

SECTION I

Item #1: Regulating Plan

Purpose: To identify opportunities for enhancing the public realm through the District's transforming street network

Changes since March 24th:

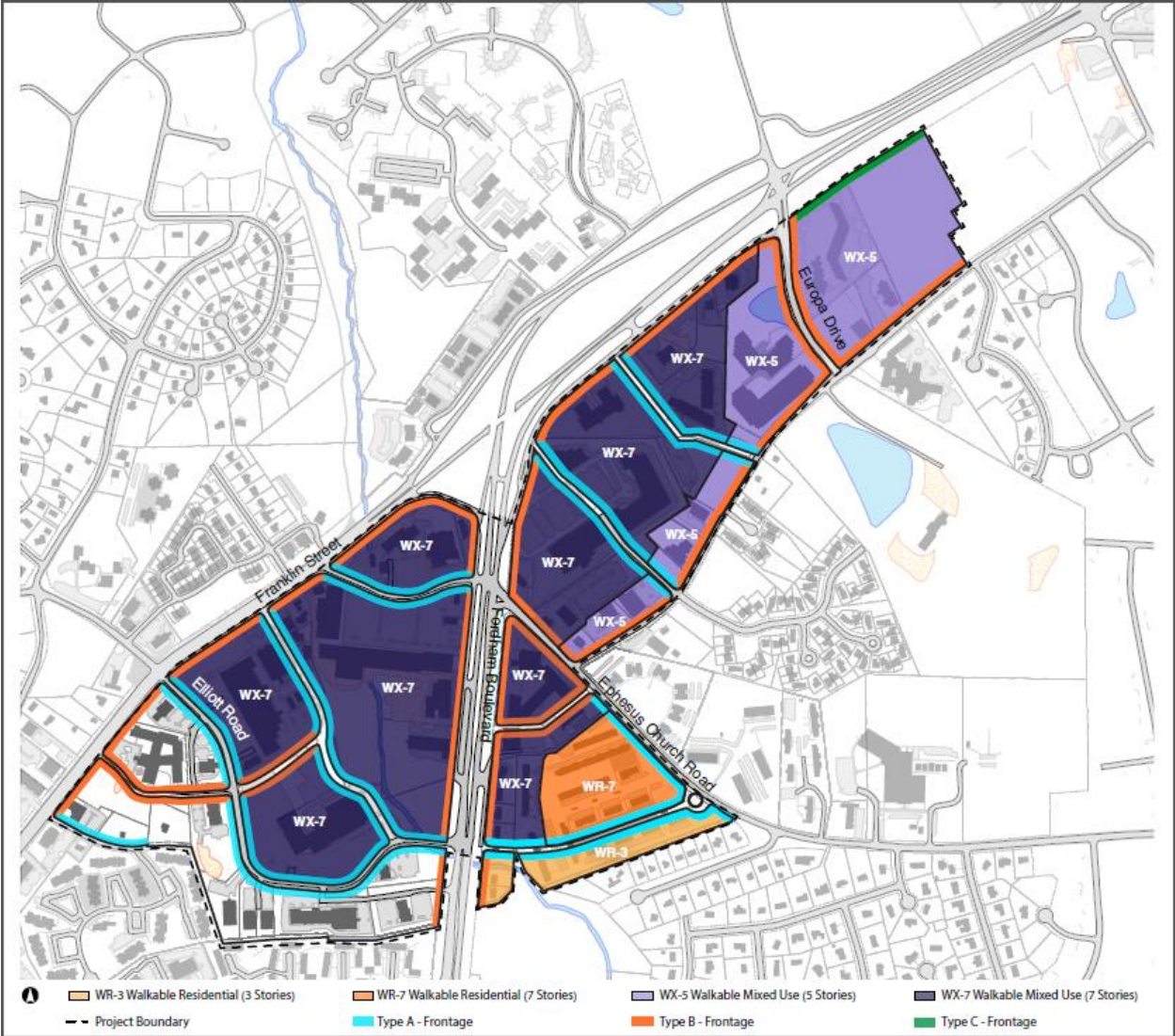
- No changes

Additional considerations:

- The Council may consider additional changes to street classifications during the continued public hearing. This would be the opportunity to change the proposed street frontage on the Legion Road extension side of the University Inn property to balance the recommended change on the Fordham Boulevard side of the property.
- The forthcoming District connectivity and mobility plan presents an opportunity for the Transportation and Connectivity Advisory Board to provide the Town's consultant with feedback on street typicals prior to receiving new development applications.
- Developing new communication tools (i.e. helpful webpages) can respond to questions regarding predictability. Staff can map the approval process, including identifying opportunities for seeking feedback from the Community Design Commission.
- Design guidelines can address additional non-regulatory expectations regarding the relationships between buildings and the public realm.

Sec. 3.11.2. District Character, Subsection 3.11.2.2. Regulating Plan and official zoning map are hereby revised to read as follows:

“The Walkable Residential (WR-), Walkable Mixed Use (WX-) subdistricts are identified and located on the Town of Chapel Hill Official Zoning Map. The Regulating Plan is for illustrative purposes and is intended to show the general areas of each subdistrict and associated road frontage(s). Additional street right-of-way or public easement may be required at the time of development, in accordance with the Ephesus Church/Fordham Boulevard Small Area Plan, ~~and~~ this regulating plan or this Section 3.11.”



[The image of the map above is revised to show a Type B frontage in orange along both sides of Fordham Boulevard. The Type C frontage is now shown in green.]

Item #2: Building Perimeters Plan

Purpose: To identify parameters that will enhance the pedestrian experience at the street level relative to building massing (i.e. eliminating megablocks)

Changes since March 24th:

- Deleted maximum building perimeter of 1,000'
- Added maximum block length of 500'
- Added language allowing no more than 2 adjacent 500' blocks
- Changed proposed maximum building façade length from 400' to 250'
- Added language requiring architectural permeability every 250'
- Added definition for architectural permeability
- Deleted draft requirements to direct pedestrian access for ground floor residential

Additional considerations:

- Design guidelines can address additional non-regulatory expectations regarding the relationships between buildings and the public realm.

SECTION I

Sec. 3.11.2. District Character, Subsection 3.11.2.3. Walkable Residential (WR-3 and WR-7), Subsection 1. Lot is hereby revised to read as follows:

Lot Dimensions		
(A)	Net land area (min)	1,700 SF
(B)	Lot width (min)	20'
(C)	<u>Maximum block length</u>	<u>500'</u>
(D)	<u>Maximum number of adjacent 500' blocks</u>	<u>2</u>
Lot Parameters		
(E)	Outdoor amenity space ratio (min), applies to non-residential portion of building	0.20
	Recreation space ratio (min), applies to residential portion of building	
	1-3 story building	0.08
	4+ story building	0.12

(F)	Maximum building perimeter, as measured by the total length of all building sides at ground level not including interior walls or walls used to wrap structured parking (e.g. 200'+200'+200'+200'=a building perimeter of 800')	1,000'
(FG)	Maximum building façade length, as measured by the length of any one side of a building or structure at ground level	250'
	- Architectural permeability of the building façade length at ground level	Required every 250'

Outdoor amenity space and recreation space are ratios of gross land area.

SECTION II

Sec. 3.11.2. District Character, Subsection 3.11.2.4. Walkable Mixed Use (WX-5 and WX-7), Subsection 1. Lot, is hereby revised to read as follows:

Lot Dimensions		
(A)	Net land area (min)	
	- All residential	1,700 SF
	- Mixed use / nonresidential	5,000 SF
(B)	Lot width (min)	
	- All residential	20'
	- Mixed use / nonresidential	50'
(C)	Maximum block length	500'
(D)	Maximum number of adjacent 500' blocks	2
Lot Parameters		
(E)	Outdoor amenity space ratio (min), applies to non-residential portion of building	0.20
	Recreation space ratio (min), applies to residential portion of building	
	1-3 story building	0.08
	4+ story building	0.12
(F)	Maximum building perimeter, as measured by the total length of all building sides at ground level not including interior walls or walls used to wrap structured parking (e.g. 200'+200'+200'+200'=a building perimeter of 800')	1,000'

(FG)	Maximum building façade length, as measured by the length of any one side of a building or structure at ground level	250'
	- Ground level architectural permeability of the building façade length	Required every 250'

Outdoor amenity space and recreation space are ratios of gross land area.

SECTION III

Sec. 3.11.2. District Character, Subsection 3.11.2.3. Walkable Residential (WR-3 and WR-7), Subsection 4. Form, is hereby revised to include changes to row D under **Table Section Pedestrian Access** and add subsequent text to read as follows:

Pedestrian Access		
(D)	Principal entrance facing street	required- Required for each unit
(E)	Principal entrance spacing along street (max)	100'

~~Where the Community Design Commission makes a finding that a proposed design alternative for the residential pedestrian access requirements could provide an equivalent or better result that meets the purpose and intent of Section 3.11, the Community Design Commission may approve such an alternative design as part of a Certificate of Appropriateness.~~

SECTION IV

Sec. 3.11.2. District Character, Subsection 3.11.2.4. Walkable Mixed Use (WX-5 and WX-7), Subsection 4. Form, is hereby revised to include changes to row D under **Table Section Pedestrian Access** and add subsequent text to read as follows:

Pedestrian Access		
(D)	Principal entrance facing street	required
	Residential	Required for each unit
	Nonresidential	Required
(E)	Principal entrance spacing along street (max)	
	- Residential	100'
	- Nonresidential	100'

~~Where the Community Design Commission makes a finding that a proposed design alternative for the residential pedestrian access requirements could provide an equivalent or better result that meets the purpose and intent of Section 3.11, the Community Design Commission may approve such an alternative design as part of a~~

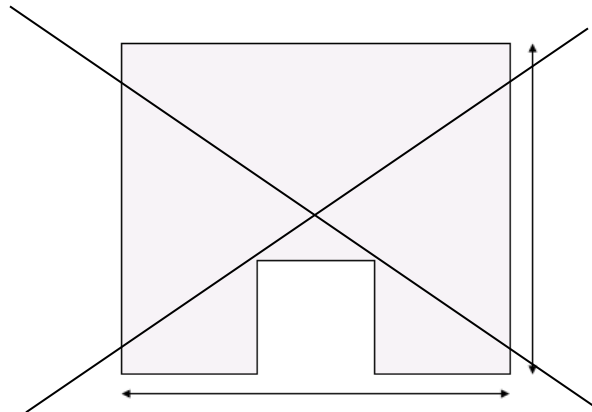
Certificate of Appropriateness

SECTION V

Sec. 3.11.2. District Character, Subsection 3.11.2.7. Measurements and Exceptions is hereby revised to add a new subsection Q. Building Perimeter to read as follows:

Q. Building Perimeter

1. The building perimeter is measured by summing the lengths of all outer walls of a building at the street level.
2. Where the outer wall of a building is not uniform, the length is measured at street level using a line drawn parallel to the exterior wall the building that is closest to the front setback. The length of this line begins and ends when it crosses the same setback line on the other two adjoining sides of the building as shown in image.



3. Building elements as described in Section 3.11.2.6. and the portions of outer walls used to wrap structured parking do not apply to the maximum building perimeter.”

SECTION VI

Sec. 3.11.2. District Character, Subsection 3.11.2.7. Measurements and Exceptions, Subsection O. Building Entrances is hereby revised to read as follows:

“O. Building Entrances

1. An entrance providing both ingress and egress, operable to residents at all times or to customers during normal business hours, is required to meet the street facing entrance requirements. Additional entrances are permitted.

2. The entrance separation requirements must be met for each development, but are not applicable to adjacent (existing) development.

3. An angled (clipped corner) entrance may be provided at any corner of a building along the street to meet the street entrance requirements, provided the applicable entrance spacing requirements can still be met.

~~4. Ground floor residential units shall have direct external access along a Type A or Type B Frontage. Stoops and porches are permitted building elements, which may be shared between no more than two units."~~

SECTION VII

Sec. 3.11.4. Design and Development Standards Character, Subsection 3.11.4.8.

Defined Terms, Subsection B. Defined Terms is hereby revised to add a new definition for **Architectural Permeability** between **Addition** and **Attic** as follows:

"**Architectural Permeability** means a useable break between buildings, including but not limited to a street, bicycle and pedestrian pass-through, trail, greenway or other similar area which accommodates the movement of motorized vehicles and/or pedestrians and bicycles. An area used to address architectural permeability shall be a minimum width of 15' or larger where life safety service is required. Where the Community Design Commission makes a finding that a proposed design alternative for the maximum building perimeter could provide an equivalent or better result that meets the purpose and intent of Section 3.11, the Community Design Commission may approve such an alternative design as part of a Certificate of Appropriateness."

Item #3: Building Height

Purpose: To encourage buildings larger than 1 story by identifying an appropriate minimum height limitation for redevelopment opportunities in the District

Changes since March 24th:

- Removed minimum height of 35' while maintaining minimum height of 2 stories

SECTION I

Sec. 3.11.2. District Character, Subsection 3.11.2.3. Walkable Residential (WR-3 and WR-7), Subsection 3. Mass, Table Section Building Height is hereby revised to read as follows:

Building Height		
(A)	Building height (max)	
	- WR-7	7 stories, not to exceed 90'
	- WR-3	3 stories, not to exceed 45'
(B)	<u>Building height for principal structures (min)</u>	<u>2 stories and 35' measured to finished grade</u>
(B)(C)	Building step back above 2 nd or 3 rd floor (min) if building is placed within first 10' of the build-to zone	
	- 3 story buildings or less	
	- 4 story buildings or greater	10' step back above 2 nd or 3 rd floor

SECTION II

Sec. 3.11.2. District Character, Subsection 3.11.2.4. Walkable Mixed Use (WX-5 and WX-7), Subsection 3. Mass, Table Section Building Height is hereby revised to read as follows:

Building Height		
(A)	Building height (max)	
	- WR-7	7 stories, not to exceed 90'
	- WR-3	3 stories, not to exceed 45'
(B)	<u>Building height for principal structures (min)</u>	<u>2 stories and 35' measured to finished grade</u>
(B)(C)	Building step back above 2 nd or 3 rd floor (min) if building is placed within first 10' of the build-to zone	
	- 3 story buildings or less	
	- 4 story buildings or greater	10' step back above 2 nd or 3 rd floor

Item #4: Sidewalk Clear Zone

Purpose: To establish a tool for improving the pedestrian experience along required sidewalks by guaranteeing free flow of pedestrian traffic

Changes since March 24th:

- Added language to clarify that a multiuse path is part of the street frontage along Type B and Type C streets
- Added language to clarify that sidewalks and multiuse paths should have a clear zone equivalent to the minimum required width
- Design guidelines will present an opportunity to establish more fine grained details

Additional considerations:

- We have contacted the consultant about a revised graphic that also explains the relationship of the public right-of-way to streetscape elements.

SECTION I

Sec. 3.11.2. District Character, Subsection 3.11.2.5. Frontages, Table Type A

Frontage is hereby revised to read as follows:

TYPE A FRONTAGE

Building Location		
(A)	Front setback (min/max)	0'/10'
	Building façade in BTZ (min % of lot width)	80%
Streetscape		
(B)	Sidewalk (min)	10' <u>minimum clear zone</u>
(C)	Tree Planting Zone (min)	
	With grates	6'
	Without grades	8'
	Tree spacing (on center, avg)	40'
(D)	On-street parking, where provided (min)	8'
Parking Location		
Surface parking: Not permitted between building and street		
Structured parking: 30' minimum behind front building façade for all floors		

Canopy trees are required unless utility conflicts exist, in which case an equivalent or better alternative can be reviewed and approved by the Community Design Commission.

SECTION II

Sec. 3.11.2. District Character, Subsection 3.11.2.5. Frontages, Table Type B

Frontage is hereby revised to read as follows:

TYPE B FRONTAGE

Building Location		
(A)	Front setback (min/max)	0'/85'
	Building façade in BTZ (min % of lot width)	60%
Pedestrian Way		
(B)	Sidewalk or multiuse path (min)	8' <u>minimum clear zone</u>
(C)	Tree Planting Zone (min)	
	With grates	6'
	Without grades	8'
	Tree spacing (on center, avg)	40'
Vehicular Way		
(D)	Parking area (max)	60'
(E)	Hedge planting or wall zone (36" min height)	5' (min width)
Streetscape		
(F)	Sidewalk (min)	6'

(G)	Tree Planting Zone (min)	
	With grates	6'
	Without grades	8'
	Tree spacing (on center, avg)	40'
Parking Location		
Surface parking: 2 bays maximum permitted between building and street		
Structured parking: 30' minimum behind front building façade for all floors		

Canopy trees are required unless utility conflicts exist, in which case an equivalent or better alternative can be reviewed and approved by the Community Design Commission.

SECTION III

Sec. 3.11.2. District Character, Subsection 3.11.2.5. Frontages, Table Type C

Frontage is hereby revised to read as follows:

TYPE B FRONTAGE

Building Location		
(A)	Front setback (min/max)	5'
	Building façade in BTZ (min % of lot width)	n/a
Vehicular Way		
(B)	Parking area (min)	Unlimited
(C)	Hedge planting or wall zone (36' min height)	5' (min width)
Streetscape		
(D)	Sidewalk or multiuse path (min)	6' <u>minimum clear zone</u>
(E)	Tree Planting Zone (min)	
	With grates	6'
	Without grades	8'
	Tree spacing (on center, avg)	40'
Parking Location		
Surface parking: No restriction		
Structured parking: No restriction		

Canopy trees are required unless utility conflicts exist, in which case an equivalent or better alternative can be reviewed and approved by the Community Design Commission.

Item #5: Outdoor Amenity Space

Purpose: To enhance green spaces in the District where available

Changes since March 24th:

- No changes

Additional Considerations:

- As they become available, payment-in-lieu funds can be used by the Parks & Recreation Department for additional recreating opportunities.

SECTION I

Sec. 3.11.2. District Character, Subsection 3.11.2.7. Measurements and Exceptions, Subsection D. Outdoor Amenity Space, Subsection 4. Standards, is hereby amended to add a new Subsection h. to read as follows:

“h. Outdoor amenity space that includes vegetation and/or landscaping should be visible from street rights-of-way or public easements.”

Item #6: Structured Parking

Purpose: To improve form standards relative to structured parking

Changes since March 24th:

- Removed new language requiring that structured parking be screened
- Clarified that structured parking counts toward the build-to zone

SECTION I

Sec. 3.11.4. Design and Development Standards, Subsection 3.11.4.1. Parking Standards, Subsection B. Vehicle Parking is hereby revised to read as follows:

“B. Vehicle Parking

1. *Required Spaces.* The minimum and maximum parking spaces are provided in the Table below and are required unless an alternative is approved by the Town Manager.

2. *Outdoor Dining.* Outdoor dining located in the build-to zone or a forecourt permitted under Sec. 3.11.2.6 are exempt from the calculation of required vehicle parking spaces.

3. *Parking Maximums.* Parking spaces provided in an underground or structured parking garage do not count toward the maximum number of spaces permitted.

4. *Structured Parking.* Structured parking visible from the public realm shall be screened or otherwise architecturally compatible with the principal building. Screening for structured parking may include but is not limited to green screens and other architectural features as deemed appropriate by the Community Design Commission. Architecturally compatible structured parking is considered part of the building for the purpose of measuring the build-to zone for a Type B frontage.”

Item #7: Equipment Screening

Purpose: To screen and/or locate mechanical equipment in the least obtrusive place feasible

Changes since March 24th:

- Specified that the intent of the regulations is for mechanical equipment to be minimally visible and minimally encroach into the pedestrian path
- Maintain previously proposed standard of 10' from the sidewalk alongside a Type A or Type B street frontage
- Added provision allowing the Town Manager to approve an alternative proposal where it is not feasible to meet the standard (i.e. Duke Energy requires a transformer in a specific location without flexibility)

SECTION I

Sec. 3.11.2. District Character, Subsection 3.11.2.7. Measurements and Exceptions, Subsection H. Setback Encroachments, Subsection 2. Mechanical Equipment and Utility Lines is hereby amended to add a new Subsection d. to read as follows:

“d. It is the intent of this section that aboveground mechanical equipment and minor structures accessory to utilities, excluding equipment and structures necessary for life safety, shall be minimally visible and minimally encroach into the pedestrian path. Aboveground mechanical equipment and minor structures shall not be placed within 10’ of a sidewalk for a Type A or a Type B street frontage, unless the Town Manager approves an alternative proposal that demonstrates compliance to the maximum extent feasible with the intent of this section.”

SECTION II

Sec. 3.11.4. Design and Development Standards, Subsection 3.11.4.2. Landscaping Standards, Subsection E. Service and Mechanical Screening, Subsection 4. Wall-Mounted Equipment is hereby amended to add a new Subsection d. to read as follows:

“d. Unless otherwise approved as a permitted setback encroachment in Section 3.11.2.7, wall-mounted mechanical equipment and minor structures accessory to utilities, excluding equipment and structures necessary for life safety, shall not be placed within 10’ of a sidewalk for a Type A or a Type B street frontage.”

SECTION III

Sec. 3.11.4. Design and Development Standards, Subsection 3.11.4.2. Landscaping Standards, Subsection E. Service and Mechanical Screening, Subsection 5.

Ground- Mounted Equipment is hereby amended to add a new Subsection d. to read as follows:

“d. Unless otherwise approved as a permitted setback encroachment in Section 3.11.2.7, ground-mounted mechanical equipment and minor structures accessory to utilities, excluding equipment and structures necessary for life safety, shall not be placed within 10’ of a sidewalk for a Type A or a Type B street frontage.”

Item #8: Appearance of Aboveground Stormwater Measures

Purpose: To clarify that the Community Design Commission's purview in reviewing Certificate of Appropriateness applications includes the appearance of aboveground stormwater control measures. This provision does not apply to stormwater control measures that are not visible from the public realm.

Changes since March 24th:

- Clarified that Certificate of Appropriateness review applies to aboveground stormwater control measures
- Specified that the Community Design Commission's purview includes aesthetic quality of qualifying changes
- Clarified that the Certificate of Appropriateness requirement does not apply to routine maintenance (i.e. maintenance of aboveground stormwater devices)

SECTION I

Sec. 3.11.4. Design and Development Standards, Subsection 3.11.4.7. Administration of Form Districts, Subsection D. Certificate of Appropriateness, Subsection 1. Review Required is hereby revised to read as follows:

“D. Certificate of Appropriateness

1. *Review Required*

a. No exterior portion of any building or related structure (including masonry walls, fences, light fixtures, steps and pavement), or any aboveground utility structure or ground level stormwater control measure may be erected, altered, restored or moved within the Form District until an application for a certificate of appropriateness as to the aesthetic quality of exterior architectural features and accessory utility features have ~~has~~ been approved. The above requirements do not apply to the demolition of any buildings or structures or routine maintenance of structures.

b. For purposes of this Section 3.11, “exterior architectural features” shall include the architectural style, general design, and general arrangement of the exterior of a building or other structure, including the kind and texture of the building material, and the type and style of all windows, doors and light fixtures. Accessory utility features further includes the screening of transformers and cabinet structures, as well as the appearance of ground level, visible stormwater control measures. Review should give consideration toward the hierarchy of street-facing facades as they relate to the different frontage types. For development

along streets with Type C frontage requirements, the Community Design Commission shall review and approved Certificates of Appropriateness consistent with 3.11.4.2.C.2.a.

c. A certificate of appropriateness shall be issued prior to the issuance of a Form District Permit, zoning compliance permit or any other permit granted for purposes of constructing or altering buildings or structures.

d. The Town and all public utility companies shall be required to obtain a certificate of appropriateness prior to initiating any changes in the character of structures and buildings on property owned or franchised by the Town of Chapel Hill or public utility companies, excluding street paving, sidewalks, utility installations, lighting, walls, fences, regulatory signs, other traffic control measures and devices, and utility distribution systems located in public right-of-way.

e. A certificate of appropriateness application may be reviewed and approved by the Town Manager according to specific review criteria contained in state law and guidelines approved by the Community Design Commission when the application is determined to involve minor work. Minor works are defined as those exterior changes that do not involve any substantial alterations. Such minor works shall be limited to those listed in the Community Design Commission's Rules of Procedure, or a successor document. No application involving minor work may be denied without the formal action of the Commission. Ordinance requirements for notification of affected property owners must be met for all applications.”