

GLEN LENNOX AREA
NEIGHBORHOOD CONSERVATION DISTRICT
PLAN

CD-8A and CD-8B

Adopted by the Chapel Hill Town Council

October 26, 2011

GLEN LENNOX AREA NEIGHBORHOOD CONSERVATION DISTRICT PLAN
Conservation District-8A (CD-8A) and Conservation District-8B (CD-8B)
October 26, 2011

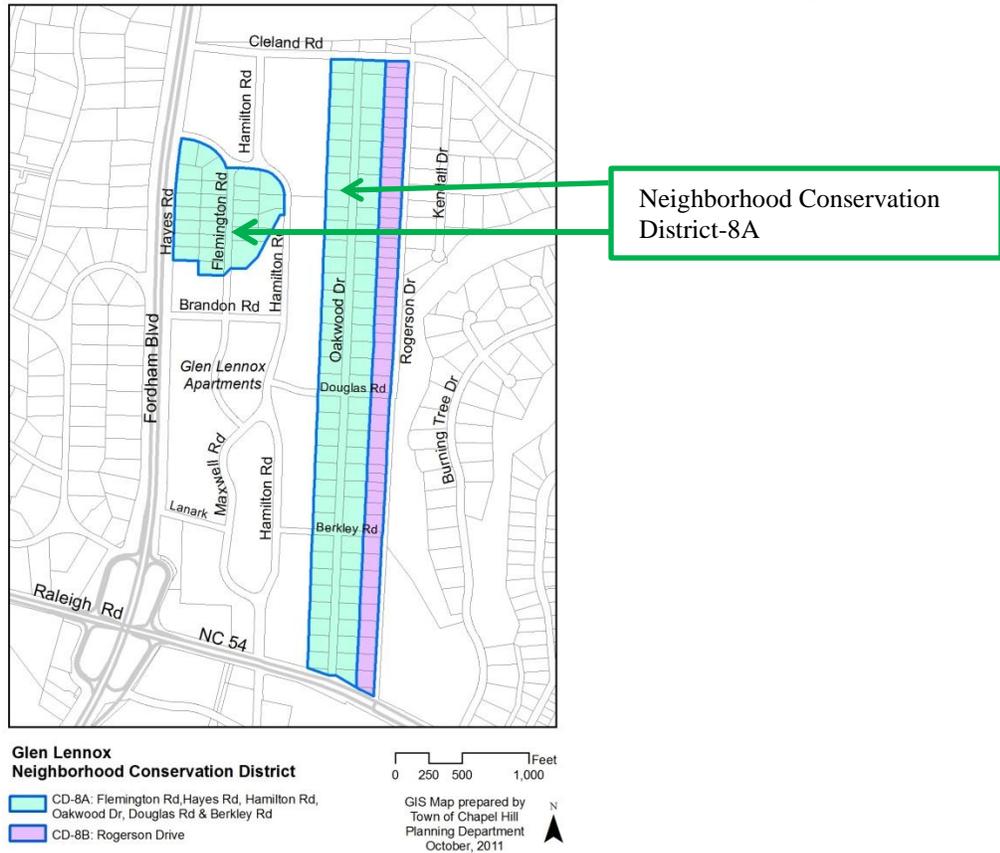
SUMMARY

This Glen Lennox Area 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 Glen Lennox Area Neighborhood Conservation District-8A (CD-8A) and Glen Lennox Area Neighborhood Conservation District-8B (CD-8B) as described below.

CONSERVATION DISTRICT-8A

The Glen Lennox Area Neighborhood Conservation District-8A (CD-8A) includes Flemington Road, Hayes Road, Hamilton Road, and Oakwood Drive (see below). 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 GLEN LENNOX AREA NEIGHBORHOOD CONSERVATION DISTRICT-8A***

The following Design Standards shall apply to all development within the Glen Lennox Area Neighborhood Conservation District-8A, 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 Glen Lennox Area Neighborhood Conservation District-8A, these standards shall 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 design standards for the Glen Lennox Area Neighborhood Conservation District-8A are as follows:

Glen Lennox Area Neighborhood Conservation District-8A (Oakwood Drive, Flemington Road, Hamilton Road, and Hayes Road)	
Regulation	Standard for CD-8A*
Minimum Lot Size	17,000 square feet
Minimum Street Setback ⁺	30 feet
Maximum Building Height (Secondary)	40 feet
Maximum Percent of Front Yard** Used for Parking	33% for lots less than 21,780 square feet; 25% for greater than 21,780 square feet
Duplexes†	Not permitted
Class A Mobile/Manufactured Homes	Not permitted
Accessory Units	Allowed on a 20,000 square foot lot or greater
Flag lots	Not permitted
Fences	No metal chain link†† fences permitted in the front yard**

*For the Glen Lennox Area Neighborhood Conservation District-8A, 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.

⁺ The street setback would apply to the street frontage of the main entrance of the principal structure; otherwise, the street setback is 26 feet.

**The front yard is defined as the area between the street and a line drawn parallel to the street from the point of the house that is closest to the street.

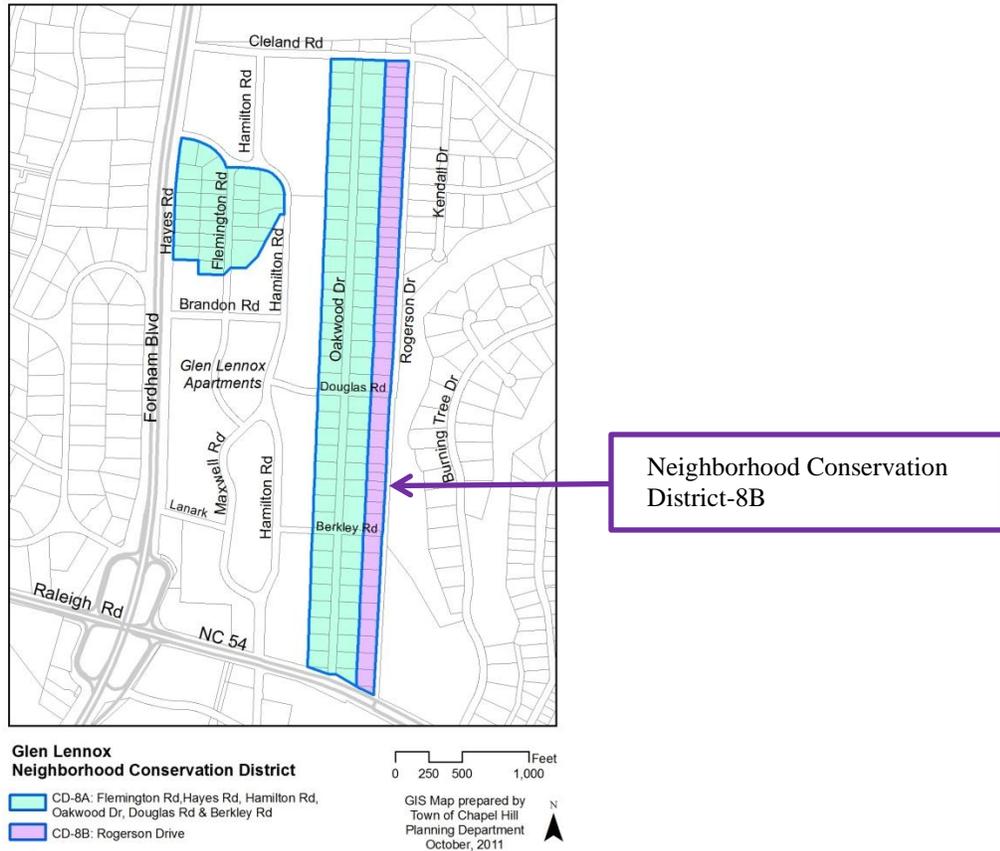
†Duplex dwelling units existing or for which a vested right had been established as of October 24, 2011, may be continued and shall not be considered as a nonconforming use. No duplex shall be enlarged, extended, or expanded unless such a building or structure is thereafter devoted to a conforming use.

††A chain link fence (also referred to as wire netting, chain wire, cyclone, or hurricane fencing) is defined as a woven fence usually made from galvanized or LLDPE-coated wire steel. The wires run vertically and are bent into a zig-zag pattern so that each “zig” hooks with the wire immediately on one side and each “zag” with the wire immediately on the other. This forms the characteristic diamond pattern; please see Attachment 1 for an illustration of a chain link fence. Note: This regulation does not apply to the use of

temporary chain link fences during construction work for Resource Conservation District control; temporary chain link fences for this purpose would be allowed under these proposed regulations.

CONSERVATION DISTRICT-8B

The Glen Lennox Area Neighborhood Conservation District-8B (CD-8B) includes Rogerson Drive (see below). 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 GLEN LENNOX AREA NEIGHBORHOOD CONSERVATION DISTRICT-8B***

The following Design Standards shall apply to all development within the Glen Lennox Area Neighborhood Conservation District-8B, 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 Glen Lennox Area Neighborhood Conservation District-8B, these standards shall 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 design standards for the Glen Lennox Area Neighborhood Conservation District-8B are as follows:

Glen Lennox Area Neighborhood Conservation District-8B (Rogerson Drive)	
Regulation	Standard for CD-8B*
Minimum Lot Size	12,000 square feet
Maximum Building Height (Primary)	26 feet
Maximum Building Height (Secondary)	35 feet
Maximum Percent of Front Yard** Used for Parking	33% for lots less than 21,780 square feet; 25% for greater than 21,780 square feet
Duplexes†	Not permitted
Class A Mobile/Manufactured Homes	Not permitted
Accessory Units	Allowed on a 20,000 square foot lot or greater
Flag Lots	Not permitted
Fences	No metal chain link†† fences permitted in the front yard**

*For the Glen Lennox Area Neighborhood Conservation District-8B, 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.

**The front yard is defined as the area between the street and a line drawn parallel to the street from the point of the house that is closest to the street.

†Duplex dwelling units existing or for which a vested right had been established as of October 24, 2011, may be continued and shall not be considered as a nonconforming use. No duplex shall be enlarged, extended, or expanded unless such a building or structure is thereafter devoted to a conforming use.

††A chain link fence (also referred to as wire netting, chain wire, cyclone, or hurricane fencing) is defined as a woven fence usually made from galvanized or LLDPE-coated wire steel. The wires run vertically and are bent into a zig-zag pattern so that each “zig” hooks with the wire immediately on one side and each “zag” with the wire immediately on the other. This forms the characteristic diamond pattern; please see Attachment 1 for an illustration of a chain link fence. Note: This regulation does not apply to the use of temporary chain link fences during construction work for Resource Conservation District control; temporary chain link fences for this purpose would be allowed under these proposed regulations.

ATTACHMENT

1. Illustration of a Chain Link Fence

