

ZONING ATLAS AMENDMENTS

Q: What is a zoning atlas amendment?

A: Zoning determines the type and intensity of uses and development that are allowed on a piece of land. An application for a Zoning Atlas Amendment for rezoning involves a change to the current zoning, and thus the permitted types and intensity of land uses.

Q: What's the difference between a general-use rezoning and a conditional use rezoning?

A: In Chapel Hill, a rezoning may be requested in two ways: general use and conditional use rezoning requests. A general use rezoning request is to change the zoning to a different zoning district in which any of several kinds of development and uses are permissible. A conditional use rezoning request is to allow development and uses only with approval of a Special Use Permit.

Q: What is a protest petition, and how do I file one?

A: Opportunity for a protest petition to a proposed amendment to the zoning atlas is provided for under North Carolina Statutes. If a sufficient protest petition is filed with the Town Clerk at least 2 business days prior to the date of the public hearing, the proposed rezoning shall not become effective except by favorable vote of not less than three-fourths of the Town Council. Copies of protest petition forms and additional information are available from the Planning Department or the Town Clerk.

Prepared by: Town of Chapel Hill Planning Staff