



TOWN OF
HILLSBOROUGH

APPLICATION Unified Development Ordinance Text Amendment

Planning and Economic Development Division
101 E. Orange St., PO Box 429, Hillsborough, NC 27278

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This application is for amendments to the Unified Development Ordinance (UDO). Incomplete applications will not be accepted for processing. Please contact Planning staff with questions.

Submittal Requirements

- | | |
|---|---|
| <input checked="" type="checkbox"/> Complete application form (including signature) | <input checked="" type="checkbox"/> Mark-up showing proposed changes to the Unified Development Ordinance |
| <input checked="" type="checkbox"/> Application fee per current Planning Fee Schedule | |

Applicant Contact Information

Name Caitlin Shelby

Phone 919.355.0110

Email

Address 1414 Raleigh Road, Suite 429

Chapel Hill, NC 27517

List the sections of the Unified Development Ordinance that you're proposing for amendment.

Please see "Exhibit A" attached.

Provide your rationale for the proposed amendment. Use additional sheets if necessary.

Please see "Exhibit B" attached.

Signature

I/we certify that the information presented by me/us in this application and all accompanying documents is true and accurate to the best of my/our knowledge, information, and belief. I/we acknowledge that the processing of this application may require additional town, county, and/or state permits, approvals, and associated fees.

WPEast Acquisitions, LLC

Applicant Name (Printed)

Caitlin A. Mulky

Applicant Signature

3-19-25

Date

Applicant Name (Printed)_____
Applicant Signature_____
Date_____
Applicant Name (Printed)_____
Applicant Signature_____
Date**Staff Use Only**

Date received	April 4, 2025
Received by	MOB
Fee & receipt number (if any)	D6NWR77VK4
Tentative public hearing date	May 15, 2025

Exhibit A

List the sections of the Unified Development Ordinance that you're proposing for amendment.

6.3.1 Table Dimensional Requirements

Revise Footnote 2: The maximum density for attached dwellings in the MF or MFSU district is 20 units per acre, except for attached dwelling applications that 1) propose at least 10% units to be affordable to households making 80% AMI or less at the time of construction; 2) are within 500' of a major arterial road such as Hwy 70 or I-85; and 3) do not abut an existing single-family dwelling use. Any such qualifying applications may propose up to 30 units per acre as a maximum density (subject to rounding as defined in Section 9.1.4).

Hillsborough Unified Development Ordinance

6.3.1 TABLE: DIMENSIONAL REQUIREMENTS – RESIDENTIAL										
	AR	R-40	R-20	R-15	R-10	MF & MFSU	MHP	ALN	PW ¹	PWCA ¹
Minimum Lot Area (sf)	40,000	40,000	20,000	15,000	10,000	1 acre	5 acres 5,714 sf per dwelling	1 acre	1 acre	2 acres
Minimum Lot Width	200	150	100	100	75	200	200	200	150	150
Minimum Side Yard Width	30	30	20	15	15	40	40	40	30	30
Minimum Rear Yard Width	30	30	20	20	20	40	40	40	30	30
Minimum Front Setback	40	40	30	25	25	35	35	35	30	30
Maximum Building Height	65	45	45	45	45	45	35	35	45	45
Maximum Impervious Surface (% of gross lot)	NA	NA	NA	NA	NA	NA	NA	NA	30%	6%
¹ Refer to Section 4.5 for additional requirements in the PW and PWCA districts. ² The maximum density for attached dwellings in the MF or MFSU district is 20 units per acre (subject to rounding as defined in Section 9.1.4). ³ An attached dwelling application that proposes all units to be affordable to households making 80% AMI or less at the time of construction may propose up to 30 units per acre as a maximum density (subject to rounding as defined in Section 9.1.4).										

Insert: “, except for attached dwelling applications that 1) propose at least 10% units to be affordable to households making 80% AMI or less at the time of construction; 2) are within 500’ of a major arterial road such as Hwy 70 or I-85; and 3) do not abut an existing single-family dwelling use. Any such qualifying applications may propose up to 30 units per acre as a maximum density”

Exhibit B

Provide your rationale for the proposed amendment.

The 2023 Comprehensive Sustainability Plan has a stated Goal of providing more housing options, particularly affordable housing, workforce housing, and smaller units. This goal also speaks to collaborating on addressing high-density concerns, incorporating housing-scale buildings with multiple units in walkable neighborhoods, offering density opportunities, and support for housing projects with new infrastructure development.

We are proposing a UDO text amendment that will further those goals by increasing the allowable density in the MF and MFSU Zoning Districts to 30 units per acre where affordable housing is a significant part of the project, which will enable and encourage private multifamily developers with traditional financing to provide these units on properties that have already been zoned and designated for higher-density residential development. The UDO already allows this density in all zoning districts where attached residential is allowed—which is in almost all districts with an SUP—when all units in the project are affordable for households making 80% AMI. While this is helpful to enable public affordable housing projects and affordable housing projects by affordable housing developers with unique, specialized financing structures, it does not enable traditional housing developers to provide affordable housing in their projects.

Further, by requiring that any higher density communities are located in close proximity to a major throughfare and not adjacent to a single-family neighborhood, the Town can ensure that these communities will be in appropriate locations where transportation infrastructure can support additional residents.

The Town will be able to provide more affordable housing, which is consistent with the Comprehensive Plan goals, if more density is allowed in projects that contain a significant number of affordable units, in properties that have already been zoned and deemed appropriate for higher-density residential uses presumably due to their location and proximity to Town infrastructure.