

**KINGS MILL/MORGAN CREEK
NEIGHBORHOOD CONSERVATION DISTRICT
PLAN**

C D -3

Adopted by the Chapel Hill Town Council

June 12, 2006

**Kings Mill/Morgan Creek Neighborhood Conservation District
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SUMMARY

This Kings Mill/Morgan Creek 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 Kings Mill/Morgan Creek Neighborhood Conservation District (CD-3) as described below.

BOUNDARIES

The boundaries of the Kings Mill/Morgan Creek Neighborhood Conservation District generally are Fordham Boulevard to the north, the UNC Botanical Garden to the east, Morgan Creek to the south, and Merritt's pasture to the west. Please see the attached for a map of the 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 KINGS MILL/MORGAN CREEK CONSERVATION DISTRICT***

The following Design Standards shall apply to all development within the Kings Mill/Morgan Creek 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 Kings Mill/Morgan Creek Neighborhood Conservation District, these standards 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 standards for the Kings Mill/Morgan Creek Neighborhood Conservation District are as follows:

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Regulation***	Standard for Kings Mill/Morgan Creek *
Minimum Lot Size	.6 acre (26,000 square feet)
Minimum Street Setback	50 feet, except for lots that border Fordham Boulevard, where the Fordham Boulevard setback is determined by underlying zoning.
Minimum Interior and Solar Setbacks	25 feet
Maximum Floor Area Ratio for Single-Family Dwelling (or Single-Family Dwelling with Accessory Apartment)	.15
Maximum Size for a Single Family Dwelling (or a Single Family Dwelling with Accessory Apartment)	6,500 square feet
Maximum Percent of Front Yard Used for Parking	25%
Fences	Fences located in the front yard ** and taller than 2.5 feet shall have openings of at least 50 percent or more in the construction of the fence. All fences located in the front yard, with street frontage, shall have a maximum fence height of 4 feet except where required by law for facilities such as swimming pools.
Accessory Apartments	No minimum lot size requirement

* For the Kings Mill/Morgan Creek 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.

** Front yard for this fence standard shall be the street the house faces.

*** Refer to Section 4.12.2 of the Land Use Management Ordinance for information regarding variances from dimensional regulations and "house size" limitations.

ATTACHMENT

1. Map of Neighborhood Conservation District Boundaries