







Rewriting Our Rules

A LUMO UPDATE

DRAFT

**Town Council
December 2, 2024**

TONIGHT'S DISCUSSION TOPICS:

-  By-Right Development
-  Environmental Protection
-  Missing Middle Housing
-  Process Improvements

DRAFT

By-Right Development

DRAFT

Thoughtful and robust by-right development
supports a Complete Community

DRAFT

Residential Development

The proposed Allow up to 30 units or 30,000 SF
of floor area

DRY
ET

Commercial Development

Allow up to 40,000 SF of *new* floor area

DRAFT

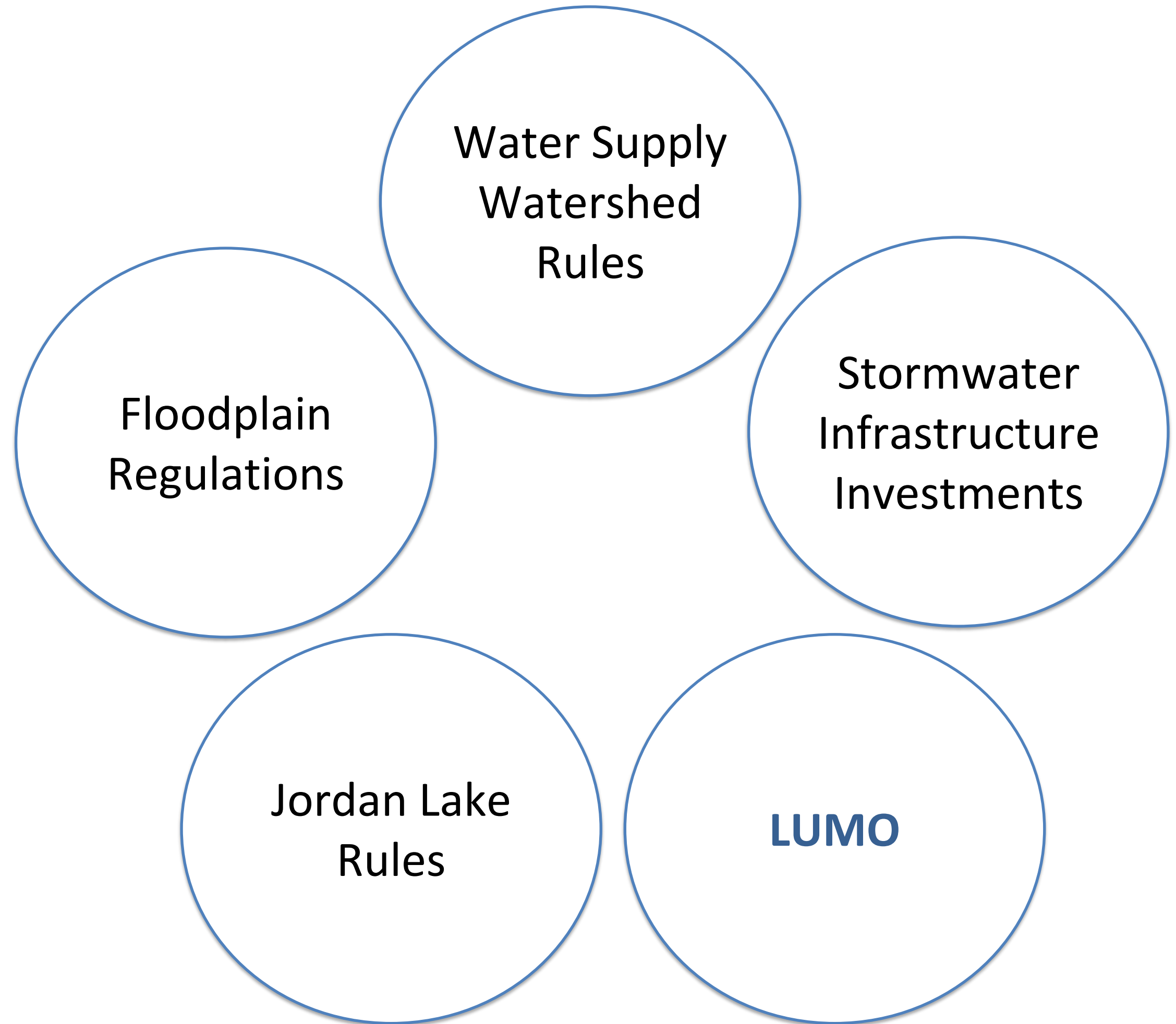
Environmental Protection

DRAFT

The proposed LUMO will make Chapel Hill a
more sustainable community

DRAFT

**LUMO is part
of an
ecosystem**



DRAFT

**The proposed
LUMO will:**

- Maintain all existing RCD buffers
- Promote in-fill development
- Expand the 100-year storm standard to most new development
- Require tree preservation for larger developments
- Require more trees to be planted for all new development

DRAFT

Missing Middle Housing

DRAFT

The proposed LUMO will support a range of
missing middle housing

DRAFT

**The proposed
LUMO will:**

- Expand where triplexes, fourplexes, and cottage courts can be built
- Allow more by-right development of townhomes and small apartment buildings

DRAFT

Process Improvements

DRAFT

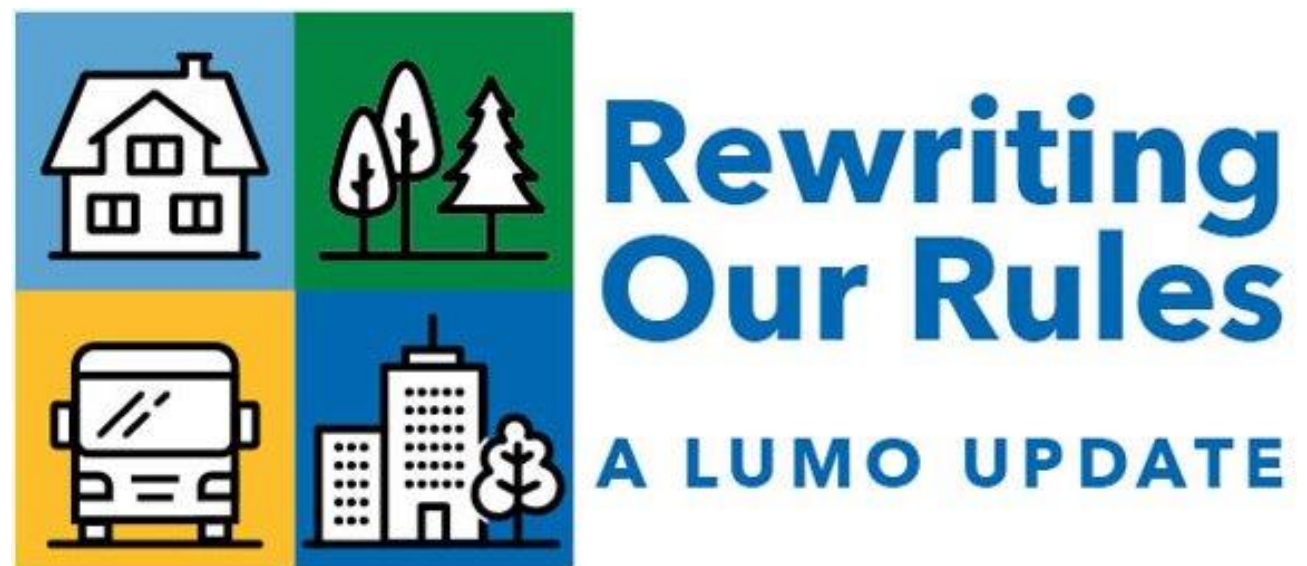
The proposed LUMO will improve how we make
land use decisions

DRAFT

**The proposed
LUMO will:**

- Simplify the Conditional Zoning process
- Reassign SUPs and administrative decisions
- Eliminate concept plans
- Simplify permitting for small projects

DRAFT



Q & A

DRAFT