

HDC subcommittee in LUMO rewrite for Chapel Hill

Outline of Recommendations – July 19, 2024

Subcommittee members: Michael Booth, Brian Daniels, Josh Gurlitz

The Subcommittee has finalized our recommendations for the upcoming LUMO rewrite. With your approval, the chair will deliver these recommendations to Council liaison Camille Berry and Town Planner Tas Lagoo.

1. Dimensional Standards

- a. Ensure continued support for current HDC dimensional standards outlined in the “Design Principles and Standards” especially those outlined in Section 4.0 New Construction, 4.1 Setback, Spacing and Orientation: Principles, 4.2 Building Scale, Proportion and Form: Principles and 4.7 Garages, Carports and Accessory Structures: Principles.
- b. Building height recommendations within the HDCs and within Transition zones (outlined below) should be documented for the LUMO rewrite. Section 3.8 of the existing LUMO specifies building dimensions and height requirements associated with Zoning Districts.
- c. Setback Standards applied to Rosemary Street and the Northside neighborhood should be considered for application with the HDCs as well (LUMO December 2020 document).

2. **Transition Zones:** The HDC is defining Transition Zones as overlays extending 250 feet in to neighborhoods immediately adjacent to the 3 historic districts. Within Transition Zones, similar dimensional standards and select design reference features should be applied to ensure a cohesive, harmonious architectural and design system. The HDC is willing to aid in outlining guidelines to be applied.

3. Complete Community Strategy and in-fill development

- a. Diversifying housing types in the HDCs is a likely outcome of continued community growth. We believe explicitly defining desired, complimentary housing types and forms will ensure architectural cohesion and preservation of the Districts’ context.
- b. Subcommittee recommends sponsorship of Housing Examples Project specific to the 3 HDCs that would identify examples of compatible in-fill structures that would compliment existing structures within the HDCs. We believe this approach has been helpful in other municipalities providing homeowners, developers and builders a starting point for appropriate new construction.