



LUMO Text Amendments

Expansion of Conditional Zoning

October 28, 2020

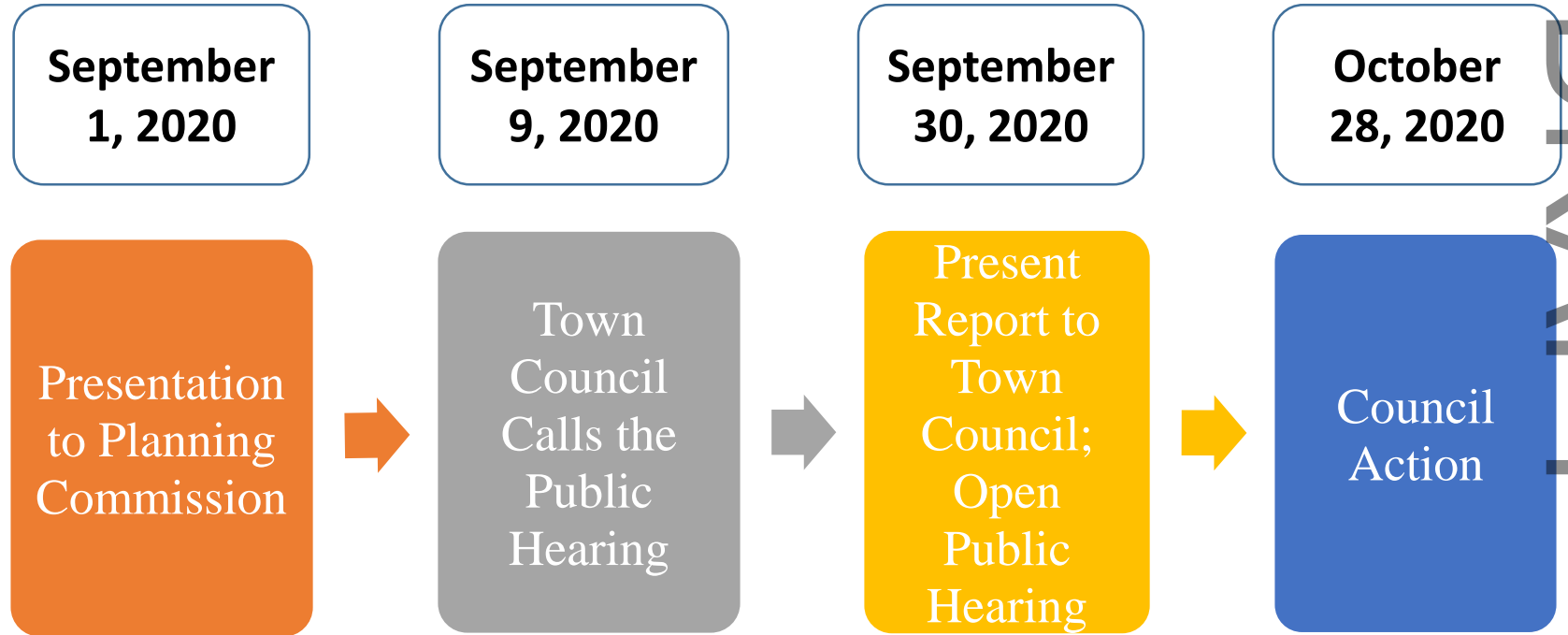
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Agenda

- Briefly review the LUMO amendment process
- Explain the need for the proposed amendments
- Review the proposed LUMO amendments
- Staff recommendation

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The Process:



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Recommendation:

- Adopt the Resolution of Consistency
- Enact Ordinance A

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Why do we need to expand conditional zoning at this time?

01

Facilitate applications delayed by COVID-19 restrictions on virtual hearings

02

Bring portions of the LUMO into compliance with 160D

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CHAPTER 160D

A NEW LAND USE LAW FOR NORTH CAROLINA

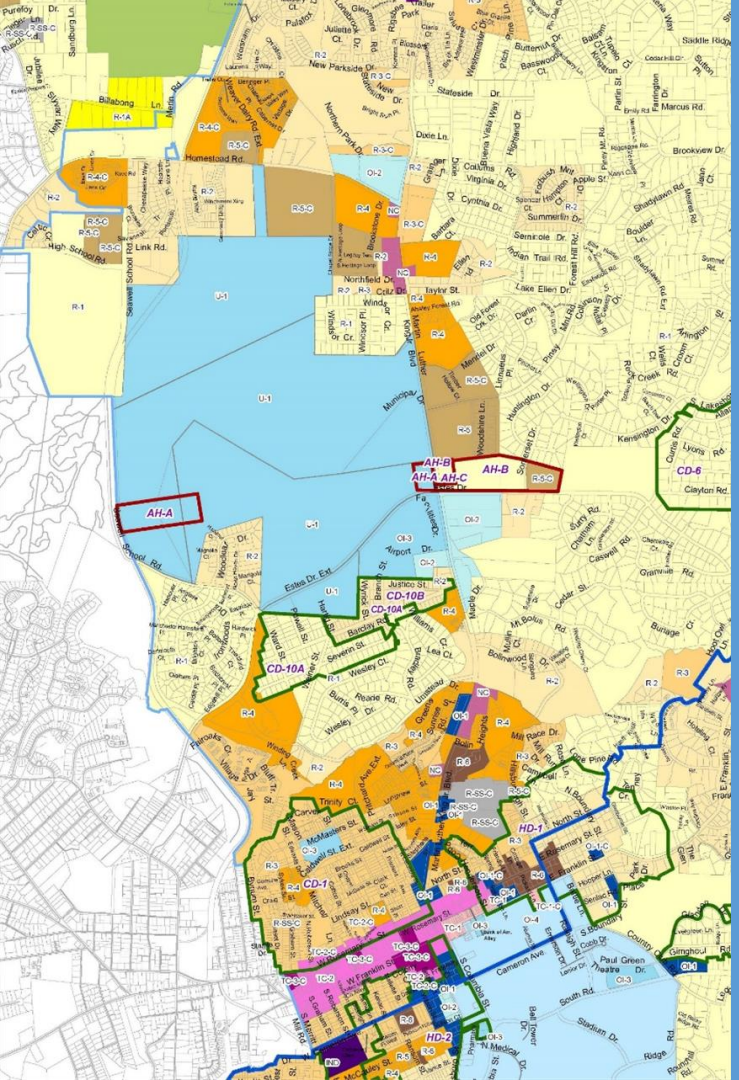
What is 160D?

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What does the proposed Ordinance do?

- **Converts two districts to Conditional Zoning Districts**
 - R-SS-C to R-SS-CZD
 - MU-V to MU-V-CZD
- **Changing the definition of “S” in the Use Matrix & in the RCD to allow such uses to be considered with a CZ application**
- **Creates additional conditional zoning districts**

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What does the proposed Ordinance do?

- Converts two districts to Conditional Zoning Districts
 - R-SS-C to R-SS-CZD
 - MU-V to MU-V-CZD

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What does the proposed Ordinance do?

- Changes the definition of “S” in the Use Matrix & in the RCD so that designated uses may be included with a CZ application

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Consistency with the Comprehensive Plan

The proposed text amendments promote the following *Chapel Hill 2020* Comprehensive Plan goals:

- A community that welcomes and supports change and creativity (GPNS.6)
- A development decision-making process that provides clarity and consistency with the goals of the Chapel Hill 2020 comprehensive plan (GPNS.3)

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Recommendation:

- Adopt the Resolution of Consistency
- Enact Ordinance A

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