



Discussion Paper
Duplex Provisions
January 21, 2004

Prior to October, 2002, duplex dwelling units were permitted uses in most areas of Chapel Hill. Duplexes were permitted in the following zoning districts:

Town Center 1 and 2
Office/Institutional 1, 2, 3, and 4
Community Commercial
Neighborhood Commercial
Rural Transition
Residential 2, 2A, 3, 4, 5, and 6

Neighborhood groups increasingly brought concerns to the Council's attention regarding problems associated with new, large duplex structures. In response, in October, 2002, the Town Council enacted a prohibition on new duplex dwelling units in the Residential-2, Residential-2A, and Residential-3 zoning districts. The prohibition expires on February 29, 2004. The reason for a time-limited prohibition was to allow opportunity for adjustment of duplex regulations.

The attached memorandum recommends that duplexes once again become permitted uses in the Residential-2, and Residential 3 zoning districts (continuing prohibition in Residential-2A), and that the following regulations be applied to construction of new duplexes wherever permitted:

Chart begins on next page

Duplex Regulation Summary

	Regulations in place prior to duplex prohibition	Proposed Regulations
Use allowed	Permitted in R-2, R-2A, R-3, R-4, R-5 and R-6 and all non-residential zones	Permitted in R-2, R-2A, R-3, R-4, R-5 and R-6 and all non-residential zones
Minimum lot size (determined by density cap of underlying zone)	Varies by zone	No change
Maximum size of structure	2,500 sq. ft.	2,500 sq. ft.
Maximum floor area ratio	.40	.40
Maximum number of bedrooms	3 per side	6 per structure
Occupancy limits	No more than 4 unrelated persons per unit	No more than 4 unrelated persons per unit
Minimum parking	1-2 bedrooms 1.5 spaces/unit 3 + bedrooms 2 spaces/unit	No change
Design Standards	None outside of Historic Districts	Yes
Community Design Commission Review	None	Yes