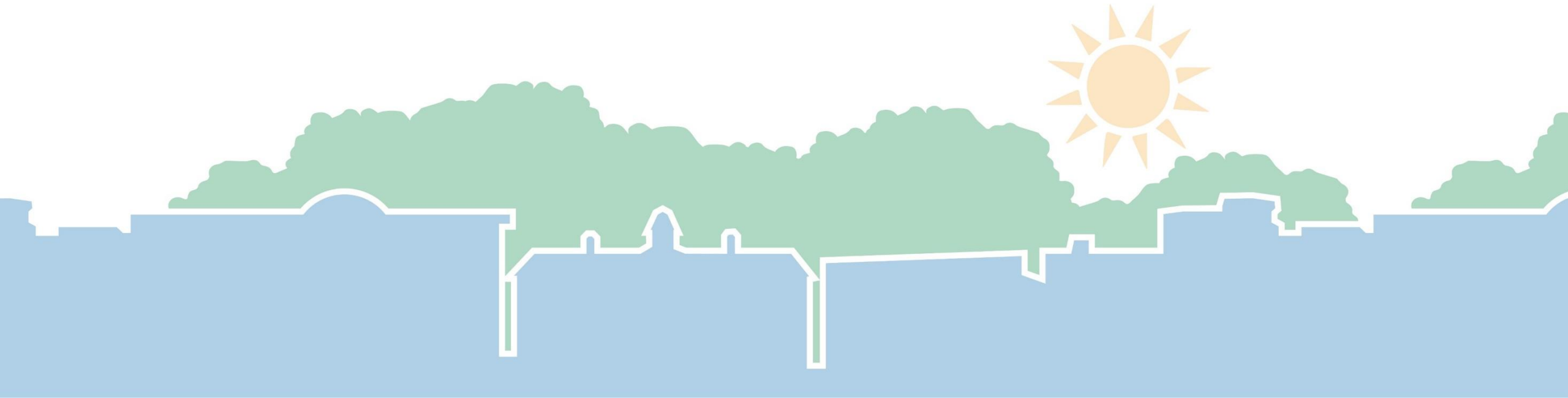


# Town Council Work Session

## LUMO Rewrite Project – Charting Chapel Hill's Future

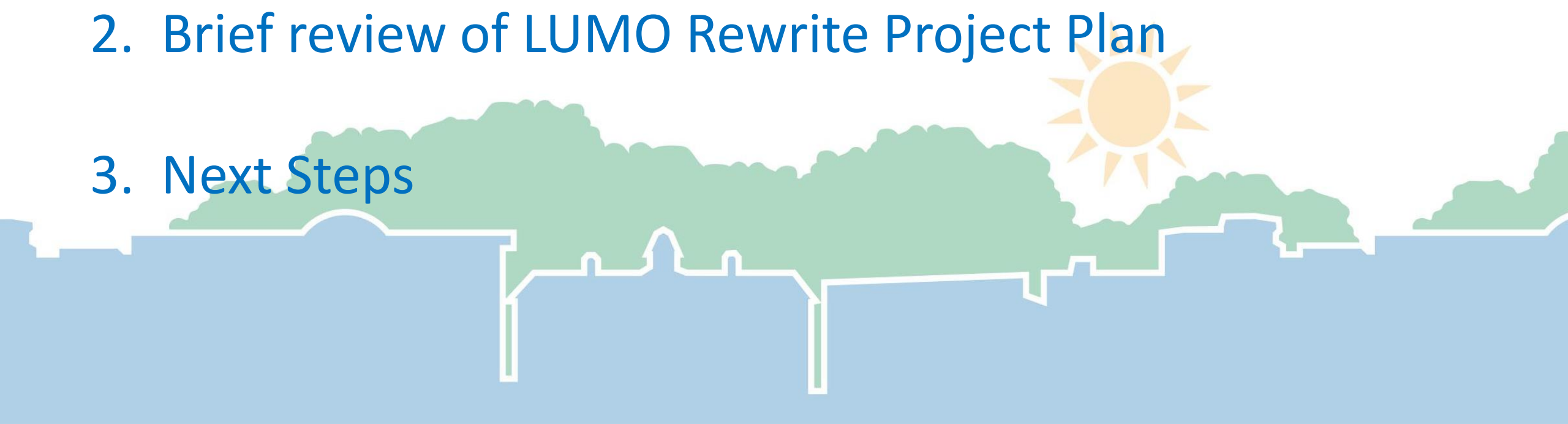
April 14, 2021



# Agenda:



1. What makes a good LUMO? – Let's talk zoning! Hooray!  
(What do we want from a new LUMO?)
2. Brief review of LUMO Rewrite Project Plan
3. Next Steps



# What is the Land Use Management Ordinance?

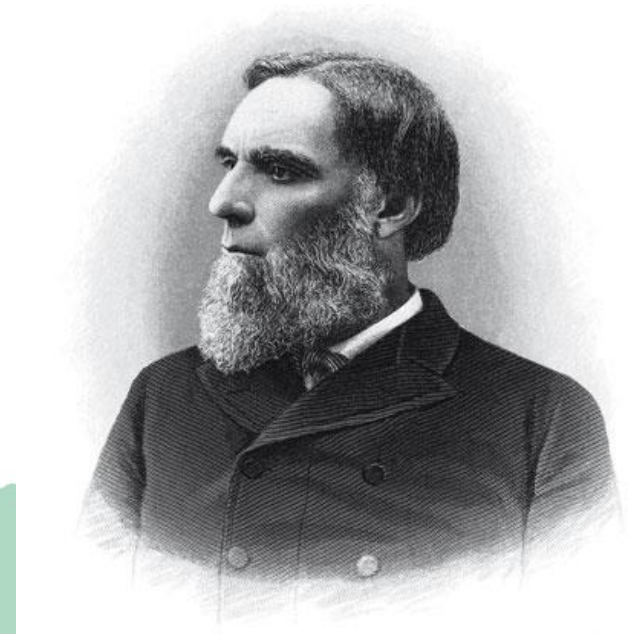
LUMO/UDO

OH MY!

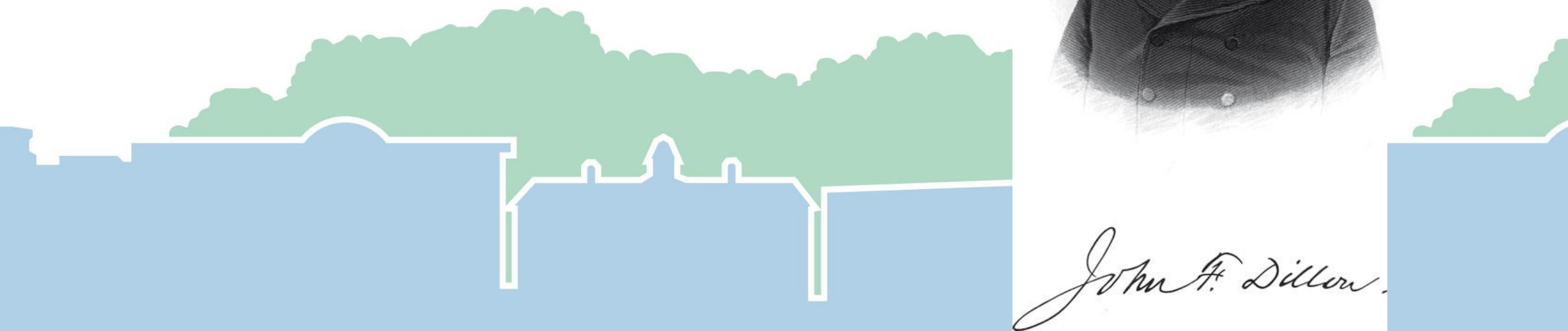


# What makes a good Land Use Management Ordinance?

## Dillon's Rule

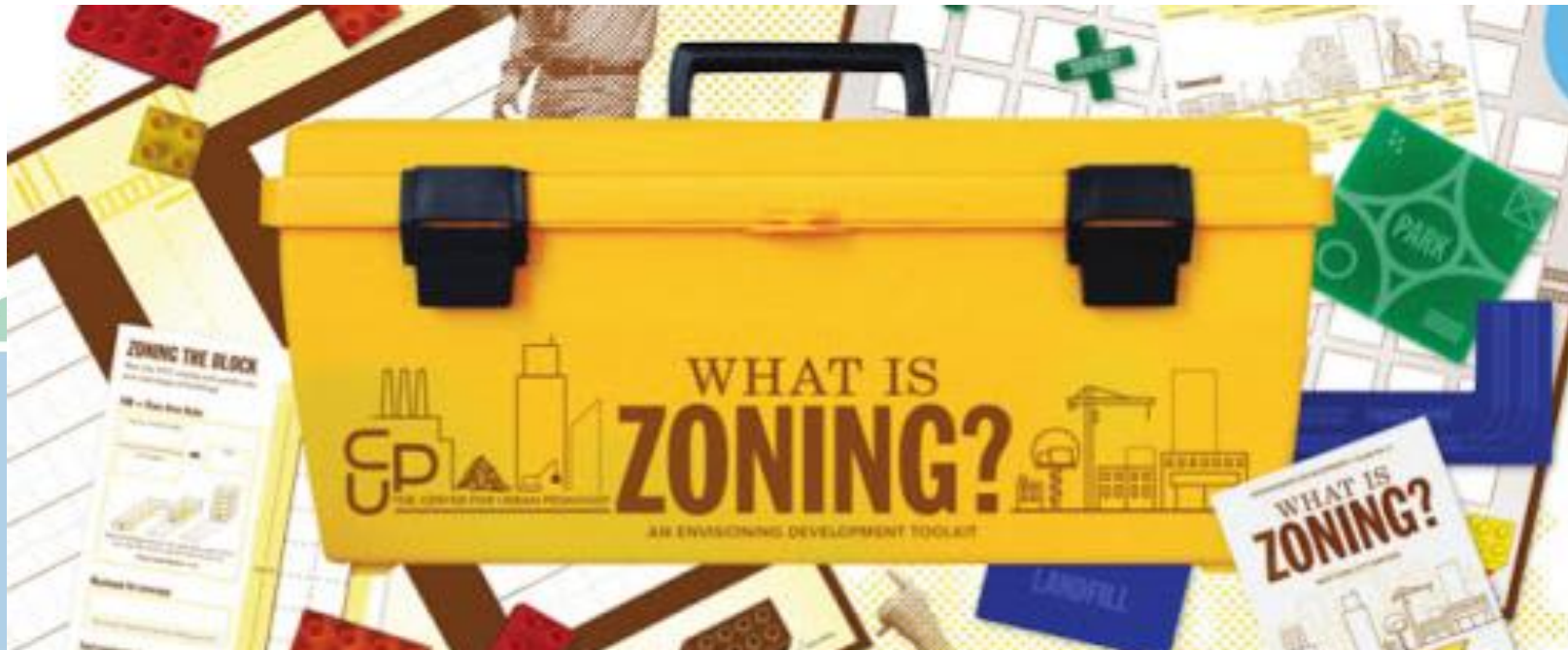


*John A. Dillon*



# What makes a good Land Use Management Ordinance?

## Let's talk zoning!!!!





# Types of Zoning:

1. Euclidean Zoning
2. Performance Zoning
3. Negotiated Zoning (Transactional)
4. Form-Based Codes
5. Hybrid Zoning

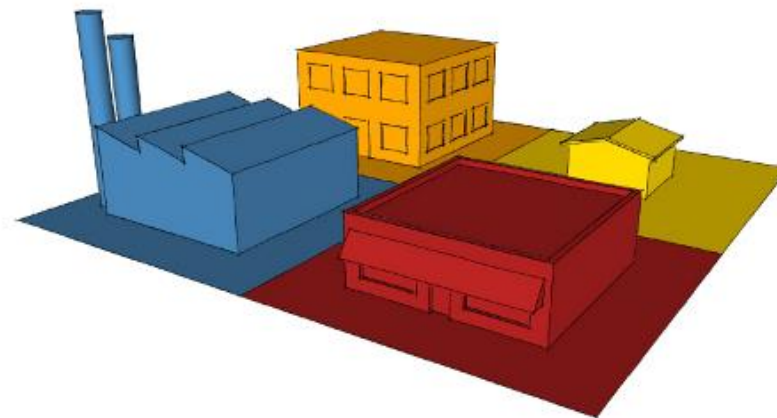






# Euclidean Zoning



EUCLIDEAN ZONING

# Separate Land Uses



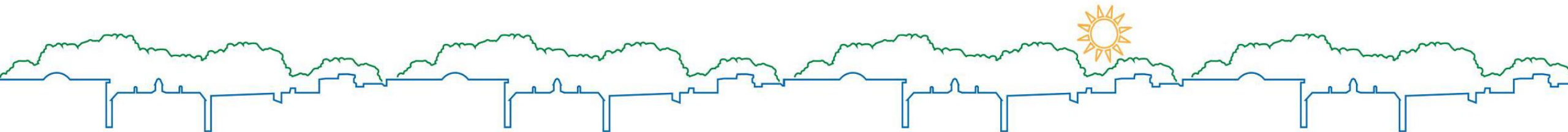
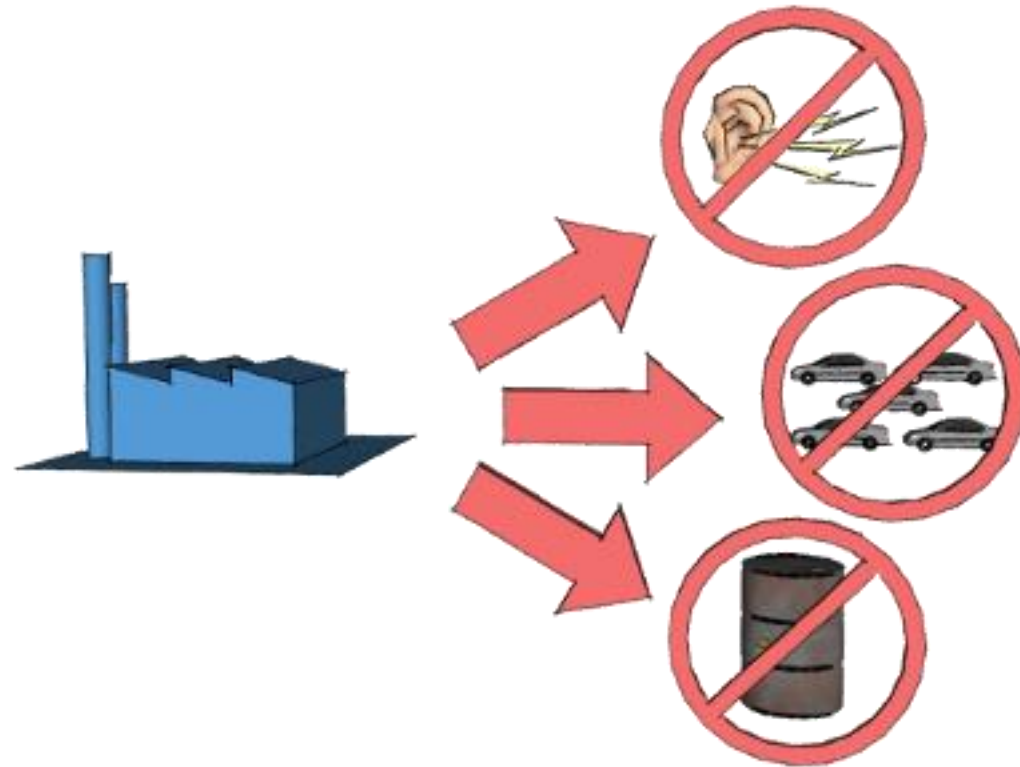
-  MULTIFAMILY
-  SINGLE FAMILY
-  COMMERCIAL
-  INDUSTRIAL



# Performance Zoning



**Regulates the effects or impact of land uses**





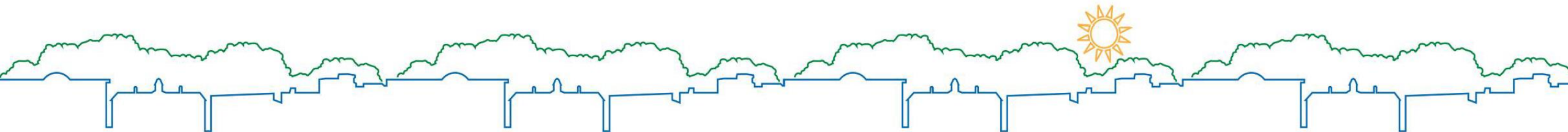
# Form-Based Code



**Controls building form & placement first with building use secondary**



GROUND-FLOOR USE	CAFÉ ZONE	PEDESTRIAN ZONE	LANDSCAPE + FURNITURE ZONE	PARKING + PLANTER ZONE	SHARED TRAVEL ZONE
MULTI-FAMILY RESIDENTIAL	Not Applicable See Appendix A.5 Private Frontage Guidelines.	6' - 8'	6' - 8' Tree wells; Street furniture to be provided per Section 6;	8' parallel	See Section 3.3 for Street Type Standards.
COMMERCIAL	Where Applicable; 6' - 12' Additionally, See Appendix A.5 Private Frontage Guidelines.	7' - 10'	See Section 3.5 for Street Landscape Standards.	16' - 18' head-in diagonal OR 8' parallel Parking Lane Planters (optional)	

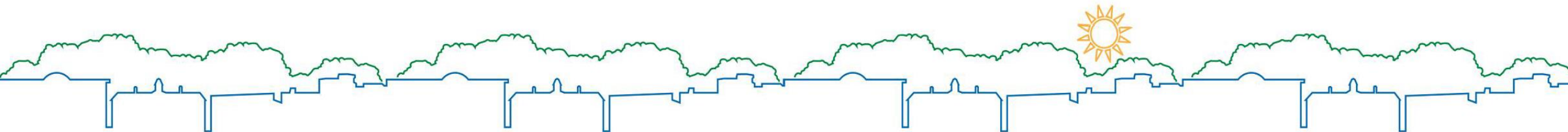


# Going Hybrid

## Hybrid Zoning

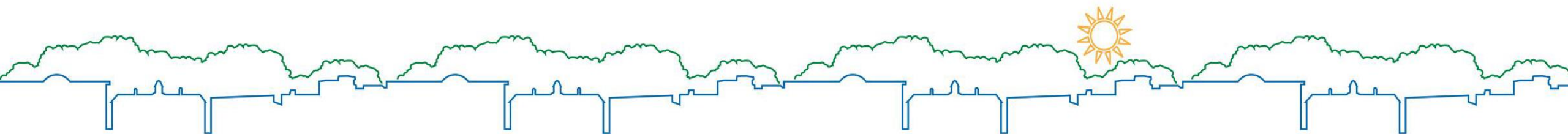


- Hybrid codes apply different zoning tools in different places within the Town
- Ability for the Town to “right-size” the zoning tools needed in a more predictable and clear manner



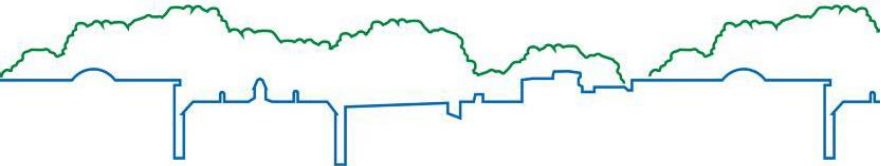
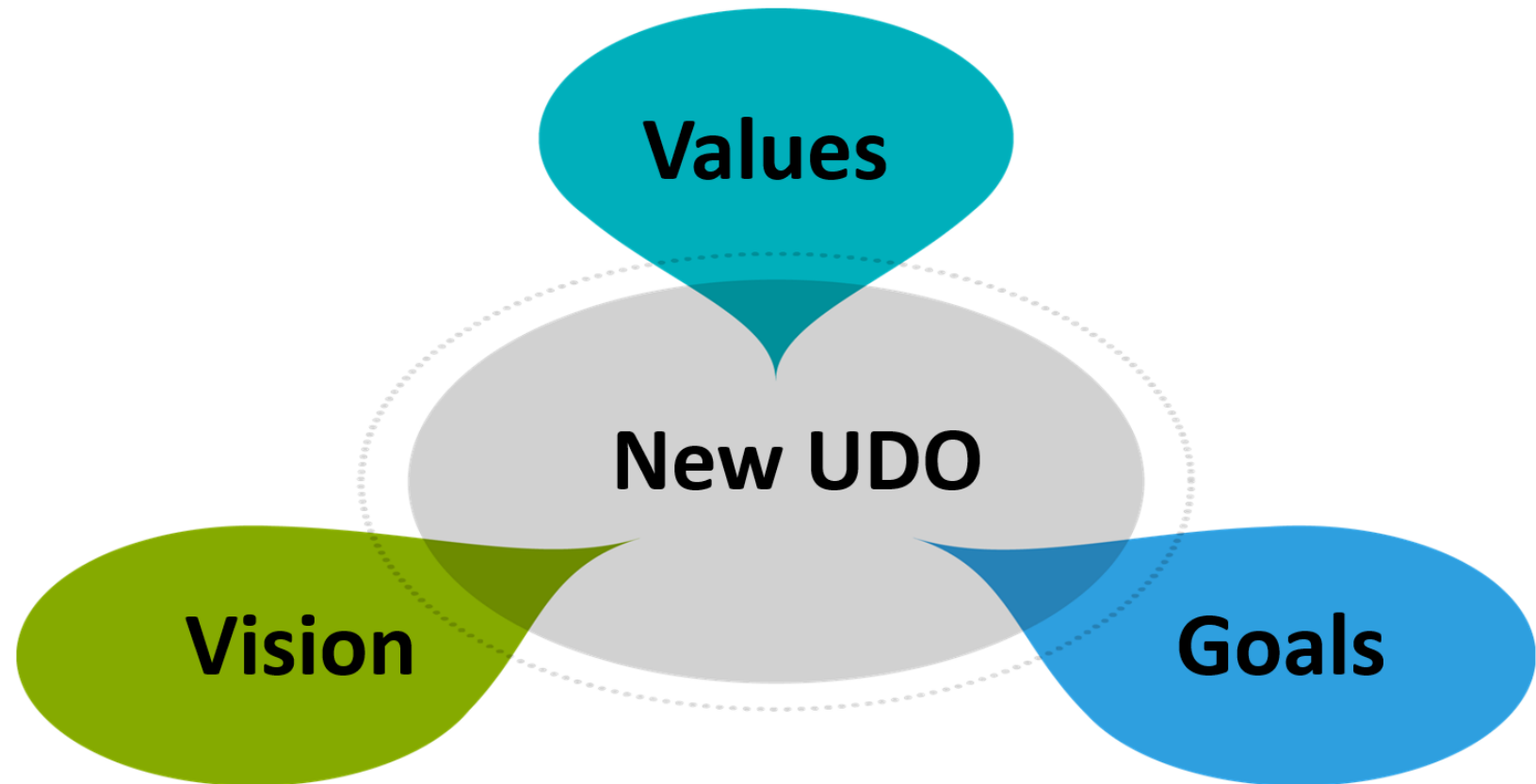
# Types of Zoning:

1. Euclidean Zoning
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5. Hybrid Zoning





- **What makes a good LUMO?**
- **What do we want from a new LUMO?**



# Project Goal

The goal of the Town's Land Use Management Ordinance Rewrite Project is to improve the Town's land use tools in order to implement the community's vision, values and policy goals. The rewrite process will improve the Land Use Management Ordinance and associated land use tools and processes so that they are more predictable, functional and intentional.

## Predictable

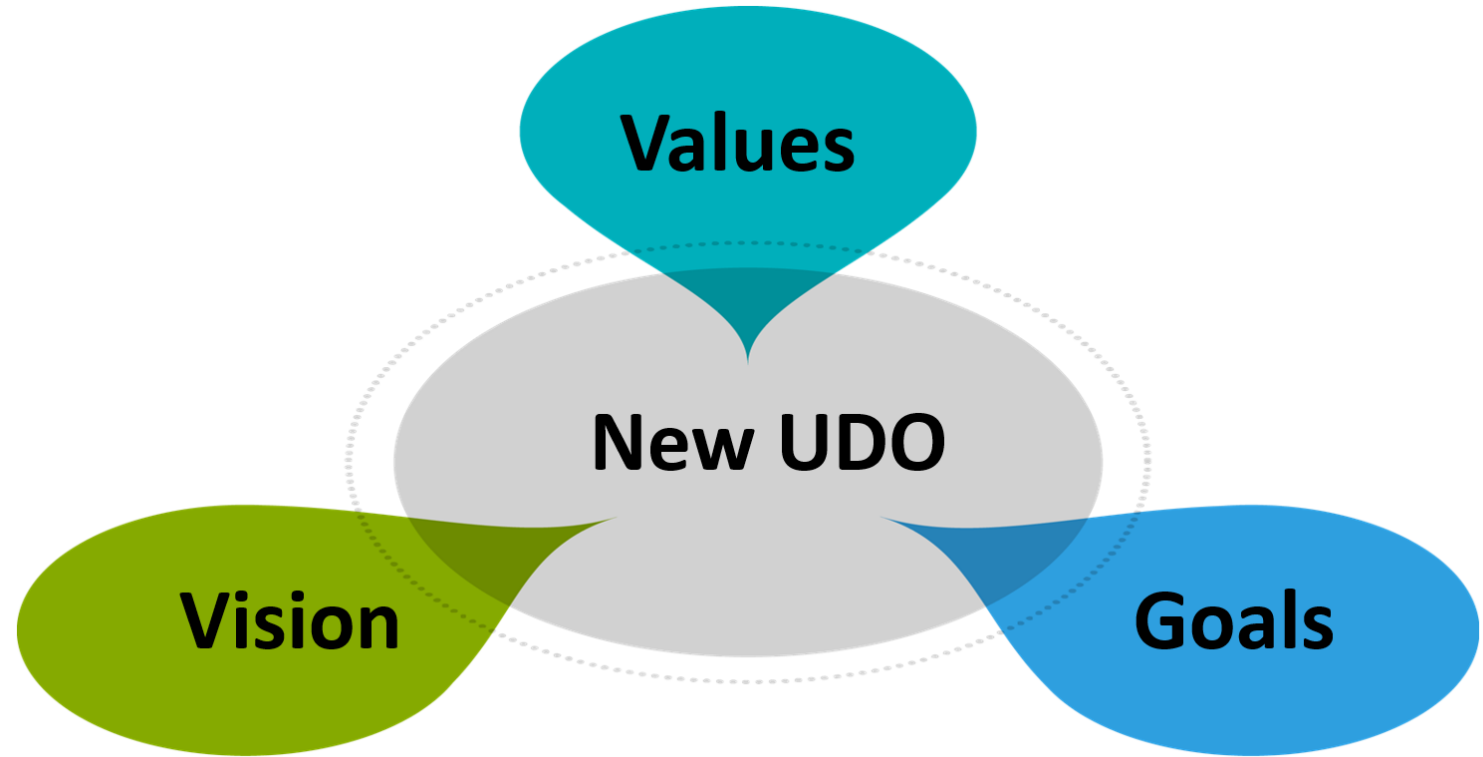
Land use tools create predictable review processes in which participants understand their ability and scope to influence the outcome of the process

## Functional

Land use tools are comprehensive, internally consistent, and clearly communicate rules, regulations and standards

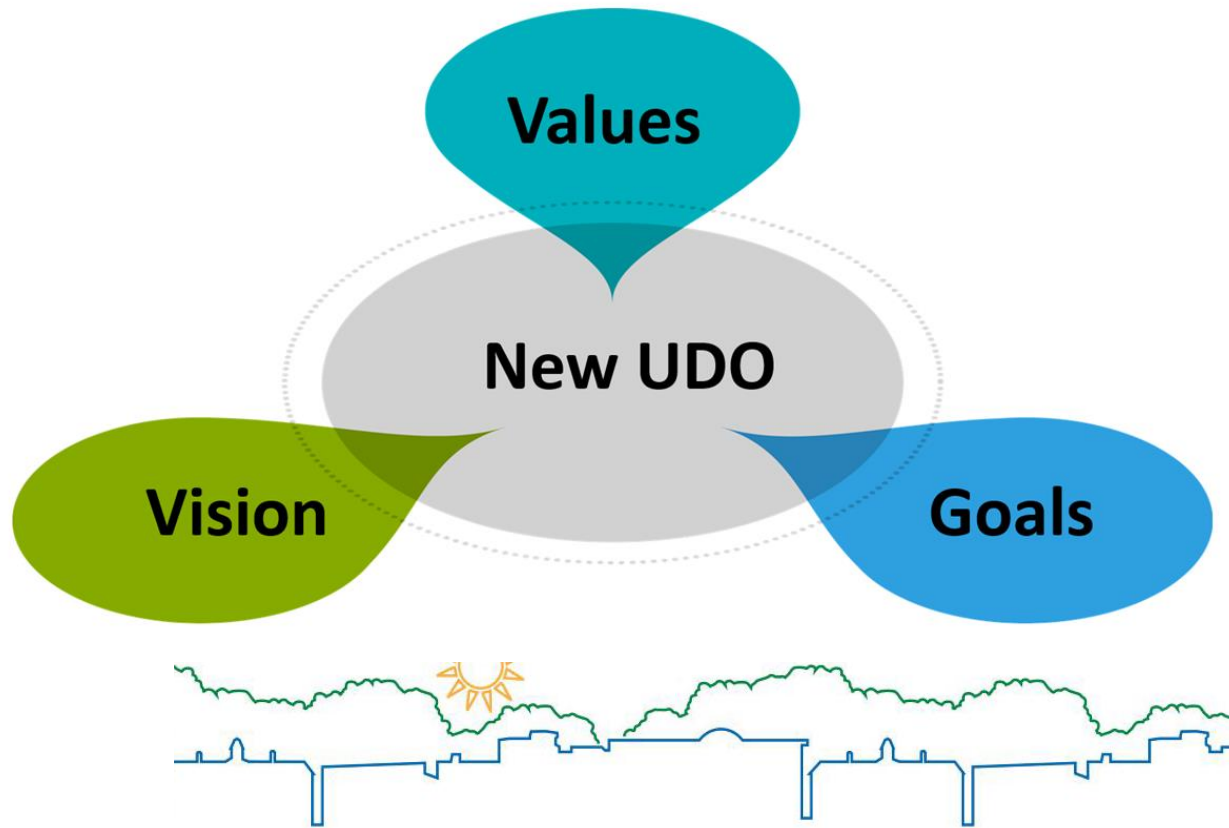
## Intentional

Land use tools implement the community's vision, values and policy goals

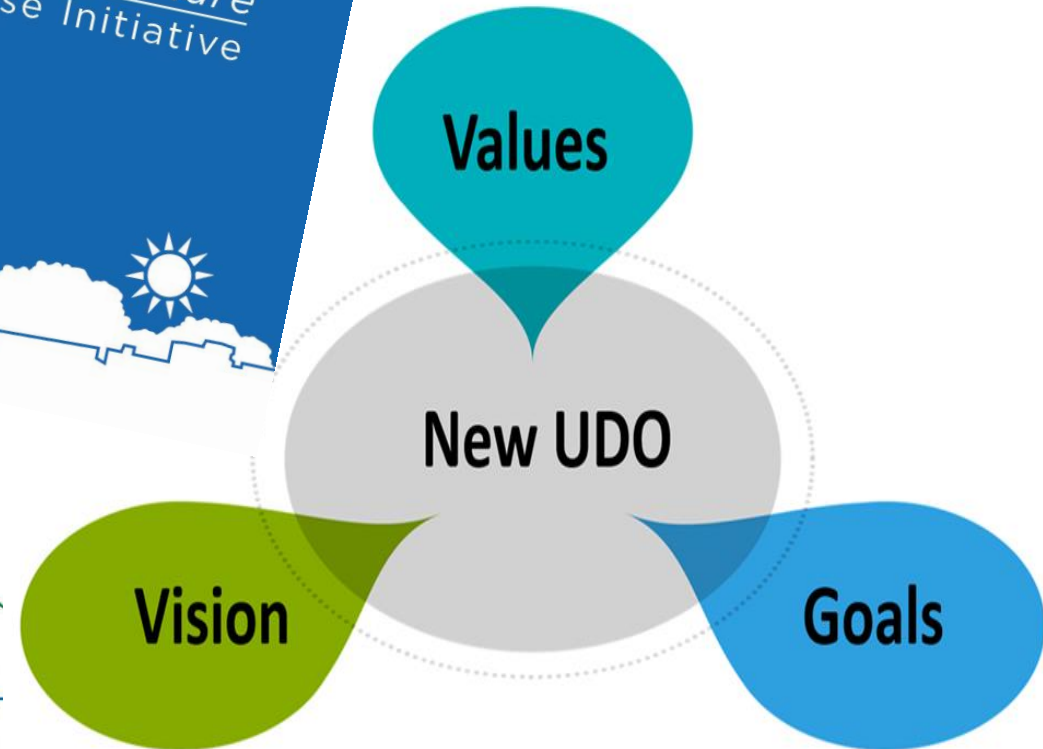




- **What makes a good LUMO?**
- **What do we want from a new LUMO?**



- What makes a good LUMO?
- What do we want from a new LUMO?





# Translating Vision to LUMO Language



**MASTER LANDSCAPE PLAN  
ENTRANCEWAY CORRIDORS**

**CHAPEL HILL, NORTH CAROLINA**

**MARCH 1988**



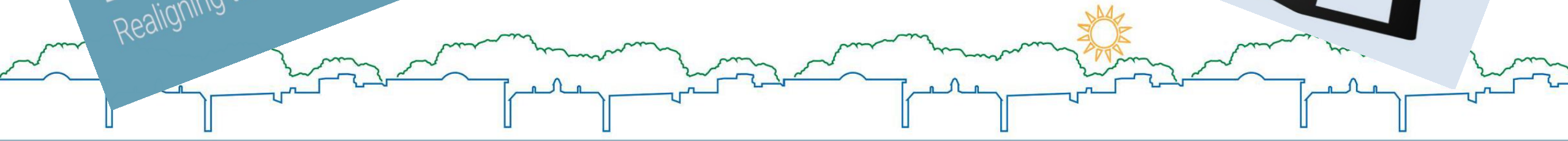


- **What makes a good LUMO?**

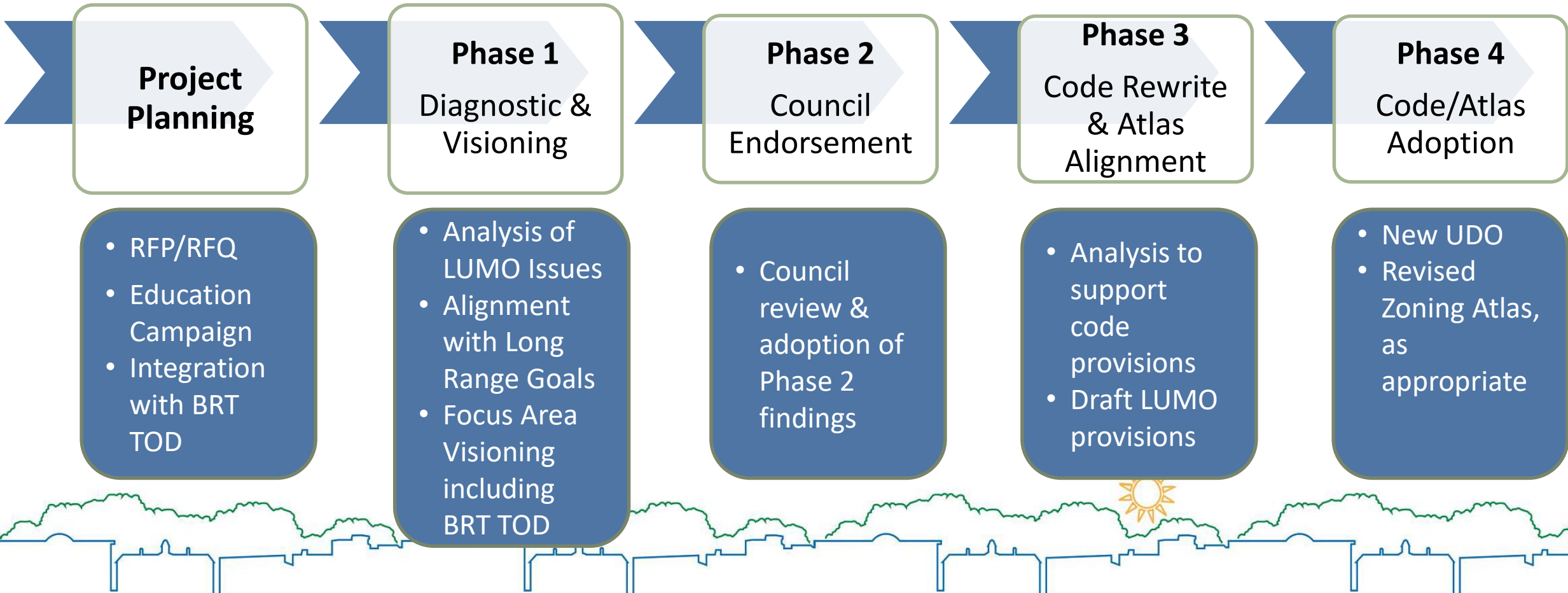


- **What do we want from a new LUMO?**

**Framework:**  
Realigning the Zoning Code with Our Vision



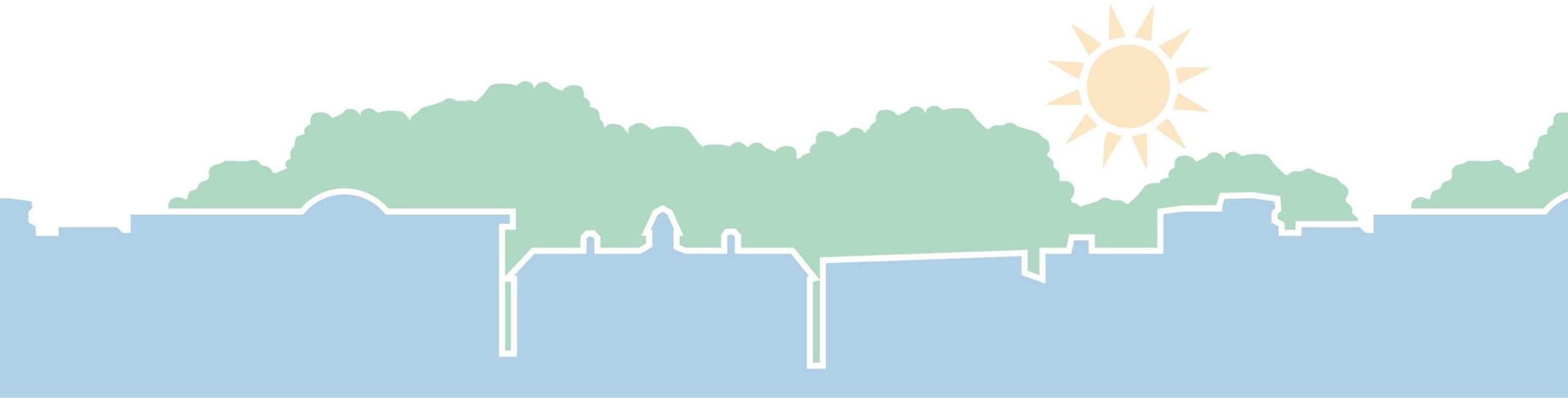
# Process to Rewrite the LUMO





# Next Steps

- **Continue conversation in May**
  - What works or doesn't work with the LUMO
  - Roles & Responsibilities
  - Deep dive on the Project Plan
- **Issue RFQ at the end of May**



Questions????

