

PINE KNOLLS
NEIGHBORHOOD CONSERVATION DISTRICT
PLAN

C D - 4

Adopted by the Chapel Hill Town Council

February 23, 2004

Amended January 9, and June 25, 2012

Pine Knolls Neighborhood Conservation District Plan

SUMMARY

This Pine Knolls 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.

BOUNDARIES

The boundaries of the Pine Knolls Neighborhood Conservation District generally are as follows: to the north, the backs of properties on the north side of Crest Street; to the east, the backs of properties on the east side of Merritt Mill Road, Raintree Lane, and Edwards Street; to the south, Fordham Boulevard; to the west, the Chapel Hill city limits. 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 PINE KNOLLS CONSERVATION DISTRICT

The following Design Standards shall apply to all development within the Pine Knolls Conservation District, and are incorporated into Chapel Hill's Land Use Management Ordinance by reference. No application for development shall be approved that does not comply with these standards. For the Pine Knolls 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 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.

The standards for the Pine Knolls Neighborhood Conservation District are as follows:

Pine Knolls Neighborhood Conservation District

Regulation	Standard for Pine Knolls *
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 Floor Area Ratio for Single-Family Dwelling (or Single-Family Dwelling with Accessory Apartment)	.25 This standard applies only to single-family development (and single-family dwellings with accessory apartments).
Maximum size for Single-Family Dwelling (or Single-Family Dwelling with Accessory Apartment)	1,750 square feet, variance provision maximum 2,250 square feet This standard applies only to single-family development (and single-family dwellings with accessory apartments).
Maximum Primary Building Height	20 feet This standard applies only to single-family development (and single-family dwellings with accessory apartments).
Maximum Secondary Building Height	26 feet This standard applies only to single-family development (and single-family dwellings with accessory apartments).
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 (including foster parenting status), marriage, or domestic partnership, with not more than two unrelated persons. This standard applies only to single-family development (and single-family dwellings with accessory apartments).
Maximum Percent of Front Yard Used for Parking	30% This standard applies only to single-family development (and single-family dwellings with accessory apartments).

Zoning Compliance Permit Notification	Property 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 Units, Single Family with Accessory Apartment;’ ‘Dwelling units, duplex;’ ‘Dwelling Units, multi-family: 3 Dwelling units.’	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) 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
Planning Board Review****	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.
Community Design Commission Review *****	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.

*For the Pine Knolls 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 Pine Knolls 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

DESIGN GUIDELINES

A set of Design Guidelines for development in the Pine Knolls Neighborhood Conservation District were adopted by the Town Council. The Town Manager shall encourage applicants proposing development in the Pine Knolls 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 the Pine Knolls Neighborhood Conservation District Boundaries