

Town of Chapel Hill ²² ATTACHMENT 6

Zoning Classification – Residential Districts

October 2004

For Complete Information, Refer to the Chapel Hill Land Use Management Ordinance

Zoning District	Minimum, Gross Land Area Dwelling, Single Family	Minimum, Gross Land Area Dwelling, Single Family with an Accessory Apartment	Minimum, Gross Land Area Dwelling, Two Family -- Duplex	Minimum, Gross Land Area Multi Family	Multi Family Units Per Acre Maximum Density
R-LD5	217,800	435,600	Not Allowed	5 acres	0.2
RT	100,000	200,000	Not Allowed	5 acres	0.4
R-LD1	43,560	87,120	Not Allowed	5 acres	1.0
R-1A	25,000	50,000	Not Allowed	5 acres	2.0
R-1	17,000	34,000	Not Allowed	5 acres	3.0
R-2A	14,500	29,000	Not Allowed	5 acres	3.5
R-2	10,000	21,780	21,780	5 acres	4.0
R-3	5,500	12,446	12,446	5 acres	7.0
R-4	5,500	11,000	11,000	11,000/5 acres *	10.0
R-5	5,500	11,000	11,000	11,000/5 acres*	15.0
R-6	5,500	11,000	11,000	11,000/5 acres*	15.0

* More than 7 dwelling units requires 5 acres minimum lot size.

Definitions:

Dwelling Units, Single-Family:

A detached dwelling consisting of a single dwelling unit only. A single-family dwelling shall be classified as a Rooming House if occupied by more than four persons who are not related by blood, adoption, marriage, or domestic partnership.

Dwelling Units, Single-Family – With Accessory Apartment:

A dwelling or combination of dwellings on a single zoning lot consisting of two (2) dwelling units, provided the floor area of one of the dwelling units does not exceed fifty percent (50%) of the floor area of the other dwelling unit, nor is greater than 750 square feet and further provided the dwelling's exterior design and entry locations give the dwelling the appearance of a single-family dwelling. Any dwelling unit that is part of a two-family dwelling shall be classified as a Rooming House if occupied by more than four persons who are not related by blood, adoption, marriage, or domestic partnership.

Dwelling Units, Two-Family -- Duplex:

A single dwelling consisting of two (2) dwelling units (other than a "two-family dwelling - including accessory apartment"), provided the two dwelling units are connected by or share a common floor-to-ceiling wall, or, if the two units are arranged vertically, that they share a common floor/ceiling and not simply by an unenclosed passageway (e.g., covered walkway) and provided that each dwelling contains no more than six (6) bedrooms per structure. Any dwelling unit that is part of a two-family dwelling shall be classified as a Rooming House if occupied by more than four persons who are not related by blood, adoption, marriage, or domestic partnership.

(Standards for development of duplexes are on the back.)

Duplex Standards for Development:

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- (a) The maximum floor area of the structure may not exceed 3,000 square feet.
- (b) The maximum floor area ratio applicable shall be .40.
- (c) The maximum number of bedrooms per structure shall be 6.
- (d) The Community Design Commission shall approve duplex building elevations and site plans in accordance with the adopted design guidelines.

Duplex Design Guidelines:

1. A single front door to face street, if practicable;
2. Appearance to resemble single-family dwelling;
3. Height of structure comparable to nearby buildings;
4. Garage doors not facing street, if practicable; and
5. Limit front yard parking as much as possible.

Definitions (continued)

Dwelling Units, Multi-Family:

A dwelling or combination of dwellings on a single lot consisting of three (3) or more dwelling units.

Dwelling Unit:

A room or group of rooms within a dwelling forming a single independent habitable unit used or intended to be used for living, sleeping, sanitation, cooking, and eating purposes by one family only; for owner occupancy or for rental, lease, or other occupancy on a weekly or longer basis; and containing independent kitchen, sanitary, and sleeping facilities; and provided such dwelling unit complies with Chapel Hill's Minimum Housing Code.

Floor:

The top surface of an enclosed area in a building (including basement), i.e. top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include the floor of a garage used solely for parking vehicles.

Floor Area:

The sum of enclosed areas on all floors of a building or buildings measured from the outside faces of the exterior walls, including halls, lobbies, arcades, stairways, elevator shafts, enclosed porches and balconies, and any below-grade floor areas used for access and storage. Not countable as floor area are open terraces, patios, atriums, balconies, carports, garages, breezeways, and screened porches.

Floor Area Ratio (FAR):

A decimal fraction that, when multiplied by the gross land area of a zoning lot, determines the maximum floor area permitted within the zoning lot. The Floor Area Ratios for the various zoning districts are in the Schedule of Intensity Regulations.

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