



Omnibus Text Amendments

Staff: Britany Waddell, Anna Scott Myers, Charnika Harrell, Josh Mayo, & Tas Lagoo

Meeting Date: January 21, 2026

Project Overview

This omnibus text amendment includes a variety of updates to the Chapel Hill Land Use Management Ordinance (LUMO) and the Chapel Hill Town Code. The updates are informed by policy discussions related to the broader LUMO rewrite that is expected to be completed later this year.

Procedural Background

This omnibus text amendment was first discussed by Town Council on [October 22, 2025](#). On [November 19, 2025](#), Council continued its discussion and considered several modifications that were proposed by Council members. The discussion concluded with a 4-4 tied vote on a modified version of the omnibus text amendment.

Per Council rules, items that receive a tied vote are to be reconsidered at the next regularly scheduled Council meeting. Accordingly, Council will have the opportunity to discuss, consider modifications to, and act on the unmodified omnibus text amendment during the January 21, 2026, meeting.

Amendment Summary

Topics covered by the omnibus text amendment include:

1. Site Plan Review:

- a. Remove Planning Commission "site plan review" for most development projects.
- b. Streamline site plan review requirements in Northside and Pine Knolls where the process is required by Neighborhood Conservation District rules.

2. Concept Plan Review:

- a. Remove concept plan review.

3. Conditional Zoning:

- a. Streamline the conditional zoning process and application submission requirements.

4. Special Use Permits:

- a. Allow projects with existing SUPs to add new permitted uses or development that is compliant with LUMO.

5. Two-Family Housing Options

- a. Increase maximum size limits for duplexes, ADU's, and cottages.
- b. Lift parking maximums for duplexes.

6. Parking Regulations

- a. Eliminate minimum parking requirements.
- b. Ease front-yard parking restrictions for 1- and 2-family developments.

7. Subdivisions – Procedural Improvements

- a. Make Town staff responsible for all subdivision approvals.
- b. Align the Town's authority over subdivision approvals with state law.

8. Subdivisions – Lot Layout Standards

- a. Reduce minimum lot sizes and related dimensional standards.
- b. Allow zero-frontage lots and flag lots.

9. Subdivisions – Infrastructure

- a. Ease requirements for new lots on "local" streets to provide infrastructure improvements.

10. Manufactured Home Communities

- a. Make existing manufactured home parks a permitted use.

11. Sign Regulations

- a. Ease various sign regulations and update which types of signs are allowed in residential zoning districts.

12. Miscellaneous Updates

- a. Allow multiple permitted uses on the same property.
- b. Update the Town Code to allow shared driveways.

Staff Recommendation



Staff recommend that Council **approve the text amendment**, detailed in Ordinance A.