

NORTHSIDE
NEIGHBORHOOD CONSERVATION DISTRICT
PLAN

C D -1

Adopted by the Chapel Hill Town Council

February 23, 2004

Amended January 9, and June 25, 2012

Including the

Northside Neighborhood Conservation District Design Guidelines

Adopted by the Chapel Hill Town Council

June 30, 2004

SUMMARY

This Northside Neighborhood Conservation District Plan has been prepared and adopted in accordance with Section 3.6.5 in Chapel Hill's Land Use Management Ordinance, and has been incorporated into the Land Use Management Ordinance by reference.

The purpose of a Neighborhood Conservation District is to establish special regulations especially designed for and intended to help preserve the character of a particular, older residential neighborhood. This Plan contains special regulations for the Pine Knolls Neighborhood Conservation District (CD-4) as described below. The special regulations included here for height limits, floor area ratios, bedroom-to-bathroom ratios, limitations on front yard parking, and specific notification requirements apply only to single-family development and single-family dwellings with accessory apartments.

VISION STATEMENT

The following Vision Statement expresses the objectives and purpose of this Plan: To ensure that the Northside neighborhood will continue to be just that, a neighborhood.

- Preserve the history, charm and composition of a proud and historic community.
- Promote and protect the diversity and family character of the neighborhood.
- Protect the family atmosphere and ensure that all future development is comparable with the majority of the neighborhood in scale, function, and appearance.
- As properties change ownership, make certain that families seeking homeownership have opportunities to buy a home and can afford to live in this community.
- Promote more affordable homeownership opportunities for low and moderate income families and households.
- Nurture an environment that promotes community interaction and fosters a safe and proud neighborhood.

These are the goals to achieve through the development of the Northside Neighborhood Conservation District.

BOUNDARIES

The boundaries of the Northside Neighborhood Conservation District are the Tanyard Branch trail to the north, North Columbia Street to the east, West Rosemary Street to the south, and the Carrboro city limit to the west. Please see Attachment 1 for a map of the District boundaries. The boundaries shall be indicated on the official Zoning Atlas which accompanies the Land Use Management Ordinance.

***SPECIAL DESIGN STANDARDS TO APPLY TO DEVELOPMENT
IN THE NORTHSIDE CONSERVATION DISTRICT***

The following Design Standards shall apply to all development within the Northside Neighborhood Conservation District, and have been incorporated into the Land Use Management Ordinance by reference. No application for development shall be approved that does not comply with these standards. For the Northside Neighborhood Conservation District, these standards replace/supersede general provisions in the Land Use Management Ordinance where such standards differ. For standards that are not specifically identified in this Plan, provisions of the underlying zoning district for a particular parcel shall apply.

The purpose of a Neighborhood Conservation District is to establish special regulations especially designed for and intended to help preserve the character of a particular, older residential neighborhood. This Plan contains the following special regulations for the Northside Neighborhood Conservation District (CD-1):

Northside Neighborhood Conservation District

Regulation	Standard for Northside *
Maximum Primary Building Height (Other than Town Center-2 and OI-1 Districts)	20 feet
Maximum Primary Building Height (Office/Institutional-1)	29 feet
Maximum Primary Building Height (Town Center-2)	40 feet; 30 feet if adjacent to residential zone
Maximum Secondary Building Height (residential zones)	26 feet
Maximum Secondary Building Height (Office/Institutional-1)	35 feet
Maximum Secondary Building Height (Town Center-2)	50 feet

Duplexes (Dwelling, Two-family - - Duplex) Triplexes (Dwelling, multi-family - - 3 dwelling units)	Permitted for new duplex and triplex projects only from non-profit tax exempt organizations involving permanent residential development in which annual documentation is provided that 100% of the dwelling units will be occupied by low-moderate income households (less than 80% of area median income by households size as defined by the Department of Housing and Urban Development) in perpetuity; otherwise not permitted.
Maximum Size for Single-Family Dwelling (or Single-Family with Accessory Apartment)	1,750 square feet, variance provision maximum of 2,250 square feet
Maximum Floor Area Ratio for Single-Family Dwelling (or Single-Family with Accessory Apartment)	.20
Bathroom to Bedroom Ratio	A dwelling with more than 2 bedrooms, and a bathroom to bedroom ratio of 1.0 or greater, shall be classified as a Rooming House unless the dwelling is occupied by persons related by blood, adoption, marriage, or domestic partnership, with not more than two unrelated persons.
Zoning Compliance Permit Notification	Owners within 500 feet must be notified and given two weeks from the date of notification to transmit comments to the applicant, with no notification for projects that do not require a building permit.
Accessory Dwellings	Not Permitted
Flag Lots	Not Permitted
Rooming Houses	Not Permitted
Maximum number of parked 4-wheeled motor vehicles** used for the conveyance of persons or goods per zoning lot*** for the following Table 3.7-1: Use Matrix use categories: 'Dwelling Units, Single Family;' 'Dwelling	4. Upon approval of Site Plan Review by Planning Board in accordance with 4.7 of LUMO, up to 6 motor vehicles may be allowed for zoning lots with the Table 3.7-1: Use Matrix use categories of 'Dwelling units, duplex' or 'Dwelling Units, multi-family: 3 dwelling units' through demonstration of adequate parking that is in compliance with applicable regulations, including front yard parking regulations. The parking area:(1)

<p>Units, Single Family with Accessory Apartment;’ ‘ Dwelling units, duplex;’ ‘ Dwelling Units, multi-family: 3 dwelling units.’</p>	<p>must be clearly defined and or marked with appropriate materials such as rocks, timbers and hedges; (2) must be maintained in a safe and sanitary condition; (3) cannot contribute to soil erosion or tree damage; (4) must be accessed by properly approved curb cuts or other approved access points; (5) shall be screened by means of an effective screening devise between the parking area and the street which is at least four (4) feet in height above the grade of the edge of the parking area. Appropriate screening devices may include decorative brick walls, fences, evergreen hedges which shall reach the required height within two (2) years of planting, or any combination above. Parking in the back and side yard is encouraged to minimize visibility.</p>
<p>Planning Board Review ****</p>	<p>Site Plan Review, in accordance with Section 4.7 of the Land Use Management Ordinance, required for all single-family and multi-family demolition projects as well as single-family and multi-family projects that result in the addition of square feet of floor area to a zoning lot that is equal to or greater than 250 square feet.</p>
<p>Community Design Commission Review ****</p>	<p>Concept Plan Review by the Community Design Commission, in accordance with Section 4.3 of the Land Use Management Ordinance, required for single-family and multi-family projects that result in the addition of 600 or more square feet of floor area to a zoning lot.</p>

*For the Northside Neighborhood Conservation District, these standards replace/supersede general, otherwise applicable provisions in the Land Use Management Ordinance where such standards applicable to the property differ. For standards that are not specifically identified in this Plan, provisions of the underlying zoning district for a particular parcel shall apply.

** For the purposes of the Northside Neighborhood Conservation District a Motor Vehicle shall be defined as a self-propelled, four-wheeled conveyance, such as a car or truck that does not run on rails.

***For the Maximum number of parked 4-wheeled motor vehicles used for the conveyance of persons or goods per zoning lot, these standards shall have an effective date of September 1, 2012.

**** For purposes of determining whether any proposed addition is equal to or greater than the standards set forth in this section to require review by the Planning Board or Community Design Commission, cumulative applications for additions to the same structure shall be combined and considered a single application.

Amended January 9, 2012.

DESIGN GUIDELINES

A set of Design Guidelines for development in the Northside Neighborhood Conservation District were adopted by the Town Council. The Town Manager shall encourage applicants proposing development in the Northside neighborhood to design such development in accordance with the adopted guidelines to the extent that it is feasible to do so. On June 25, 2012, the guidelines were adopted as an addendum to Chapel Hill's existing document, "Design Guidelines," which is a component of Chapel Hill's Comprehensive Plan.

ATTACHMENT

1. Map of Neighborhood Conservation District Boundaries

ACKNOWLEDGEMENTS

This Northside Neighborhood Conservation District Plan is based on the work of a Committee appointed by the Town Council in the Spring of 2003. The Committee met over the summer and Fall of 2003, and produced a set of recommendations to help preserve the character and integrity of the Northside Neighborhood.

The Council appointed the following Town residents to the Northside Neighborhood Conservation District Advisory Committee, and is grateful for their substantial and valuable contributions to the well-being of this neighborhood:

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
- Sydalg Severe

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)

* During the planning process Ms. Greene was a member of the Planning Board. Ms. Greene was a member of the Town Council when the Neighborhood Conservation District was adopted on February 23, 2004.