

- Naming of the mixed-use district. There have been requests to change the name of the mixed use zone to focus/emphasize the live-work concept. Staff suggests changing the name from mixed-use (MU) to live/work (LW) or some similar naming convention.
- Maximum size in HR-MU. Staff added a subsection, 15-176.8(c) that limits new construction of new homes in HR-MU to 1,500 sf as a size had not yet been specified. This is consistent with the limit in Chapel Hill's draft ordinance.
- Maximum size of additions to existing homes. Staff is reviewing the size of existing homes in the area where the ordinance would apply. In relation to what was expressed in *Mapping Our Community's Future* regarding maintaining the scale of existing development, three options have been identified related to how much of an increase in size should be permissible for existing homes: 1) allow 25% additions to what exist only, 2) allow 25% or 500 sf whichever is greater, 3) allow 25% or 500 sf whichever is greater but with a maximum size of 2,500 at any time to limit additions to homes already larger than 2,000 sf.
- Density in the MU district. Chapel Hill's MU area allows up to eight units per acre, compared to the HR-MU's density standard at 7,500 sf, which is about 5.8 units per acre. Staff has received a request to increase the density to match the proposal for eight units per acre.
- Coffee shop in the MU district. Some drop-in session participants have expressed an interest in coffee shop-type uses being allowed in the HR-MU. The 8.000 uses are currently not proposed as permissible in that zone. A new, more narrowly defined use would likely be needed, rather than simply including the 8.000 (i.e. restaurant/bar/nightclub) use.
- Tourist home/ short-term rental use in the HR- MU. Participants have also expressed some interest in this use. If included, staff suggests that it be designated as requiring a special use permit consistent with other existing districts.
- Density in relation to natural constraints. The existing Rural Residential district is subject to Section 15.182.3, which speaks to the constraints factors to the ordinance. This requirement has not been specified for the HR-R and the HR-MU; clear direction on whether or not to include is needed.
- Requirement for non-residential development. As currently drafted, the HR-MU neither mandates nor requires nonresidential development but does allow significant density above what the existing RR and the new HR-R allows. Is there interest in requiring commercial uses in relation to the increased residential density?
- Differences in minor and major home occupation standards and allowances. A significant increase in commercial activity on residential lots is provided with the proposed new use, major home occupation. Associated increases in daily vehicle trips, et cetera, are noted. The major home occupation standards are intended to be the same or the same in spirit as the standards for Chapel Hill. Both jurisdictions are still discussing possible additional performance standards such as a maximum decibel level associated with the uses, increased distance from property lines for where the uses occur, and possibly limiting activities to only occurring within fully enclosed structures.
- Screening requirements, such as vegetation and fencing or a combination, for triplexes. Not yet included for this new use, but are needed.

Staff Observations

- Review of ordinance effectiveness. The Board may want to schedule in the future an opportunity to discuss how the ordinance provisions are working in the neighborhood. Related to this matter, a citizen has asked a question about what the process would be like if community members feel that something needs to be changed in the future.
- Definitions. Chapel Hill has definitions for Flex Office and Live Work; the Carrboro draft ordinance only includes a definition for flex space. Consider a live/work definition.
- One potential change, in part for alignment with what is contained in Chapel Hill's draft ordinance, is to establish a maximum new house size, 1,500 square feet proposed, for the HR-MU district. Another point to consider is whether nonresidential structures in the HR-MU district should be limited to a maximum size as well.