ORDINANCE A

AN ORDINANCE AMENDING THE CHAPEL HILL LAND USE MANAGEMENT ORDINANCE AND THE ZONING ATLAS TO CREATE AND APPLY THE NEIGHBORHOOD CONSERVATION DISTRICT 10A FOR THE ELKIN HILLS NEIGHBORHOOD (2017-01-23/O-1)

WHEREAS, the Council of the Town of Chapel Hill has considered a petition to amend the Zoning Atlas to create a Neighborhood Conservation District 10A for the Elkin Hills neighborhood; and

WHEREAS, the Council of the Town of Chapel Hill finds that the amendment is warranted in order to achieve the purposes of the Chapel Hill 2020 Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Town of Chapel Hill that the Chapel Hill Zoning Atlas be amended as follows:

SECTION I

Properties identified on the attached map (Attachment 1) are hereby designated as part of the Elkin Hills Neighborhood Conservation District, designated on the Chapel Hill Zoning Atlas Conservation District-with special standards as described in the attached Elkin Hills Neighborhood Conservation District Plan (Attachment 2). This Plan is incorporated as part of this ordinance, shall constitute a part of this Zoning Atlas Amendment, and shall be subject to modification in the same manner as any other amendment to the Zoning Atlas. This plan is to be codified in the Land Use Management Ordinance in Appendix B.

The description of the portions of this site to be included in the Neighborhood Conservation Districts 10A is indicated in Attachment 1 and depicted in the map below.

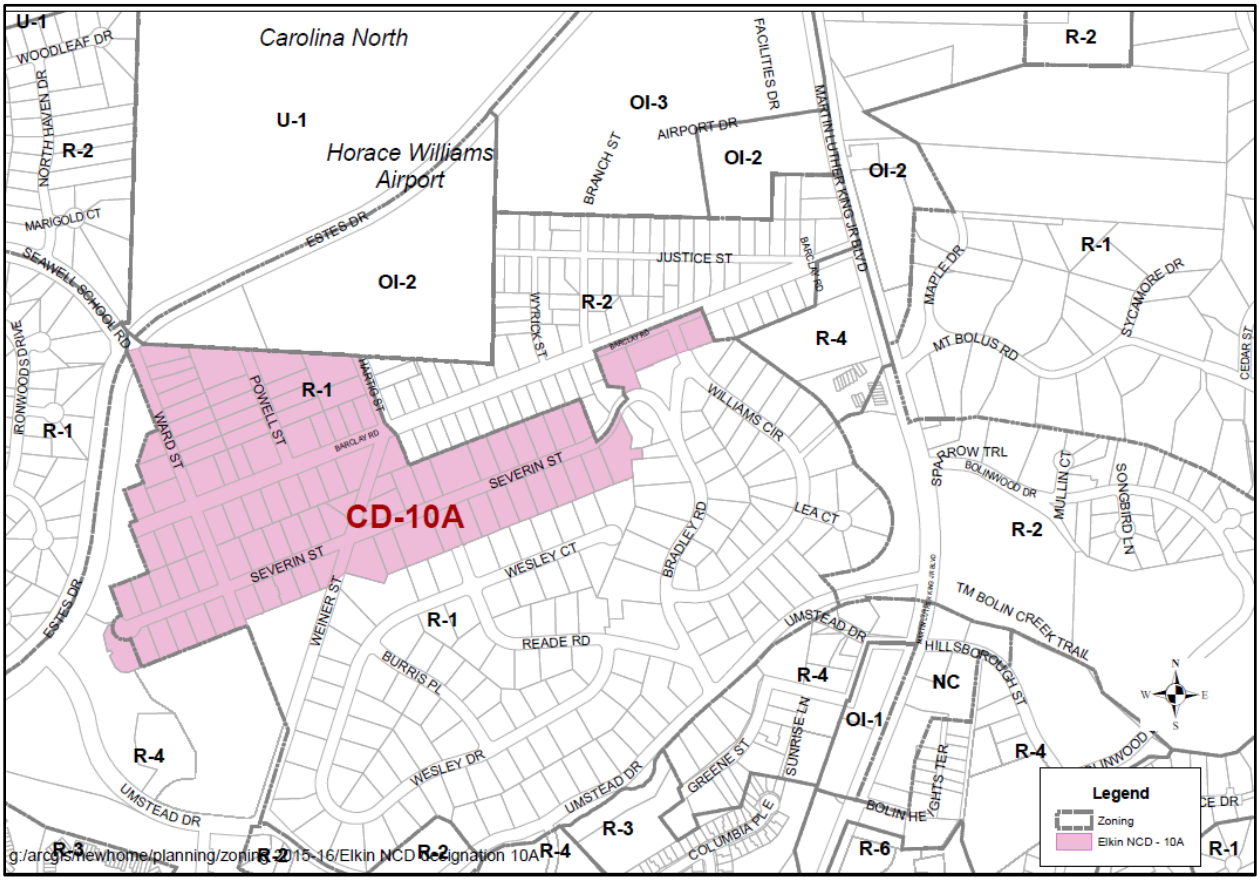
SECTION II

This Ordinance shall be effective upon enactment.

SECTION III

Map of Neighborhood Conservation District 10A.

ATTACHMENT 1



This the 23rd day of January, 2017.

ATTACHMENT 2

ELKIN HILLS
NEIGHBORHOOD CONSERVATION DISTRICT
PLAN

CD-10A

Prepared by:
Office of Planning and Sustainability, Town of Chapel Hill
and the Elkin Hills Neighborhood

Last revised: December 7, 2016

ELKIN HILLS NEIGHBORHOOD CONSERVATION DISTRICT PLAN
Conservation District-10A (CD-10A)
SUMMARY

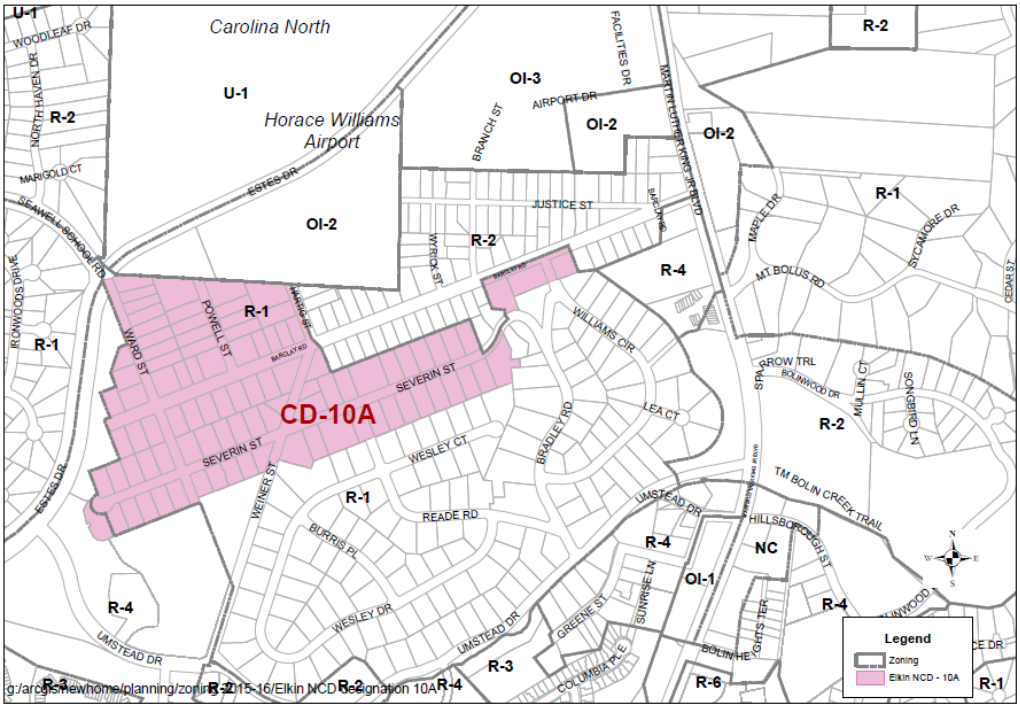
This Elkin Hills Neighborhood Conservation District Plan has been prepared and adopted in accordance with Section 3.6.5 in Chapel Hill's Land Use Management Ordinance, and has been incorporated into the Land Use Management Ordinance by reference.

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.

BOUNDARIES

The Elkin Hills Neighborhood Conservation District is west of Martin Luther King Jr. Blvd., south and east of Estes Drive and south of the Carolina North property. The main roads in the neighborhood are Barclay Road and Severin Street. The northeast portion of the neighborhood is zoned Residential-1 (R-1) and identified as CD-10A.

A map of the Elkin Hills Neighborhood Conservation District boundaries for CD-10A is labeled and outlined 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 ELKIN HILLS NEIGHBORHOOD CONSERVATION DISTRCT-10A

The following Design Standards shall apply to all development within the Elkin Hills Neighborhood Conservation District-10A 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 Elkin Hills Neighborhood Conservation District-10A, 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.

Conservation District-10A

Neighborhood Conservation District-10A (CD-10A) includes the following streets in the neighborhood: Barclay Road west of Hartig Street, most of Severin Street (except for two lots), Powell Street, Ward Street, and two lots on Barclay Road east of Williams Circle and one lot west of Williams Circle.

The boundaries shall be indicated on the official Zoning Atlas which accompanies the Land Use Management Ordinance.

The design standards for the Elkin Hills Neighborhood Conservation District CD-10A are as follows:

CD-10A ***Overlay Regulations for Residential-1 Section of the Elkin Hills Neighborhood***	
Regulation	Proposed Standard for CD-10A
Maximum Building Height (Secondary)	32 feet (maximum 2 stories)
Maximum Setback (Solar)	17 feet; 8 feet bordering UNC properties
Maximum Floor Area Ratio	0.17 (does not include Accessory Apartments)
Front Yard % for Parking	30%
Impervious surface	35%; up to 40% with an Accessory Apartment
Multi-Family Development	Not Allowed

ORDINANCE B

AN ORDINANCE AMENDING THE CHAPEL HILL LAND USE MANAGEMENT ORDINANCE AND THE ZONING ATLAS TO CREATE AND APPLY THE NEIGHBORHOOD CONSERVATION DISTRICT 10B FOR THE ELKIN HILLS NEIGHBORHOOD (2017-01-23/O-2)

WHEREAS, the Council of the Town of Chapel Hill has considered a petition to amend the Zoning Atlas to create a Neighborhood Conservation District 10B for the Elkin Hills neighborhood; and

WHEREAS, the Council of the Town of Chapel Hill finds that the amendment is warranted in order to achieve the purposes of the Chapel Hill 2020 Comprehensive Plan.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Town of Chapel Hill that the Chapel Hill Zoning Atlas be amended as follows:

SECTION I

Properties identified on the attached map (Attachment 3) are hereby designated as part of the Elkin Hills Neighborhood Conservation District, designated on the Chapel Hill Zoning Atlas Conservation District-with special standards as described in the attached Elkin Hills Neighborhood Conservation District Plan (Attachment 4). This Plan is incorporated as part of this ordinance, shall constitute a part of this Zoning Atlas Amendment, and shall be subject to modification in the same manner as any other amendment to the Zoning Atlas. This plan is to be codified in the Land Use Management Ordinance in Appendix B.

The description of the portions of this site to be included in the Neighborhood Conservation Districts 10B is indicated in Attachment 1 and depicted in the map below.

SECTION II

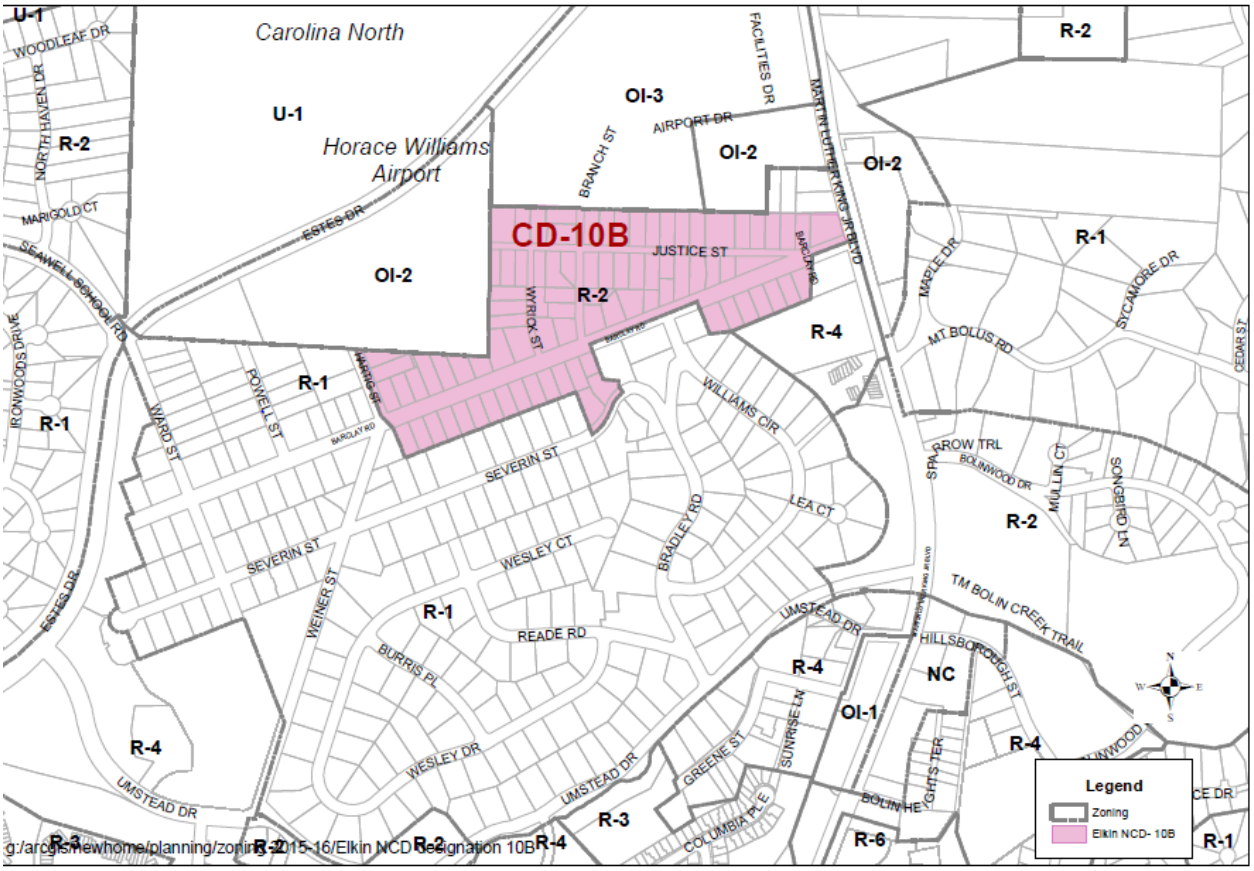
This Ordinance shall be effective upon enactment.

SECTION III

Map of Neighborhood Conservation District 10B

ATTACHMENT 3

Map of Neighborhood Conservation District 10B



This the 23rd day of January, 2017.

ATTACHMENT 4

ELKIN HILLS
NEIGHBORHOOD CONSERVATION DISTRICT
PLAN

CD-10B

Prepared by:
Office of Planning and Sustainability, Town of Chapel Hill
and the Elkin Hills Neighborhood

Last revised: October 13, 2016

ELKIN HILLS NEIGHBORHOOD CONSERVATION DISTRICT PLAN
Conservation District-10B (CD-10B)

SUMMARY

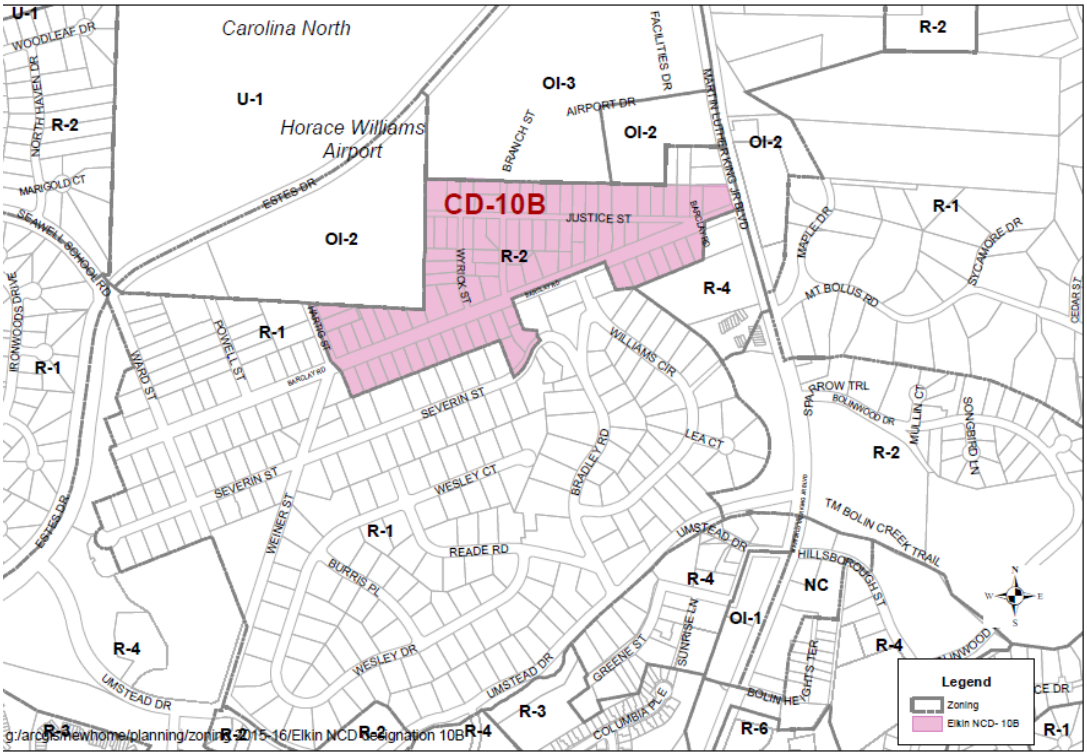
This Elkin Hills Neighborhood Conservation District Plan has been prepared and adopted in accordance with Section 3.6.5 in Chapel Hill's Land Use Management Ordinance, and has been incorporated into the Land Use Management Ordinance by reference.

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.

BOUNDARIES

The Elkin Hills Neighborhood Conservation District is west pf Martin Luther King Jr. Blvd., south and east of Estes Drive and south of the Carolina North property. The main roads in the neighborhood are Barclay Road and Severin Street. The northeast portion of the neighborhood is zoned Residential-2 (R-2) and identified as CD-10B.

Please see Attachment 3 for a map of the Elkin Hills Neighborhood Conservation District boundaries for CD-10B and as described below. The boundaries shall be indicated on the official Zoning Atlas which accompanies the Land Use Management Ordinance.



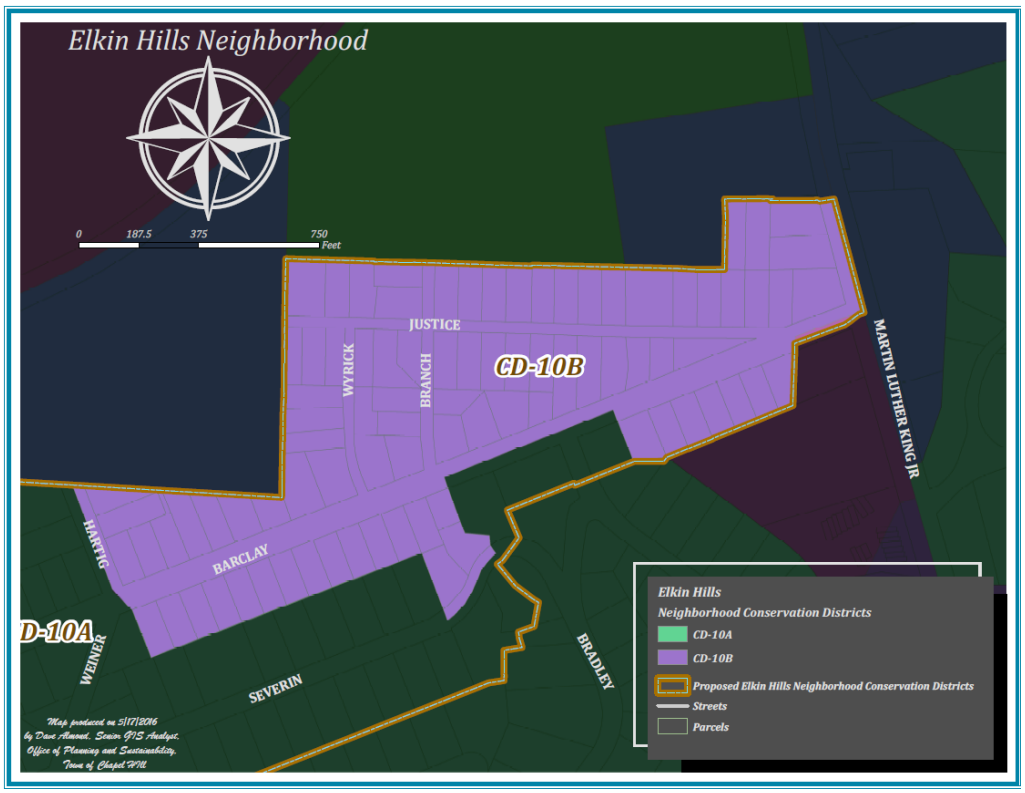
SPECIAL DESIGN STANDARDS TO APPLY TO DEVELOPMENT IN THE ELKIN HILLS NEIGHBORHOOD CONSERVATION DISTRCT-10B

The following Design Standards shall apply to all development within the Elkin Hills Neighborhood Conservation District-10B, 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 Elkin Hills Neighborhood Conservation District-10B, 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.

<u>Conservation District-10B</u>

The Elkin Hills Neighborhood Conservation District-10B (CD-10B) is generally the eastern portion of the Elkin Hills neighborhood and includes the following streets: eastern portion of Barclay Road from Hartig Street to Martin Luther King Jr. Blvd., Justice Street, Branch Street, Wyrick Street, and two lots on Severin Street.

The boundaries shall be indicated on the official Zoning Atlas which accompanies the Land Use Management Ordinance.



The design standards for the Elkin Hills Neighborhood Conservation District CD-10B are as follows:

CD-10B ***Overlay Regulations for Residential-2 Section of the Elkin Hills Neighborhood***	
Regulations	Proposed Standard for CD-10B
Maximum Building Height (Primary)	23 feet
Maximum Building Height (Secondary)	29 feet (maximum 2 stories)
Maximum Setback (Solar)	13 feet 8 feet bordering UNC properties
Maximum Floor Area Ratio for all	0.17 (does not include Accessory Apartments)
Max. Accessory Apt. Size	750 sq. ft. or 75% of Primary dwelling (whichever is smaller) regardless if attached or detached.
Duplex	Not allowed
Multi-Family Development	Not allowed
Front Yard % for Parking	30%
Impervious surface	35% ; up to 40% with an Accessory Apartment