

Town of Chapel Hill ⁽¹⁵⁾ Zoning Classification – Residential Districts

ATTACHMENT 4

June 2005

For Complete Information, Refer to the Chapel Hill Land Use Management Ordinance

Zoning District	Minimum, Gross Land Area Dwelling, Single Family	Minimum, Gross Land Area Dwelling, Single Family with an Accessory Apartment	Minimum, Gross Land Area Dwelling, Two Family – Duplex	Minimum, Gross Land Area Multi Family	Multi Family Units Per Acre Maximum Density
R-LD5	217,800	435,600	Not Allowed	5 acres	0.2
RT	100,000	200,000	Not Allowed	5 acres	0.4
R-LD1	43,560	87,120	Not Allowed	5 acres	1.0
R-1A	25,000	50,000	Not Allowed	5 acres	2.0
R-1	17,000	34,000	Not Allowed	5 acres	3.0
R-2A	14,500	29,000	Not Allowed	5 acres	3.5
R-2	10,000	21,780	21,780	5 acres	4.0
R-3	5,500	12,446	12,446	5 acres	7.0
R-4	5,500	11,000	11,000	11,000/5 acres *	10.0
R-5	5,500	11,000	11,000	11,000/5 acres*	15.0
R-6	5,500	11,000	11,000	11,000/5 acres*	15.0

* More than 7 dwelling units requires 5 acres minimum lot size.

Definitions:

Dwelling Units, Single-Family:

A detached dwelling consisting of a single dwelling unit only. A single-family dwelling shall be classified as a Rooming House if occupied by more than four persons who are not related by blood, adoption, marriage, or domestic partnership.

Dwelling Units, Single-Family – With Accessory Apartment:

A dwelling or combination of dwellings on a single zoning lot consisting of two (2) dwelling units, provided the floor area of one of the dwelling units does not exceed fifty percent (50%) of the floor area of the other dwelling unit, nor is greater than 750 square feet and further provided the dwelling's exterior design and entry locations give the dwelling the appearance of a single-family dwelling. Any dwelling unit that is part of a two-family dwelling shall be classified as a Rooming House if occupied by more than four persons who are not related by blood, adoption, marriage, or domestic partnership.

Dwelling Units, Two-Family -- Duplex:

A single dwelling consisting of two (2) dwelling units (other than a “two-family dwelling - including accessory apartment”), provided the two dwelling units are connected by or share a common floor-to-ceiling wall, or, if the two units are arranged vertically, that they share a common floor/ceiling and not simply by an unenclosed passageway (e.g., covered walkway) and provided that each dwelling contains no more than six (6) bedrooms per structure. Any dwelling unit that is part of a two-family dwelling shall be classified as a Rooming House if occupied by more than four persons who are not related by blood, adoption, marriage, or domestic partnership.

(Standards for development of duplexes are on the back.)

Duplex Standards for Development:

- a) The maximum floor area of the structure may not exceed 3,000 square feet.
- b) The maximum floor area ratio applicable shall be .40.
- c) The maximum number of bedrooms per structure shall be 6.
- d) The Community Design Commission shall approve duplex building elevations and site plans to determine if the elevations/site plans are in accordance with the adopted design guidelines.
- e) No more than four (4) vehicular parking spaces, as defined by landscaping and hardscape materials, shall be permitted.
- f) For Special Use Permit, Special Use Permit Modification, Site Plan Review, and Site Plan Review Applications which authorize construction of Dwelling Units, Two-Family – Duplex Use, the Community Design Commission shall approve duplex building elevations and site plans to determine if the elevations are in accordance with the adopted design guidelines.
- g) That every application for Community Design Commission review of a duplex elevation/site plan shall include a list of owners of properties located within 100 feet of the subject property boundaries with the full name and address of each property owner, with stamped, pre-addressed mailing envelopes for each owner on the mailing list. The stamped, pre-addressed envelopes shall be used to notify the property owners of the meeting date and time during which the Community Design Commission will consider the application.

Every application for Community Design Commission review of duplex structure(s) that are approved by a Special Use Permit, Site Plan Review, or said modifications, shall include a list of owners of properties located within 1,000 feet of the subject property boundaries with the full name and address of each property owner, with stamped, pre-addressed mailing envelopes for each owner on the mailing list. The stamped, pre-addressed envelopes shall be used to notify the property owners of the meeting date and time during which the Community Design Commission will consider the application.

Duplex Design Guidelines:

1. The appearance of a new duplex structure shall be consistent, with respect to building materials, roof forms, and lot siting, to the neighborhood in which such structure is to be built.
2. The size, height, and form of a new duplex structure shall be comparable with other structures in the neighborhood in which such structure is to be built.
3. For purposes of evaluating compliance with items 1 and 2 above, the “neighborhood” to be considered shall include the following:
 - a. Structures immediately adjacent to and across from the subject property;
 - b. Structures on the same street (both sides) as the subject property; and
 - c. Structures within 500 feet of the subject property.
4. Garage doors, if facing the street, should not be the dominant feature of the structure.
5. Entrances should clearly identify important access points.
6. Entrances should provide an introductory statement for dwelling units in the duplex structure, and should be landscaped with plants complementary to the building’s architecture and style.
7. All elevations of a building’s exterior design should be coordinated with regard to color, materials, architectural form and detailing.
8. Lighting shall be designed to provide illumination at entrances and along walkways to entrances, without creating spillover onto adjacent properties.
9. Landscape plantings and hardscape materials shall be incorporated to clearly define parking areas and minimize the visual impact of front yard parking.

Dwelling Units, Multi-Family:

A dwelling or combination of dwellings on a single lot consisting of three (3) or more dwelling units.

Dwelling Unit:

A room or group of rooms within a dwelling forming a single independent habitable unit used or intended to be used for living, sleeping, sanitation, cooking, and eating purposes by one family only; for owner occupancy or for rental, lease, or other occupancy on a weekly or longer basis; and containing independent kitchen, sanitary, and sleeping facilities; and provided such dwelling unit complies with Chapel Hill's Minimum Housing Code.

Floor:

The top surface of an enclosed area in a building (including basement), i.e. top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles.

Floor Area:

The sum of enclosed areas on all floors of a building or buildings measured from the outside faces of the exterior walls, including halls, lobbies, arcades, stairways, elevator shafts, enclosed porches and balconies, and any below-grade floor areas used for access and storage. Not countable as floor area are open terraces, patios, atriums, balconies, carports, garages, breezeways, and screened porches.

Floor Area Ratio (FAR):

A decimal fraction that, when multiplied by the gross land area of a zoning lot, determines the maximum floor area permitted within the zoning lot. The Floor Area Ratios for the various zoning districts are in the Schedule of Intensity Regulations.

For complete information, refer to the Chapel Hill Land Use Management Ordinance.