

HIGHLAND WOODS
NEIGHBORHOOD CONSERVATION DISTRICT
PLAN

CD-7

Adopted by the Chapel Hill Town Council

May 23, 2011

HIGHLAND WOODS NEIGHBORHOOD CONSERVATION DISTRICT PLAN
May 23, 2011

SUMMARY

This Highland Woods 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 Highland Woods Neighborhood Conservation District (CD-7) as described below.

BOUNDARIES

The Highland Woods Neighborhood Conservation District is surrounded by UNC property to the north and east with the Ronald McDonald House and the SECU Family House to the south. The area is bound by Fordham Boulevard to the west and Old Mason Farm Road to the south. Please see Attachment 1 for a map of the Highland Woods Neighborhood Conservation 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 HIGHLAND WOODS NEIGHBORHOOD CONSERVATION DISTRICT***

The following Design Standards shall apply to all development within the Highland Woods Neighborhood 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 Highland Woods Neighborhood Conservation District, 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 Highland Woods Neighborhood Conservation District are as follows:

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Regulation	Standard for Highland Woods*
Minimum Lot Size	26,136 square feet
Maximum Density	2.0 units per acre
Minimum Lot Width	100 feet
Maximum Building Height (Secondary)	35 feet
Minimum Street Setback	50 feet
Minimum Interior Setback	25 feet
Minimum Solar Setback	25 feet
Maximum Floor Area Ratio	0.15

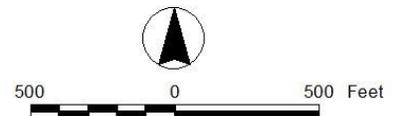
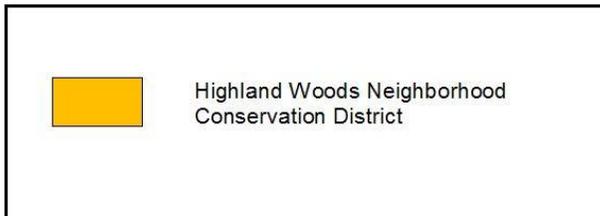
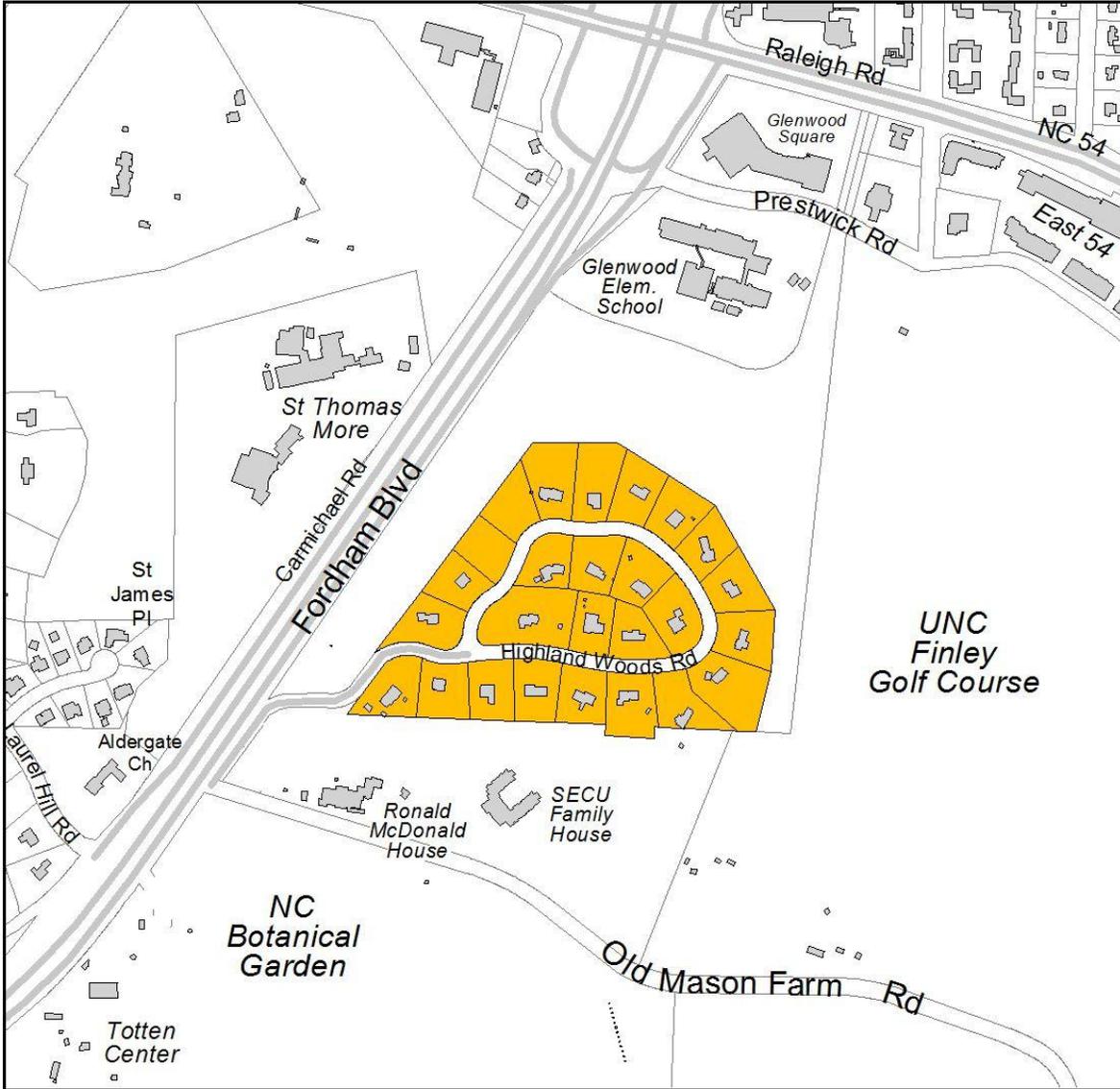
* For the Highland Woods Neighborhood Conservation District, these standards replace/supersede general, otherwise applicable provisions in the Land Use Management Ordinance where such standards applicable to the property differ. For standards that are not specifically identified in this Plan, provisions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

ATTACHMENT

1. Map of the Highland Woods Neighborhood Conservation District Boundaries



Highland Woods Neighborhood Conservation District Adopted May 23, 2011



GIS Map prepared by
Town of Chapel Hill
Planning Department
May 23, 2011