



Agenda Abstract

JOINT PUBLIC HEARING

Meeting Date: February 20, 2025
Department: Community Services
Agenda Section: 5E
Public hearing: Yes
Date of public hearing: February 20, 2025

PRESENTER/INFORMATION CONTACT

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ITEM TO BE CONSIDERED

Subject: Unified Development Ordinance (UDO) text amendment (staff initiated):

- UDO Section 6, *Development Standards*, Subsection 6.3, *General Dimensional Standards*, Paragraphs 6.3.1, *Table: Dimensional Requirements-Residential*; 6.3.2, *Table: Dimensional Setbacks-Non-residential*; & 6.3.3, *Table: Side and Rear Setbacks for Lots Abutting a Different Zoning District*, to clarify all tables & specifically amend setbacks for the EDD (Economic Development District) district stated in Paragraph 6.3.3, *Table: Side and Rear Setbacks for Lots Abutting a Different Zoning District*.

Attachments:

1. Staff amendments applicable to Paragraphs 6.3.1, *Table: Dimensional Requirements-Residential*; 6.3.2, *Table: Dimensional Setbacks-Non-residential*; & 6.3.3, *Table: Side and Rear Setbacks for Lots Abutting a Different Zoning District*

Summary:

UDO Paragraph 6.3.3, *Table: Side and Rear Setbacks for Lots Abutting a Different Zoning District*, recognizes that no building setback applies where certain non-residential zoning districts adjoin the same or similar non-residential district (e.g., GC (General Commercial) adjoining GC, or HIC (High Intensity Commercial) adjoining GC, respectively).

This is not the case for the EDD (Economic Development District) where required front, side & rear building setbacks are 25 feet; even where an EDD-zoned lot adjoins another EDD-zoned lot.

Staff's proposal is, for the purposes of Paragraph 6.3.3, to treat EDD-zoned properties in the same manner as other non-residential zoning districts in cases where the EDD adjoins properties under the same zoning designation or a similar non-residential designation (as discussed above).

While working with these tables, staff took the opportunity to attempt some housecleaning. Other proposed changes:

Paragraph 6.3.1, Table: Dimensional Requirements-Residential

- a. Clarify minimum lot area requirements for MF, MFSU & MHP districts apply to development tract size, not individual lots or allowed number of dwelling units.
- b. Provide a row in the table expressing maximum density allowed for each district.
- c. Remove 200-foot minimum lot width requirement for the MF, MFSU & MHP districts.

- d. Clean up footnotes within the table & associated footnotes.

Paragraph 6.3.2, Table: Dimensional Requirements-Non-Residential

- a. Change the ESU district 50-foot front setback to 20 feet to align with other non-residential district front setbacks.
- b. Clean up footnotes within table & associated footnotes.

Comprehensive Sustainability Plan goals:

Town Government & Public Services Goal 2: Adopt local laws, regulations & policies that help to achieve sustainable & equitable outcomes.

- Strategy: Develop & adopt policies that help accomplish town goals.
 - Implementation Action: Regularly review & update town policies as new information is garnered & achievements are met.

Financial impacts: None.

Staff recommendation: Conduct hearing & consider the proposed amendments.

Action requested: Conduct hearing. After the public hearing closes, the Planning Board may make its recommendation or wait until its next meeting on March 20, 2025.

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 (required development tract area)	5 acres 5,714-sf per dwelling (required developm ent tract area)	1 acre	1 acre	2 acres
Maximum Density (Dwelling Units per Acre) ²	<u>1</u>	<u>1</u>	<u>2</u>	<u>3</u>	<u>4</u>	<u>20 / 30³</u>	<u>7</u>		<u>1</u>	<u>1</u>
Minimum Lot Width	200	150	100	100	75	200 NA	200 NA	200	150	150
Minimum Side Yard Width	30	30	20	15	15	40 ⁴	40 ⁴	40	30	30
Minimum Rear Yard Width	30	30	20	20	20	40 ⁴	40 ⁴	40	30	30
Minimum Front Setback	40	40	30	25	25	35 ⁴	35 ⁴	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, Other Zoning Districts, 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 (s~~Subject to rounding as defined in Section 9.1.4), Dwelling Unit Yield. Accessory dwelling units are not counted toward maximum dwelling unit per acre.

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): 30 units per acre allowed where all units in development are affordable to households making 80% AMI (Average Median Income) or less at time of construction.~~

⁴ Setbacks measured from exterior property lines of development tract. Interior setbacks governed by applicable use-specific standards (see Section 5.2, Use-specific Standards).

6.3.2 TABLE: DIMENSIONAL REQUIREMENTS–NON-RESIDENTIAL

	ARU	OI	NB & NBSU	CC & CCSU	GC	HIC	LI	GI	LO	ESU	EDD	BP	SDSU
Minimum Lot Area (sf or acre)	3 acres	10,000	10,000	None	10,000	10,000	40,000	40,000	1 acre	2 acres	40,000	40,000	TBD
Attached dwelling minimum lot size (min sf per unit)	3,630 sf 12 DU/ac	NA	NA TBD (SUP)	NA TBD (SUP)	NA	NA	NA	NA TBD (SUP)	NA	TBD	NA	NA	TBD
Minimum Lot Width	100	75	75	0	75	75	100	200	75	100	75	75	TBD
Minimum Side Yard Width	20 ^{*1}	20 ^{*1}	15 ^{*1}	0	15 ^{*Δ1}	15 ^{*Δ1}	50 ^{*1}	50 ^{*1}	20	20	25	25	TBD
Minimum Rear Yard Width	20 ^{*1}	20 ^{*1}	20 ^{*1}	0	20 ^{*Δ1}	20 ^{*Δ1}	50 ^{*1}	50 ^{*1}	20	20	25	25	TBD
Minimum Front Setback	20	20	20	0	20 ⁺²	20 ⁺²	35	35	20	50 20	25	25	TBD
Maximum Building Height	65	40	35	40	40	65	65	65	60	60	45	60	60

^{‡1} Refer to Table 6.3.3 for Side and Rear Setbacks for Zoning Lots Abutting a Different Zoning District.

~~^ For parcels abutting South Churton Street between Interstate 40 and the Eno River, parking must observe at 10' landscaped setback from a side or rear property line. Please refer to Section 6.10.3~~

~~+² 30-foot minimum and 100-foot maximum setback applies to~~ For parcels abutting South Churton Street between Interstate-40 and the Eno River, the minimum front yard setback is 30 feet and the maximum front yard setback is 100 feet, measured from the Churton Street right of way boundary.

TBD – ~~This standard will be determined during the SPECIAL~~special Use Permit review process

6.3.3 TABLE: SIDE AND REAR SETBACKS FOR LOTS ABUTTING A DIFFERENT ZONING DISTRICT

Adjacent -> Proposed	R-40	R-20	R-15	R-10	MF	AR	ARU	OI	NB	CC	GC	HIC	GI	LI	EDD	NB-SU	CC-SU	PW	PWCA
ARU	50	50	50	50	50	50	0	20	20	0	0	0	20	20	20 <u>0</u>	20	0	50	50
OI	20	20	20	20	20	20	0	0	0	0	0	15	20	20	20 <u>15</u>	0	0	20	20
NB	15	15	15	15	15	15	0	0	0	0	0	15	15	15	15	0	0	15	15
GC	30	30	20	20	20	30	0	0	0	0	0	0	20	20	20 <u>0</u>	0	0	30	30
HIC	30	30	20	20	20	30	0	15	15	15	0	0	20	20	20 <u>0</u>	0	0	30	30
LI	50	50	50	50	50	50	0	50	50	50	50	30	0	0	20	0	0	50	50
GI	50	50	50	50	50	50	0	50	50	50	50	30	0	0	20	0	0	50	50
EDD	25	25	25	25	25	25	25 <u>0</u>	20 <u>15</u>	25 <u>15</u>	25 <u>15</u>	25 <u>0</u>	25 <u>0</u>	25 <u>20</u>	20	25 <u>0</u>	25 <u>0</u>	25 <u>0</u>	25	25