

Chapel Hill, North Carolina  
March 11, 1955

The Board of Aldermen  
Town of Chapel Hill  
Chapel Hill, North Carolina

Gentlemen:

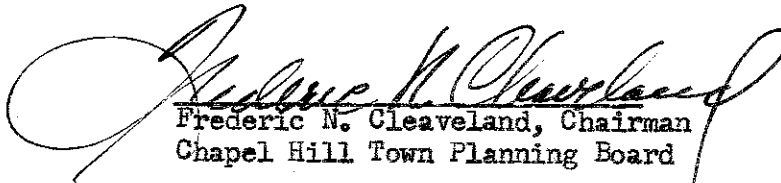
This letter is written to reaffirm the conclusions reached in our final report of February 15, 1955 relative to the proposed zoning ordinance for Chapel Hill and surrounding areas, and to urge adoption of the ordinance without further delay.

As you know, members of the Planning Board were present at the Board of Aldermen's Public Hearing on this proposed ordinance on March 7, and on March 9 the Planning Board met to review the comments received at the Public Hearing. While urging the adoption of this ordinance, the Planning Board wishes to bring to your attention several concrete proposals for modifying some of the detailed features of the ordinance which were received during or since the Public Hearing. The Planning Board has expressed an advisory opinion on five such proposals as set forth in the attached copy of the minutes of this meeting. (See pages 2 and 3). These suggestions for additional changes have been submitted to the City Attorney and the City Manager for use in preparing a final version of the ordinance.

Very truly yours,



Frank G. Umstead, Chairman  
Planning Board for the Proposed  
Chapel Hill Zoning District



Frederic N. Cleaveland, Chairman  
Chapel Hill Town Planning Board

## MINUTES

Board of Alderman

Town of Chapel Hill, N.C.

March 14, 1955

The Board of Aldermen met in regular session March 14, 1955, at 7:30 P. M., in the Town Hall with the following present; Mayor Cornwell; Aldermen Putnam, Wade, Robinson, Wager, Davis and Burch; Town Attorney LeGrand and Town Manager Rose.

MINUTES for the February 28, March 7, and the March 9, 1955 meetings were read and adopted.

A written petition was read from the property owners of Briarbridge Valley Road requesting that curb and gutter be installed on that road. The petition was approved.

A letter was read from Mr. Burton Jones regarding installation of a storm sewer pipe across his property in which he stated that he would pay for the pipe provided the Town would install it and provided the Town would reimburse him out of the money from the Proposed Bond Issue. The letter was placed on record for consideration after the Bond Election.

Letters were presented from the Town of Carrboro regarding the Zoning Ordinance. On motion from Alderman Davis, seconded by Alderman Burch, the letters were ordered to be a part of the Minutes of this meeting.

Alderman Putnam introduced the following Zoning Ordinance which had previously been recommended by the Planning Board, and moved that it be adopted. Motion was seconded by Alderman Wade. The entire ordinance was read to the Board of Aldermen, and after some discussion, adopted by unanimous vote of the Board. The ordinance is as follows:

S. E. C.

RECOMMENDED BY THE PLANNING BOARD, February 14, 1955 <sup>2564</sup> <sup>1469-17</sup>

## ORDINANCE PROVIDING FOR THE ZONING OF CHAPEL HILL AND SURROUNDING AREAS

In pursuance of authority conferred by Article 14 of Chapter 160 of the General Statutes Of North Carolina and by Chapter 527 of the Session Laws of 1953, and for the purpose of (1) promoting the public health, safety, morals, and general welfare; (2) promoting the orderly growth, expansion, and development of the Town of Chapel Hill and surrounding areas; (3) lessening congestion in the roads and streets; (4) securing safety from fire, panic, and other dangers; (5) providing adequate light and air; (6) preventing the overcrowding of land; (7) avoiding undue concentration of population; and (8) facilitating the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; NOW, THEREFORE,

The Board of Aldermen of the Town of Chapel Hill, North Carolina, do ordain as follows:

### Section 1. Districts and Boundaries Thereof.

A. The boundaries of the territory within which this ordinance shall be effective are as follows: Beginning at the point of which Morgan's Creek intersects the boundary between Orange County and Durham County and running thence along a straight line generally south-westward to the point at which U.S. Highways 15 and 501 intersect the boundary between Orange County and Chatham County; thence along a straight line generally northwestward to the point at which North Carolina Highway 54 crosses Morgan's Creek; thence along a straight line generally northeastward to the point at which New Hope Creek intersects the boundary, between Orange County and Durham County; thence generally southward along the boundary between Orange County and Durham County to the starting point; provided however, that the ordinance shall not be effective within the corporate limits of the Town of Carrboro.

B. In order to regulate and limit the intensity of use of lot areas; to classify, regulate, and restrict the location of trades and industries and the location of buildings designed for specified industrial, business, residential and other uses; to regulate and determine the areas of open spaces surrounding buildings; and to regulate and limit the height and size of buildings the Town of Chapel Hill and the area surrounding its corporate limits hereinabove described and as defined in Chapter 527 of the Session Laws of 1953 are hereby divided into the following eight classes of districts:

1. RA-20 Residential District
2. RA-10 Residential District
3. RA-10A Residential District
4. RA-6 Residential District
5. Agricultural District
6. Business District
7. Suburban Commercial District
8. Industrial District

The aforesaid districts have been created in accordance with a comprehensive plan, 293

C. The locations and boundaries of the zoning districts shall be as shown on the map accompanying this ordinance and made a part hereof, entitled, "Zoning Map, Chapel Hill, North Carolina, and surrounding area, 1955." The Zoning Map and all the notations, references, and amendments thereto and other information shown thereon are hereby made a part of this ordinance, just as if such information set forth on the map were fully described and set

S. E. C.

out herein. The Zoning Map, properly attested by the signature of the Mayor and the Town Clerk with the seal of the municipality affixed, shall be kept on file in the office of the Town Clerk and shall be available for inspection by the public.

D. The boundaries of such districts as are shown upon the map attached to this ordinance are hereby adopted. The provisions of this ordinance governing within each type of district the use of land and buildings, the height of buildings, building site areas, the sizes of yards around buildings, and other matters as are hereinafter set forth, are hereby established and declared to be in effect upon all land included within the boundaries of each and every district of said type shown upon said Map.

E. Where uncertainty exists as to boundaries of any district shown on said map, the following rules shall apply:

1. Where district boundaries are indicated as approximately following street lines, alley lines, or lot lines, such lines shall be construed to be such boundaries.

2. In unsubdivided property or where a district boundary divides a lot, the location of such boundary, unless the same is indicated by dimensions, shall be determined by use of the scale appearing on the map. Where a district boundary line as appearing on the Zoning Map divides a lot in single ownership, which is of record at the time of this enactment, the district requirements for the least restricted portion of such lot shall be deemed to apply to the whole thereof, provided that such extension shall not include any part of such lot more than 35 feet beyond the district boundary line.

3. In case any further uncertainty exists, the Board of Adjustment shall interpret the intent of the map as to location of district boundaries.

4. Where any street, road, or alley is hereafter officially vacated or abandoned, the regulations applicable to each parcel of abutting property shall apply to that portion of such street, road, or alley added to the property by virtue of such vacation or abandonment.

## Section 2. Application of Regulations.

A. Except as hereinafter provided, no building shall be erected, reconstructed, or structurally altered, nor shall any building or land be used, except in compliance with all the district regulations established by this ordinance for the district in which the building or land is located.

B. The minimum yards or other open spaces required by this ordinance, including those provisions regulating intensity of use, for each and every building hereafter erected or structurally altered shall not be encroached upon or considered as meeting the yard or open space requirements of the intensity-of-use provisions for any other building.

C. In all classes of districts except Agricultural Districts, every building hereafter erected or structurally altered shall be located on a lot, as defined in this ordinance, and in no case shall there be more than one main building and the customary accessory buildings on the lot; provided, that this requirement shall not apply to large-scale housing developments coming within the provisions of Section 4; nor to motels, trailer camps, and tourist courts, where permitted; nor to unified business developments approved by the Board of Aldermen as specified in Section 4.

D. The height limits, building site area requirements, and rear yard requirements set forth in this ordinance shall not apply to any rural farm or agricultural uses located in any district outside the corporate limits of the Town of Chapel Hill. In case of conversion of such uses to non-agricultural purposes, however, a Certificate of Occupancy must be procured (as prescribed in Section 8C) and the new use must comply with all regulations for the

district in which it is situated.

Section 3. District Regulations.

Regulations for the various classes of districts shall be as set forth in the tables on the following page, and in the notes thereto.

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#### Section 4. Regulations for Special Types of Uses.

In the case of a unified business development or a housing project, either of which consists of a group of two or more buildings to be constructed on a plot of ground of at least two acres, not subdivided into the customary streets and lots and which will not be so subdivided, or where the existing or contemplated street and lot layout make it impracticable to apply the requirements of this ordinance to the individual buildings in such business development or housing project, the application of such requirements may be adjusted by the Board of Aldermen in a manner that will be in harmony with the character of the neighborhood, will insure substantially the same character of occupancy, and will provide a density of land use no higher than and a standard of open space at least as high as required by this ordinance in the district in which the proposed project is to be located. In no case will a use or a building height or building area be authorized which is prohibited in the district in which the business development or housing project is to be located. The Board of Aldermen shall not exercise the authority granted by this section until the Planning Board has made a recommendation on said business development or housing project.

#### Section 5. Non-Conforming Uses.

A. The lawful use of a "building" existing at the time of the passage of this ordinance shall not be affected by this ordinance, although such use does not conform to the provisions of this ordinance; and such use may be extended throughout the building provided no structural alterations, except those required by law or ordinance or ordered by an authorized officer to secure the safety of the building, are made therein but no such use shall be extended to occupy any land outside such building. If such non-conforming building is removed or the non-conforming use of such building is discontinued for a continuous period of not less than one hundred and eighty (180) days, every future use of such premises shall be in conformity with the provisions of this ordinance.

B. The lawful use of "land" existing at the time of the passage of this ordinance, although such use does not conform to the provisions of this ordinance, shall not be affected by this ordinance; provided, however, that no such non-conforming use shall be enlarged or increased, nor shall any non-conforming use be extended to occupy a greater area of land than that occupied by such use at the time of the passage of this ordinance. If such non-conforming use is discontinued for a continuous period of not less than one hundred and eighty (180) days, any future use of said land shall be in conformity with the provisions of this ordinance.

C. A non-conforming use may be changed to a use of the same or higher classification according to the provisions of this ordinance. When a district shall hereafter be changed, any then existing non-conforming use in such changed district may be continued or changed to a use of a similar or higher classification; provided all other regulations governing the new use are complied with. Whenever a non-conforming use of a building has been discontinued or changed to a higher classification or to a conforming use, such use shall not thereafter be changed to a non-conforming use of a lower classification. The order of classifications of uses from the highest to lowest for the purposes of this section shall be as follows:

1. Residential uses and agricultural uses.
2. Business uses.
3. Industrial uses.

D. Nothing in this ordinance shall be construed to prevent the restoration of a building destroyed to the extent of not more than 60 percent of its assessed taxable value or of its assessed taxable value or of its bulk by fire, explosion, or other casualty, or act of God, or the public enemy, nor the continued occupancy or use of such building or part thereof which existed at the time of such partial destruction.

## Section 6. Off-Street Parking and Loading Space.

### A. GENERAL REQUIREMENTS

1. Off-street parking space (either garage or properly graded open space) shall be provided in accordance with the requirements set forth below in all classes of districts except Business Districts, where the present degree of development makes it impractical to impose such requirements. It is recommended, but not required, that property-owners in the Business Districts comply with these regulations to the greatest extent possible. Off-street loading space shall be provided in accordance with the requirements set forth below in all Business, Suburban Commercial, and Industrial Districts.

2. Each application for a building permit or certificate of occupancy submitted to the Building Inspector as provided for in Section 8 shall include information as to the location and dimensions of off-street parking and loading space and the means of ingress and egress between such space and a street or alley. This information shall be in sufficient detail to enable the Building Inspector to determine whether or not the requirements of this ordinance are met.

3. The certificate of occupancy for the use of any building, structure, or land where off-street parking or loading space is required shall be withheld by the Building Inspector until provisions of this section are fully met. If at any time such compliance ceases, any certificate of occupancy which shall have been issued for the use of the property shall immediately become void and of no effect.

4. Where parking or loading areas are provided adjacent to a public street, ingress or egress thereto shall be made only through driveways or openings not exceeding 25 feet in width at the curb line of said street, except where the Board of Adjustment finds, after a public hearing, that a greater width is necessary to accommodate the vehicles customarily using the driveway. Detailed plans of all curb cuts and driveway openings shall be submitted to the Building Inspector for approval.

### B. OFF-STREET PARKING

For the purposes of this ordinance, each off-street parking space shall be construed to include 180 square feet of space of the proper shape to accommodate an automobile, together with necessary ingress and egress facilities. Such space shall not be reduced or encroached upon in any manner. Off-street parking space shall be provided on the lot or tract (except as noted below) and satisfactorily maintained by the owners of the following types of property uses, on the basis indicated:

1. Dwellings (including one-family dwelling, two-family dwelling, apartment house, apartment hotel, or any other single or multiple family residential use): one space for each family, dwelling unit, or apartment. Fraternities and sororities, boarding houses, tourist homes and rooming houses shall provide at least three spaces for each 10 persons housed in the structure.

2. Hotels: one space for each three guest bedrooms. Such space may be situated within 300 feet of the lot on which the hotel is situated, provided it is under common ownership; such space, if provided, shall be deemed required open space on the parcel of land on which the parking space is located.

3. Motels: one space for each guest bedroom.

4. Hospitals or sanitariums: one space for each vehicle used by patients, guests, employees, and professional personnel, which shall be not less than one space for each one and one-half bed capacity in such institution. Such space shall be situated on the same tract as the hospital or sanitarium.

5. Theatres, auditoriums, churches, stadia, and similar uses involving the assembling of persons to view theatrical or other performances or exhibitions at scheduled times: one space for each four (4) seats or similar vantage accommodations provided in such theater or place of assembly for the patrons thereof.

6. Restaurants or other eating places: one space for each four (4) seats.

7. Office buildings: one space for each office, plus one space for each four employees

8. Business or commercial uses: one space for each 200 square feet of commercial floor area.

9. Industrial uses: one space for each vehicle used directly in the conducting of such use and in addition one space for each four (4) employees of the establishment. Such space shall be situated on the same tract as the industrial use or within 300 feet thereof.

#### C. OFF-STREET LOADING

Off-street loading space shall be provided subject to the following regulations. Such space shall be (a) not less than 15 feet in width for every fifty (50) feet of building width, (b) not less than 30 feet in length, and (c) not less than 15 feet in height. It shall have access to an alley, or if no alley adjoins the lot, it shall have access to a street.

1. On every lot on which is conducted any hotel or commercial, industrial, or institutional use, at least one off-street loading space shall be provided inside or outside the building for loading or unloading of goods, materials, or merchandise from vehicles, unless provided otherwise by means of customer or employee parking space on the same premises.

2. On every lot on which is conducted any commercial or industrial use requiring the regular use of delivery or transport trucks for the receipt or delivery of goods, as an incidental part of such use, sufficient space for the regular activities of such trucks shall be provided entirely on the premises.

#### Section 7. Signs.

1. No sign of any type shall be erected, painted, repainted, posted, reposted, placed, replaced, or hung in any district, except in compliance with these regulations.

2. Advertising signs of all types are business uses, and except where specifically authorized by the terms of this ordinance, shall not be permitted in any district other than Business Districts, Suburban Commercial Districts, or Industrial Districts. The following types of signs may, however, be erected in any district:

- a. Any sign not exceeding one and one-third square feet in area.
  - b. Small professional announcement signs of professions or business, not exceeding two square feet in area, fixed flat against the building where such profession or business is carried on, and not illuminated.
  - c. "For sale" or "for rent" signs pertaining to realty, on the premises offered for sale or rent, not exceeding four square feet in area and not illuminated. Such sign may be placed not closer to the front property line than ten feet.
  - d. Church or public building bulletin boards, lighted or unlighted, not exceeding 12 square feet in area.
  - e. Signs advertising agricultural products, produced on the premises, not exceeding 16 square feet in area, provided such signs are located outside the city limits of Chapel Hill.
3. No sign shall be erected by any person without a permit from the Building Inspector; provided, however, that no permit shall be required for the types of signs listed in paragraphs 2(a), 2(b), 2(c), 2(d), and 2(e) above.
4. Except as specifically authorized herein, no sign of any type shall be placed nearer the right-of-way line of any public street or road than the building lines established by the yard regulations of this ordinance, nor shall any such sign occupy any of the area required to be left clear for a front or side yard.
5. For the purposes of this ordinance, the square feet area of any sign shall be measured to include the entire sign, including lattice work, fencing, or wall work incidental to its decoration.
6. A maximum of three square feet of advertising sign area for each lineal foot of frontage occupied by a business or industrial use shall be permitted on the premises on which such use is conducted. In no case shall any sign be erected or displayed on the side street side of a corner building, nor on the rear of any building, if such building be located within 100 feet of a Residential District.
7. No signs of any nature, except those erected for orderly traffic control and other municipal or governmental purposes, shall be permitted on any public right-of-way.
8. No sign erected before the adoption of this ordinance shall be moved, replaced, or repaired in excess of fifty (50) per cent of its original cost in any calendar year without complying with the provisions of this ordinance. All such signs shall be brought into compliance with the provisions of this ordinance not later than five (5) years from the date of adoption of this ordinance.

#### Section 8. Enforcement - Permits

##### A. GENERAL

The Building Inspector is hereby authorized, and it shall be his duty, to enforce the provisions of this ordinance. Appeal from the decision of the Building Inspector may be made to the Board of Adjustment.

## B. BUILDING PERMIT

1. No building or structure or any part thereof designed or intended to be used for other than rural farm or agricultural purposes shall be erected, added to, or structurally altered, nor shall any excavation for such building or structure be commenced, nor shall any sign be erected, repaired, or repainted (except where specifically authorized by this ordinance) until a permit therefor has been issued by the Building Inspector.

2. Each application for a building permit shall be accompanied by a plat in duplicate, drawn to scale, showing accurate dimensions of the lot to be built upon, accurate dimensions of the building to be erected, its location on the lot, and such other information as may be necessary to provide for the enforcement of this ordinance. A careful record of such applications and plats, together with a record of the action taken thereon, shall be kept in the office of the Building Inspector.

3. No permit for excavation for, or erection of, any building or part of a building, or for repairs to, or alteration of, a building shall be issued until after a statement of its intended use has been filed by the applicant.

4. A fee of \$2.00 shall be charged for the issuance of each such permit; provided that said fee may be applied as part payment of any fees required by the Building Code of the Town of Chapel Hill.

## C. CERTIFICATE OF OCCUPANCY

No land shall be used or occupied, except for agricultural purposes, and no building hereafter structurally altered or erected shall be used or changed in use for other than rural farm purposes until a certificate of occupancy shall have been issued by the Building Inspector stating that the building and/or the proposed use complies with the provisions of this ordinance. A like certificate shall be issued for the purpose of maintaining, renewing, changing, or extending a non-conforming use. A certificate of occupancy, either for the whole or a part of a building, shall be applied for coincident with the application for a building permit and shall be issued within ten days after the erection or structural alterations of such building or part shall have been completed in conformity with the provisions of this ordinance. A record of all certificates shall be kept on file in the office of the Building Inspector, and copies shall be furnished, on request, to any person having a proprietary or tenancy interest in the building erected or altered. A fee of \$1.00 shall be charged for the issuance of each such certificate; provided, that said fee may be applied as part payment of any fees required by the Building Code of the town of Chapel Hill.

## D. SPECIAL USE PERMIT

A Special Use Permit shall be required only where it is proposed to use property for purposes permitted in the column headed "SPECIAL USES PERMISSIBLE ON APPEAL TO BOARD OF ADJUSTMENT" in the table of district uses in Section 3 hereof.

1. When a special use permit is required by the terms of this ordinance, application for such permit shall accompany the application for a building permit and/or a certificate of occupancy. The application shall be transmitted forthwith to the Board of Adjustment.

2. If the Board of Adjustment shall find, after a public hearing, that in the circumstances of the particular application, the use for which the special use permit is sought (a) will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use, and (b) will not be detrimental to the public welfare or injurious to property or public improvements in the neighborhood, it shall issue a special use permit. In granting such a permit, the Board of Adjustment may designate such conditions in connection therewith as will, in its opinion, assure that the use will conform to the requirements of this ordinance and will continue to do so.

#### Section 9. Board of Adjustment.

A. A Board of Adjustment is hereby established. The word "Board" when used in this ordinance shall be construed to mean the Board of Adjustment. Such Board shall consist of ten members. Five members shall be citizens and residents of the Town of Chapel Hill and shall be appointed by the Board of Aldermen; five members shall be citizens and residents of the territory surrounding the town, as described in Chapter 527 of the Session Laws of 1953, and shall be appointed by the Orange County Board of Commissioners. Four of the initial members shall be appointed for terms of one year; three, for two years; and three for three years. Their successors shall be appointed for terms of three years. Vacancies occurring for reasons other than expiration of terms shall be filled as they occur for the period of the unexpired term. The members of the Board shall receive no compensation for their services.

B. All meetings of the Board shall be held at a regular place and shall be open to the public. The Board shall keep minutes of its proceedings in a book maintained for that purpose only, showing the vote of each member upon each question, or, if absent or failing to vote, an indication of such fact; and final disposition of appeals shall be by recorded resolution indicating the reasons of the Board therefor, all of which shall be a public record. No final action shall be taken on any matter unless a quorum be present. A quorum shall consist of five members.

C. An appeal from the decision of the Building Inspector may be taken to the Board of Adjustment by any person aggrieved or any officer, department, board, or bureau of the city affected by such decision. Such appeal shall be taken within a reasonable time as provided by the rules of the Board by filing with the officer from whom the appeal is taken and with the Board of Adjustment a notice of appeal specifying the grounds thereof. The officer from whom the appeal is taken shall forthwith transmit to the Board all papers constituting the record upon which the action appealed from was taken.

An appeal stays all proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board after the notice of appeal shall have been filed with him that by reason of facts stated in the certificate a stay would in his opinion cause imminent peril to life or property. In such case proceedings shall not be stayed otherwise than by restraining order which may be granted by the Board or by a court of record on application on notice to the officer from whom the appeal is taken and on due cause shown.

D. The Board shall have the following powers:

1. To hear and decide appeals where it is alleged that there is error in any order, requirement, decision, or determination made by the Building Inspector. The concurring vote of four-fifths (4/5th) of the members of the Board present for the hearing of a particular case shall be necessary to reverse any order, requirement, decision, or

determination of the Building Inspector, to decide in favor of the applicant any matter which it is required to pass under the zoning ordinance, or to effect any variation in such ordinance.

2. To grant, in particular cases and subject to appropriate conditions and safeguards, permits for special uses as authorized by the Table of District Regulations in Section 3 hereof.

3. To authorize upon appeal in specific cases such variance from the terms of this ordinance as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the provisions of this ordinance will result in undue hardship, and so that the spirit of this ordinance shall be observed and substantial justice done.

In considering all proposed variances to this ordinance the Board shall before making any finding in a specified case, first determine that the proposed variances will not constitute any change in the district boundaries shown on the zoning map and will not impair any adequate supply of light and air to adjacent property, or materially increase the public danger of fire and safety, or materially diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, morals, and general welfare.

In granting a variance the Board may attach thereto such conditions regarding the location, character, and other features of the proposed building, structure, or use as it may deem advisable in furtherance of the purposes of this ordinance.

Before a variance is granted it shall be shown that special circumstances attach to the property which do not generally apply to other property in the neighborhood. A variance may be granted only when the practical difficulty or undue hardship complained of is due to the particular characteristics of the property and not to the general conditions of the neighborhood which may reflect an undue stringency of the ordinance itself. A hardship peculiar to the applicant, as distinguished from others affected by the general rule, must be shown. The fact that property may be utilized more profitably will not be considered adequate to justify the Board in granting a variance.

E. Any person or persons, jointly or severally, aggrieved by any decision of the Board, or any taxpayer, or any officer, department, Board or Bureau of the Town of Chapel Hill may within 30 days after the filing of the decision in the office of the Board, but not thereafter, present to the Superior Court of Orange County a petition for a writ of certiorari, duly verified, setting forth that such decision is illegal, in whole or in part, specifying the grounds of illegality, whereupon such decision of said Board shall be subject to review as provided by law.

#### Section 10. Changes and Amendments.

The Board of Aldermen may from time to time, on its own motion or on petition, after public notice and hearing as provided by law, amend, supplement, or change, modify, or repeal the boundaries or regulations herein or subsequently established. No such action shall be taken until such proposed amendment has been submitted for recommendation and report to the Planning Board; provided, however, that if no report is received from the Planning Board within 30 days after such submission, the Board of Aldermen may proceed as though a report and recommendations had been received. Where an amendment concerns zoning map changes in districts situated outside of the Town of Carrboro and to the west

of a line following the Smith-Level Road on the south and to the west of a line following the Southern Railroad track on the north, the Planning Board shall not submit said report and recommendations until the proposed change has been referred to the Board of Commissioners of the Town of Carrboro for its recommendation; provided, however, that if no report is received from said Board of Commissioners within 15 days after such referral, the Planning Board may proceed as though recommendations had been received.

In case, however, of a protest against a proposed amendment signed and acknowledged by the owners of twenty (20) per cent or more of the area of the lots included in such proposed change, or of those immediately adjacent in the rear thereof extending 100 feet therefrom, or of those directly opposite thereto extending 100 feet from the street frontage of such opposite lots, such amendment shall not be passed except by a three-fourths vote of all the members of the Board of Aldermen.

#### Section 11. Effect on Rights and Liabilities under Existing Zoning Ordinance.

This ordinance in part carries forward by re-enactment some of the provisions of the Zoning Ordinance of the Town of Chapel Hill enacted in 1949, as amended, and it is not the intention to repeal but rather to re-enact and continue in force without interruption such existing provisions, so that all rights and liabilities that have accrued thereunder are preserved and may be enforced. The enactment of this ordinance shall not affect any action suit, or proceeding instituted or pending. All provisions of the Zoning Ordinance of the Town of Chapel Hill enacted in 1949 which are not re-enacted herein are hereby repealed.

#### Section 12. Definitions.

For the purpose of this ordinance, certain terms and words are defined as follows:

All words used in the present tense shall include the future tense; all words in the singular number shall include the plural number; and all words in the plural number shall include the singular number unless the natural construction of the wording indicates otherwise; the words "used for" shall include the meaning "designed for", the word "structure" shall include the word "building"; the word "lot" shall include the words "plot" and "tract" and the word "shall" is mandatory.

1. Accessory Building. A subordinate use or building customarily incident to and located upon the same lot occupied by the main use or building, such as servants' quarters and garages; provided that no such use shall be conducted for gain and that no such building may be inhabited by other than those who are bona fide employees of the owner, lessee, or tenant of the premises.

2. Alley. A roadway which affords only a secondary means of access to abutting property and not intended for general traffic circulation and not less than sixteen feet wide.

3. Apartment. A room or suite of one or more rooms in a multiple dwelling intended for use as a residence by a single family.

4. Apartment house. See Dwelling, Multiple.

5. Boarding House. A dwelling (single family or multiple) or rooming house, where meals are served for compensation to five (5) or more, but not exceeding nine (9), individuals.

6. Building. See Structure.

7. Building, Height of. The vertical distance from the average sidewalk grade or street grade, or finished grade at the building line, whichever is the highest, to the highest point of the building.
8. Building Line. A line located a minimum horizontal distance from the right-of-way line of street or road and parallel thereto, between which and the right-of-way line no building or parts of buildings may be erected, altered, or maintained.
9. Building Line Setback. The distance between the building line and the street right-of-way line in a district, lot, tract, or parcel of land.
10. Building, Main. A building in which is conducted the principal use of the lot on which it is situated. In any residential district, any dwelling shall be deemed to be a main building on the lot on which the same is situated.
11. Certificate of Occupancy. A statement, signed by an administrative officer, setting forth that building, structure, or use complies with the zoning ordinance and that the same may be used for the purposes stated therein.
12. Dwelling. A detached building designed for, or occupied exclusively by one family.
13. Dwelling, Multiple. A building or portion thereof used or designed as a residence for two or more families living independently of each other.
14. Family. Any number of individuals living together as a single housekeeping unit. This definition is not to be construed as including fraternities or sororities.
15. Filling Station. See Service Station.
16. Frontage. All the property abutting on one (1) side of a street between two (2) intersecting streets, measured along the street line.
17. Garage, Private. A building or space used as an accessory to or a part of the main building permitted in any residence district, and providing for the storage of motor vehicles and in which no business, occupation, or service for profit is in any way conducted.
18. Garage, Public. Any building or premises, except those described as a private or storage garage, used for the storage or care of motor vehicles or where any such vehicles are equipped for operation, repaired, or kept from remuneration, hire, or sale.
19. Garage, Storage. Any building or premises, other than a private or public garage, used exclusively for the parking or storage of motor vehicles.
20. Guest House. See Tourist Home.
21. Home Occupation. A use customarily incidental to the use of a building for dwelling purposes and including only:
  - (1) The office or studio of a physician or surgeon, dentist, artist, musician, lawyer, architect, teacher, or other like professional person residing on the premises;
  - (2) Workshops not conducted for profit;

(3) Customary home occupations such as millinery, dressmaking, hairdressing, and baking, conducted by a person residing on the premises.

Provided that no show window or sales room is installed on the premises and no mechanical equipment is installed or used except such that is normally used for domestic or professional purposes, and provided further that not over 25% of the total actual floor area of any structure is used for home occupations or professional purposes.

22. Hotel. A building or other structure kept, used, maintained, advertised as or held out to the public to be a place where sleeping accommodations are supplied for pay to transient or permanent guests or tenants, in which 10 or more rooms are furnished for the accommodation of such guests; and having or not having one or more dining rooms, restaurants, or cafes where meals or lunches are served to such transients or permanent guests, such sleeping accommodations and dining rooms, restaurants, or cafes, if existing, being conducted in the same building or buildings in connection therewith.

23. Lot. A parcel of land in single ownership occupied or intended for occupancy by a building together with its accessory buildings; including the open space required under this ordinance. For the purpose of this ordinance the word "lot" shall be taken to mean any number of contiguous lots or portions thereof in single ownership, upon which one or more structures for a single use are to be erected, where such number of contiguous lots is necessary in order to meet the requirements of this ordinance. This ordinance shall not prevent the subdivision of existing lots, where such subdivision does not reduce any of the resulting lots to a size less than that required by this ordinance.

24. Lot, Corner. A lot abutting upon two (2) or more streets or roads (including platted but unopened streets or roads) at their intersection.

25. Lot of Record. A lot which is a part of a subdivision, a plat of which has been recorded in the office of the Register of Deeds of Orange County, or a lot described by metes and bounds, the description of which has been recorded in the office of the Register of Deeds in Orange County.

26. Lot, Depth. The depth of a lot, for the purpose of this ordinance, is the distance measured in the mean direction of the side lines of the lot from midpoint of the front lot line to the midpoint of the opposite main rear line of the lot.

27. Lot, Interior. A lot other than a corner lot.

28. Lot Lines. The lines bounding a lot.

29. Lot, Through. An interior lot having frontage on two streets.

30. Motel. Land used or intended to be used or occupied by a group of two (2) or more detached or semi-detached buildings, except trailers, or by a multiple unit building, having less than 300 square feet of floor area for each unit, containing guest rooms, with automobile parking space and incidental utility structures which are provided in connection therewith, all of which is used or designed for use primarily by automobile transients.

31. Non-conforming Use. A building or land occupied by a use that does not conform with the regulations of the use district in which it is situated.

32. Rooming House. A building or portion thereof which contains guest rooms which are designed or intended to be used, let, or hired out for occupancy by, or which are occupied by, five (5) or more, but not exceeding nine (9), individuals for compensation, whether the compensation be paid directly or indirectly.

33. Rural Farm. All the land and appurtenant buildings on which agricultural operations are performed by one or more persons, either by his (or their) own labor alone, or with the assistance of members of his (or their) household or hired employees, where the tract exceeds three acres in area or its agricultural products in the preceding year were valued at \$300 or more, and where the tract is situated beyond the corporate limits of the Town of Chapel Hill.

34. Rural Non-Farm Use. Any use of property situated outside the corporate limits of the Town of Chapel Hill which does not fall within the definition of a Rural Farm.

35. Service Station. A building or lot where gasoline, oil, grease, and accessories are supplied and dispensed to the motor vehicle trade, also where battery, tire, and other similar services are rendered.

36. Sign. Any words, lettering, parts of letters, figures, numerals, phrases, sentences, emblems, devices, designs, trade name, or trade marks by which anything is made known, such as the designation of an individual, a firm, an association, a profession, a business, a commodity, or products, which are visible from any public highway and used to attract attention.

37. Single Ownership. Whenever the phrase "in single ownership" is used herein, it shall be construed to include joint tenancies in common, and other estates in which two or more persons hold undivided interests in a single piece of property.

38. Story. That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there be no floor above it, then the space between such floor and the ceiling next above it. In computing the height of building the height of basement or cellar if below grade shall not be included.

39. Street. A thoroughfare which affords the principal means of access to abutting property, including avenue, place, way, drive, lane, boulevard, highway, road, and any other thoroughfare except an alley.

40. Street Line. The line between the street and abutting property.

41. Structure. Anything constructed or erected, the use of which requires location on the land, or attachment to something having a permanent location on the land.

42. Structural Alterations. Any change, except for repair or replacement, in the supporting members of a building, such as bearing walls, columns, beams, or girders.

43. Tourist Camp. Land used or intended to be used, let, or rented for occupancy by transient campers traveling by automobile or otherwise, or for occupancy by or of trailers which are mounted on wheels, tents, or other movable or temporary sleeping quarters of any kind, together with automobile parking space and incidental utility structures and facilities provided and required in connection therewith. This definition shall not include trailer sales lots on which unoccupied trailers are parked for purposes of inspection and sale.

44. Tourist Court. See Motel.

45. Tourist Home. Any dwelling occupied by owner or operator in which rooms are rented for lodging of transients and travelers for compensation.

46. Trailer. Any vehicle, house car, camp car, or any portable or movable vehicle on wheels, skids, rollers, or blocks, either self-propelled or propelled by any other means, which is used or designed to be used for residential living, sleeping, commercial, or utility purposes, but not including those vehicles designed primarily for the transportation of goods.

47. Trailer Camp or Park. Any premises used or intended to be used or occupied by two (2) or more trailers, anchored in place or supported by a foundation or other stationary supports, together with automobile parking space, utility structures or trailers, and other required facilities incidental thereto. This definition shall not include trailer sales lots on which unoccupied trailers are parked for purposes of inspection or sale.

48. Used Car Junk Yard. A lot or group of contiguous lots used for the dismantling or wrecking of used automobiles or the storage, sale or dumping of dismantled or wrecked cars or their parts.

49. Yard. An open space on the same lot with a building, unoccupied and unobstructed from the ground upward, except by trees or shrubbery or as otherwise provided herein.

50. Yard, Front. A yard across the full width of the lot, extending from the front line of the building to the front line of the lot, excluding steps and unenclosed porches, but including covered porches.

51. Yard, Side. An open unoccupied space on the same lot with a building between the building and the side line of the lot extending through from the front building line to the rear yard or to the rear line of the lot, where no rear yard is required.

52. Yard, Rear. A yard extending across the full width of the lot and measured between the rear line of the lot and the rear line of the main building.

### Section 13. Effect upon Outstanding Building Permits.

Nothing herein contained shall require any change in the plans, construction, size or designated use of any building, structure or part thereof for which a building permit had been granted by the Building Inspector before the time of passage of this ordinance; provided, however, that where construction is not begun under such outstanding permit within a period of 60 days subsequent to passage of this ordinance or where it has not been prosecuted to completion within 18 months subsequent to passage of this ordinance, any further construction or use shall be in conformity with the provisions of this ordinance.

Section 14. Interpretation, Purpose and Conflict.

In interpreting and applying the provisions of this ordinance they shall be held to be the minimum requirements for the promotion of the public safety, health, convenience, prosperity, and general welfare. It is not intended by this ordinance to interfere with or abrogate or annul any essements, covenants, or other agreements between parties, provided, however, that where this ordinance imposes a greater restriction upon the use of buildings or premises, or upon the height of buildings, or requires larger open spaces than are imposed or required by other ordinances, rules, regulations, or by easements, covenants, or agreements, the provisions of this ordinance shall govern.

Section 15. Validity.

If any section, sub-section, sentence, clause, or phrase of this ordinance is for any reason held to be invalid, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Aldermen hereby declares that it would have passed this ordinance and such section, sub-section, clause, and phrase thereof, irrespective of the fact that any one or more sections, sub-sections, sentences, clauses, or phrases be declared invalid.

Section 16. Penalty.

Any person, firm, or corporation who violates any provision of this ordinance shall be guilty of a misdemeanor. Each day that violation continues to exist shall be considered a separate offense.

Section 17. Effective Date.

This ordinance shall be in force and take effect from and after the date of its adoption.

ZONING MAP ATTACHED HERETO.

I move the adoption of the foregoing ordinance, this the 14th day of March, 1955.

Kenneth E. Putnam  
Alderman

Seconded by Rogers C. Wade  
Alderman

S. a. C.

F- 308

Read, approved and adopted by the Board of Aldermen on the 14th day of March, 1955,  
the following aldermen voting "aye":

Voting "nay":

None

Kenneth E. Putnam  
Kenneth E. Putnam

Rogers C. Wade  
Rogers C. Wade

Hubert S. Robinson H. Robinson S. H.

Paul W. Wager Paul W. Wager

Obie Davis Obie Davis

P. L. Burch P. L. Burch

This ordinance shall become effective the 14 day of March, 1955.

Oliver K. Cornwell  
Oliver K. Cornwell  
Mayor

Mary Dorey  
Town Clerk

Approved as to form:

J. Q. LeGrand  
J. Q. LeGrand  
Town Attorney

J. SULLIVAN GIBSON  
Mayor

W. E. WILLIAMS  
Treasurer, Clerk, Tax Collector and  
Purchasing Agent

# TOWN OF CARRBORO

CARRBORO, N. C.

March 7, 1955

COMMISSIONERS  
ROY RIGGSBEE, Chairman  
R. S. LLOYD  
E. O. HARDEE  
W. M. LACKEY  
W. E. STURDIVANT  
JOHN F. McLAUGHLIN

The Mayor and Board of Aldermen  
Chapel Hill, North Carolina

Gentlemen:

In view of the fact that the Town of Carrboro, North Carolina recently enacted a zoning ordinance vesting in the Town the authority and the responsibility for controlling the future expansion of business and industry within the corporate limits of the Town, naturally we are strongly interested in future industrial and business developments along our periphery. Since the more desirable sites for industrial and business development lie to the west and northwest of Carrboro, on the opposite side of the Town from Chapel Hill, the University of North Carolina, and North Carolina Memorial Hospital, it appears that regimentation by the Chapel Hill Planning Board of the use of such sites is not desirable or justifiable at this time.

The governing board of the Town of Carrboro feels that zoning or otherwise restricting the territory on the outskirts of Carrboro and lying west of the Smith Level Road (south of Carrboro) and west of the Southern Railroad (north of Carrboro) should not be undertaken by the Chapel Hill Planning Board.

Respectfully submitted,

*J. Sullivan Gibson*  
Mayor  
*Roy Riggsbee*  
Chairman, Board of Commissioners  
*W. M. Lackey*  
Commissioner  
*John F. McLaughlin*  
Commissioner  
*E. O. Hardee*  
Commissioner  
*Ray S. Lloyd*  
Commissioner  
*W. E. Sturdivant*  
Commissioner

J. SULLIVAN GIBSON  
Mayor

W. E. WILLIAMS  
Treasurer, Clerk, Tax Collector and  
Purchasing Agent

## TOWN OF CARRBORO

CARRBORO, N. C.

COMMISSIONERS  
ROY RIGGSBEE, Chairman  
R. S. LLOYD  
E. O. HARDEE  
W. M. LACKEY  
W. E. STURDIVANT  
JOHN F. McLAUGHLIN

Be it resolved that the Board of Commissioners of the Town of Carrboro, N. C., request the Town of Chapel Hill, N. C., to seek an amendment to the Zoning Enabling Act for the Town of Chapel Hill, N. C., which would release to the jurisdiction of this board the Zoning of that area now within the jurisdiction of the said act which lies West of Smith Level Road, West of the corporate limits of the Town of Carrboro, N. C., and West of the main line of the railroad North of the Town and that the authority over this area, now vested in the Board of Aldermen, of the Town of Chapel Hill, N. C., be transferred to this board.

Resolved further that the Mayor, the Town Clerk, and the Town Attorney be authorized to do whatever is necessary to obtain this change in the Enabling Act.

J. SULLIVAN GIBSON  
Mayor

W. E. WILLIAMS  
Treasurer, Clerk, Tax Collector and  
Purchasing Agent

**TOWN OF CARRBORO**  
**CARRBORO, N. C.**

COMMISSIONERS  
ROY RIGGSBEE, Chairman  
R. S. LLOYD  
E. O. HARDEE  
W. M. LACKEY  
W. E. STURDIVANT  
JOHN F. McLAUGHLIN

March 9, 1955

The Mayor and Town Board of Aldermen  
Chapel Hill, North Carolina

Gentlemen:

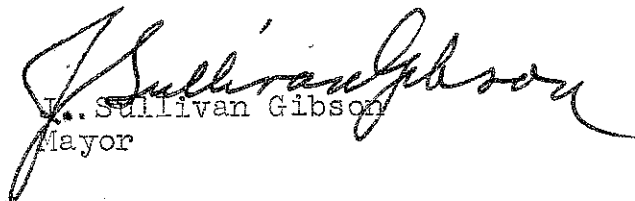
Attached hereto is a copy of a resolution passed  
by the Carrboro Town Board of Commissioners at its  
regular monthly meeting last night.

In presenting this resolution to you I will state  
that we do not wish this to be considered as a move on  
our part to block your affirmative action on the zoning  
ordinance now before you. We all are in favor of zoning  
the outlying areas adjacent to our two towns. Personally,  
I should rather see the zoning ordinance adopted as it  
now stands than to have no zoning at all.

It is the wish of this board that in the near future  
there can be worked out a plan for division of authority  
and responsibility in line with the provisions of the  
attached resolution.

We shall be glad to hear from you when you have had  
an opportunity to consider this matter.

Yours very truly,

  
J. Sullivan Gibson  
Mayor

C  
O  
P  
Y

TOWN OF CARRBORO

Carrboro, N. C.

March 11, 1955

Chapel Hill Planning Board  
Chapel Hill, North Carolina

Gentlemen:

We, the undersigned Mayor and Commissioners of the Town of Carrboro, North Carolina wish to go on record as favoring the zoning now being undertaken by the Town of Chapel Hill. In the interest of the future growth and development of the Town of Carrboro, however, we feel that a great deal depends upon the use that is made of the area lying beyond our town limits, particularly that area which lies west of the main line of the railroad North of the Town of Carrboro, West of the corporate limits of said town, and West of a line parallel to and 250 feet west of Smith Level Road. We feel that the Town of Carrboro is in a good position to deal effectively with this area in matters of zoning and planning.

For the above reasons we should like your board to recommend to the Board of Aldermen of the Town of Chapel Hill that, if and when it becomes desirable to effect a change in the administration of zoning in the area outlined above, the Chapel Hill Board of Aldermen will join with us in an effort to bring about a satisfactory adjustment.

We should appreciate an opportunity to meet with your board at an early date for the purpose of discussing this matter further.

Respectfully submitted,

/s/ J. Sullivan Gibson

Mayor

/s/ Roy Riggsbee

Chairman, Board of Commissioners

/s/ Roy S. Lloyd

Commissioner

/s/ John F. McLaughlin

Commissioner

/s/ W. E. Sturdevant

Commissioner

s/s W. M. Lackey  
Commissioner

/s/ E. O. Hardee

Commissioner

# JEFFERSON STANDARD LIFE INSURANCE COMPANY

HOME OFFICE  
GREENSBORO, NORTH CAROLINA

FRANK UMSTEAD  
Special Representative

136 FRANKLIN STREET  
CHAPEL HILL, NORTH CAROLINA

March 14, 1955

The Board of Aldermen  
Town of Chapel Hill  
Chapel Hill, N. C.

Sirs:

Transmitted herewith is a letter from the Mayor and Board of Commissioners of Carrboro concerning a recommendation for change in administration of a portion of the proposed zoning area.

This letter is being transmitted only for information since this Board has not had an opportunity to properly consider the matter and make a recommendation. We will take action on this request at our next meeting.

Respectfully,



Frank G. Umstead, Chairman  
Planning Board for the Proposed  
Chapel Hill Zoning District.

Alderman Wager stated that the above ordinance represented five years of careful work and effort, and that he thought the ordinance was a good one. Alderman Wade moved that a vote of thanks be given to the present and previous Planning Boards, seconded by Alderman Wager, and unanimous consent.

Alderman Putnam moved that the following ordinance be adopted,, seconded by Alderman Burch:

AN ORDINANCE RELATING TO PARKING ON HILLVIEW STREET

I  
BE IT ORDAINED by the Board of Aldermen of the Town of Chapel Hill that from and after the 1st day of April 1955, it shall be unlawful for any person to park a motor vehicle or vehicle of any kind at any time on the West side of Hillview Street. All Parking in said area shall be on the East side of Hillview Street only and shall be parallel to the curb with one front and one rear wheel of the parked vehicle being within twelve inches of the curb.

II  
Each and every violation of this ordinance shall be punishable by fine of \$1.00.

III  
All laws and clauses of laws in conflict herewith are hereby repealed.

This the 14th day of March, 1955

/s/ Kenneth E. Putnam

This ordinance was passed unanimously.

Alderman Wade presented the following ordinance, seconded by Alderman Putnam:

AN ORDINANCE RELATING TO PARKING ON EAST ROSEMARY STREET

I  
BE IT ORDAINED by the Board of Aldermen of the Town of Chapel Hill that from and after the 1st day of April 1955, it shall be unlawful for any person to park a motor vehicle or vehicle of any kind at any time on the North side of East Rosemary Street between North Columbia Street and Henderson Street. All parking in said area shall be on the South side of East Rosemary Street only and shall be parallel to the curb with one front and one rear wheel of the parked vehicle being within six inches of the curb.

II  
Each and every violation of this ordinance shall be punishable by fine of \$1.00.

III

All laws and clauses of laws in conflict herewith are hereby repealed.

This the 14 day of March, 1955.

/s/ Rogers C. Wade

This ordinance was passed unanimously.

Mayor Cornwell read a letter from Mr. J. S. Boone, Assistant Fire Department Chief, regarding the reorganizing of the Fire Department. The following committee was appointed to consider the matter and report back to the Board. Alderman Burch as chairman, Alderman Davis, Alderman Wager, and Town Manager Rose.

Town Manager Rose presented the financial statement for six months operation ending December 31, 1954. Copy attached hereto.

The Board granted authority to Town Manager Rose to file an application to the local government commission in Raleigh, N. C. for approval of the proposed \$190,000 Bond Issue.

The request for sewer connections for the development known as Bolin Heights was discussed and permission was withheld pending owners of the development complying with the recommendations of the Chapel Hill Planning Board.

Upon motion by Alderman Putnam, seconded by Alderman Davis, and unanimous consent, the meeting was adjourned at 9:25 P. M. o'clock.

Glim K. Cornwell Mayor

Mary Looney Acting Clerk

March 14, 1955

REVENUE  
YEAR ENDING DECEMBER 31, 1954

<u>Acct. No.</u>	<u>GENERAL FUND</u>	<u>Budget</u>	<u>Actual</u>	<u>Under or * Over Budget</u>
	<u>Rights &amp; Privileges</u>			
1101	Motor Licenses	1,100.00	380.00	720.00
1102	Business Licenses	5,000.00	1,370.50	629.50
1103	Dog Licenses	400.00	435.00	* 35.00
1104	Beer & Wine Licenses	9,000.00	7,199.08	1,800.92
	<b>TOTAL</b>	<b>15,500.00</b>	<b>12,384.58</b>	<b>3,115.42</b>
	<u>Service &amp; Sales</u>			
1201	Police & Fire Protection	22,184.00	5,208.30	16,975.70
1204	Sundry Income	700.00	242.23	457.77
1205	Refund Paying Costs	--	--	--
	<b>TOTAL</b>	<b>22,884.00</b>	<b>5,450.53</b>	<b>17,433.47</b>
1301	Recorder's Court	11,000.00	7,255.10	3,744.90
1401	Tax Penalties - Net	1,200.00	83.57	1,283.57
	<u>Operating Assessments</u>			
1501	Garbage Fees	2,000.00	1,414.50	585.50
1502	Sewer Rents	21,000.00	24,435.00	* 3,435.00
1503	Deduct - Debt Service	= 2,652.22	= 2,652.22	--
	<b>TOTAL</b>	<b>20,347.78</b>	<b>23,197.28</b>	<b>* 2,849.50</b>
	<u>Taxes Misc.</u>			
1601	Poll Taxes	800.00	722.00	78.00
1602	Intangibles Taxes	8,000.00	7,960.19	39.81
	<b>TOTAL</b>	<b>8,800.00</b>	<b>8,682.19</b>	<b>117.81</b>
	<b>Tax Levy</b>	<b>115,500.00</b>	<b>118,652.71</b>	<b>* 3,152.71</b>
	<b>FUNDS Subject to Appr.</b>	<b>9,360.56</b>	<b>--</b>	<b>9,360.56</b>
	<b>TOTAL GENERAL FUND</b>	<b>204,592.34</b>	<b>175,538.82</b>	<b>29,053.52</b>
	<u>Debt Service</u>			
32	Tax Levy	30,800.00	31,640.72	* 840.72
33	Sewer Rent	2,652.22	2,652.22	--
	Curb & Outter Assmts.	2,028.33	674.44	1,353.89
	<b>TOTAL DEBT SERVICE</b>	<b>35,480.55</b>	<b>34,967.38</b>	<b>513.17</b>
	<b>GRAND TOTAL</b>	<b>240,072.89</b>	<b>210,506.20</b>	<b>29,566.69</b>
	<b>TOTAL ACTUAL REVENUES</b>		<b>210,506.20</b>	
	<b>TOTAL ACTUAL EXPENDITURES</b>		<b>124,672.46</b>	
	<b>NET REVENUE OVER EXPENDITURES</b>		<b>85,833.74</b>	<b>320</b>

Acct.  
No.

		Budget	Actual	Under Or * Over Budget
	<u>Cemetery</u>			
621	Wages of Attendant	2,800.00	1,474.15	1,325.85
622	Extra Labor	5,000.00	1,952.01	3,037.99
623	Supplies & Expense	2,000.00	1,723.33	276.67
624	Transfer Motor Acct.	300.00	—	300.00
	<u>TOTAL</u>	<u>10,100.00</u>	<u>5,159.49</u>	<u>4,940.51</u>
	<u>Street Department</u>			
701	Transfer Motor Acct.	6,000.00	3,203.72	2,796.28
701A	Salary - Engineer	400.00	446.35	* 446.35
702	Supplies & Expense -Paved	500.00	101.15	601.15
703	Supplies & Expense -Dirt	1,000.00	702.27	297.73
704	Tools & Equipment	250.00	39.50	210.50
705	Sidewalks	500.00	339.50	160.50
	<u>TOTAL</u>	<u>8,650.00</u>	<u>5,029.89</u>	<u>3,620.11</u>
	<u>Street Lights &amp; Hydrants</u>			
708	Rent on Hydrants	1,100.00	328.00	772.00
709	Rent on Hydrants	5,500.00	1,664.44	3,835.56
710	Repairs to Lights	300.00	39.39	260.61
	<u>TOTAL</u>	<u>6,900.00</u>	<u>2,031.83</u>	<u>4,868.17</u>
	<u>Extraordinary &amp; Special</u>			
801	Contingencies	5,000.00	100.00	4,900.00
804	Purchase of Lights	4,000.00	—	4,000.00
	<u>TOTAL</u>	<u>9,000.00</u>	<u>100.00</u>	<u>8,900.00</u>
	<u>TOTAL GENERAL FUND</u>	<u>204,592.34</u>	<u>100,547.86</u>	<u>104,044.48</u>
	<u>Debt Service</u>			
21	Bond Interest	10,330.55	6,084.99	4,245.56
22	Bond Principal	25,000.00	18,000.00	7,000.00
23	Handling Charges	150.00	39.61	110.39
	<u>TOTAL DEBT SERVICE</u>	<u>35,480.55</u>	<u>24,124.60</u>	<u>11,355.95</u>
	<u>GRAND TOTAL</u>	<u>240,072.89</u>	<u>124,672.46</u>	<u>115,400.43</u>

319  
2

Post.  
No.

BUDGET

ACTUAL

ORDER IN  
\* OVER BUDGET

<u>Police &amp; Jail</u>				
501	Salary - Chief	4,305.00	2,100.00	2,205.00
502	Salaries - Policemen	35,408.99	17,845.40	17,563.59
502A	Salaries - Extra Police	200.00	--	200.00
503	Uniforms	1,600.00	1,634.55	* 35.55
504	Transfer Motor Appt.	3,500.00	1,586.13	1,913.87
505	General Equip.	2,000.00	2,000.00	--
506	Paint - Traffic Signs	700.00	414.79	285.21
507	Food for Prisoners	350.00	80.40	269.60
508	General Supplies	1,200.00	855.12	344.88
508A	Heat, Light & Janitor	1,500.00	678.95	821.05

TOTAL	50,763.99	27,195.34	23,568.65
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<u>Fire Department</u>				
509	Salary - Chief	180.00	90.00	90.00
509A	Firemen's Clothing	50.00	--	50.00
510	Salaries - Firemen	18,717.72	9,703.03	9,014.64
511	Travel Fund	300.00	150.00	150.00
511A	Barbecue	100.00	--	100.00
512	Transfer Motor Appt.	400.00	95.98	304.02
513	Heat, Light & Janitor	1,000.00	442.98	557.02
514	General Supplies	300.00	312.95	* 12.95
515	General Equipment	1,600.00	1,104.75	495.25
516	Uniforms	500.00	342.85	157.15

TOTAL	23,117.72	12,842.59	10,275.13
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<u>Health</u>				
601	Health Department	1,525.00	--	1,525.00
602	Bugs Confined	200.00	--	200.00

TOTAL	1,725.00		1,725.00
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<u>Sanitation</u>				
607	Force & Motor - Garbage	22,000.00	12,070.51	9,929.49
608	Force & Motor - Flushing St.	300.00	90.66	209.34
609	Force & Motor - Cleaning St.	10,000.00	6,230.61	3,769.39
610	Force & Motor - Tractor	6,500.00	2,704.46	3,795.54
611	Supplies & Expense	500.00	295.00	204.92
612	Salary - Supt.	2,400.00	827.65	1,572.35

TOTAL	41,700.00	22,218.97	19,481.03
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<u>Sewer Department</u>				
615	Salary - Supt.	2,400.00	1,827.66	1,572.34
616	Transfer - Motor Appt.	9,000.00	4,856.52	4,143.48
616A	Salary - Engineer	100.00	--	100.00
617	Supplies & Expense	1,200.00	1,161.60	38.40
618	General Equipment	1,000.00	156.27	843.73
619	Water, Light & Power	3,600.00	1,314.30	2,285.70
620	Sewer Construction	--	--	--

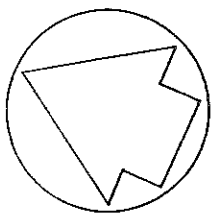
TOTAL	17,300.00	8,316.35	8,983.65
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TOWN OF JAMEL HILL, N. C.  
STATEMENT OF EXPENDITURES  
YEAR ENDING DECEMBER 31, 1954

<u>Acct. No.</u>	<u>GENERAL FUND</u>	<u>BUDGET</u>	<u>ACTUAL</u>	<u>UNDER OR * OVER BUD.</u>
<u>102</u>	<u>Legislative</u>			
101	Salary of Mayor	\$ 300.00	\$ 150.00	\$ 150.00
102	Election Expense	100.00	--	100.00
103	Attendance Fees	1,080.00	225.00	855.00
<b>TOTAL</b>		<b>1,480.00</b>	<b>375.00</b>	<b>1,105.00</b>
<u>Administration - Town Hall</u>				
201	Salary - Town Manager	5,810.00	2,904.96	2,905.04
201A	Salary - Ass't Tax Collector	600.00	300.00	300.00
202	Salary - Town Attorney	720.00	360.00	360.00
203	Salary - Auditor	780.00	390.00	390.00
204	Salary - Town Clerk	2,520.00	1,261.69	1,258.31
205	Clerical Help	2,079.00	1,039.56	1,039.44
206	Postage, Tel & Tel	150.00	319.60	130.40
207	Printing & Binding	750.00	154.90	595.10
208	Supplies & Expense	2,000.00	518.14	1,481.86
209	Repairs To Equip & New	100.00	2.75	397.25
210	Repairs To Building	750.00	178.75	571.25
211	Heat, Light & Janitor	700.00	313.56	386.44
212	Use of Manager's Car	800.00	100.02	399.98
212A	Use of Mayor's Car	120.00	60.00	60.00
<b>TOTAL</b>		<b>18,479.00</b>	<b>8,233.93</b>	<b>10,245.07</b>
<u>Administration - General</u>				
215	Advertising	200.00	125.40	74.60
216	Workmen's Comp. Ins.	2,500.00	2,073.61	426.39
217	Other Insurance	2,500.00	2,644.47	* 144.47
218	Assessments - Firemen	475.00	210.20	234.80
219	License Plates - Dog Tags	250.00	234.70	15.30
220	Official Bonds	50.00	50.00	--
221	Dues - Inst. Of Gov.	45.89	45.89	--
222	Dues - League Of Mun.	220.24	220.24	--
223	Travel	150.00	--	150.00
224	Foreclosure Sales	200.00	--	200.00
225	Town Planning Board	250.00	89.85	160.15
226	Social Security	1,100.00	502.25	897.75
<b>TOTAL</b>		<b>8,241.13</b>	<b>6,226.61</b>	<b>2,014.52</b>
<u>Recorder's Court</u>				
301	Salary - Recorder	1,600.00	800.04	799.96
302	Salary - Pres. Atty.	1,400.00	699.96	700.04
303	Salary - Clerk	2,125.50	1,212.72	1,212.78
304	Supplies & Expense	500.00	254.02	241.98
304A	Auditing	180.00	--	180.00
305	Heat, Light & Janitor	1,000.00	447.12	552.88
<b>TOTAL</b>		<b>7,105.50</b>	<b>3,417.86</b>	<b>3,687.64</b>







**ZONING DISTRICTS**

- AGRICULTURAL
- RA-20 RESIDENTIAL
- RA-10 RESIDENTIAL
- RA-10A RESIDENTIAL
- RA-6 RESIDENTIAL
- BUSINESS
- SUBURBAN COMMERCIAL
- INDUSTRIAL

**ZONING MAP**

**CHAPEL HILL**

(AND SURROUNDING AREA)

NORTH CAROLINA

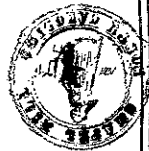
1955

APPROXIMATE SCALE 1 inch : 660 feet

PHOTOS MADE IN 1951



LEGEND: --- Corporate Limits of Chapel Hill & Carrboro  
----- Area of Zoning Jurisdiction



APPROVED BY BOARD OF ALDERMEN, CHAPEL HILL  
ON THIS 14 DAY OF March, 1955

ATTESTED: W. K. Carr  
MAYOR

Mary Kearney  
TOWN CLERK

**ZONING DETAILS  
ADDED TO BASE MAP**

JOHN R. GOVE  
ENGINEER  
CHAPEL HILL, N.C.  
MARCH 1955

