

## Northside Neighborhood Conservation District Design Guidelines

Northside is an historic and diverse neighborhood abutting the downtown of Chapel Hill. In order to preserve the attractive qualities of the neighborhood in the midst of development pressures, the Town Council has adopted the following guidelines. The intention of these guidelines is to provide advice to property owners undertaking the renovation, addition, or construction of buildings in the Northside neighborhood. The ultimate goal of these guidelines is to achieve development that is sensitive to the context of the existing homes in the neighborhood and that enhances the community.

### Building Orientation

- Setbacks should be consistent along each block, with a preference for homes close to the street (to enhance safety)
- All buildings should face the street

### Porches

- Homes should have porches or covered stoops
- Porches and stoops should be of a similar style and material to the building

### Site Design

- Landscaping should add to the visual appeal of neighborhood and enhance safety
- Lighting should be increased (for safety)
- Most streets should have sidewalks (for pedestrian safety) on at least one side of the street if feasible and it could be part of a connected pedestrian network
- Buildings should be placed on a site in a manner similar to the placement of other structures on nearby properties

### Parking

- Parking areas should be located at the side or rear of the house, if feasible
- Front yard parking and driveway areas together should not exceed 25% of the front yard, if feasible; absolute maximum is 40% of front yard
- Front yard parking should not obscure the front door
- Parking and driveway areas should be clearly distinguished from other parts of the front yard

### Fencing

- Fencing may be used to restrict trespassing and create privacy
- Front fences should, in general, be lower than back fences
- Fences should be constructed using materials consistent and compatible with other existing fences in the neighborhood

**Design Details**

- Windows should be on all sides of a house, with attention to symmetry and consistent size
- Windows on new additions should be consistent with size and spacing of windows on the older part of the house
- Building masses should be broken up with building projections
- Buildings should respect the character of the neighborhood in scale and proportion
- Traditional roof lines should be encouraged