

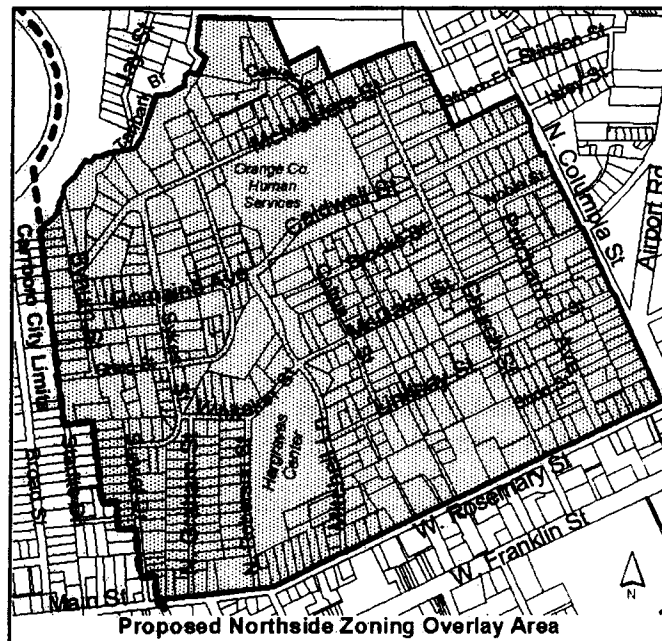


**TOWN OF CHAPEL HILL**  
**NOTICE OF PUBLIC HEARING**  
**CREATION OF A PROPOSED NEIGHBORHOOD**  
**CONSERVATION DISTRICT FOR**  
**THE NORTHSIDE NEIGHBORHOOD**

**Wednesday, January 21, 2004**  
**7:00 p.m. Council Chamber, Town Hall**

We are notifying you because you are an owner of property or a resident in or near an area under consideration for rezoning as shown on the map below.

This rezoning proposal would create a Neighborhood Conservation District for the Northside neighborhood. The area within the boundaries of the proposed Neighborhood Conservation District is currently zoned Residential-4 (R-4), Residential-3 (R-3), Office/Institutional-1 (OI-1), and Town Center-2 (TC-2). The Neighborhood Conservation District would be an overlay district to the regular zoning districts. A conservation plan is being developed by the Planning Board and the Northside Neighborhood Conservation District Advisory Committee for review and approval by the Town Council. This conservation plan includes standards and dimensional regulations that would supercede the standards and regulations of the regular zoning districts. Please refer to the Frequently Asked Questions on the reverse side of this notice.



Upon request, with 5-day notice, the Town will provide an interpreter for the hearing-impaired or any other needed type of auxiliary aid.

By law, formal "Protest Petitions" may be filed against this rezoning. A formal Protest Petition meeting legal requirements would increase the votes needed to enact this rezoning. Information on protest petitions is available from the Planning Department. Protest petitions must be filed by 5 p.m., Friday, January 16, 2004.

For more information, please call the Chapel Hill Planning Department at 968-2728.



## **Proposed Northside Neighborhood Conservation District:**

### **Frequently Asked Questions**

1. What is a Neighborhood Conservation District?

A Neighborhood Conservation District is an overlay zoning district, created as a part of Chapel Hill's Land Use Management Ordinance. It contains regulations such as maximum house size, permitted uses, and height limits for buildings. The purpose is to provide for custom-designed regulations that will apply to a particular neighborhood, to help conserve the character and integrity of older neighborhoods in Town. The regulations specified for a Neighborhood Conservation District apply only to properties within that district.

2. What are the boundaries of the proposed district?

A map on the back of this sheet shows the proposed boundaries of this district.

3. Will Northside be the only District designated?

No. The Chapel Hill Town Council has made this process available to all older neighborhoods within the city limits. The Northside neighborhood is the first to take advantage of this process.

4. What are the changes that are being proposed?

Proposed new regulations are: No new duplexes; maximum house size of 2,000 square feet (2,500 square feet in hardship situations); maximum ratio of building size to lot size (ratio cannot exceed .25); maximum house height of 35 feet; restrictions on # of bathrooms (if a dwelling has more than 2 bedrooms, the number of bathrooms cannot equal or exceed the number of bedrooms); required notification of neighbors when development is proposed.

5. If the District is enacted, would I be able to rebuild my house if it is destroyed?

Yes. Nothing in the current or proposed regulations would prevent a destroyed house from being rebuilt as it was.

6. If the District is enacted, will I be able to expand my house?

Perhaps. The new district sets a maximum house size. If an existing house is already over those size limits, it could not be expanded.

7. When will the decision be made to create the District?

A Public Hearing before the Town Council is scheduled for January 21, 2004. A decision by the Town Council is possible on February 9.

8. How can I express my opinions about creation of this District?

Come to the Public Hearing on January 21. Write/email your opinions. (Mayor and Council, 306 N. Columbia Street, Chapel Hill 27516; or [mayorandcouncil@townofchapelhill.org](mailto:mayorandcouncil@townofchapelhill.org)).