

ATTACHMENT 1

**PLAN A
Staff Recommendation**

**MASON FARM / WHITEHEAD CIRCLE
NEIGHBORHOOD CONSERVATION DISTRICT
PLAN**

CD - 5

Adopted by the Chapel Hill Town Council

_____, 2007

SUMMARY

This Mason Farm/Whitehead Circle 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 Mason Farm/Whitehead Circle Neighborhood Conservation District (CD-5) as described below.

BOUNDARIES

The boundaries of the Mason Farm/Whitehead Circle Neighborhood Conservation District generally are Fordham Boulevard to the south, Mason Farm Road to the north, Otey's Road to the east, and Purefoy Road to the northwest. 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 MASON FARM/WHITEHEAD CIRCLE CONSERVATION DISTRICT

The following Design Standards shall apply to all development within the Mason Farm/Whitehead Circle 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 Mason Farm/Whitehead Circle 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 Mason Farm/Whitehead Circle Neighborhood Conservation District are as follows:

Regulation	Standard for Mason Farm/Whitehead Circle *
Minimum Lot Size	1 acre
Minimum Street Setback	50 feet
Minimum Interior Setbacks	25 feet
Minimum Setbacks for dwelling units 6,500 square feet or larger	Street and interior setbacks are doubled: Street Setback: 100 feet Interior Setback: 50 feet
Maximum Floor Area Ratio for Single-Family Dwelling (or Single-Family Dwelling with Accessory Apartment)	.15
Common Area to Bedroom Ratio	An application for a Zoning Compliance Permit must be accompanied by a floor plan certified by a licensed architect, licensed appraiser, licensed engineer, licensed general contractor or licensed surveyor that certifies that the total amount of space used as bedrooms is not in excess of the total square footage of common areas in the dwelling (no more than 50% of the total square footage). A second certified 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).
Maximum Secondary Building Height	30 feet
Maximum Percent of Front Yard Used for Parking	25%
Single-Family Zoning Compliance Permit Notification	Property owners within 100 feet must be notified through the Town if an increase in floor area is proposed or if garages are proposed.
Application of Overlay District	The provisions of this Mason Farm / Whitehead Circle 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.

* For the Mason Farm/Whitehead Circle 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

