

**COKER HILLS**  
**NEIGHBORHOOD CONSERVATION DISTRICT PLAN**

**C D - 6**

**Adopted by the Chapel Hill Town Council**

**October 8, 2007**

**Effective Date**

**January 1, 2008**

## ***SUMMARY***

This Coker 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. This Plan contains special regulations for the Coker Hills Neighborhood Conservation District (CD-6) as described below.

## ***BOUNDARIES***

The boundaries of the Coker Hills Neighborhood Conservation District generally are Clayton Road to the south, Allard Road to the north, Velma Road to the east, and Curtis Road to the west. Please see Attachment 1 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 COKER HILLS NEIGHBORHOOD CONSERVATION DISTRICT***

The following Design Standards shall apply to all development within the Coker Hills 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 Coker Hills 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 Coker Hills Neighborhood Conservation District are as follows:

<b>Regulation</b>	<b>Standard for Coker Hills *</b>
Minimum Lot Size	.6 Acre
Maximum Floor Area Ratio for Single-Family Dwelling (or Single-Family Dwelling with Accessory Apartment)	.2
Maximum Size for Single-Family Dwelling (or Single-Family Dwelling with Accessory Apartment)	7,500 square feet
Minimum Street Setback	40 feet
Minimum Interior and Solar Setbacks for Single-Family Dwelling (or Single-Family dwelling with Accessory Apartment)	20 feet for interior and solar setback
Accessory Apartments Effective Date	Permitted – No additional minimum lot size requirement January 1, 2008

\* For the Coker Hills 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 Neighborhood Conservation District Boundaries