

LITTLE RIDGEFIELD
NEIGHBORHOOD CONSERVATION DISTRICT
PLAN

CD-9



Prepared by:
Office of Planning and Sustainability, Town of Chapel Hill
and the Little Ridgefield Neighborhood

Last Revised:
February 24, 2015

LITTLE RIDGEFIELD NEIGHBORHOOD CONSERVATION DISTRICT PLAN

SUMMARY

This Little Ridgefield 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 Little Ridgefield Neighborhood Conservation District (CD-9) as described below.

BOUNDARIES

The Little Ridgefield Neighborhood Conservation District is bound by Fordham Boulevard to the west, Booker Creek to the east, Willow Drive to the north, and South Estes Drive to the south.

Please see Attachment B for a map of the Little Ridgefield 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 LITTLE RIDGEFIELD NEIGHBORHOOD CONSERVATION DISTRICT

The following Design Standards shall apply to all development within the Little Ridgefield 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 Little Ridgefield 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.

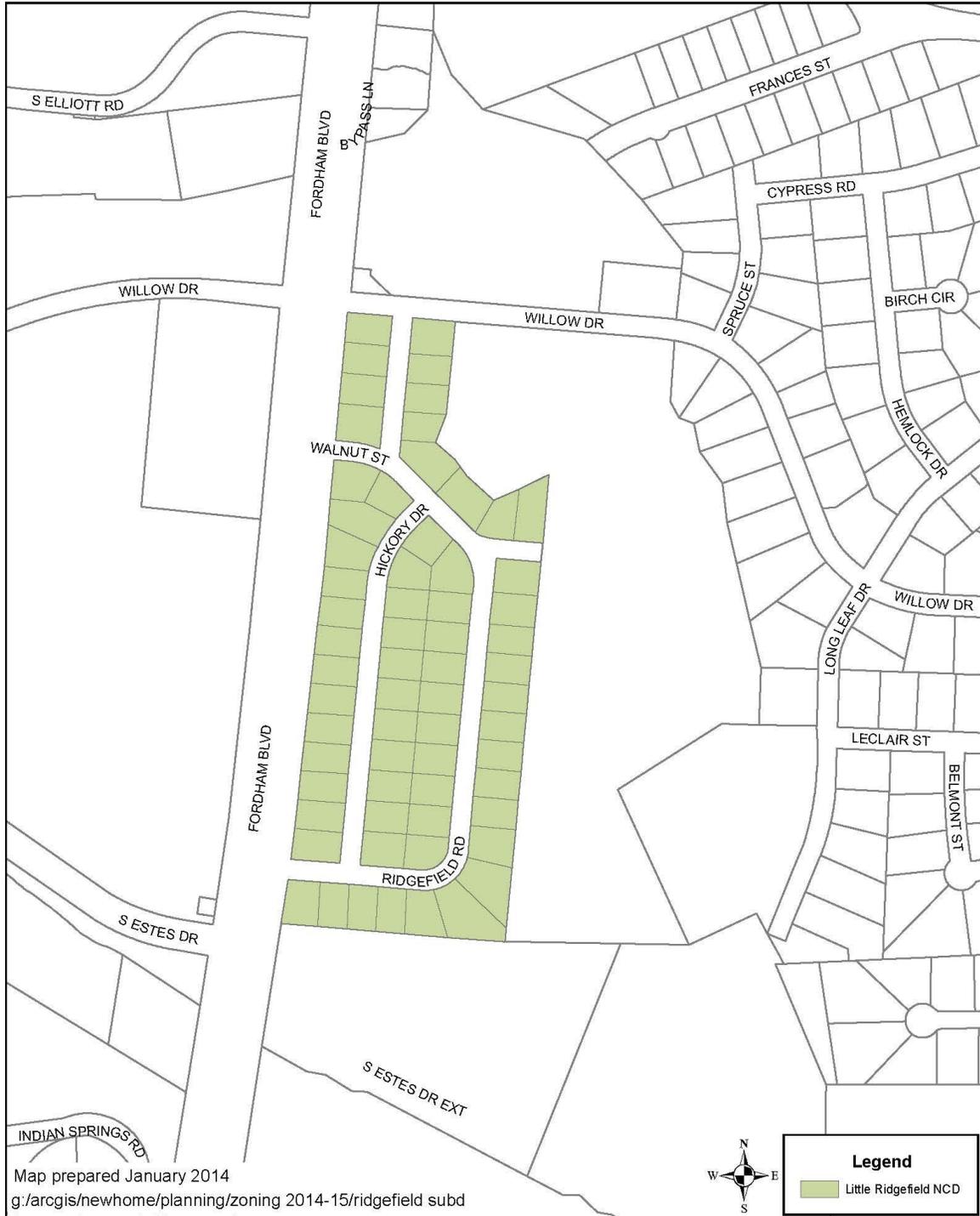
The design standards for the Little Ridgefield Neighborhood Conservation District are as follows:

Little Ridgefield Neighborhood Conservation District Plan

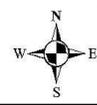
Regulation	Standard for Little Ridgefield*
Maximum Building Height (Secondary)	30 feet
Minimum Street Setback	30 feet
Maximum Floor Area Ratio for All Structures	0.21
Maximum Size for All Structures	2,600 square feet; Homeowners may apply to the Board of Adjustment to seek approval of a variance to exceed this standard. This standard excludes the allowable square footage (750 sq. feet) for accessory dwellings.
Maximum Percent of Front-Yard Used For Parking	30%
Fences	Fences located in the front yard and taller than 2.5 feet shall be constructed with a minimum transparency of 50%. All fences located in the front yard, with street frontage, shall have a maximum height of 4 feet. An opaque fence of any height enclosing the area behind the front plane of the house (i.e., the back and side yards) is permitted.
Accessory Dwellings	No minimum lot size requirement.
Duplexes	Duplexes are not permitted.

* For the Little Ridgefield 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 B: Map of the Little Ridgefield Neighborhood



Map prepared January 2014
g:/arcgis/newhome/planning/zoning 2014-15/ridgefield subd



Legend
 Little Ridgefield NCD

**Little Ridgefield
Neighborhood Conservation District (NCD)**