

**SUMMARY OF
PLANNING BOARD ACTION**

Subject: Review of Neighborhood Conservation District Proposal for the Mason Farm/Whitehead Circle Neighborhood

Meeting Date: May 1, 2007

Present: George Cianciolo (Acting Chair), Margaret Campion, Tom Jensen, David Johnson, Nancy Milio, Gene Pease, James Stroud, Judy Weseman

Absent: Ruby Sinreich (Chair)

Vote: The Board voted 7-1 to forward the recommendation below

Ayes: Cianciolo, Campion, Jensen, Milio, Pease, Stroud, Weseman

Nays: Johnson

Recommendation: That the Town Council adopt the following regulations for a Neighborhood Conservation District for the Mason Farm/Whitehead Circle Neighborhood:

Land Use Regulation	Planning Board Recommendation
1. Minimum Lot Size	1 acre
2. Maximum Floor Area Ratio for Single-Family Dwelling (or Single-Family Dwelling with Accessory Apartment)	.15
3. Minimum Street Setbacks for Single-Family Dwelling (or Single-Family Dwelling with Accessory Apartment)	50 feet
4. Minimum Interior Setbacks for Single-Family Dwelling (or Single-Family dwelling with Accessory Apt)	25 feet, both interior and northern interior
5. Setbacks for units 6,500 square Feet and Larger	Street and interior setbacks are doubled: <ul style="list-style-type: none"> • Street setback: 100 feet • Interior/northern interior setback: 50 feet

Land Use Regulation	Planning Board Recommendation
6. Maximum Total Square Footage of Bedrooms in Dwelling Unit	Zoning Compliance Permit application would require a floor plan sealed by a licensed architect that certifies the total amount of space used as bedrooms is not equal to or in excess of the total square footage of common areas in the dwelling. A second sealed drawing would verify that the floor plans submitted for the Zoning Compliance Permit application match the construction prior to Town issuance of a Certificate of Occupancy. Definition for common space: any portion of a dwelling that is not a bedroom or bathroom. A Zoning Compliance Permit would be required in the case of interior renovations of homes in the neighborhood (not just site alterations and land disturbance).
7. Maximum Building Height	30 feet

Land Use Regulation	Planning Board Recommendation
8. Maximum Percent of Front Yard Used for Parking	25%
9. Maximum Number of Uncovered Parking Spaces on a Lot less than .5 Acres	No change to current regulations
10. Single-Family Zoning Compliance Permit Notification	Property owners within 100 feet must be notified if an increase in floor area is proposed or if garages are proposed.
11. General Design Guidelines	Create voluntary design guidelines document that would address appropriate design elements found in the neighborhood
12. Application of Overlay District	The provisions of the Neighborhood Conservation District are to apply to the residential use of property and accordingly shall not apply to property whose principle use is a place of worship, a child day care facility, an elementary or secondary school, or a public cultural facility.
13. Boundary	As proposed by Clarion Associates

Prepared by:

George Cianciolo, Vice Chair, Chapel Hill Planning Board
Loryn Clark, Staff

