



HILLSBOROUGH
UNIFIED DEVELOPMENT ORDINANCE

Planning Board

March 19, 2026



Agenda

Current Zoning Comparison

Residential Districts

Infill Example

Commercial Districts

Corner Stores

Discussion



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

SNR

Traditional Neighborhood

Residential

TNR

Compact Neighborhood

Residential

CNR

Urban Neighborhood

Residential

UNR

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

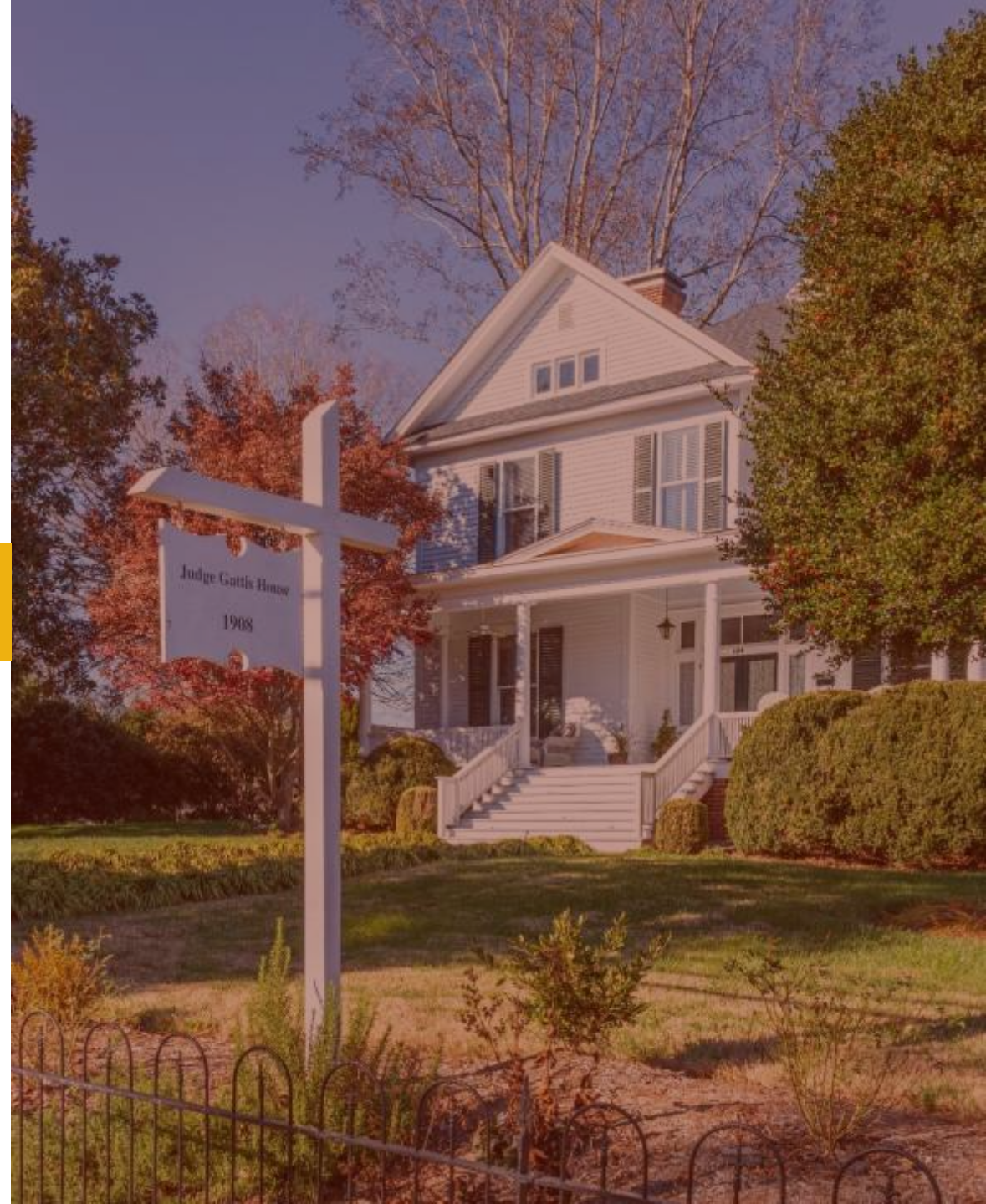
HIC

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*

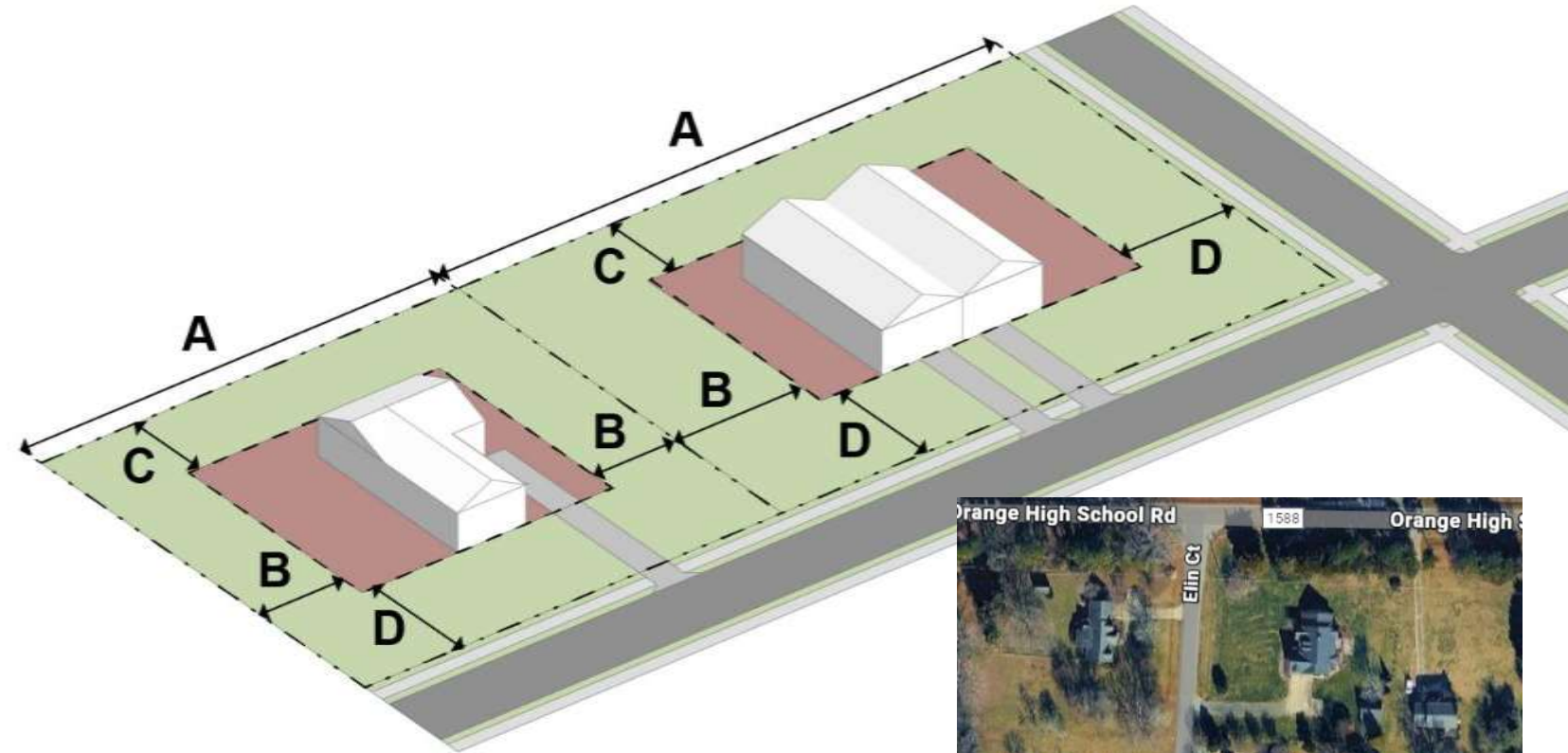
SNR: Suburban Neighborhood Residential



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Representative Land Uses

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



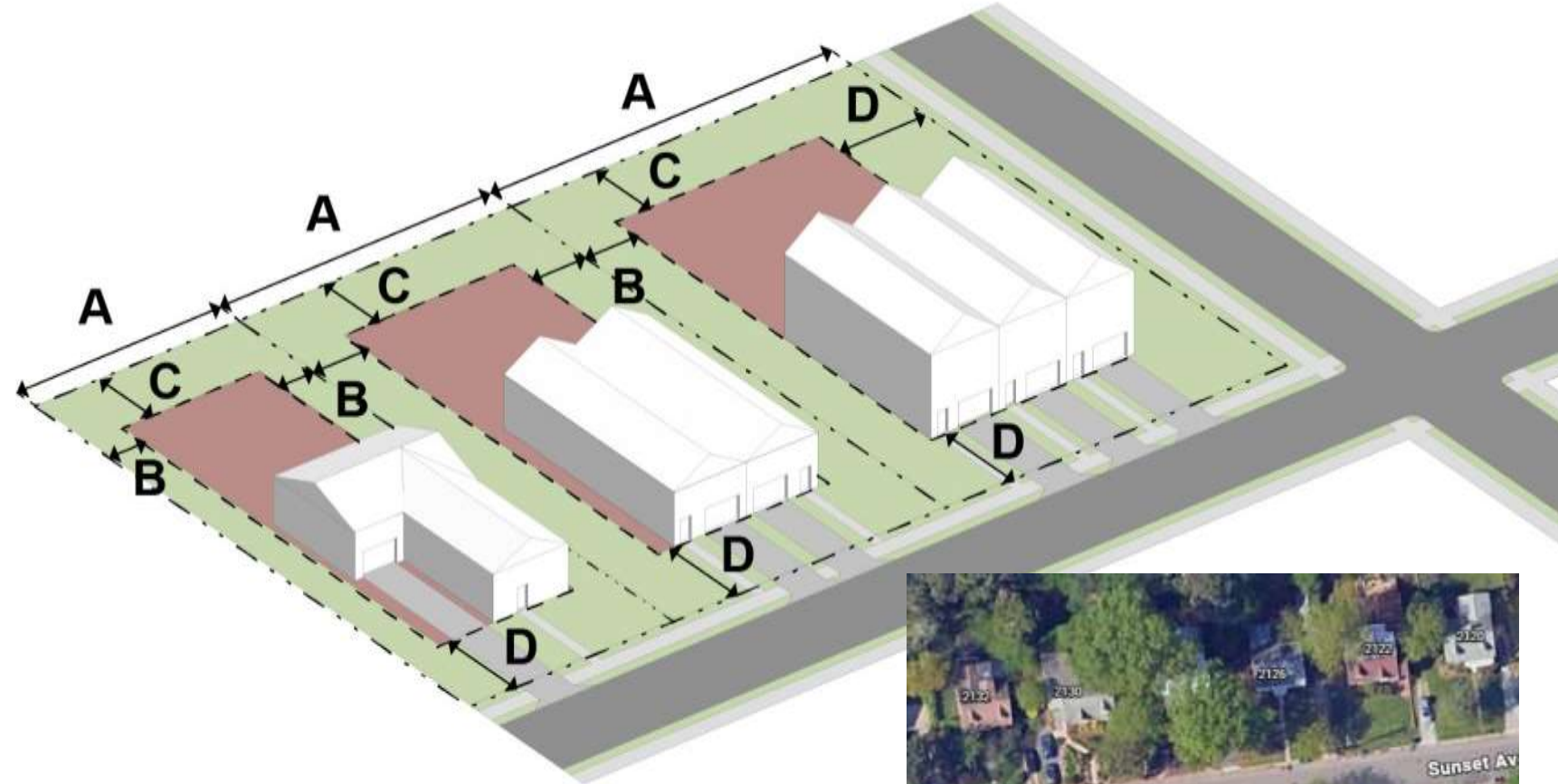
TNR: Traditional Neighborhood Residential



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Representative Land Uses

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



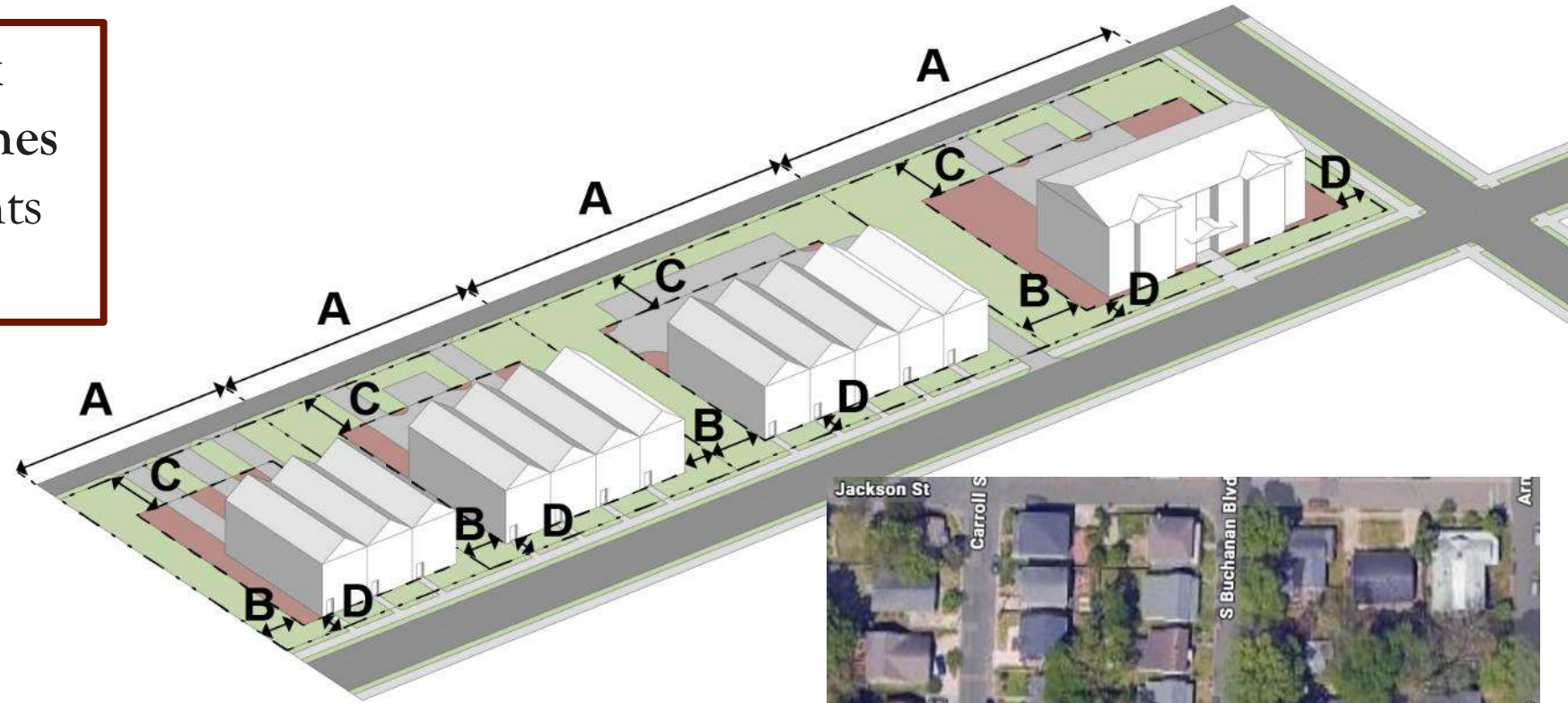
CNR: Compact Neighborhood Residential



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Representative Land Uses

- ✓ Single-family detached
- ✓ 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
Max. Residential Density (Dwelling Units / Acre)	8	8	8	10	12	12
Min. Lot or Site Area (sq ft)	5,000	9,000	12,000	14,000	16,000	18,000
Dwelling Unit Yield Per Acre*	7.0	7.7	8.7	10.0	13.1	23.2
Min. Lot or Site Width (ft)	40	65	90	110	130	150
Min. Side Setback (ft)	5	10	15	15	20	25
Max. Building Height (ft)	35	35	35	35	35	35
Min. Parking Area Setback – Side and Rear	5	5	5	5	5	5

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

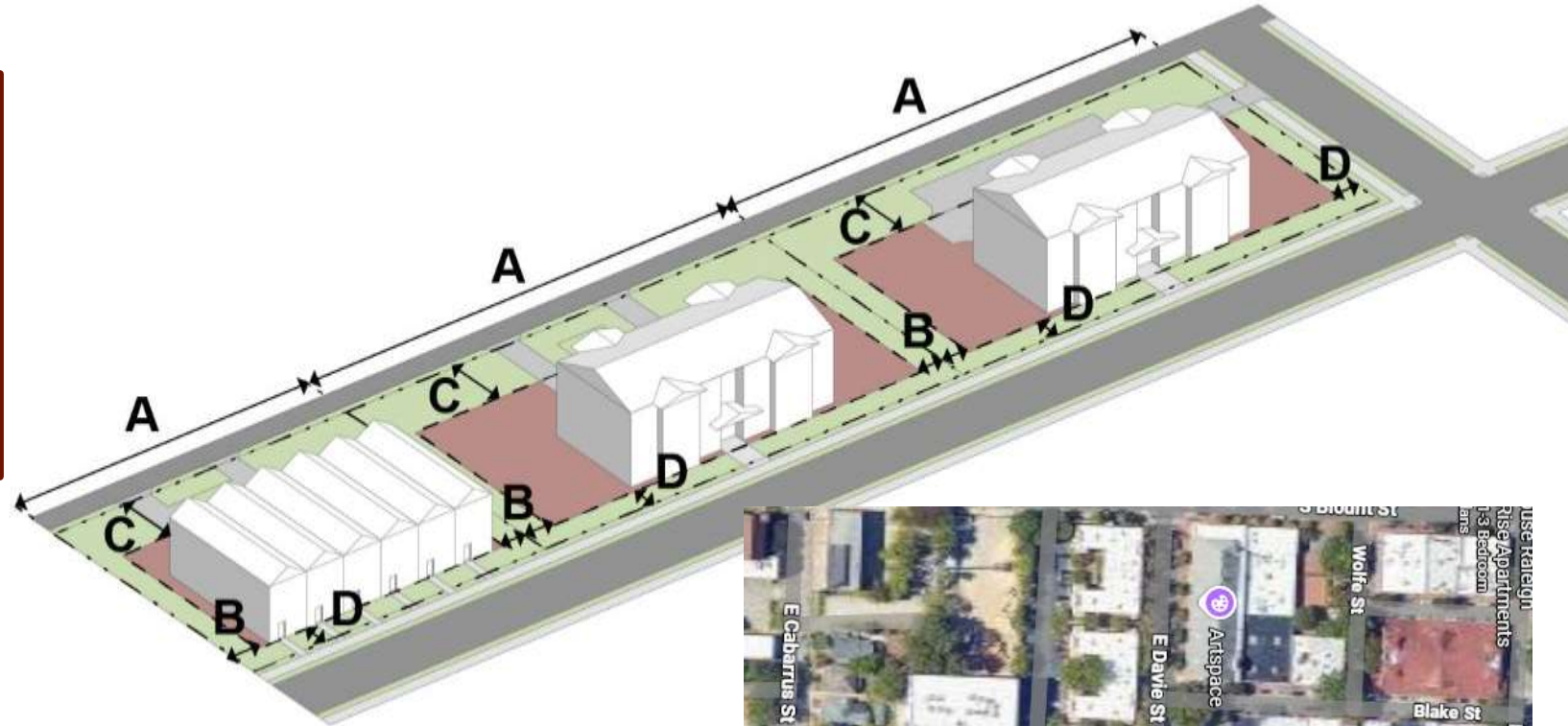
UNR: Urban Neighborhood Residential



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Representative Land Uses

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



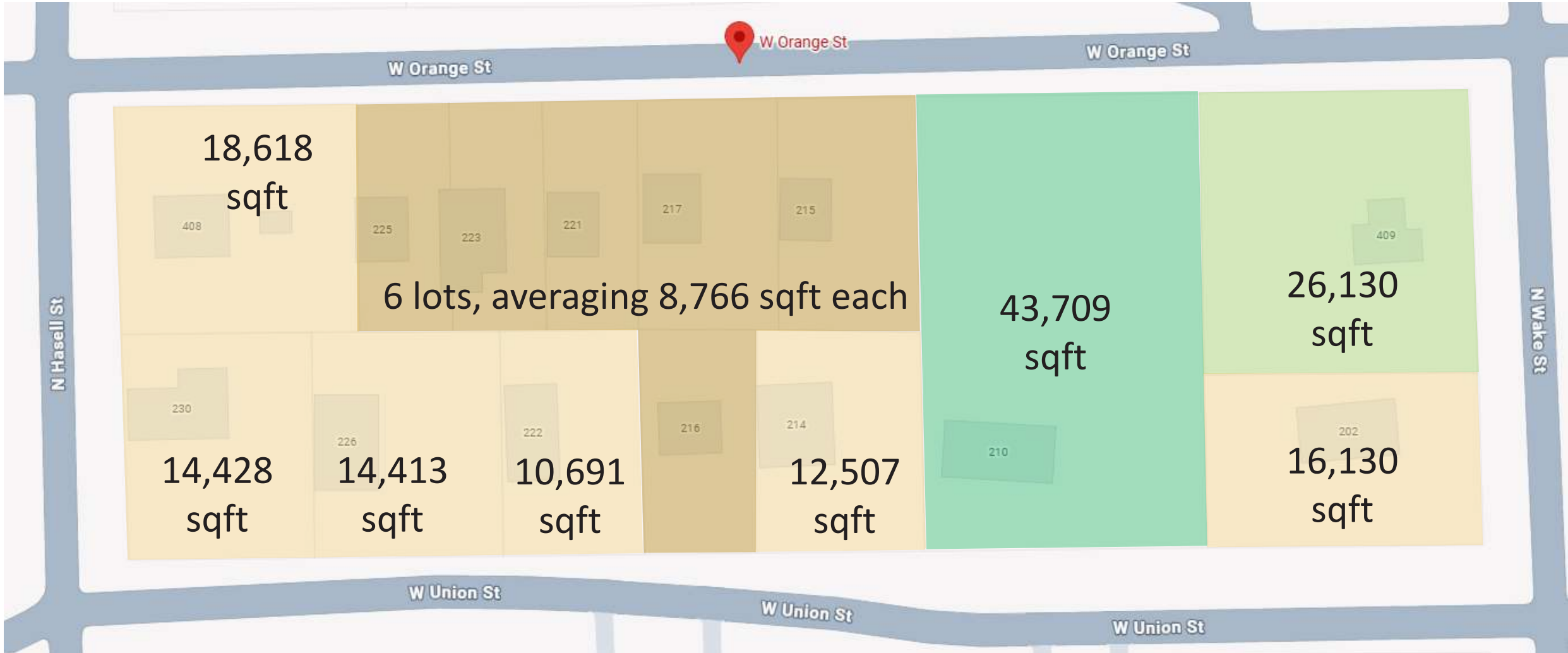
Infill Example



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



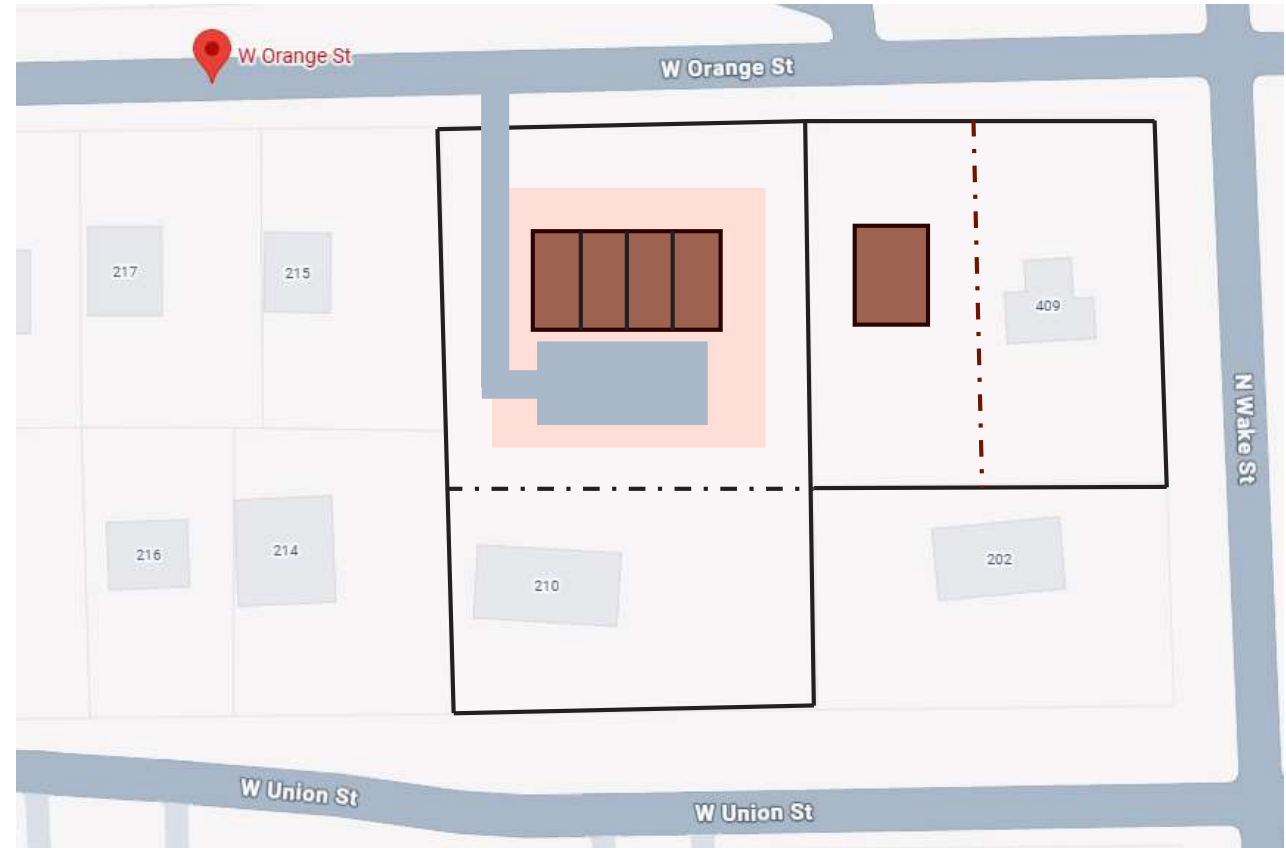
~44,000 sq ft
(~1 acre)

~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

Current Commercial Districts	Parcels
OI Office/Institutional	62
NB Neighborhood Business	9
CC Central Commercial	73
GC General Commercial	103
LO Limited Office	1
HIC High Intensity Commercial	113
GI General Industrial	44
LI Light Industrial	8
EDD Economic Development	64
BP Business Park	1
Adaptive Re-use	8

New Commercial Districts	
Urban Activity Center	<i>UAC</i>
Central/Core Commercial	<i>CC</i>
High Intensity Commercial	<i>HIC</i>
Industrial	<i>I</i>



 = new district.

Commercial Dimensional Standards



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CC



HIC



I



UAC

District		Description	Residential		Height (stories)
			Apartments	Upper Story	
CC	Central (or Core) Commercial	Traditional downtown feel in a historic core with well-balanced mix of uses		✓	4
HIC	High Intensity Commercial	Large scale commercial and light industrial uses along major transportation corridors		✓	6
I	Industrial	High impact industrial, manufacturing, or research and development uses		✓	6
UAC	Urban Activity Center	High intensity residential and nonresidential, with tall buildings and an urban feel	✓	✓	7



Corner Stores

Corner Stores



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- Allowed in all residential zoning districts
- Corner lot or a lot adjacent to a corner lot with a nonresidential primary use
- “Umbrella” of low-impact commercial uses
- Maximum gross floor area: 3,000 sq ft
- Hours limited: 6 AM to 10 PM
- Requires 6’ tall privacy fence abutting residential

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



Example: Durham, 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-thru establishments
- 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!