

# ZONING: HISTORIC ROGERS ROAD NEIGHBORHOOD



.....  
Respect the physical/  
natural character of the  
neighborhood



.....  
Preserve socioeconomic  
and cultural diversity  
for the future



.....  
Connect us with each  
other and the larger  
community



.....  
Retain families who  
have lived here for  
decades/ generations

## PROJECT GOALS

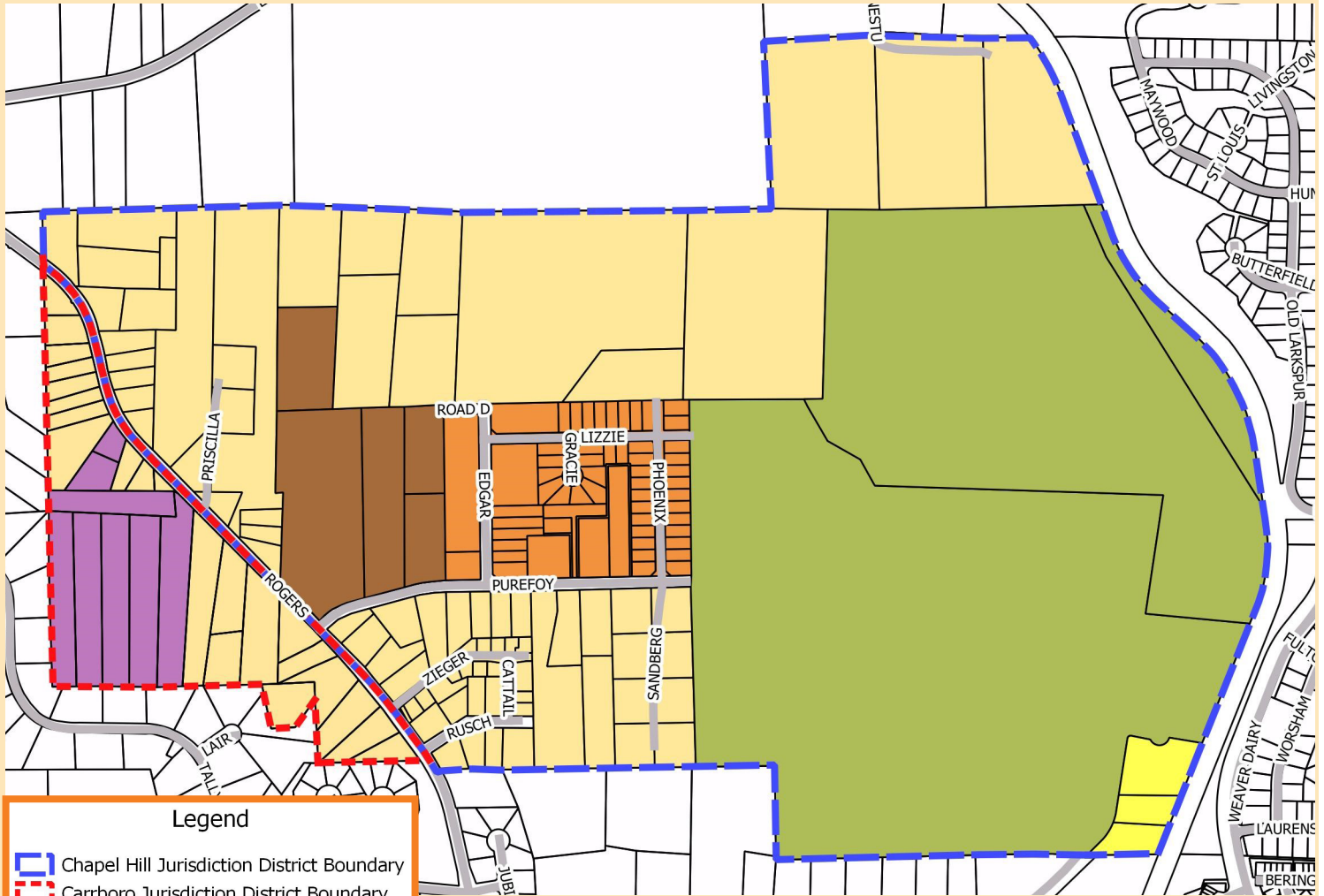
## OVERVIEW

.....

The Historic Rogers Road Neighborhood Zoning project, a joint effort of the Towns of Chapel Hill and Carrboro, updates zoning and land use policies in the Historic Rogers Road Neighborhood. The new zoning was adopted by the Town of Chapel Hill on May 22, 2019.



# ZONING MAP



**Legend**

- Chapel Hill Jurisdiction District Boundary
- Carrboro Jurisdiction District Boundary
- Parcel Lines
- Roadways

**HR Subdistricts**

HR-L	RT
HR-M	HR-X
R-1	RR-C
R-5-C	

1:10000

Zoning for the Historic Rogers Road Neighborhood includes several “Character Areas”:

- Properties in and around Phoenix Place are zoned for medium-density residential (HR-M).
- Zoning for the St Paul’s Village site and the Greene Tract have not changed.
- The rest of the neighborhood east of Rogers Road (Chapel Hill side) is mostly zoned for low-density residential (HR-L).
- There is opportunity in the future to zone properties for mixed use (housing and employment, HR-X), and/or conservation (HR-C).

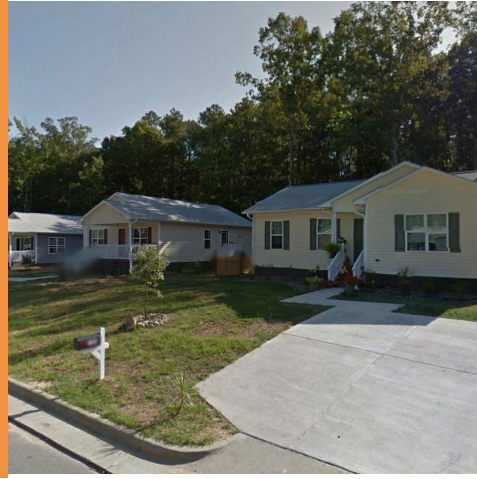
NOTE: Proposed zoning for parcels within the Town of Carrboro District Boundary is still under review as of August 7, 2019.

# CHARACTER AREAS



## RESIDENTIAL-LOW DENSITY (HR-L)

Protect and preserve the character of existing residential areas while allowing for compatible new housing options and expanded home occupations.



## RESIDENTIAL-MEDIUM DENSITY (HR-M)

Designate areas for medium-density housing (no more than five lots per acre), with compatible new housing options.



## MIXED-USE: HOUSING AND EMPLOYMENT (HR-X)

Provide areas for a broader range of housing and employment options. New development should be limited to select nodes, allowing desired new uses while protecting overall neighborhood character.



## CONSERVATION (HR-C)

Restrict the use of lands where there is an interest in preserving their natural and cultural heritage.

# ZONING STANDARDS

On May 22, 2019, the Town of Chapel Hill adopted new zoning for the Historic Rogers Road Neighborhood. The zoning allows the following key elements in each respective character area:



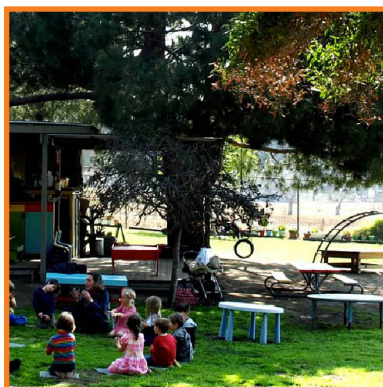
## HOUSING TYPES

- **HR-L/HR-M:** Single-family homes, accessory dwellings, manufactured homes (Class A), duplexes, and triplexes\*
- **HR-X:** All the above plus multifamily (3-7 units/bldg), live-work units, upper-story units, and senior living



## DENSITY

- **HR-L:** 3 units/acre single family; 4 units/acre with duplex or triplex
- **HR-M:** 4.5 units/acre single family; 6 units/acre with duplex/triplex
- **HR-X:** 8 units/acre



## OTHER PERMITTED USES

- ● **HR-L/HR-M:** Daycares, churches, schools, recreation, and public facilities
- **HR-X:** All the above plus health clinics, places of assembly, office, and flex office



## MAXIMUM HOME SIZE

- **HR-L:**  
Single Family: 2,000 ft<sup>2</sup>  
Duplex/triplex:  
1,200 ft<sup>2</sup> per unit
- ● **HR-M/HR-X:**  
Single-family 1,500 ft<sup>2</sup>  
Duplex/triplex:  
1,200 ft<sup>2</sup> per unit



## HOME BASED BUSINESSES

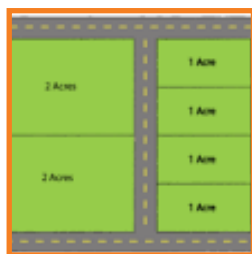
- ● ● **HR-L/ HR-M/  
HR-X:** Major and minor allowed, with limitations to mitigate impacts on neighbors (see Home Occupations Standards section)

\* Triplexes permitted in HR-L and HR-M when they serve as affordable housing - all units must be occupied by low-moderate income households in perpetuity

# ZONING STANDARDS

	Residential Low Density (HR-L)	Residential Medium Density (HR-M)	Mixed Use (HR-X)
Lot Size (Minimum)	14,500 ft <sup>2</sup>	9,000 ft <sup>2</sup>	N/A
Frontage (Minimum)	64 feet	52 feet	40 feet
Lot Width (Minimum)	80 feet	65 feet	N/A
Building Height (Maximum)	40 feet	40 feet	40 feet
Street Setback (Minimum)	Along Rogers Road: 50 feet Other Streets: 10 feet	10 feet	20 feet
Street Setback (Maximum)	Along Rogers Road: N/A Other Streets: 28 feet	20 feet	N/A

# ZONING DEFINITIONS



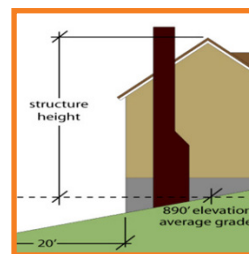
**LOT SIZE**

The smallest amount of land area allowed for construction of a single-family home.



**SETBACK**

The smallest and/or largest distance allowed between a building and the street or a building and the property line.



**BUILDING HEIGHT**

The vertical distance from a structure's foundation to its highest point, measured at the core of the lot. A lower height applies at the setback line.



**FRONTAGE and LOT WIDTH**

The smallest distance allowed between side lot lines, measured parallel to the street. Frontage is measured at the front lot line. Lot Width is measured at the setback line.

# HOME OCCUPATION STANDARDS

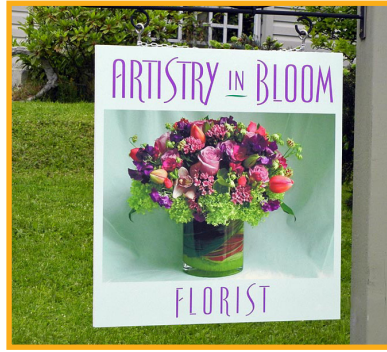
A **HOME OCCUPATION** is business activity conducted as an accessory (extra) use in or from a residential dwelling or its accessory building, by persons who live on the premises. Home Occupations are classified as **Minor** or **Major** depending on the scale and impacts of operation. They typically do not include any retail or wholesale sales on the premises (other than over the phone and through the mail) or industrial use (other than custom crafts). Chapel Hill already allows home occupations in residential areas; the Historic Rogers Road Zoning District expands the existing regulations to allow Major Home Occupations as shown below.

The Town requires a permit for all Minor and Major Home Occupations.

	MINOR	MAJOR
<b>Employees</b>	Limit of 1 non-resident employee	Limit of 6 non-resident employees
<b>Size</b>	Maximum of 35% and/or 750 ft <sup>2</sup> of home floor area + accessory structures	Maximum of 50% heated square footage of home (not including accessory structures)
<b>Location of Business Activities</b>	No external evidence of home occupation	Must meet business activity setback requirements OR be fully enclosed/indoors
<b>Traffic/Parking</b>	<ul style="list-style-type: none"> <li>• Maximum 3 non-residential vehicles parked at any time, on- or off-street</li> <li>• No regular pick-up/delivery by commercial vehicles</li> <li>• No excessive traffic/parking</li> </ul>	<ul style="list-style-type: none"> <li>• Provide off-street parking for all business-related vehicles</li> <li>• No more than 3 business-related vehicles visible from roadway/adjacent lots</li> <li>• Additional business-related vehicles must be screened (Thick landscaping or fully opaque fence or wall of 6 ft minimum height)</li> </ul>



***A specialty baking company that you run out of your kitchen is likely a Minor Home Occupation.***

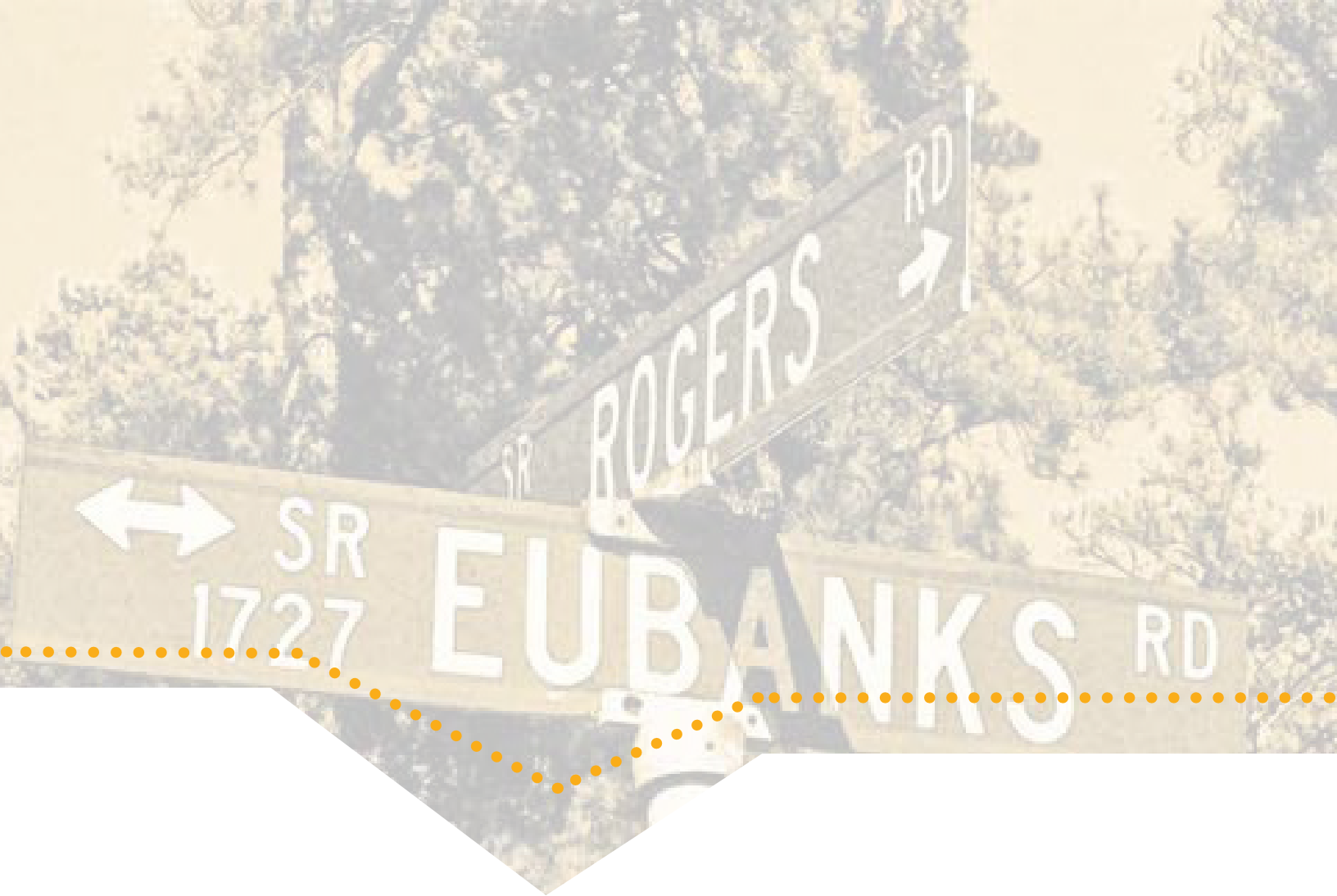


***A floral design business could be either a Major or Minor Home Occupation, depending on your business model.***



***A landscaping company with several work vehicles is likely a Major Home Occupation.***

	<b>MINOR</b>	<b>MAJOR</b>
<b>Prohibitions</b>	<ul style="list-style-type: none"> <li>No noise, vibration, odor, glare, or electrical or communication interference detectable off-site</li> <li>No on-premises sale or delivery of goods which are not the products of the home occupation</li> <li>Sales incidental to a service are allowed (ie shampoo in a salon)</li> </ul>	<ul style="list-style-type: none"> <li>No on-premises sale or delivery of goods which are not the products of the home occupation</li> <li>Sales incidental to a service are allowed (ie shampoo in a salon)</li> </ul>
<b>Screening/ Buffering</b>	N/A - No external evidence of home occupation	Outdoor storage of materials, supplies, products, or machinery must be screened (Thick landscaping or fully opaque fence/wall of 6 ft minimum height)
<b>Hours of Operation</b>	N/A - No external evidence of home occupation	No noise, vibration, odor, dust, light or glare detectable off-site between 6 PM and 8 AM



.....



Corey Liles, Principal Planner  
cliles@townofchapelhill.org  
919-969-5008  
<https://chplan.us/RogersRd>

AUGUST 2019

# ZONING: HISTORIC ROGERS ROAD NEIGHBORHOOD

