhood in scale and proportion.

Roof forms should be similar to those traditionally seen in the neighborhood.



# PLANTING DESIGN RECOMMENDATIONS

## Northside Neighborhood Conservation District



There are many plants that are adaptable to the climate, soils, and growing conditions in the Northside Neighborhood of Chapel Hill. There are also a number of plants that should be avoided due to their tendency to out-compete native and other non-invasive plants.

The Town recommends that applicants contact a landscape professional for assistance with plant selection. Ultimately, tree and shrub selection shall be based on site specific conditions. Some general guidance on these conditions is provided below.

### Tree Selection

Tree selection should be based not only on specific site conditions, but also consideration of the ultimate size of the tree, whether or not it is a deciduous (loses leaves in winter), its growth habit (upright, rounded, weeping, etc.), and adaptability of the tree to a particular growing condition (tolerant of full sun, poor drainage conditions, heavy compacted soils, etc.).

Large, spreading trees should be used where there is room for the tree to attain its full, mature size. Large trees should not be planted under or near overhead power lines.

Some desirable species for this area may include, but are not limited to:

<i>American Holly</i>	<i>Kousa Dogwood</i>
<i>Bald Cypress</i>	<i>Laurel Oak</i>
<i>Carolina Cherry Laurel</i>	<i>Lusterleaf Holly</i>
<i>Carolina Silverbell</i>	<i>Red Buckeye</i>
<i>Chastetree</i>	<i>Red Maple</i>
<i>Common Crape Myrtle</i>	<i>Southern Magnolia</i>
<i>Eastern Red Cedar</i>	<i>Sweet Bay Magnolia</i>
<i>Eastern Redbud</i>	<i>Tulip Tree</i>
<i>Flowering Dogwood</i>	<i>White Oak</i>
<i>Gingko</i>	<i>Willow Oak</i>
<i>Green Ash</i>	<i>Yaupon Holly</i>

### Shrub Selection

Shrubs should also be selected based on specific site conditions (full or part-sun, soil conditions, drainage). They can be used for a number of functions beyond aesthetics.

Evergreen shrubs can be used to screen driveways or undesirable views such as air conditioning units. Shrubs can be planted as a hedge to provide some privacy/screening as an alternative to fencing. And, shrubs can be used to define yard areas or to provide a buffer between the front yard and the street or sidewalk.

Some desirable species for this area may include, but are not limited to:

<i>Aaronsbeard St. Johnswort</i>	<i>Indian Hawthorne</i>
<i>American Beautyberry</i>	<i>Inkberry Holly</i>
<i>Bridalwreath Spiraea</i>	<i>Japanese Aucuba</i>
<i>Cleyera</i>	<i>Japanese Holly</i>
<i>Common Camellia</i>	<i>Japanese Kerria</i>
<i>Common Cherry Laurel</i>	<i>Oakleaf Hydrangea</i>
<i>Common Witchhazel</i>	<i>Rose-of-Sharon</i>
<i>Double Reeve's Spiraea</i>	<i>Summersweet</i>
<i>Doublefile Viburnum</i>	<i>Sweetshrub</i>
<i>Dwarf Waxmyrtle</i>	<i>Thunberg Spiraea</i>
<i>Florida Anise</i>	<i>Virginia Willow</i>
<i>Flowering Quince</i>	<i>Winter Honeysuckle</i>
<i>Gardenia</i>	<i>Wintersweet</i>
<i>Glossy Abelia</i>	<i>Yucca</i>

### Invasive Plants

Invasive plants are those that have the potential to out-compete other non-invasive species in the natural and built landscape. Ultimately this can lead to reduced diversity of plants, plant disease infestations, and loss of wildlife (including song bird) habitat.

Below is a listing of trees and shrubs prohibited from use on landscaping plans for development applications and strongly discouraged in non-regulated landscaping projects within the town.

<b>Prohibited Trees:</b>	<b>Prohibited Shrubs:</b>
<i>Mimosa</i>	<i>Multiflora Rose</i>
<i>Princess Tree</i>	<i>Privet</i>
<i>Tree of Heaven</i>	<i>Russian Olive</i>
<i>White Mulberry</i>	