

(12)

ATTACHMENT 2

DRAFT
12-11-03

**NORTHSIDE
NEIGHBORHOOD CONSERVATION DISTRICT
PLAN**

Adopted by the Chapel Hill Town Council

_____, 2004

ACKNOWLEDGEMENTS

This Northside Neighborhood Conservation District Plan is based on the work of a Committee appointed by the Town Council in the Spring of 2003. The Committee met over the summer and fall of 2003, and produced a set of recommendations to help preserve the character and integrity of the Northside Neighborhood.

The Council appointed the following Town residents to the Northside Neighborhood Conservation District Advisory Committee, and is grateful for their substantial and valuable contributions to the well-being of this neighborhood:

Northside Neighborhood Association

- Ed Caldwell
- R.D. Smith

Northside Neighborhood Watch

- Helen Galbreth
- Estelle Mabry

Sykes Street Steering Committee

- Delores Bailey
- Tom Tucker

Investors / Developers

- Mark Patmore
- Richard Perry
- Matthew Robbins

Northside Residents

- Jeff Caiola
- Jane Farrar
- Esphur Foster
- Mae McClendon
- Velma Perry
- Sydal Severe

At Large Member

- Josh Gurlitz

Planning Board Representatives

- Sally Greene
- Ruby Sinreich
- Tim Dempsey (alternate)

UNC Representatives

- Linda Convissor
- Melissa Exum (Liaison)
- Michael McSwain (Student Liaison)

SUMMARY

This Northside 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 the following special regulations for the Northside Neighborhood Conservation District (CD-1):

| Regulation | Standard for Northside * |
|---|---|
| Maximum Primary Building Height (residential zones) | 20 feet |
| Maximum Secondary Building Height (residential zones) | 35 feet |
| Maximum Primary Building Height (Town Center) | 40 feet; 30 feet if adjacent to residential zone |
| Maximum Secondary Building Height (Town Center) | 50 feet |
| Duplexes (Dwelling, Two-family - - Duplex) | Not Permitted |
| Maximum Size for Single-Family Dwelling (or Single-Family with Accessory Apartment) | 2,000 square feet, variance provision maximum of 2,500 square feet |
| Bathroom to Bedroom Ratio | A dwelling with more than 2 bedrooms, and a bathroom to bedroom ratio of 1.0 or greater, shall be classified as a rooming house unless the dwelling is occupied by persons related by blood, adoption, marriage, or domestic partnership, with not more than two unrelated persons. |
| Zoning Compliance Permit Notification | Owners within 1000 feet must be notified if increase in floor area is proposed or if garages are proposed |

* For the Northside 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.

VISION STATEMENT

The following Vision Statement expresses the objectives and purpose of this Plan: To ensure that the Northside neighborhood will continue to be just that a neighborhood.

- Preserve the history, charm and composition of a proud and historic community.
- Promote and protect the diversity and family character of the neighborhood.
- Protect the family atmosphere and ensure that all future development is comparable with the majority of the neighborhood in scale, function, and appearance.
- As properties change ownership, make certain that families seeking homeownership have opportunities to buy a home and can afford to live in this community.
- Promote more affordable homeownership opportunities for low and moderate income families and households.
- Nurture an environment that promotes community interaction and fosters a safe and proud neighborhood.

These are the goals to achieve through the development of the Northside Neighborhood Conservation District.

BOUNDARIES

The boundaries of the Northside Neighborhood Conservation District are the Tanyard Branch trail to the north, North Columbia Street to the east, West Rosemary Street to the south, and the Carrboro city limit 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 NORTHSIDE CONSERVATION DISTRICT

The following Design Standards shall apply to all development within the Northside 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 Northside 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.

1. Maximum Building Height, Other than Town Center Districts (primary): 20 feet
2. Maximum Building Height, Other than Town Center Districts (secondary): 35 feet
3. Maximum Town Center Building Height (primary): 40 feet (except for areas that abut land zoned R-2, R-3, or R-4; in such areas, the maximum primary height limit shall be 30 feet.
4. Maximum Town Center Building Height (secondary): 50 feet
5. Duplexes: Two-family duplex-type dwellings (defined in the Land Use Management Ordinance as "Dwelling, Two-family - - Duplex" are not permitted in the Northside Neighborhood Conservation District.
6. Maximum House Size (single-family or single-family with accessory apartment): 2,000 square feet; 2,500 square feet if variance is obtained from the Chapel Hill Board of Adjustment, based on the required findings outlined in Section 4.12.2 of the Land Use Management Ordinance.
7. Maximum Floor Area Ratio (single family, single family with accessory apartment): .25
8. Zoning Compliance Permit Notification: Owners within 1,000 feet of a property for which a Zoning Compliance Permit application is submitted must be notified of the application if an increase in floor area is proposed or if the addition of a garage is proposed.
9. Bathroom to Bedroom Ratio: A dwelling with more than 2 bedrooms, and a bathroom to bedroom ratio of 1.0 or greater, shall be classified as a rooming house unless the dwelling is occupied by persons related by blood, adoption, marriage, or domestic partnership, with not more than two unrelated persons.

DESIGN GUIDELINES

A set of Design Guidelines for development in the Northside Neighborhood Conservation District shall be adopted by the Town Council. The Town Manager shall encourage applicants proposing development in the Northside neighborhood to design such development in accordance with the adopted guidelines to the extent that it is feasible to do so. The guidelines shall be adopted as an addendum to Chapel Hill's existing document, "Design Guidelines," which is a component of Chapel Hill's Comprehensive Plan. The guidelines shall become part of the Comprehensive Plan, but not part of the Land Use Management Ordinance.

ATTACHMENT

1. Map of Neighborhood Conservation District Boundaries