

**Attachment "A"**

**A RESOLUTION SPECIFYING ANY FURTHER ACTION IN FOLLOW-UP TO A  
DISCUSSION OF ACCESSORY DWELLING UNITS AND PARKING  
REQUIRMENTS RELATED TO PINE STREET DEVELOPMENT**

**Resolution No. 35/2001-02**

WHEREAS, the Carrboro Board of Aldermen seeks ample opportunity to evaluate existing regulations and policy, and;

WHEREAS, the Board has discussed issues related to Pine Street development.

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen specifies the following further action in follow-up to this review:

This is the 9<sup>th</sup> day of October in the year 2001.

**Development Intensity Definitions** - (See Non-residential Land Area, Non-residential Floor Area, Residential Floor Area, Floor Area Ratio, Open Space, Open Space Ratio, Liveability Space, Liveability Space Ratio, Recreation Space, Recreation Space Ratio, Pedestrian/Landscaped Space, Pedestrian/Landscaped Space Ratio.)

**Dwelling, Multi-Family** - A building or lot containing three or more dwelling units.

**Dwelling, Single Family** - A detached building containing one dwelling unit.

**Dwelling, Two Family** - A detached building containing two dwelling units (duplex).

**Dwelling Unit** - A room or group of rooms forming a single independent habitable unit with facilities used or intended to be used for living, sleeping, cooking and eating by one family; for owner occupancy or for rental, lease or other occupancy on a weekly or longer basis, and containing independent cooking, sanitary and sleeping facilities. Units otherwise meeting this definition but occupied by transients on a rental or lease basis for periods of less than one week shall be construed to be lodging units.

Mobile Homes and modular units are to be considered dwelling units under this definition.

**Easement** - A grant of rights by a property owner to another individual, group or governmental unit to make limited use of a portion of real property for a specified purpose.

Amended  
3/1/94

**Economic Development Activity Node** - Land in Transition areas of the County which has been specifically targeted for economic development activity consisting of light industrial, distribution, flex space, office, and service/retail uses. Such areas are located adjacent to interstate and major arterial highways, and subject to special design criteria and performance standards. Flex space typically includes one-story buildings designed, constructed, and marketed as suitable for use as offices but able to accommodate other uses; e.g., warehouse, showroom, manufacturing assembly or similar operations.

Amended  
10/4/82  
8/6/90

**Efficiency Apartment** - An additional dwelling unit accessory to a single family residence that meets the following criteria:

1. The efficiency unit contains no more than 800 square feet of gross floor area.
2. The lot meets the minimum lot size requirements of the zoning district in which it is located.
3. The efficiency unit complies with the N.C. Residential Building Code including minimum light/ventilation and room sizes.
4. The efficiency unit is accessory to the principal dwelling unit and may be attached or detached.
5. The efficiency unit is provided with an approved water supply and sanitary facilities.
6. The efficiency unit remains in the same ownership as the primary residence.

There shall be no more than one (1) efficiency apartment, whether detached or attached, on any lot.

Amended  
1/4/94

**Engineered (or Structural) Stormwater Controls** - A structural Best Management Practice (BMP) used to reduce non-point source pollution to receiving waters in order to achieve water quality protection goals. (See also Best Management Practices and Detention Pond) *(Unless otherwise specified, "BMP", when used in this Ordinance, refers to structural BMPs.)*

**Environmentally Sensitive Areas** - Land which is subject to special natural environmental conditions such as flooding that present significant constraints to built development.

**Extraction of Earth Products** - The process of removal of natural deposits of mineral ores, soils or other solids, liquid or gaseous matter from their original location. It does not include any processing of such material, beyond incidental mechanical consolidation or sorting to facilitate transportation to the site of use or location of further processing.

**Family** - For purposes of this ordinance, family shall be defined as an individual of two or more persons related by blood, marriage or adoption, living together in a dwelling unit; or a group of not more than three persons who need not be related in a dwelling unit. A "family" may include five or fewer foster children.

**Family Care Facility** - A facility licensed by the appropriate state agency, as a family care facility for from one to six unrelated individuals.

Amended  
5/15/90

**Family Income** - The gross annual sum of all income received by all adult members of the household, including:

- earned income from wages for all family members over the age of 18;
- income from assets;
- child support, alimony, Welfare payments, Social Security payments, including SSI, Worker's Compensation and Unemployment benefits;
- regular contributions and gifts;
- income from a business;
- earned income tax credits;
- lump sum payments such as inheritance, insurance settlements, and proceeds from sale of property; and
- income from absent military personnel who are considered family members of the household.

**Farming** - The use of land primarily for one or more of the following:

The production in the open of cash grains, field crops, vegetables, melons, fruits, berries and nuts. The raising or keeping of general livestock and poultry for the sale of such livestock and poultry for the products thereof or the breeding of such livestock and poultry. Farming includes any buildings or structures which are customarily incidental or subordinate to the farming

- (86) **RESIDENCE, SINGLE-FAMILY. (REPEALED 4/24/84)**
- (87) **RESIDENCE, DUPLEX.** A two-family residential use in which the dwelling units share a common wall (including without limitation the wall of an attached garage or porch) and in which each dwelling unit has living space on the ground floor and a separate, ground floor entrance. **(AMENDED 4/24/84)**
- (88) **RESIDENCE, MULTI-FAMILY.** A residential use consisting of a building containing three or more dwelling units. For purposes of this definition, a building includes all dwelling units that are enclosed within that building or attached to it by a common floor or wall (even the wall of an attached garage or porch). **(AMENDED 4/24/84)**
- (89) **RESIDENCE, MULTI-FAMILY APARTMENTS.** A multi-family residential use other than a multi-family conversion or multi-family townhome. **(AMENDED 4/24/84)**
- (90) **RESIDENCE, MULTI-FAMILY CONVERSION.** A multi-family residence containing not more than four dwelling units, that results from the conversion of a single building containing at least 2,000 square feet of gross floor area that was in existence on the effective date of this provision and that was originally designed, constructed and occupied as a single-family residence. **(AMENDED 4/24/84)**
- (91) **RESIDENCE, MULTI-FAMILY TOWNHOMES.** A multi-family residential use in which each dwelling unit shares a common wall (including without limitation the wall of an attached garage or porch) with at least one other dwelling unit and in which each dwelling unit has living space on the ground floor and a separate, ground floor entrance. **(AMENDED 4/24/84)**
- (92) **RESIDENCE, PRIMARY WITH ACCESSORY APARTMENT.** A residential use having the external appearance of a single-family residence but in which there is located a second dwelling unit that comprises not more than twenty-five percent of the gross floor area of the building nor more than a total of 750 square feet.
- (93) **RESIDENCE, SINGLE-FAMILY DETACHED, MORE THAN ONE DWELLING PER LOT.** A residential use consisting of two or more single-family detached dwelling units on a single lot.
- (94) **RESIDENCE, SINGLE-FAMILY DETACHED, ONE DWELLING UNIT PER LOT.** A residential use consisting of a single detached building containing one dwelling unit and located on a lot containing no other dwelling units.
- (95) **RESIDENCE, SINGLE-ROOM OCCUPANCY.** A multi-family, residential use in which each dwelling unit includes no more than 450 square feet. **(AMENDED 01/11/00)**
- (96) **RESIDENCE, TWO-FAMILY.** A residential use consisting of a building containing two dwelling units. If two dwelling units share a common wall, even the wall of an attached garage or porch, the dwelling units shall be considered to be located in one building.

# TABLE OF PERMISSIBLE USES

Last Amended:

11/14/2000

DESCRIPTION	R-2	R-3	R-7.5	R-SIR	R-15	R-20	RR	B-1	B-1	B-2	B-3	B-3	B-4	M-1	M-2	CT	C	W	B-5	WM	O	O/A
				SIR2				(C)	(G)													
<b>1.000 Residential</b>																						
1.100 Single Family Residences																						
1.110 Single Family Detached One Dwelling Unit Per Lot																						
1.111 Site Built/Modular	Z	Z	Z	Z	Z	Z	Z			Z	Z	Z	Z				Z	Z			Z	Z
1.112 Class A Mobile Home			Z	Z	Z	Z	Z										Z					
1.113 Class B Mobile Home																						
1.120 Single Family Detached More Than One Dwelling Unit Per Lot																						
1.121 Site Built/Modular	*	*	*	*	*	*	*			*	*	*	*				*				*	*
1.122 Class A Mobile Home			*	*	*	*	*															
1.123 Class B Mobile Home																						
1.200 Two-Family Residences																						
1.210 Two-Family Conversion	*	*	*	*	*	*	*	*	*	*	*	*	*				*				*	*
1.220 Primary Residence with Accessory Apartment	*	*	*	*	*	*	*	*	*	*	*	*	*				*				*	*
1.230 Duplex	*	*	*	*	*	*	*	*	*	*	*	*	*				*				*	*
1.231 Maximum 20% units > 3 bedrms/du	*	*	*	*	*	*	*	*	*	*	*	*	*				*				*	*
1.232 No bedroom limit	*	*															*				*	*
1.240 Two Family Apartment	*	*	*	*	*	*	*	*	*	*	*	*	*				*				*	*
1.241 Maximum 20% units > 3 bedrms/du	*	*	*	*	*	*	*	*	*	*	*	*	*				*				*	*
1.242 No bedroom limit	*	*																				
1.300 Multi-Family Residences																						
1.310 Multi-Family Conversion	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC				SC				SC	SC
1.320 Multi-Family Townhomes	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC				SC				SC	SC
1.321 Maximum 20% units > 3 bedrms/du	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC				SC				SC	SC
1.322 No bedroom limit	SC	SC																				
1.330 Multi-Family Apartments	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC				SC				SC	SC
1.331 Maximum 20% units > 3 bedrms/du	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC				SC				SC	SC
1.332 No bedroom limit	SC	SC																				
1.340 Single-Room Occupancy	SC							SC	SC	SC	SC						SC					
1.400 Group Homes																						
1.410 Fraternities, Sororities, Dormitories and Similar Housing	C	C	C	C	C	C	C			C	C						C					
1.420 Homes for Handicapped, Aged or Infirm	Z	Z	Z	Z	Z	Z	Z			Z	Z						Z	C				
1.430 Boarding Houses, Rooming Houses	S	S	S	S	S	S	S			C	S						C	C				
1.500 Temporary Residences																						
1.510 Hotels and Motels	C							C	C				C				C		C			C
1.520 Tourist Homes and other Temporary Residences Renting Rooms for Relatively Short Periods of Time	S	S	S	S						S									C			
1.530 Bed and Breakfast	S	S	S	S	S	S	S															
1.600 Homes Emphasizing Services, Treatment or Supervision																						
1.610 Nursing Care Homes, Intermediate Care Homes	S	S	S	S	S	S	S			C	S						C		C			
1.620 Halfway Houses	S	S	S	S	S	S	S			S								C				
1.630 Child Care Homes	S	S	S	S	S	S	S			S								C				
1.640 Temporary Homes for the Homeless		S	S					S	S		S	S	S									
1.650 Overnight Shelters for Homeless								S		S	S	S										
1.660 Senior Citizen Residential Complex				C	C																	
1.700																						
1.800																						
1.900 Home Occupation	Z	Z	Z	Z	Z	Z	Z			S	S	S					S	Z			Z	Z
<b>2.000 Sales and Rental of Goods, Merchandise and Equipment</b>																						
2.100 No Storage or Display of Goods Outside Fully Enclosed Building																						
2.110 High-Volume Traffic Generation								ZC	ZC		ZC	ZC	ZC	ZC	ZC	C			C			

**Section 15-147      Use of the Designations Z,S,C in Table of Permissible Uses.**

(a) Subject to Section 15-148, when used in connection with a particular use in the Table of Permissible Uses (Section 15-146), the letter "Z" means that the use is permissible in the indicated zone with a zoning permit issued by the administrator (except that, in connection with use classification 26.200, minor subdivisions, the letter "Z" means that final plat approval shall be granted by the Planning Director). The letter "S" means a special use permit must be obtained from the board of adjustment, and the letter "C" means a conditional use permit must be obtained from the Board of Aldermen. **(AMENDED 1/22/85)**

(b) When used in connection with single-family, two-family and multi-family residences (use classifications 1.100, 1.200 and 1.300) outside the watershed districts, the designation "ZSC" or "SC" means that tracts developed with four dwelling units or less require a zoning permit, tracts developed with between five and twelve dwelling units require a special use permit, and tracts developed with more than twelve dwelling units require a conditional use permit. When used in connection with single-family, two-family, and multi-family residences in the watershed districts, the designation "ZC" means that tracts developed with one dwelling unit shall require a zoning permit and tracts developed with two or more dwelling units shall require a conditional use permit. **(AMENDED 1/22/85; 2/24/87; 12/15/87)**

(c) When used in connection with major subdivisions (use classification 26.100) outside the watershed districts, the designation "SC" means that subdivisions containing between five and twelve lots shall require a special use permit, and subdivisions containing thirteen or more lots shall require a conditional use permit. **(AMENDED 7/21/87; 12/15/87)**

(d) Subject to Section 15-148, use of the designation "ZC" means that a zoning permit must be obtained if the development is located on a lot of (i) one acre or less in the B-1(g), B-1(c), B-2, or B-3, or B-3-T zones, or (ii) two acres or less in all other zones, while a conditional use permit must be obtained for all developments on lots in excess of these limits. **(AMENDED 11/14/88)**

(e) Subject to Section 15-148, use of the designation "Z,S" means that a zoning permit must be obtained if the development is located on a lot of two acres or less while a special use permit must be obtained for developments in excess of two acres.

(f) Use of the designation Z,S,C, for combination uses is explained in Section 15-154.

(g) When used in connection with use classification 18.400 (publicly-owned towers and antennas of all sizes that are used in the provisions of public safety services), the designation "ZC" means that the development of such towers that are fifty feet tall or less shall require a zoning permit, and the development of such towers that are more than fifty feet tall shall require a conditional use permit. **(AMENDED 10/04/88, 02/18/97)**

**Section 15-182 Residential Density.**

(a) Subject to the other provisions of this section and the provisions of Section 15-186 (Cluster Subdivisions), 15-187 (Architecturally Integrated Subdivisions) and 15-182.1 (Density in R-SIR Zoning), every lot developed for residential purposes shall have the number of square feet per dwelling unit indicated in the following table. In determining the number of dwelling units permissible on a tract of land (by dividing the total number of square feet the tract contains by the minimum per dwelling unit), fractions shall be dropped. (AMENDED 4/24/84; 1/22/85; 2/4/86; 11/14/88; 05/15/90; 04/26/91)

ZONE	MINIMUM SQUARE FEET PER DWELLING UNIT, MULTI-FAMILY AND DUPLEX
R-2	2,000
R-3	3,000
R-7.5	7,500
R-10	10,000
R-S.I.R.	10,000
R-15	15,000
R-20	20,000
RR	43,560 (one acre)
B-1(c)	None
B-1(g)	3,000
B-2	7,500
B-3	7,500
B-3-T	7,500
CT	7,500
O	7,500
O/A	7,500

(b) Two-family conversions and primary residences with an accessory apartment shall be allowed only on lots having at least 150% of the minimum square footage required [under subsection (a)] for one dwelling unit on a lot in such district. With respect to multi-family conversions into three or four dwelling units, the minimum lot size shall be 200% and 250% respectively of the minimum required [under subsection (a)] for one dwelling unit. (AMENDED 4/24/84)

(c) Within the zoning districts named below, lots that were created before the effective date of this section and that are less than one acre in size may be developed for two-family and multi-family residential purposes at a density such that the lot contains at least the following number of square feet for each dwelling unit constructed thereon. In determining the number of dwelling units permissible on a tract of land (by dividing the total number of square feet the tract contains by the minimum per dwelling unit), fractions shall be dropped. (AMENDED 4/24/84; 1/22/85; 11/14/88)

ZONE	MINIMUM SQUARE FEET PER DWELLING UNIT
R-7.5	5,625

**Sec. 21-27.2. Special parking permits.**

The town manager may issue a special parking permit which permits the holder thereof to park the vehicle displaying such permit at a location on a public street in a residential area where parking is otherwise prohibited. No more than five (5) special parking permits shall be in effect simultaneously for any lot, as defined by the "Ordinance Providing for the Zoning of Chapel Hill and Surrounding Areas", regardless of the number of housing units thereon.

(a) If the town manager shall find that:

(1) The applicant is domiciled on a public street on both sides of which adjacent to applicant's domicile, parking is simultaneously prohibited or, the applicant lives on a corner lot at the intersection of two (2) streets, on one of which parking in the vicinity of the intersection is simultaneously prohibited on both sides of that public street and on the other of which parking in the vicinity of the intersection is prohibited on one side or both sides of that other public street; and

(2) The applicant has a vehicle which has no practical way of parking off the public right-of-way; and

(3) In the opinion of the town engineer, it would cost more than eight hundred dollars (\$800.00) to construct a parking space for applicant's vehicle off the public right-of-way; or in the opinion of the town manager, such construction would require the destruction of an area or object of historical or natural significance to the town as a whole;

then the town manager may issue a special parking permit renewable annually upon a finding of no change in applicant's circumstances.



(b) If the town manager shall find that:

(1) The applicant is domiciled on a public street on both sides of which adjacent to applicant's domicile, parking is simultaneously prohibited or, the applicant lives on a corner lot at the intersection of two (2) streets, on one of which parking in the vicinity of the intersection is simultaneously prohibited on both sides of that public street and on the other of which parking in the vicinity of the intersection is prohibited on one side or both sides of that other public street; and

(2) The applicant has a vehicle which he has no practical way of parking off the public right-of-way; and

(3) In the opinion of the town engineer it would be possible to construct a parking space for applicant's vehicle for eight hundred dollars (\$800.00) or less;

then the town manager may issue a special parking permit for a period of up to one year; however, such permit shall not be renewed except upon a new finding that the circumstances contemplated in section 21-27.2(a) obtain.

(c) If the town manager shall find that:

(1) The applicant is domiciled on a public street on both sides of which adjacent to applicant's domicile, parking is simultaneously prohibited or, the applicant lives on a corner lot at the intersection of two (2) streets, on one of which parking in the vicinity of the intersection is simultaneously prohibited on both sides of that public street and on the other of which parking in the vicinity of the intersection is prohibited on one side or both sides of that other public street; and

(2) There is no practical way in which two (2) guest vehicles in addition to applicant's own vehicle (if any) may be parked off the public right-of-way; and

(3) In the opinion of the town engineer, it would cost more than eight hundred dollars (\$800.00) to construct a parking space for applicant's vehicle off the public right-of-way; or in the opinion of the town manager, such construction would require the destruction of an area or object of historical or natural significance to the town as a whole;

then the town manager may issue up to two (2) one-year movable special parking permits, renewable annually upon a finding of no change in applicant's circumstances, for use by guests of the applicant.

(d) If the town manager shall find that:

(1) The applicant is domiciled on a public street on both sides of which adjacent to applicant's domicile, parking is simultaneously prohibited or, the applicant lives on a corner lot at the intersection of two (2) streets, on one of which parking in the vicinity of the intersection is simultaneously prohibited on both sides of that public street and on the other of which parking in the vicinity of the intersection is prohibited on one side or both sides of that other public street; and

(2) There is no practical way in which two (2) guest vehicles in addition to applicant's own vehicle (if any) may be parked off the public right-of-way; and

(3) In the opinion of the town engineer it would be possible to construct a parking space for applicant's vehicle for eight hundred dollars (\$800.00) or less;

then the town manager may issue up to two (2) one-year movable special parking permits for use by guests of the applicant; however, such permits shall not be renewed except upon a finding that the circumstances contemplated in section 2-27.2(c) obtain.

(e) If the town manager shall find that:

(1) The applicant is a private nonprofit agency with an office on a public street or streets on both sides of which adjacent to applicant's office parking is simultaneously prohibited; and

(2) There is no practical way in which client vehicles in addition to the vehicles of the applicant's staff may be parked off the public right-of-way;

then the town manager may issue up to a total of thirty (30) special parking permits for use by clients and staff in any combination of annual permits or mobile guest permits. The manager may also issue additional temporary one-day permits as necessary for client and staff parking.

(f) Any decision of the town manager regarding special parking permits may be appealed by petition to the council.

(g) The chief of police may, when special events such as weddings, funerals, etc., will cause a temporary increase in the need for parking at a particular location, permit parking in area from which parking is normally prohibited when application is made at least twenty-four (24) hours in advance and such parking will not unduly threaten the public safety and welfare.

(Ord. No. O-78-4, § 1, 1-23-78; Ord. No. O-79-39, 7-23-79; Ord. No. O-79-40, § 1, 7-23-79; Ord. No. O-79-41, § 1, 9-10-79; Ord. No. O-81-39, 5-26-81; Ord. No. O-82-2, § 1, 11-1-82; Ord. No. 96-6-24/O-2, §

**Sec. 21-27.1. No parking during certain hours.**

During the following periods it shall be prohibited to park an automobile or vehicle of any kind on the following public streets in the designated areas:

Street	Side	From	To
(a) 8:00 a.m. to 5:00 p.m.			
Colony Court	South	Mallette	East end
Crest Street	South	Full length	
Edwards Street	East	Entire length	
Glandon Drive	West	A point 400 feet north	Gimhnoul Road

		of western intersection with Gimghoul Road	eastern intersection
Glandon Drive	East	A point 300 feet north of western intersection with Gimghoul Road	Gimghoul Road, eastern intersection
Glendale Drive	Both	A point of 175 feet south of the centerline of East Franklin Street	A point 525 feet south of the centerline of East Franklin Street
Westwood Drive	Outside of loop	Columbia Street, north entrance	West University Drive
(b) 8:00 a.m. to 12 noon, Monday--Friday			
McCauley Street	South	A point 300 feet west of the center line of Pittsboro Street	A point 294 feet east of the center line of Ransom Street
McCauley Street	South	The center line of Ransom Street	A point 224 feet east of the center line of Ransom Street
Smith Avenue	North	Full length	
(c) 9:00 a.m. to 4:00 p.m. Monday--Friday			
Amesbury Drive	Either	Full length	
Arrowhead Road	North	Greenwood Road	Old Mill Road
Basnight Lane	West	The center of Cameron Avenue	A point 425 feet north of the center of Cameron Avenue
Boundary Street	East	Rosemary Street	North Street
Boundary Street	West	Full length	
Bowling Creek Road	Either	Full length	
Brookside Drive	North	Hilltop Street	T-intersection
Brookside Drive	West	McCauley Street	Dead end
Caldwell Street	South	Church Street	60 feet west of N. Columbia Street
Cameron Court	East	Full length	
Campbell Lane	West	Entire length	
Carolina Avenue	West	50 feet north of center line of East Franklin Street	283 feet north of center line of East Franklin Street
Chase Avenue	Either	Full length	
Cobb Terrace	Inside of loop	50 feet north of Henderson Street	250 feet north of Henderson Street
Cobb Terrace	Outside of loop	250 feet north of	A point 375 feet north

		<i>Henderson Street</i>	<i>of Henderson Street</i>
<i>Cobb Terrace</i>	<i>Outside of loop</i>	<i>250 feet north of Henderson Street</i>	<i>420 feet north of Henderson Street</i>
<i>North Columbia Street</i>	<i>East</i>	<i>A point 50 feet north of the center of Noble Street</i>	<i>A point 125 feet north of the center of Noble Street</i>
<i>North Columbia Street</i>	<i>East</i>	<i>A point 210 feet north of the center of Noble Street</i>	<i>A point 250 feet north of the center of Noble Street</i>
<i>Coolidge Street</i>	<i>Either</i>	<i>Full length</i>	
<i>Country Club Road</i>	<i>Either</i>	<i>Laurel Hill Road</i>	<i>Ledge Lane</i>
<i>Deming Road</i>	<i>North</i>	<i>A point 200 feet west of Franklin St.</i>	<i>Wild Iris Lane</i>
<i>Dogwood Drive</i>	<i>Outside of loop</i>	<i>Full length</i>	
<i>Edwards Drive</i>	<i>East</i>	<i>A point 50 feet north of Gomains Avenue</i>	<i>A point 380 feet north of Gomains Avenue</i>
<i>Edwards Street</i>	<i>East</i>	<i>Full length</i>	
<i>Fern Lake</i>	<i>Either</i>	<i>Full length</i>	
<i>Glenburnie Street</i>	<i>East</i>	<i>Full length</i>	
<i>Gooseneck Road</i>	<i>Either</i>	<i>Full length</i>	
<i>South Graham Street</i>	<i>East</i>	<i>Full length</i>	
<i>Greenwood Road</i>	<i>East</i>	<i>NC 54</i>	<i>Old Mill Road</i>
<i>Greenwood Road</i>	<i>West</i>	<i>A point 430 feet south of the center of Stagecoach Road</i>	<i>A point 100 feet south of the center of Stagecoach Road</i>
<i>Greenwood Road</i>	<i>West</i>	<i>A point 100 feet north of the center of Stagecoach Road</i>	<i>Sandy Creek Trail</i>
<i>Greenwood Road</i>	<i>West</i>	<i>A point 100 feet north of the center of Raleigh Road</i>	<i>A point 430 feet south of the center of Stagecoach Road</i>
<i>Hamilton Rd.</i>	<i>East</i>	<i>A point 100 ft. north of the center of NC 54</i>	<i>A point 60 ft. south of the center of Audley Ln.</i>
<i>Hamilton Rd.</i>	<i>East</i>	<i>A point 60 feet north of the center of Audley Ln.</i>	<i>A point 110 ft. north of the center of Audley Ln.</i>
<i>Hamilton Rd.</i>	<i>West</i>	<i>The center of NC 54</i>	<i>A point 200 ft. north</i>
<i>Henderson Street</i>	<i>East</i>	<i>North Street</i>	<i>Cobb Terrace</i>
<i>Henderson Street</i>	<i>West</i>	<i>North Street</i>	<i>160 feet north of Rosemary Street</i>

Hilltop Street	East	Full length	
Holloway Lane	East	Full length	
Hotelling Court	West	Length of road	
Howell Street	South	A point 300 feet east of the centerline of Purefoy Road, at the southwest intersection of Purefoy Road and Howell Street	A point 514 feet east of the centerline of Purefoy Road, at the intersection of Purefoy Road and Howell Street
Iris Lane	Either	Full length	
Isley Street	East	A point 75 feet northeast of North Columbia Street	Stinson Street
Justin Place	Either	Full length	
Landing Drive	Either	Full length	
Laurel Hill Circle	Either	Full length	
Laurel Hill Road	Either	Laurel Hill Circle	Fern Lane
Ledge Lane	Outside of curve	Full length	
Lindsay Street	South	Church Street	Mitchell Lane
Lone Pine Road	Either	Full length	
Noble Street	North	Pritchard Avenue	North Columbia Street
North Stinson Street	North	A point 75 feet west of North Columbia Street	The western end of the street
North Street	South	A point 130 feet west of Henderson Street	A point 250 feet east of Columbia Street
North Street	South	Henderson Street	Dead end
North Street	South	Hillsboro Street	Glenburnie Street
Otey's Road	Either	Mason Farm	US 15-501 Bypass
West Patterson Place	North	Full length	
Penick Lane	Both	262 feet north of the center line of University Drive	Dead end
Pine Lane	Either	Full length	
South Roberson Street	West	Franklin Street	Cameron Street
Roberson Street	East	150 feet south of Franklin Street	Cameron Street
Roberson Street	Either	Full length	
West Rosemary	North	Graham Street	Roberson Street

Street			
Roundhill Road	North	200 feet west of center line of Laurel Hill Road	300 feet west of center line of Laurel Hill Road
Short Street	South	Entire length	
Stagecoach Road	North	Entire length	
Standish Drive	East	Center line of Old Durham Road	A point 300 feet south
Stephens Street	North	102 feet east of North Columbia Street	169 feet east of North Columbia Street
Stephens Street	North	220 feet east of North Columbia Street	60 feet west of Airport Road
Stinson Street	South	A point 75 feet east of North Columbia Street	Isley Street
Sweeten Creek Road	Either	Full length	
Toynbee Place	Either	Full length	
West University Drive	North	Full length	
West University Drive	North	Ransom Street	Pittsboro Street
Valentine Lane	Either	Full length	
Valley Road (Briarbridge Valley)	North	Full length	
Vance Street	South	Full length	
Vance Street extension	Either	Full length	
Westwood Drive	Outer loop	West University Drive	100 feet west of South Columbia Street
Whitehead Circle	Either	Full length	
Whitehead Road	Either	Full length	
Wilson Street	East	Full length	
Woodland	West	Full length	
Yukon Lane	Either	Full length	
(d) 10:00 p.m. to 6:00 a.m.			
Cameron Avenue	Both	Graham Street	Roberson Street
South Graham Street	East	A point 170 feet south of Franklin Street	Cameron Avenue
South Graham Street	West	A point 340 feet south of Franklin Street	Cameron Avenue
South Roberson	East	A point 184 feet south	Cameron Avenue



Street		of Franklin Street	
South Roberson Street	West	Franklin	Cameron Avenue
Senlac Road	South	Full length	
(e) 9:00 a.m. to 4:00 p.m.			
Senlac Road	South	Full length	

(Ord. No. O-75-23, § 2, 5-19-75; Ord. No. O-75-27, 6-2-75; Ord. No. O-77-40, §§ 1, 3, 7-11-77; Ord. No. O-77-51, 7-25-77; Ord. No. O-77-58, § 1, 9-12-77; Ord. No. O-77-61, § 1, 9-26-77; Ord. No. O-77-72, § 1, 2-27-78; Ord. No. O-77-73, § 1, 11-14-77; Ord. No. O-78-14, § 1, 2-27-78; Ord. No. O-78-53, § 2, 7-24-78; Ord. No. O-78-60, § 3, 10-9-78; Ord. No. O-79-6, 1-8-79; Ord. No. O-80-7, 1-28-80; Ord. No. O-81-19, 2-23-81; Ord. No. O-81-32, § 2, 4-13-81; Ord. No. O-81-39, 5-26-81; Ord. No. O-81-56, § 1, 9-14-81; Ord. No. O-82-1, 1-11-82; Ord. No. O-82-15, § 1, 2-22-82; Ord. No. O-83-9, § 1, 1-24-83; Ord. No. O-85-68, § 1, 10-28-85; Ord. No. O-85-82, § 2, 11-25-85; Ord. No. 86-4-14/O-1, § 3; Ord. No. 87-39/O-16, § 2; Ord. No. 87-5-11/O-4, § 2; Ord. No. 87-8-24/O-6, § 1; Ord. No. 87-11-9/O-6, § 4; Ord. No. 88-4-11/O-5, § 1; Ord. No. 88-8-22/O-9, § 2; Ord. No. 88-11-28/O-5, § 4; Ord. No. 88-12-13/O-3, § 2; Ord. No. 89-2-27/O-4, § 2; Ord. No. 89-2-27/O-8, § 1; Ord. No. 90-1-8/O-1, § 3; Ord. No. 90-9-10/O-2, § 2; Ord. No. 90-9-10/O-4, § 3; Ord. No. 91-1-14/O-2, § 2; Ord. No. 91-8-26/O-3, § 1; Ord. No. 91-8-26/O-4, § 1; Ord. No. 92-6-22/O-4, § 3; Ord. No. 92-6-22/O-6, § 2; Ord. No. 92-8-24/O-7, § 2; Ord. No. 92-8-24/O-8, §§ 1-3; Ord. No. 94-2-14/O-4; Ord. No. 94-3-28/O-2; Ord. No. 95-6-26/O-7, § 1; Ord. No. 96-7-4/O-1, §§ 3, 4; Ord. No. 99-10-27/O-8, § 1)

**Excerpts from the Chapel Hill Development Ordinance -- August, 2001**

**2.41      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.

**2.66      Lodging Unit:** A room or group of rooms forming a separate habitable unit used or intended to be used for living and sleeping purposes by one family only, without independent kitchen facilities; or a separate habitable unit, with or without independent kitchen facilities, occupied or intended to be occupied by transients on a rental or lease basis for periods of less than one week.

Use	Minimum Number of Parking Spaces	
	TC-1 and TC-2 Districts	Districts other than TC and OI-3
Automotive, trailer, and farm implement sales or rental	1 per 500 sq. ft. of enclosed exhibit area	1 per 500 sq. ft. of enclosed exhibit area
Bank	1 per 400 sq. ft. of floor area	1 per 350 sq. ft. of floor area
Business, convenience Restaurant	1 per 400 sq. ft. of floor area	1 per 4 seats
Other convenience business	1 per 400 sq. ft. of floor area	1 per 250 sq. ft. of floor area
Business, general	1 per 400 sq. ft. of floor area	1 per 250 sq. ft. of floor area
Business, office-type	1 per 400 sq. ft. of floor area	1 per 350 sq. ft. of floor area
Clinic	1 per 400 sq. ft. of floor area	1 per 250 sq. ft. of floor area
Dwelling, single-family	1 per dwelling unit	2 per dwelling unit
Dwelling, two-family or multi-family:		
Efficiency	1 per dwelling unit	1 per dwelling unit

1 or 2 bedrooms	1 per dwelling unit	1.5 per dwelling unit
3 or more bedrooms	1 per dwelling unit	2 per dwelling unit

**Note:** The minimum number of parking spaces required for elderly or handicapped dwellings may be reduced to 1 per 2 dwelling units upon findings made by the Town Council that (1) reasonable assurances exist that the dwelling units served by the parking spaces will be maintained for occupancy by the elderly or handicapped and/or (2) that sufficient livability space exists on the property to ensure that should the units be converted to another form of occupancy or use, that sufficient parking can be provided on the site to satisfy the parking requirements of the new use, without violating the land use intensities of Section 13.11.

Fraternity or sorority house	1 per resident	1 per resident
Group care facility	1 per 2 beds	1 per 2 beds
Hospital	1.5 per bed	1.5 per bed
Hotel or motel	1 per lodging unit	1 per lodging unit

#### **Minimum Number of Parking Spaces**

<b>Use</b>	<b>TC-1 and TC-2 Districts</b>	<b>Districts other than TC and Ol-3</b>
Maintenance and/or storage facility	N/A	1 per 2 employees if 2 largest shifts combined
Manufacturing, light	N/A	
Mobile home	N/A	
Mobile home park	N/A	1 per unit
Personal services	1 per 400 sq. ft. of floor area	1 per 250 sq. ft. of floor area
Place of assembly	1 per 4 persons the use is designed to accommodate	1 per 4 persons the use is designed to accommodate
Place of worship	N/A	1 per 4 seats in the sanctuary, except for places of worship within 1,500 feet of a Town Center District, which are exempted from parking requirements

Public cultural facility	1 per 500 sq. ft. of floor area	1 per 500 sq. ft. of floor area
Public use facility	1 per 400 sq. ft. of floor area	1 per 350 sq. ft. of floor area
Research activities	1 per 400 sq. ft. of floor area	1 per 350 sq. ft. of floor area
Residence hall	1 per 2 residents	1 per 2 residents
Residential support facility	1 per 500 sq. ft. of floor area	1 per 500 sq. ft. of floor area
Rooming house	1 per lodging unit	1 per lodging unit
School, elementary	1 per staff member	1 per staff member
School, secondary	1 per 4 students	1 per 4 students
Shelter	1 per 1,000 sq. ft. of floor area	1 per 1,000 sq. ft. of floor area
Tourist home	1 per lodging unit	1 per lodging unit

**Excerpts from Chapel Hill Development Ordinance – August 2001**

**Section 14.6.5 Front Yard Parking Restrictions in Historic Districts**

Within designated Historic Districts the following restrictions shall apply:

Parking and drive areas located in front yards (between the street and a line drawn parallel to the street from the point of the house that is closest to the street) shall be maintained in a safe, sanitary and neat condition, shall not contribute to soil erosion or to tree damage, shall be clearly designated and covered with an all weather surface or gravel, and shall be limited in area to up to 40 percent of the front yard area. Access to front yard parking shall be limited to properly approved curb cuts. If the Town Manager finds all of the following conditions to exist on the property:

- (1) The parking area is clearly defined and or marked; and
- (2) The parking area is maintained in a safe, sanitary, and neat condition; and
- (3) The parking area does not contribute to soil erosion or tree damage; and
- (4) Access to front yard parking shall be limited to properly approved curb cuts; and
- (5) The location and dimension of such parking area is traditionally and customarily associated with the subject structure; and
- (6) The Historic District Commission grants a Certificate of Appropriateness for the parking area, then the Town Manager shall grant an exception to allow the specific parking area to exceed the 40 percent limit in accordance with the approved Certificate of Appropriateness.

2.108 **Rooming House:** A building or group of buildings containing in combination three (3) to nine (9) lodging units intended primarily for rental or lease for periods of longer than one week, with or without board. Emergency shelters for homeless persons and residential support facilities, as defined elsewhere in this ordinance, are not included. A Rooming House shall include a single-family dwelling, two-family dwelling including accessory apartment, or a two-family dwelling duplex if used in a manner described in the applicable definition sections so as to constitute a Rooming House. **A Rooming House shall also include a building or group of buildings intended for occupancy by or occupied by more than four (4) persons who are not related by blood, adoption, marriage or domestic partnership.**

2.36 **Dwelling, Single-Family:** A detached dwelling consisting of a single dwelling unit only. A single family structure with more than five (5) bedrooms shall be classified as a Rooming House unless the structure is

occupied by persons related by blood, adoption, marriage, or domestic partnership, **with not more than two unrelated persons.**

- 2.45 Family: An individual living alone or two (2) or more persons living together as a single housekeeping unit, using a single facility in a dwelling unit for culinary purposes. The term "family" shall include an establishment with support and supervisory personnel that provides room and board, personal care and habitation services in a family environment for not more than 6 residents who are handicapped, aged, disabled, or who are runaway, disturbed or emotionally deprived children and who are undergoing rehabilitation or extended care. The term "family" shall not be construed to include a fraternity or sorority, club, rooming house, institutional group or the like.