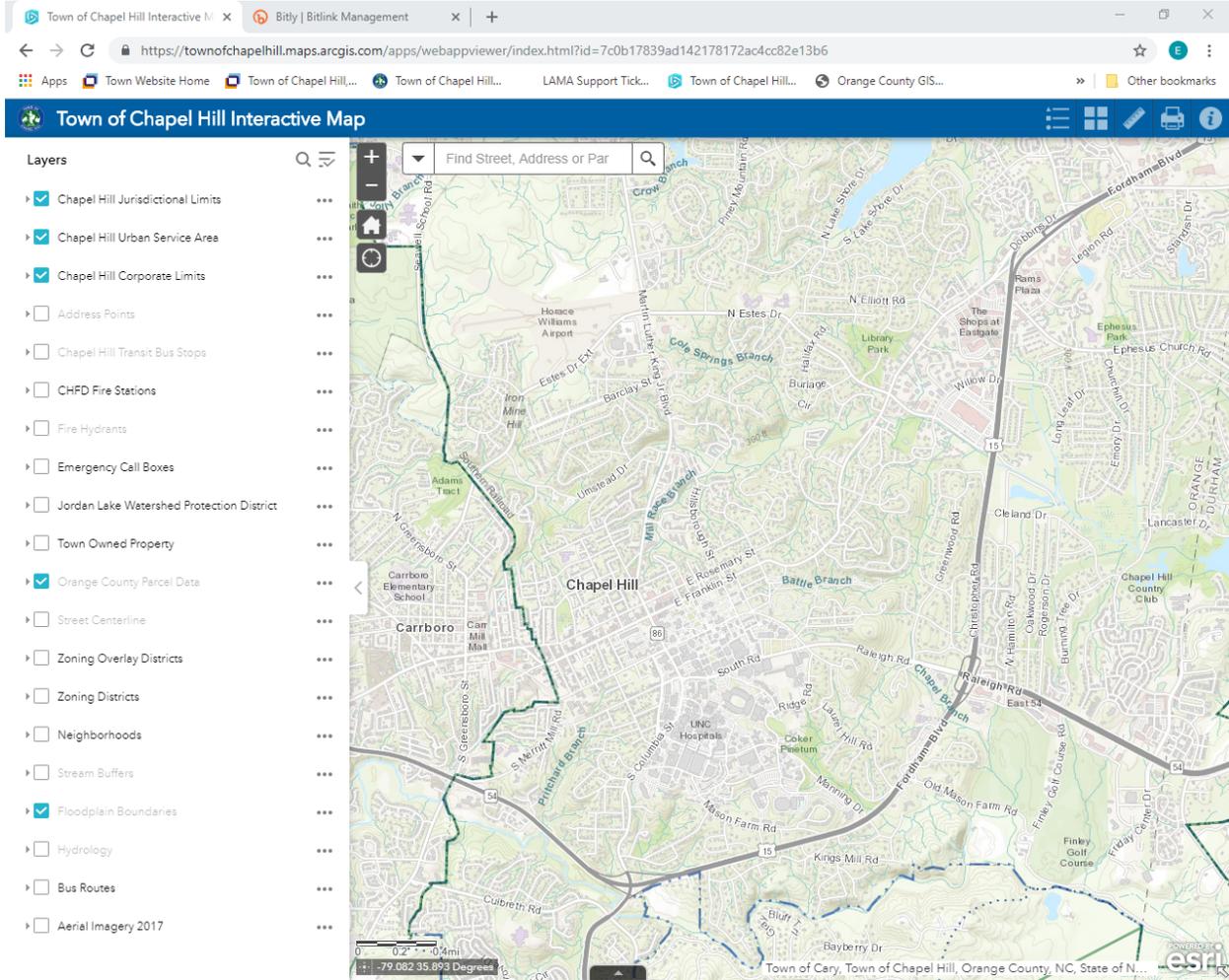




## Town of Chapel Hill Interactive Map: A Walkthrough

The Town’s Interactive Map can be found at <https://chplan.us/2WRMeB2>. Your screen should look like this once you’ve entered the above link into your web browser:

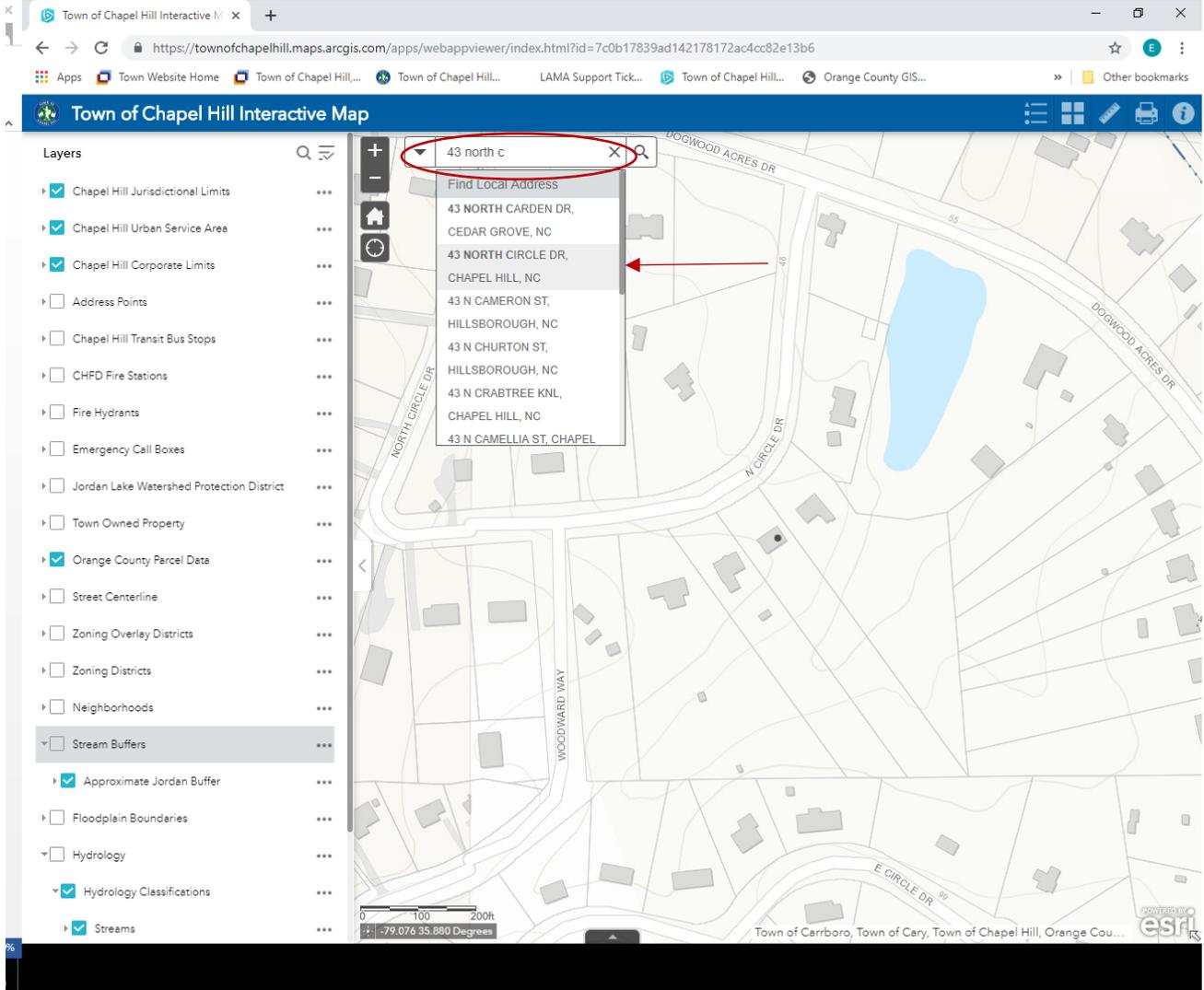




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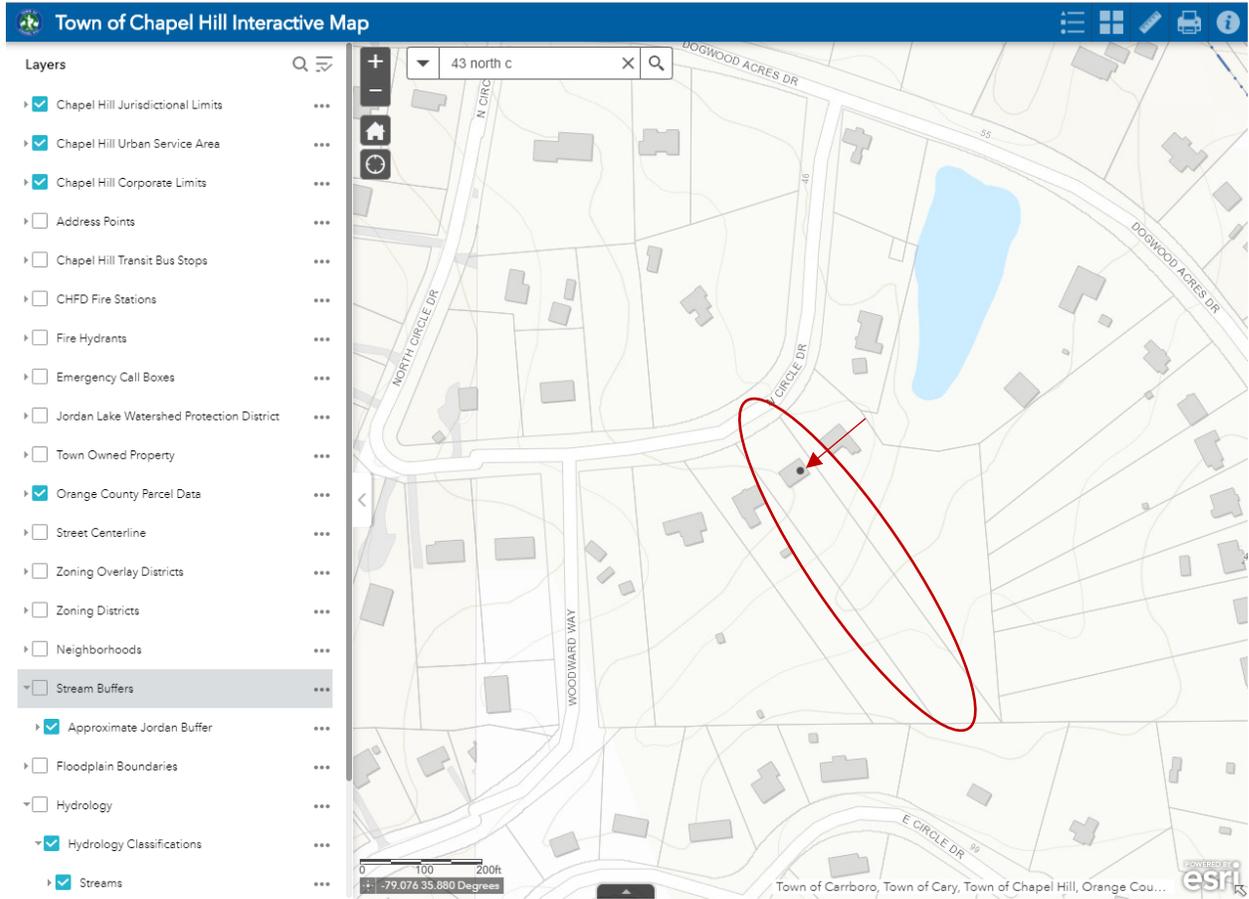
Email: [permits@townofchapelhill.org](mailto:permits@townofchapelhill.org) or [zoning@townofchapelhill.org](mailto:zoning@townofchapelhill.org)

You'll type the address you're inquiring about into the search box in the upper left-hand corner of the map. You can also search by parcel number. Select the correct address (or parcel) from the drop-down list that appears.





The property you're inquiring about will appear on the screen, as indicated by a small dot:



This is how the map will appear when you first pull up an address. It is very simple and contains only basic information, such as street names, property lines, and structures.



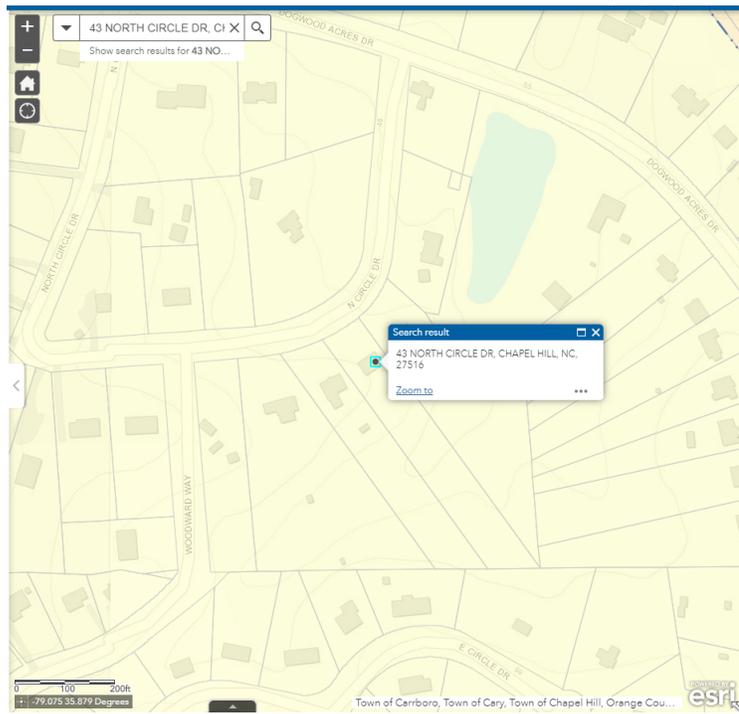
You'll notice there is a list with checkboxes on the left-hand side of the screen.

- Layers
- Chapel Hill Jurisdictional Limits ...
  - Chapel Hill Urban Service Area ...
  - Chapel Hill Corporate Limits ...
  - Address Points ...
  - Chapel Hill Transit Bus Stops ...
  - CHFD Fire Stations ...
  - Fire Hydrants ...
  - Emergency Call Boxes ...
  - Jordan Lake Watershed Protection District ...
  - Town Owned Property ...
  - Orange County Parcel Data ...
  - Street Centerline ...
  - Zoning Overlay Districts ...
  - Zoning Districts ← ...
  - Neighborhoods ...
  - Stream Buffers ...
  - Floodplain Boundaries ...
  - Hydrology ...
  - Bus Routes ...
  - Aerial Imagery 2017 ...

These are the map's layers that determine what information is or is not visible on the map. You can see right now the map is only showing Chapel Hill's Town limits and Orange County parcel data.

The checkboxes next to the layer names can be used to turn each layer on or off. The first layer you'll want to turn on is going to be **Zoning Districts**. This will allow you to see how your property is zoned. To do this, simply check off the box next to the layer name.

Note that doing this changes the map slightly.



You'll see that the parcels are now shaded a light yellow instead of gray like they were previously. Let's expand the layer in the left-hand navigation to find out what this color means!



Layers

- Chapel Hill Jurisdictional Limits
- Chapel Hill Urban Service Area
- Chapel Hill Corporate Limits
- Address Points
- Chapel Hill Transit Bus Stops
- CHFD Fire Stations
- Fire Hydrants
- Emergency Call Boxes
- Jordan Lake Watershed Protection District
- Town Owned Property
- Orange County Parcel Data
- Street Centerline
- Zoning Overlay Districts
- Zoning Districts
- Neighborhoods
- Stream Buffers
- Floodplain Boundaries
- Hydrology
- Bus Routes
- Aerial Imagery 2017



To do this, click on the small arrow next to the layer name, as indicated by the red circle in the picture to the left.

Doing this makes the layer name expand (as shown below) so that you can see a legend of what each color in the layer means.

Zoning Districts ...

- R-LD5 - Residential Low Density, 1 unit/5 acre
- RT - Rural Transition, 1 unit/2.3 acre
- R-LD1 - Residential Low Density, 1 unit/acre
- R-1A - Residential 1A, 2 units/acre
- R-1 - Residential 1, 3 units/acre
- R-2A - Residential 2A, 3.5 units/acre
- R-2 - Residential 2, 4 units/acre
- R-3 - Medium Density Residential, 7 units/acre
- R-3-C - Medium Density Residential Conditional, 7 units/acre
- R-4 - Medium Density Residential, 10 units/acre
- R-4-C - Medium Density Residential Conditional, 10 units/acre
- R-5 - High Density Residential, 15 units/acre
- R-5-C - High Density Residential Conditional, 15 units/acre
- R-6 - High Density Residential, 15 units/acre
- R-SS-C - Residential Special Standards Conditional
- OI-1 - Office and Institutional 1
- OI-1-C - Office and Institutional 1 Conditional
- OI-2 - Office and Institutional 2
- OI-2-C - Office and Institutional 2 Conditional
- OI-3 - Office and Institutional 3
- OI-4 - Office and Institutional 4
- U-1 - University 1
- NC - Neighborhood Commercial
- NC-C - Neighborhood Commercial Conditional
- CC - Community Commercial



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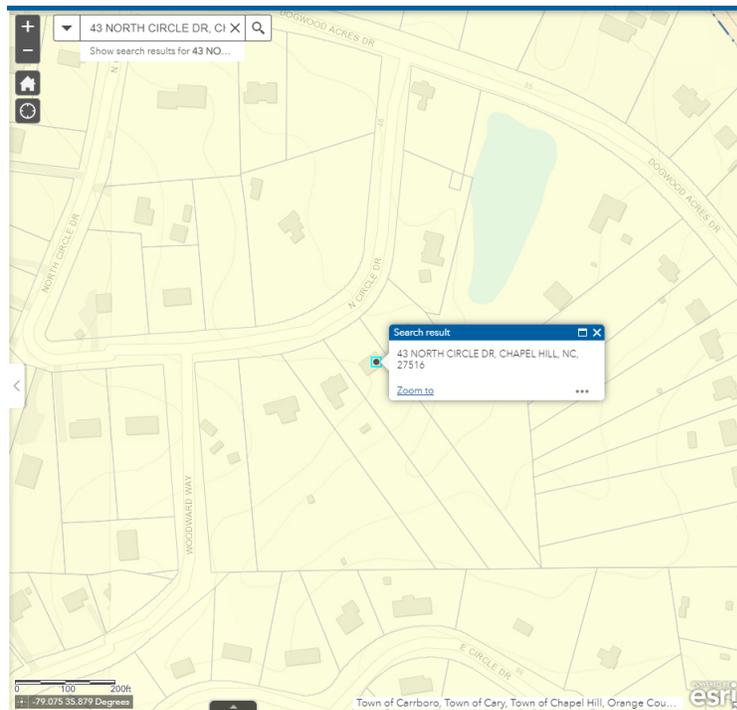
The pale yellow color indicates that this particular property is zoned Residential-1 (R-1). Knowing this will allow you to use our website ([will put in link once new use/dimensional matrix has been uploaded](#)) to find out further information about your property, such as minimum Town-required setbacks and maximum Town-allowed building heights, which you would need to know in order to fill out an application for a zoning compliance permit.

There is other information you can ascertain from the Town GIS prior to submitting for a zoning compliance permit (ZCP). For example, you'll need to know whether your property is in a Neighborhood Conservation or Historic District, or whether there are any hydrology features on the property that you should be concerned with. We'll walk through each of these in turn.

First, we'll see if this property is in a Neighborhood Conservation District (NCD) or a Historic District. Start by checking off the box next to the **Zoning Overlay Districts** layer like you did with the Zoning Districts layer in the previous map.

- Layers
- Chapel Hill Jurisdictional Limits
- Chapel Hill Urban Service Area
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- Zoning Districts
- Neighborhoods
- Stream Buffers
- Floodplain Boundaries
- Hydrology
- Bus Routes
- Aerial Imagery 2017

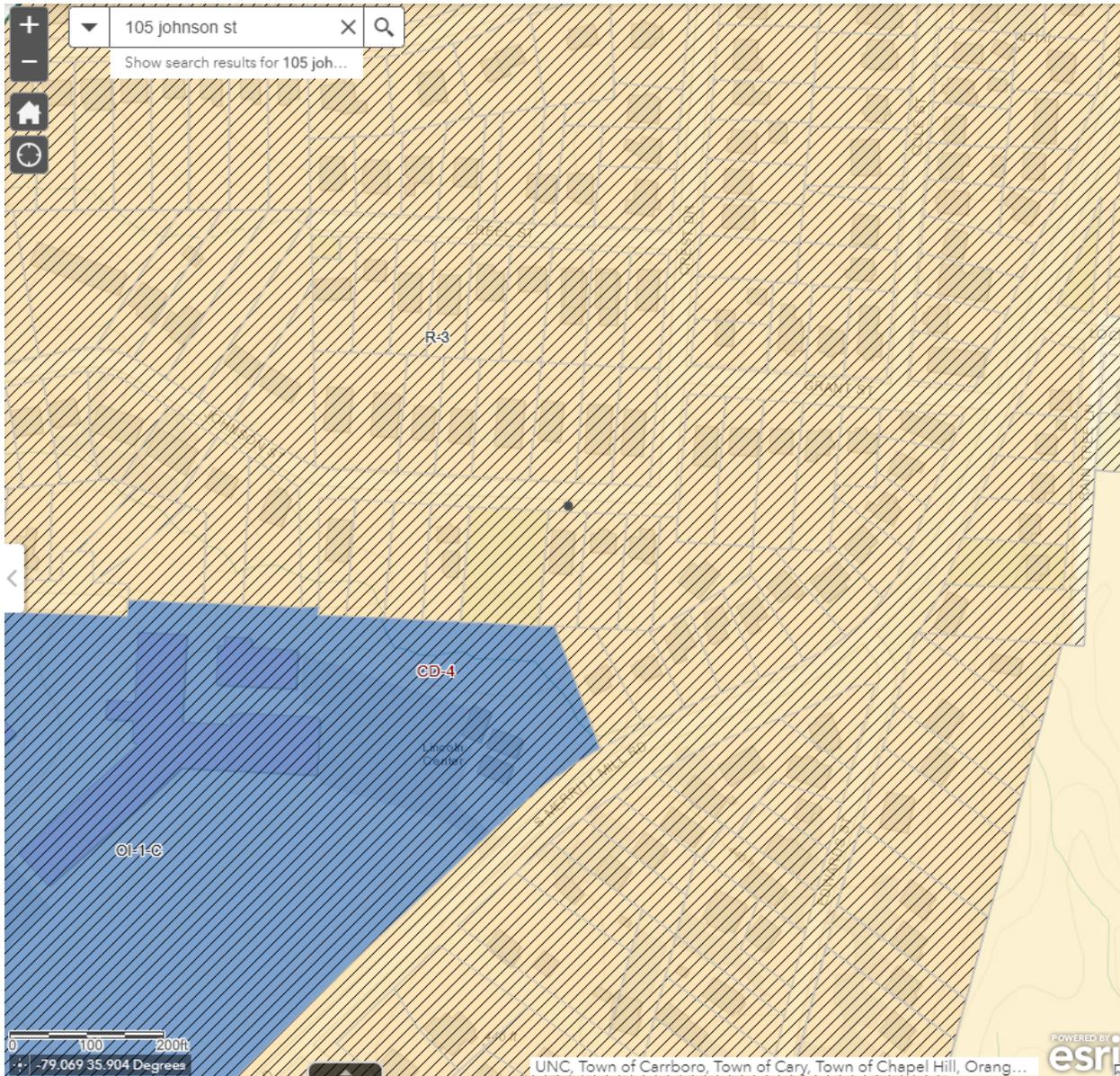
You'll note that when you look at the property from the previous example, the map doesn't change at all. This is because this property is not in a Zoning Overlay District.





Let's look up examples of properties that **ARE** in one of these overlay districts. We'll start with a property that is in a NCD.

As we did previously, we'll begin by entering the property address in the search box. For this example, we're going to use 105 Johnson St. See how the map changes?





**Building and Development Services**

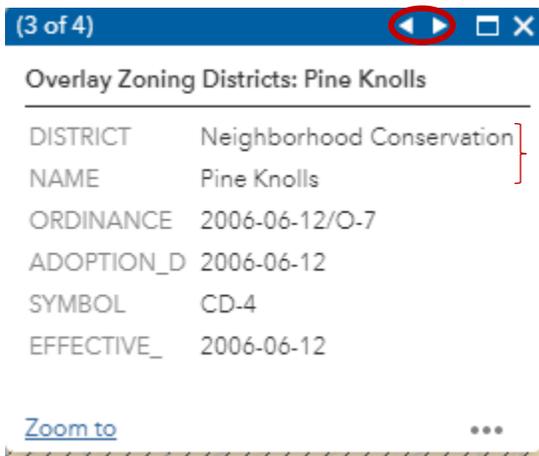
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You'll see when you expand the layer in the side navigation that the labels for all the overlay districts are the same. So how are you supposed to know which overlay district your property is in, you might ask?

You can do this by clicking on your property on the map. A small pop-up window appears that has some basic information about the parcel. You'll need to use the arrows at the top of that window to navigate until you find the screen that contains the information you are searching for.

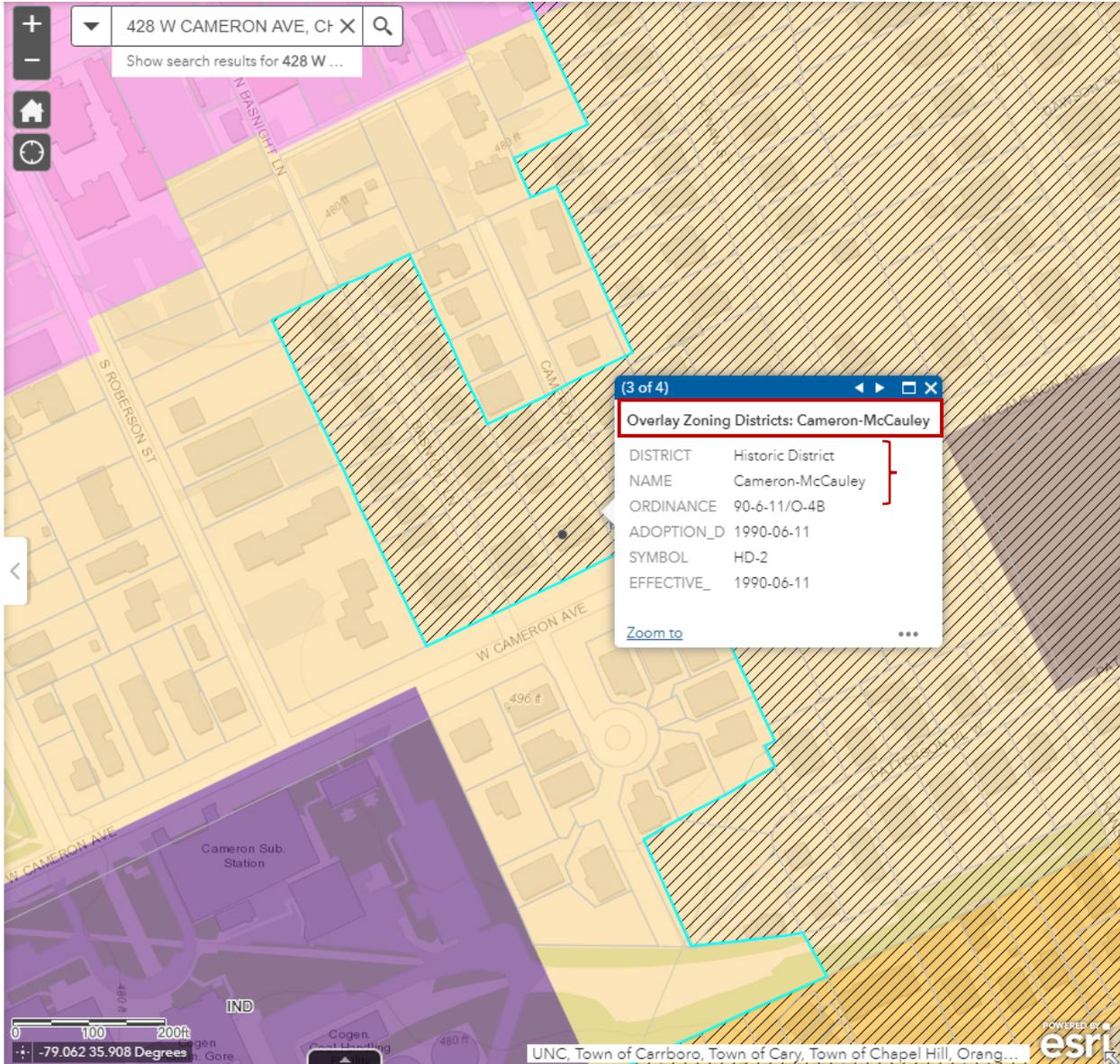


This particular property is in the Pine Knolls Neighborhood Conservation District.



Let's see what the information above would look like for a property in a Historic District as well.

The address we'll use in this example is 428 W Cameron Ave. Type that address into the search box at the top of the map screen. You'll notice that the map has the same crosshatching as in the previous example since each of the overlay districts has the same label within the layer. However, the information contained within the popup box is different:



428 W. Cameron Ave. is in the Cameron-McCauley Historic District.



**NOTE: If the GIS shows that your property is in a Neighborhood Conservation District or a Historic District, please contact Development Services' staff at 919-969-5066 to verify any additional requirements prior to submitting your application!**

Finally, you'll want to make sure there is no Resource Conservation District (RCD) or Jordan Buffer on your property.

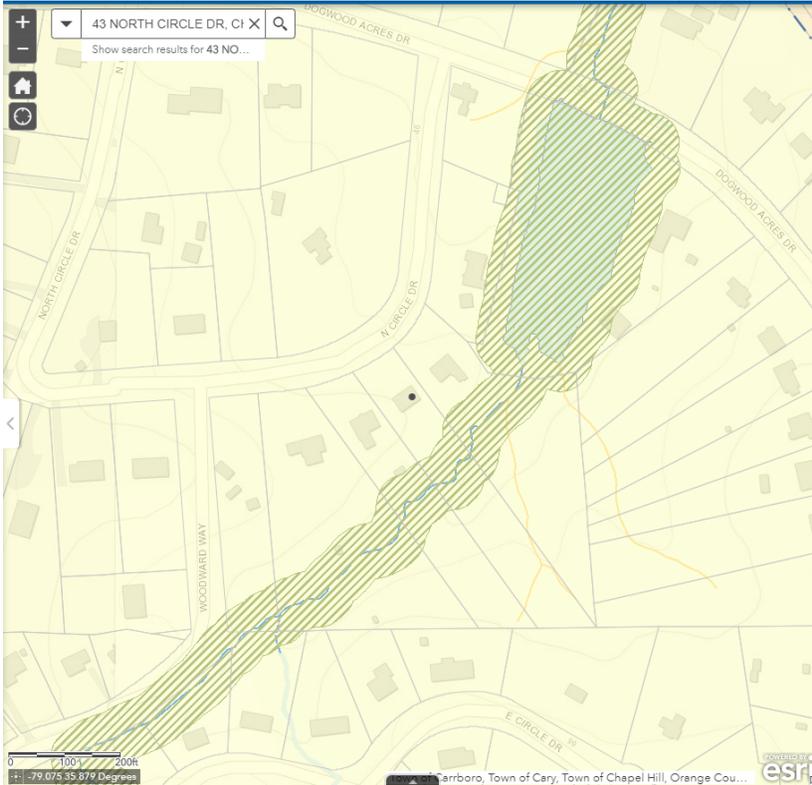
Again, start by typing your property address into the search box at the top left corner of the map window. Make sure you have the Zoning District layer already turned on. You'll then want to also turn on the Stream Buffers and Hydrology layers. Remember, you do this by checking off the box next to the layer name.

- Layers Q
- Chapel Hill Jurisdictional Limits ...
  - Chapel Hill Urban Service Area ...
  - Chapel Hill Corporate Limits ...
  - Address Points ...
  - Chapel Hill Transit Bus Stops ...
  - CHFD Fire Stations ...
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- Stream Buffers ...
- Approximate Jordan Buffer ...
-  ...
- Floodplain Boundaries ...
- Hydrology ...
- Hydrology Classifications ...
- Streams ...
  -  No Channel
  -  Ephemeral Stream
  -  Intermittent Stream
  -  Perennial Stream
  -  Unknown
- Waterbodies ...
  -  Other Waterbodies
  -  Wetlands
  -  Wetlands
  -  Lakes
  -  Wide Streams

You can see that the map has now changed. You'll want to expand the layers so that you are able to view the legend for each one. Do this by clicking the arrow next to each. Some layers may have multiple sublayers. Make sure you expand each one. This is what your legend should look like once you have expanded all the layers.

**NOTE: If the GIS shows that your property has any Jordan Buffer or stream on it, please contact Development Services' staff at 919-969-5066 to verify any additional requirements prior to submitting your application!**

This concludes the GIS walkthrough. If you have any questions, please contact Development Services' staff at 919-969-5066.