

**TOWN OF CHAPEL HILL  
LAND USE MANAGEMENT ORDINANCE**

**DWELLINGS / BEDROOMS / UNRELATED PEOPLE**

<b>Dwelling Unit</b>	<b>Number of Bedrooms</b>	<b>Number of unrelated people</b>
Single-Family	N/A	Maximum of 4 *
Two-Family (Accessory Apartment)	N/A	Maximum of 4 per dwelling unit *
Two-Family Duplex	3 per side or fewer	Maximum of 4 per dwelling unit *
Rooming House (Lodging Units not Dwelling Units)	3-9 Lodging Units	No Ordinance Limit <i>(Limits may be applied by Planning Board or Town Council)</i>
Multi-Family	No Ordinance Limit <i>(Limits may be applied by Planning Board or Town Council)</i>	No Ordinance Limit <i>(Limits may be applied by Planning Board or Town Council)</i>

\* more than 4 unrelated persons in a building or group of buildings, would be classified as a Rooming House

See back for definitions.

## Excerpt from the Chapel Hill Land Use Management Ordinance

### **Dwelling:**

Any building or structure (except a mobile home) that is wholly or partly used or intended to be used for living or sleeping by one or more human occupants.

### **Dwelling, Single-Family:**

A detached dwelling consisting of a single dwelling unit only. A single-family dwelling shall be classified as a Rooming House if occupied by more than four persons who are not related by blood, adoption, marriage, or domestic partnership.

### **Dwelling, Two-Family:**

A dwelling or combination of dwellings on a single lot consisting of two (2) dwelling units. Any dwelling unit that is part of a two-family dwelling shall be classified as a Rooming House if occupied by more than four persons who are not related by blood, adoption, marriage, or domestic partnership.

### **Dwelling, Two-Family -- Including Accessory Apartment:**

A dwelling or combination of dwellings on a single zoning lot consisting of two (2) dwelling units, provided the floor area of one of the dwelling units does not exceed fifty percent (50%) of the floor area of the other dwelling unit, nor is greater than 750 square feet and further provided the dwelling's exterior design and entry locations give the dwelling the appearance of a single-family dwelling. Any dwelling unit that is part of a two-family dwelling shall be classified as a Rooming House if occupied by more than four persons who are not related by blood, adoption, marriage, or domestic partnership.

### **Dwelling, Two-Family -- Duplex:**

A single dwelling consisting of two (2) dwelling units (other than a "two-family dwelling - including accessory apartment"), provided the two dwelling units are connected by or share a common floor-to-ceiling wall; or, if the two units are arranged vertically, that they share a common floor/ceiling and not simply by an unenclosed passageway (e.g., covered walkway) and provided that each dwelling unit contains no more than three (3) bedrooms per unit. Any dwelling unit that is part of a two-family dwelling shall be classified as a Rooming House if occupied by more than four persons who are not related by blood, adoption, marriage, or domestic partnership.

### **Dwelling, Multi-Family:**

A dwelling or combination of dwellings on a single lot consisting of three (3) or more dwelling units.

### **Dwelling Unit:**

A room or group of rooms within a dwelling forming a single independent habitable unit used or intended to be used for living, sleeping, sanitation, cooking, and eating purposes by one family only; for owner occupancy or for rental, lease, or other occupancy on a weekly or longer basis; and containing independent kitchen, sanitary, and sleeping facilities; and provided such dwelling unit complies with Chapel Hill's Minimum Housing Code.

### **Efficiency Dwelling Unit:**

A dwelling unit in which living and sleeping activities are conducted or intended to be conducted within a single room.

### **Family:**

An individual living alone or two (2) or more persons living together as a single housekeeping unit, using a single facility in a dwelling unit for culinary purposes. The term "family" shall include an establishment with support and supervisory personnel that provides room and board, personal care and habitation services in a family environment for not more than 6 residents who are handicapped, aged, disabled, or who are runaway, disturbed or emotionally deprived children and who are undergoing rehabilitation or extended care. The term "family" shall not be construed to include a fraternity or sorority, club, rooming house, institutional group or the like.

### **Lodging Unit:**

A room or group of rooms forming a separate habitable unit used or intended to be used for living and sleeping purposes by one family only, without independent kitchen facilities; or a separate habitable unit, with or without independent kitchen facilities, occupied or intended to be occupied by transients on a rental or lease basis for periods of less than one week.

### **Rooming House:**

A building or group of buildings containing in combination three (3) to nine (9) lodging units intended primarily for rental or lease for periods of longer than one week, with or without board. Emergency shelters for homeless persons and residential support facilities, as defined elsewhere in this Chapter, are not included. A Rooming House shall include a single-family dwelling, two-family dwelling including accessory apartment, or a two-family dwelling duplex if used in a manner described in the applicable definition sections so as to constitute a Rooming House.