



HILLSBOROUGH
UNIFIED DEVELOPMENT ORDINANCE

Planning Board

March 19, 2026



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Current Zoning Comparison

Current Residential Districts

AR Agricultural/Residential
R-40
R-20
R-15
R-10
MF Multifamily
MHP Mobile Home Park

New Residential Districts

Suburban Neighborhood Residential	<i>SNR</i>
Traditional Neighborhood Residential	<i>TNR</i>
Compact Neighborhood Residential	<i>CNR</i>
Urban Neighborhood Residential	<i>UNR</i>

Distributed to the most appropriate residential district and allowed in some of the above.

Current Commercial Districts

OI Office/Institutional

NB Neighborhood Business

CC Central Commercial

GC General Commercial

LO Limited Office

HIC High Intensity Commercial

GI General Industrial

LI Light Industrial

EDD Economic Development

BP Business Park

Adaptive Re-use

New Commercial Districts

 Urban Activity Center

UAC

Central/Core Commercial

CC

High Intensity Commercial

HIC

Industrial

I

 = new district.

New Residential Districts



Residential Districts Overview



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Suburban/Rural

More Urban

SNR

TNR

CNR

UNR



Suburban
Neighborhood

Up to 3 stories
Mostly single-family
detached

Traditional
Neighborhood

Up to 3 stories
Mostly single-family and
duplex

Compact
Neighborhood

Up to 3 stories
Mostly triplex and
quadplex

Urban
Neighborhood

Up to 5 stories
Mostly townhomes and
apartments

*Less walkable
Fewer neighbors*

*More walkable
More neighbors*

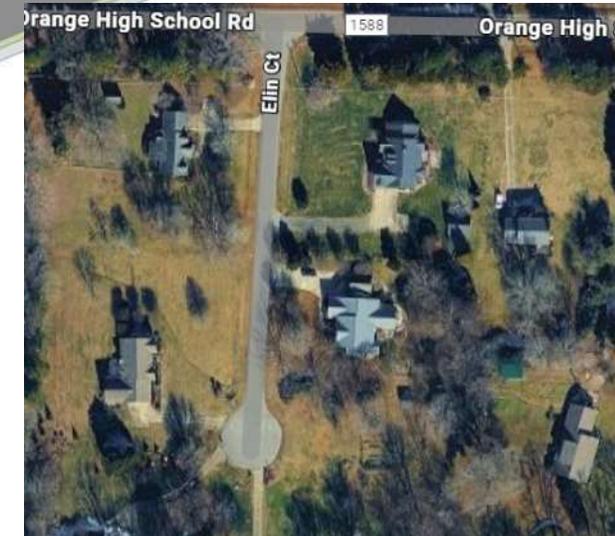
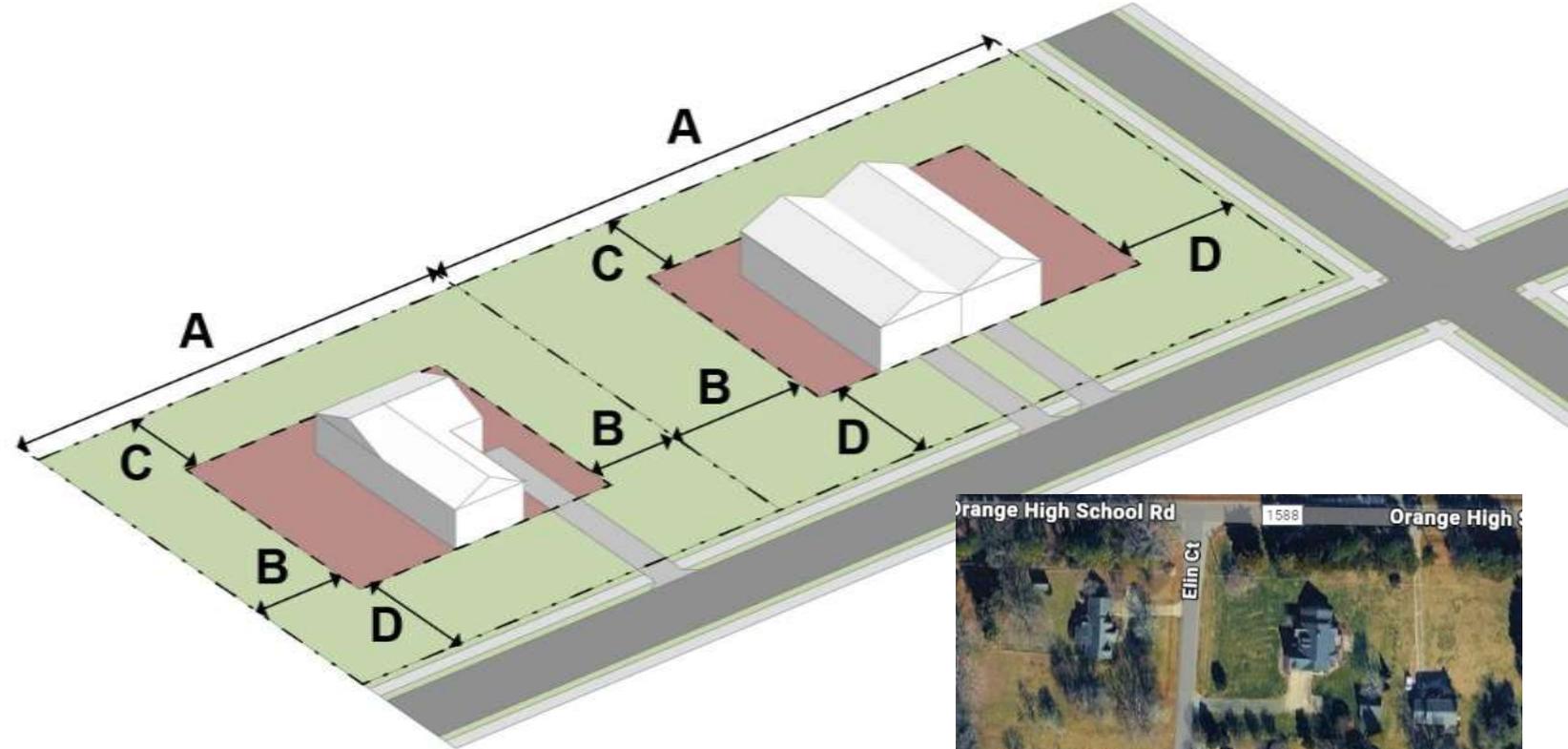
SNR: Suburban Neighborhood Residential



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Representative Land Uses

- ✓ Single-family, detached
- ✓ Duplex
- ✓ Triplex
- ✓ Quadplex



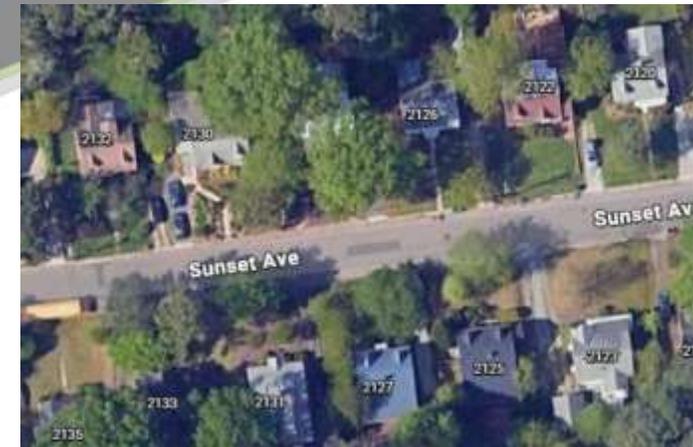
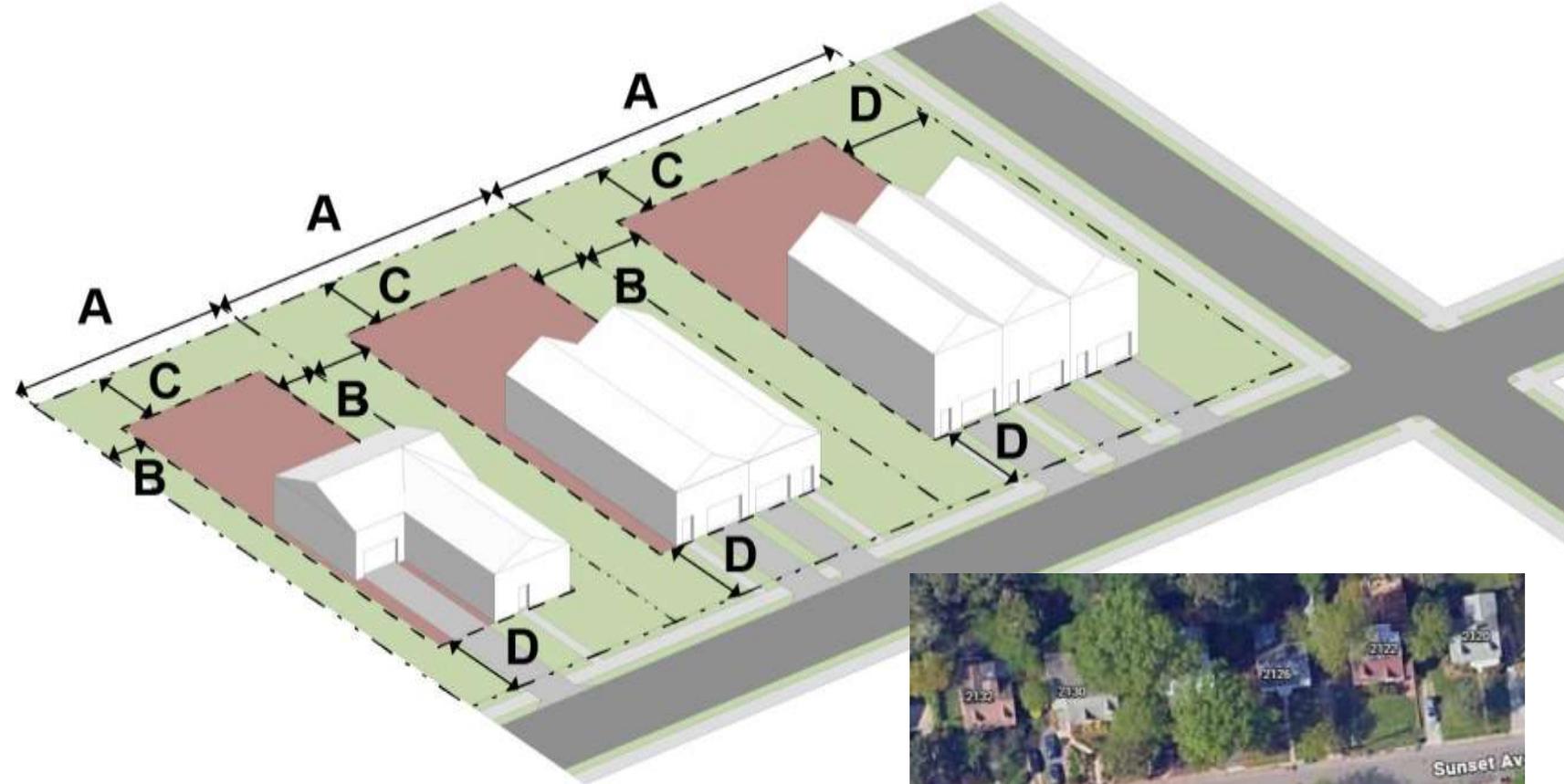
TNR: Traditional Neighborhood Residential



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Representative Land Uses

- ✓ Single-family, detached
- ✓ Duplex
- ✓ Triplex
- ✓ Quadplex



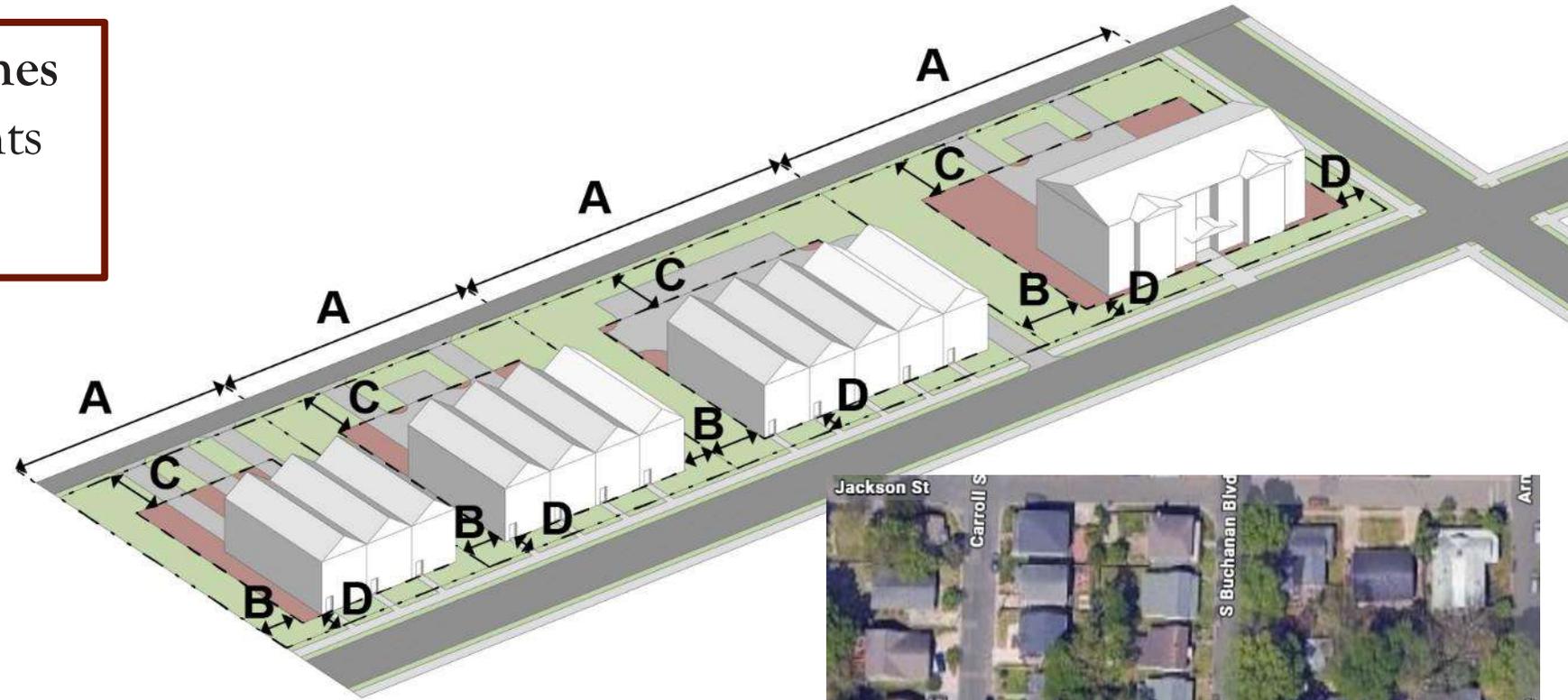
CNR: Compact Neighborhood Residential



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Representative Land Uses

- ✓ Duplex
- ✓ Triplex
- ✓ Quadplex
- ✓ Townhomes
- ✓ Apartments



How the Numbers Shake Out Example: Compact Neighborhood Residential

	Single-Family Detached	Two-Unit Attached / Duplex	Three-Unit Attached / Triplex	Four-Unit Attached / Quadplex	Five- to Six-Unit Townhomes	Five- to Twelve- Unit Apartments	Non-Residential
Dwelling units per structure	1	2	3	4	6	12	
Max. Residential Density (Dwelling Units / Acre)	8	8	8	10	12	12	N/A
Min. Lot or Site Area (sq ft)	5,000	9,000	12,000	14,000	16,000	18,000	N/A
Dwelling Unit Yield Per Acre*	7.0	7.7	8.7	10.0	13.1	23.2	N/A
Min. Lot or Site Width (ft)	40	65	90	110	130	150	40
Min. Side Setback (ft)	5	10	15	15	20	25	10
Min. Rear Setback (ft) (front parked / rear parked)	20 / 25	20 / 25	20 / 25	20 / 25	20 / 25	N/A / 25	20 / 25
Min. Front Setback (ft) (front parked / rear parked)	25 / 10	25 / 10	25 / 10	25 / 10	25 / 10	N/A / 10	25 / 10
Max. Building Height (ft)	35	35	35	35	35	35	35
Min. Parking Area Setback – Side and Rear	5	5	5	5	5	5	5
Min. Dwelling Unit Width for Townhome Style Units (ft)	N/A	16	16	16	16	N/A	N/A

*Assuming 20% of the lot/site area is required for rights-of-way.

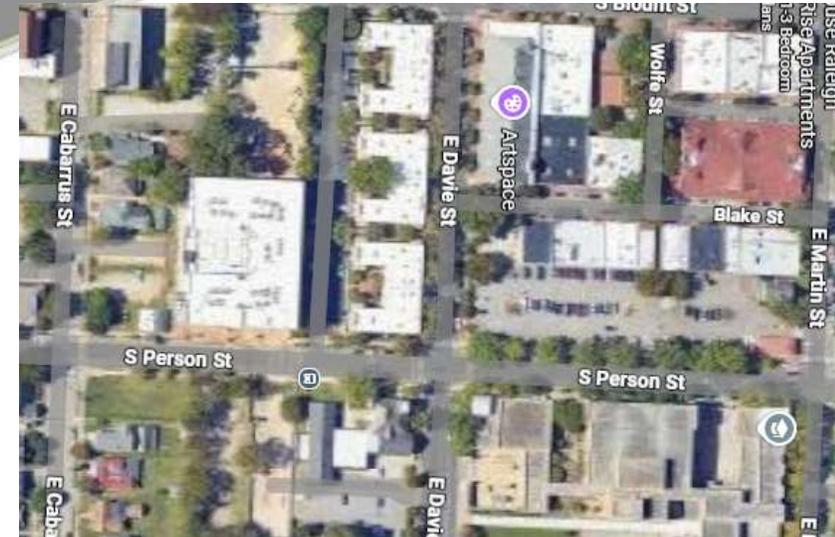
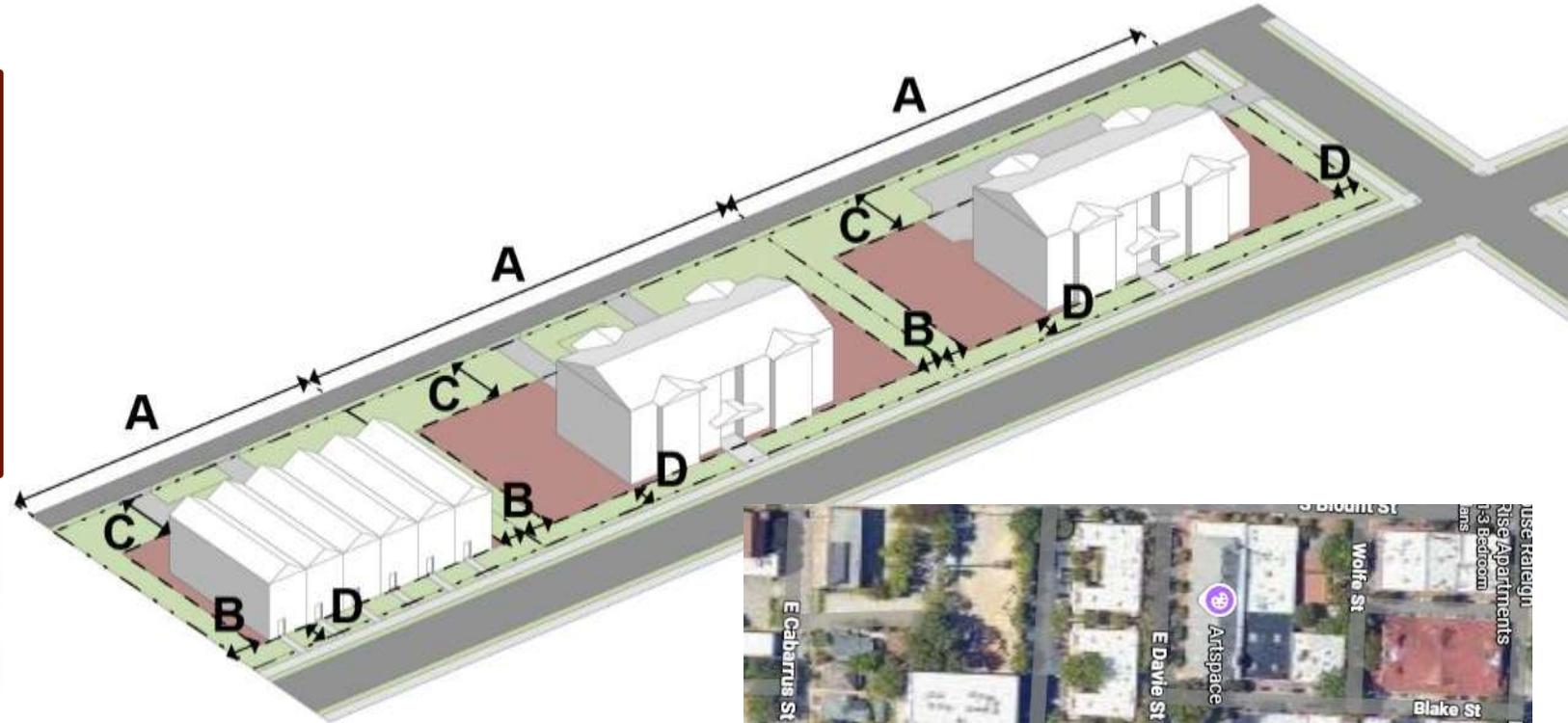
UNR: Urban Neighborhood Residential



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Representative Land Uses

- ✓ Duplex
- ✓ Triplex
- ✓ Quadplex
- ✓ Townhomes
- ✓ Apartments
- ✓ Limited commercial, retail, office, and services



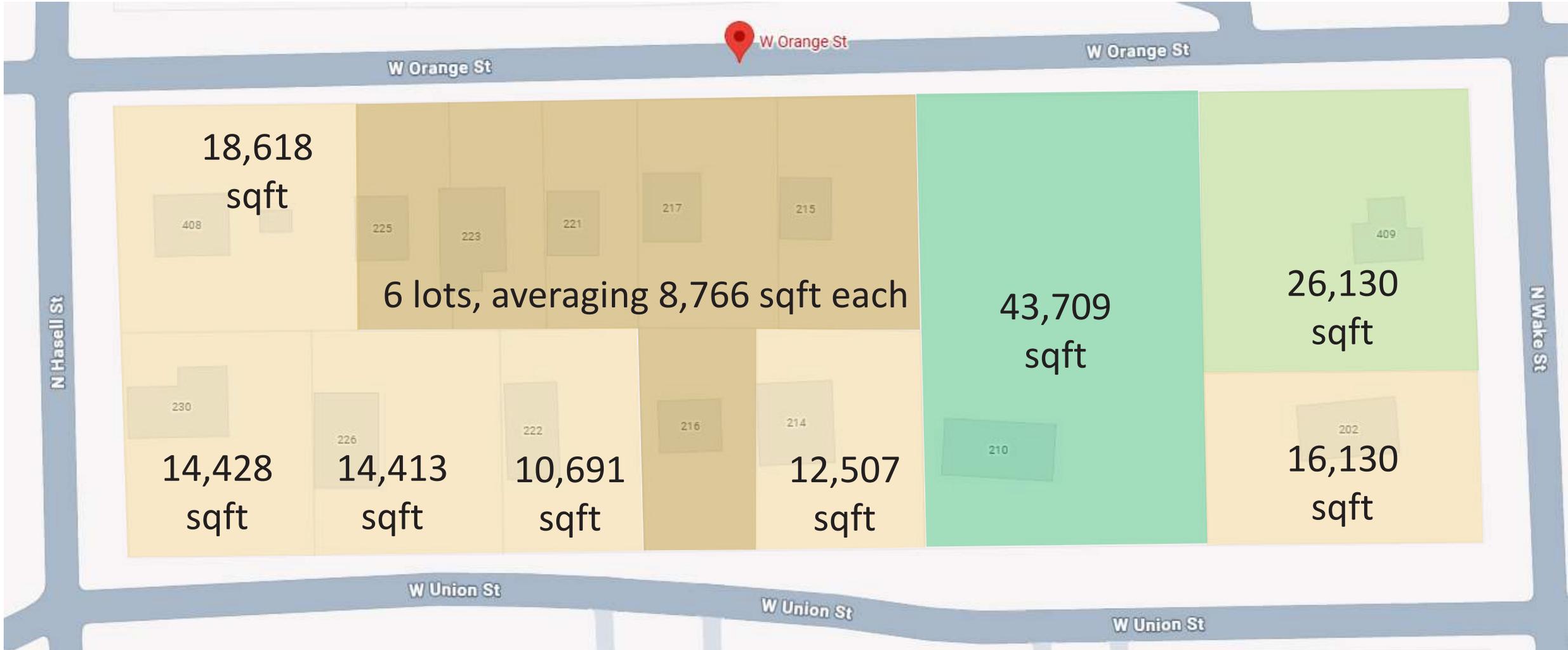
Infill Example



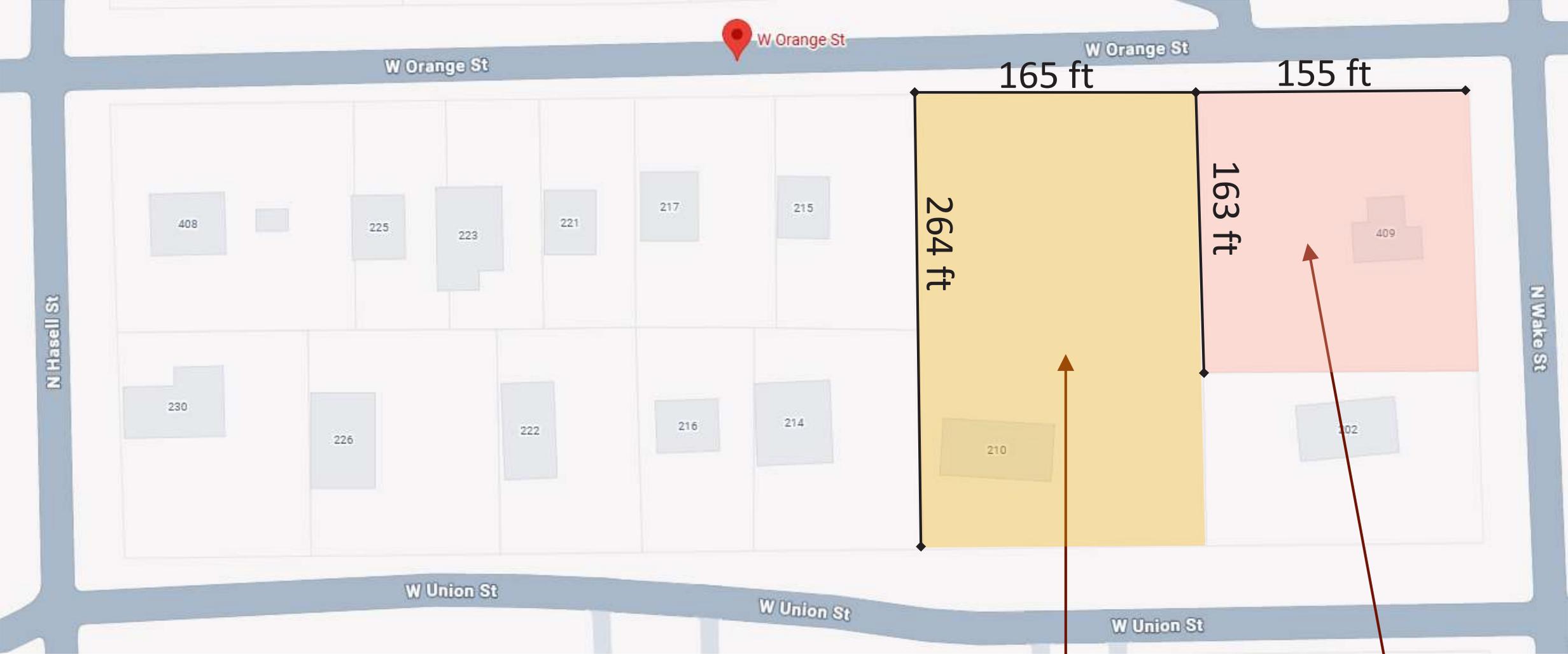
Zoning and density mismatch

Current zoning: R20

- Min. Lot Size: 20,000 sq ft
- Min. Lot Width: 100 ft
- Max. Density: 2 units/acre
- *Most lots are nonconforming*



Gentle Infill Example



~44,000 sq ft
(~1 acre)

~26,000 sq ft
(>1/2 acre)

Gentle Infill Example

Proposed Zoning: TNR (matches most of the neighborhood)

- Min. Lot Size: 7,000 sq ft (SFD) up to 19,000 sq ft (Quadplex)
- Min. Lot Width: 60 ft (SFD) up to 120 ft (Quadplex)
- Max. Density:
 - 5 units/acre for Single-Family detached and Duplex
 - 7 units/acre for Triplex and Quadplex





Commercial Districts and Corner Stores

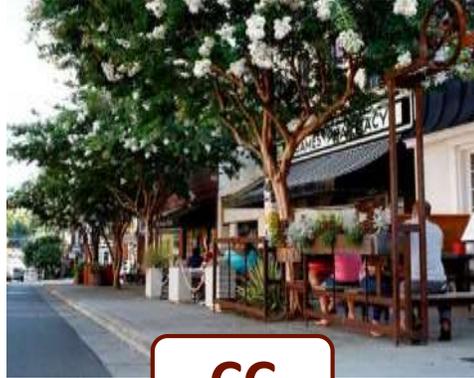
Commercial Dimensional Standards



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UAC



CC



HIC



I

District	Description	Residential		Height (stories)
		Apartments	Upper Story	
UAC	Urban Activity Center	✓	✓	7
CC	Central (or Core) Commercial		✓	4
HIC	High Intensity Commercial		✓	6
I	Industrial		✓	6

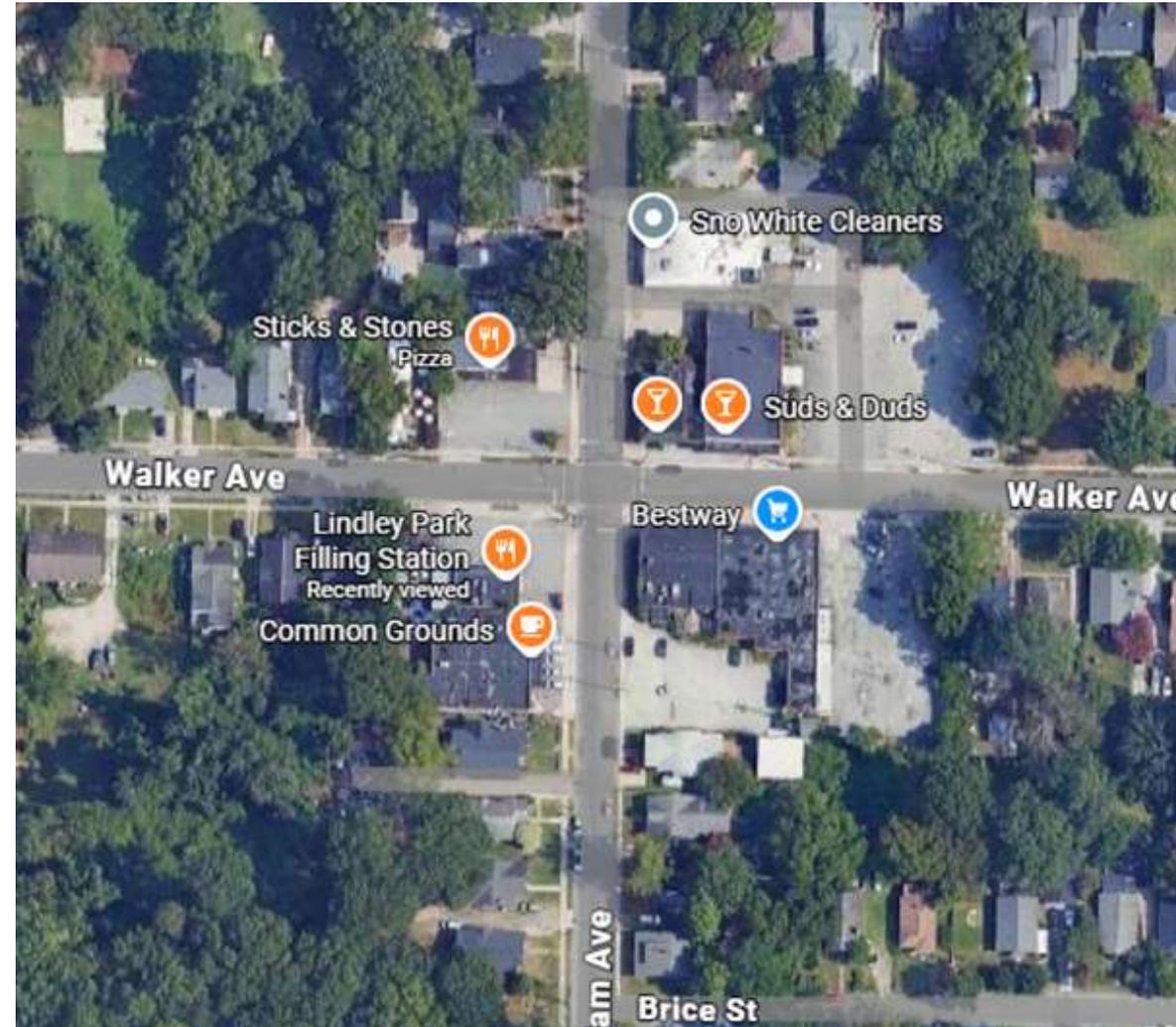
Corner Stores



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- Located on a corner lot or on a lot adjacent to a corner lot with a nonresidential primary use
- Maximum gross floor area: 3-4,000 sq ft
- Hours of operation limited from 6 AM to 10 PM
- Requires 6' tall privacy fence when abutting residential

Allows small-scale commercial in residential neighborhoods while limiting impacts to neighbors.



Example: Lindley Park, Greensboro, NC

Allows:

- Restaurant (dine-in), deli, café, coffee shop
- Retail sales/rental of goods
- Personal services businesses
- Artisan, arts, or craft stores or studios
- Health/Fitness Club
- Arts Schools



Example from Durham (but there are many in town, too).

Prohibits:

- Adult businesses
- Assembly hall
- Bars
- Building/Trade Contractors Office
- Drive-thrus
- Dry Cleaners
- Food Preparation Business
- Restaurant, Convenience (aka drive-thru restaurant)
- Gas pumps or fueling stations
- Kennels
- Place of Worship
- Vape/CBD stores
- Outdoor sales areas
- Tattoo studios
- Any use from the Industrial use category



Discussion

Thank you!