

Town Council Work Session

LUMO Rewrite Project – Charting Chapel Hill's Future

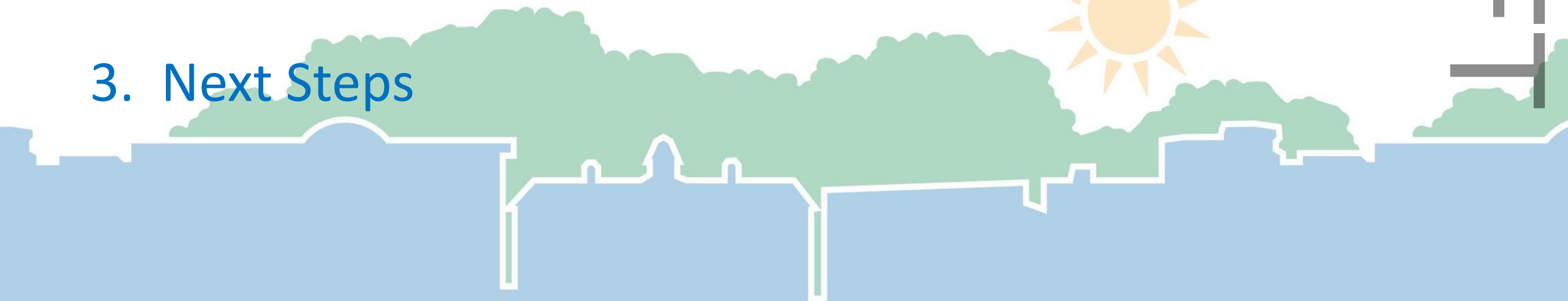
April 14, 2021



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

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What is the Land Use Management Ordinance?

LUMO/UDO

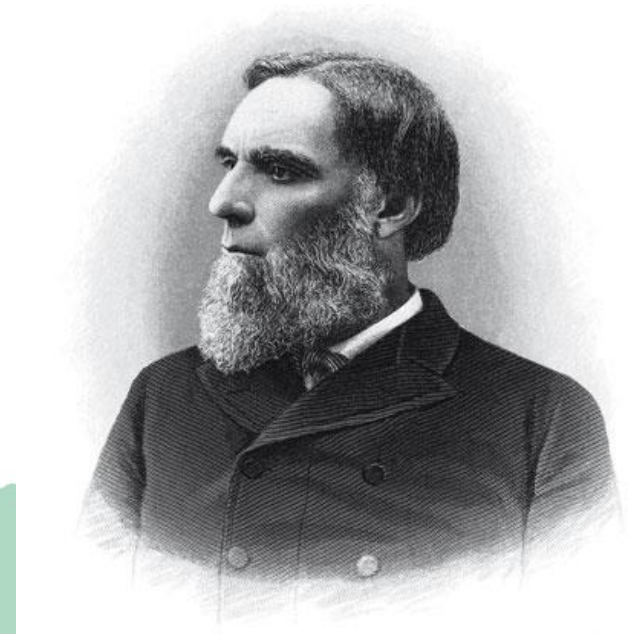
OH MY!



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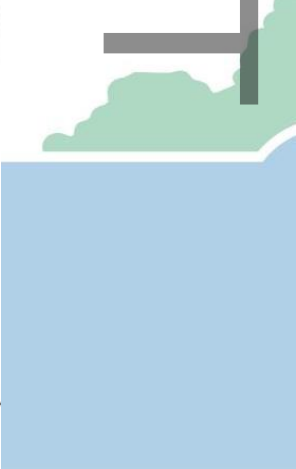
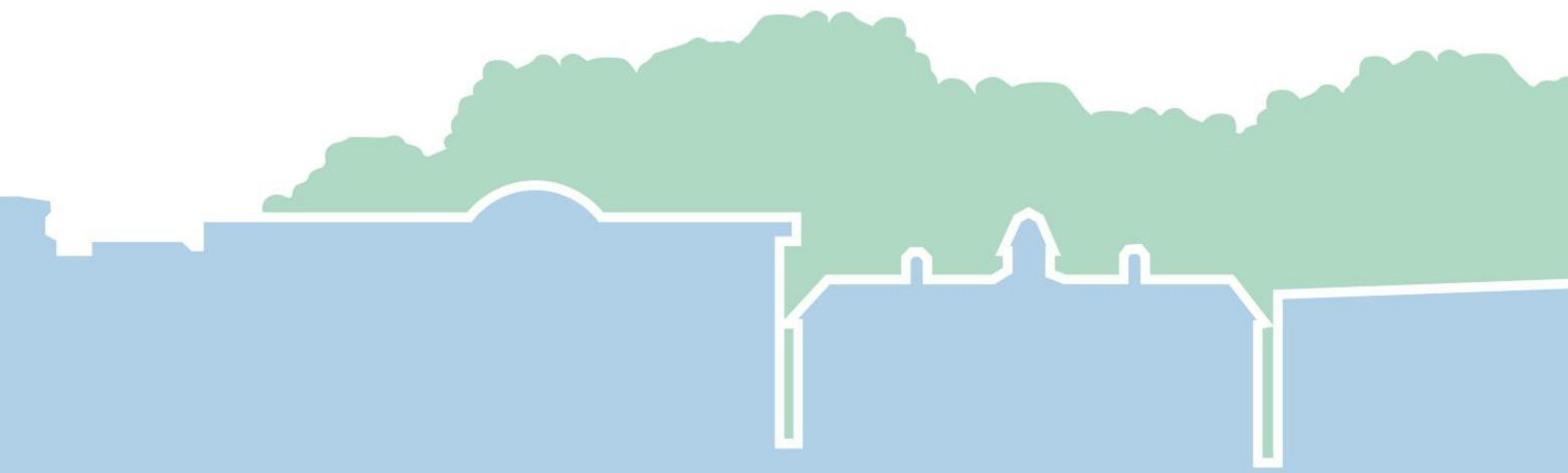
What makes a good Land Use Management Ordinance?

Dillon's Rule



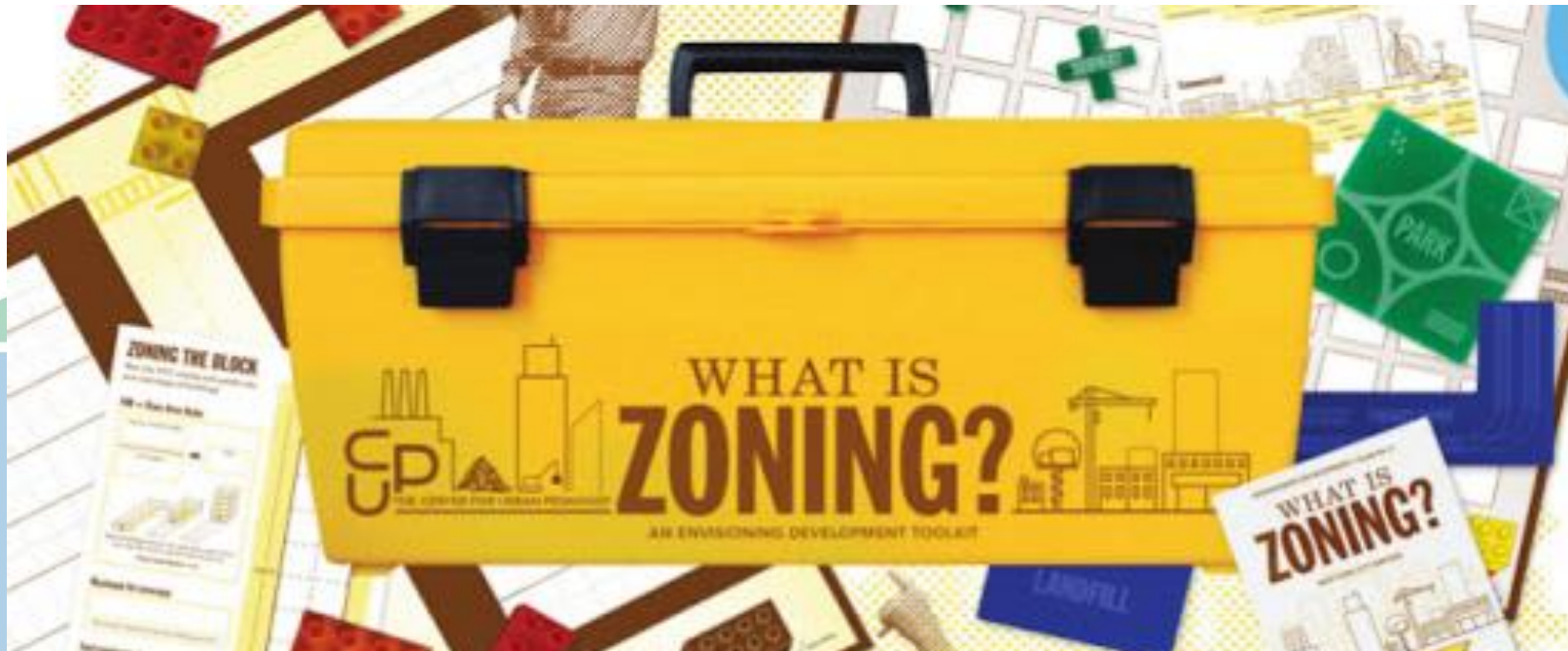
John A. Dillon

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What makes a good Land Use Management Ordinance?

Let's talk zoning!!!!



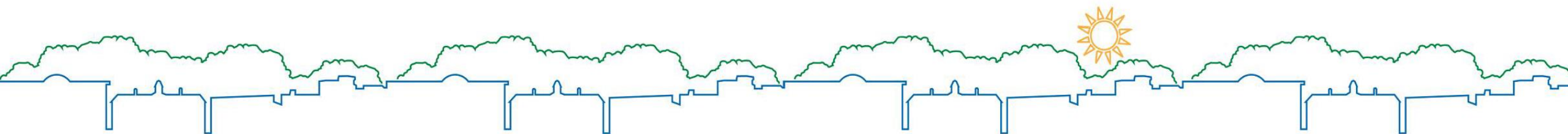
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Type of Zoning Codes:

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



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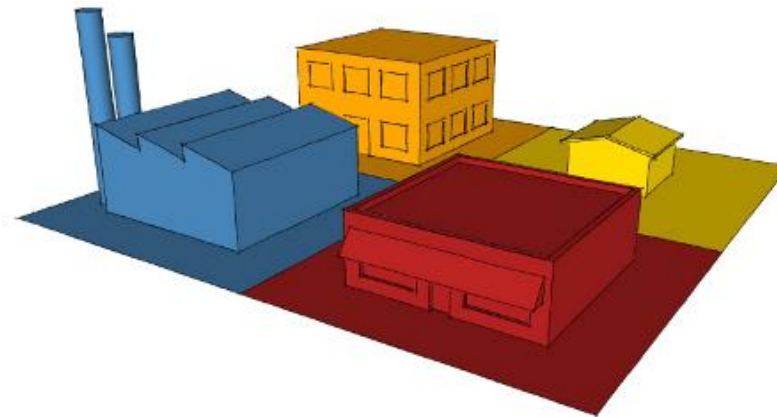


Euclidean Zoning



EUCLIDEAN ZONING

Separate Land Uses



-  MULTIFAMILY
-  SINGLE FAMILY
-  COMMERCIAL
-  INDUSTRIAL

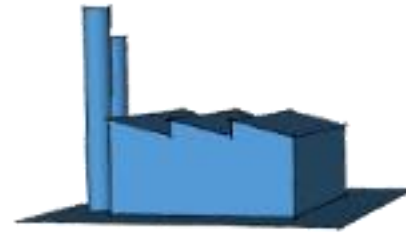
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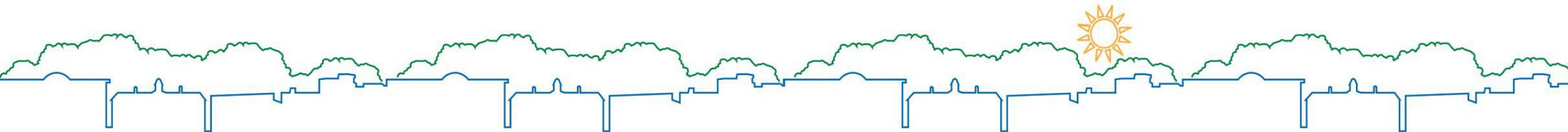
Performance Zoning



Regulates the effects or impact of land uses



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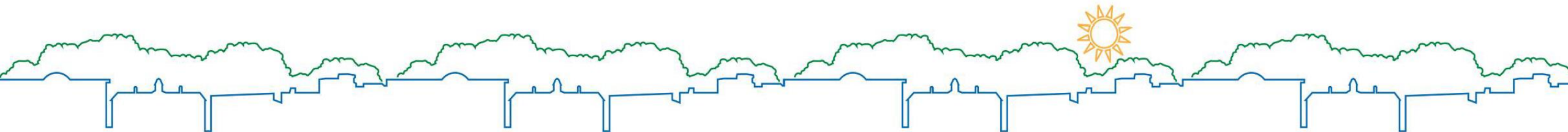
Form-Based Code



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)	



Hybrid Zoning

Going Hybrid



- 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

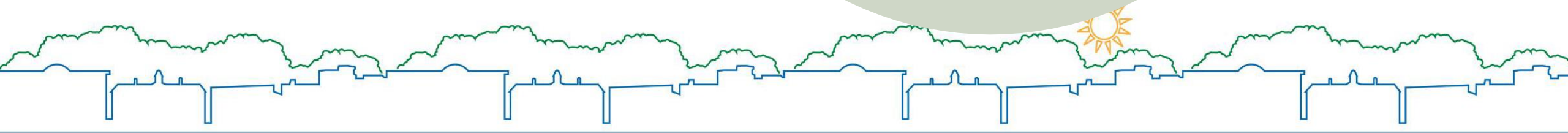
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- **What makes a good LUMO?**
- **What do we want from a new LUMO?**



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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

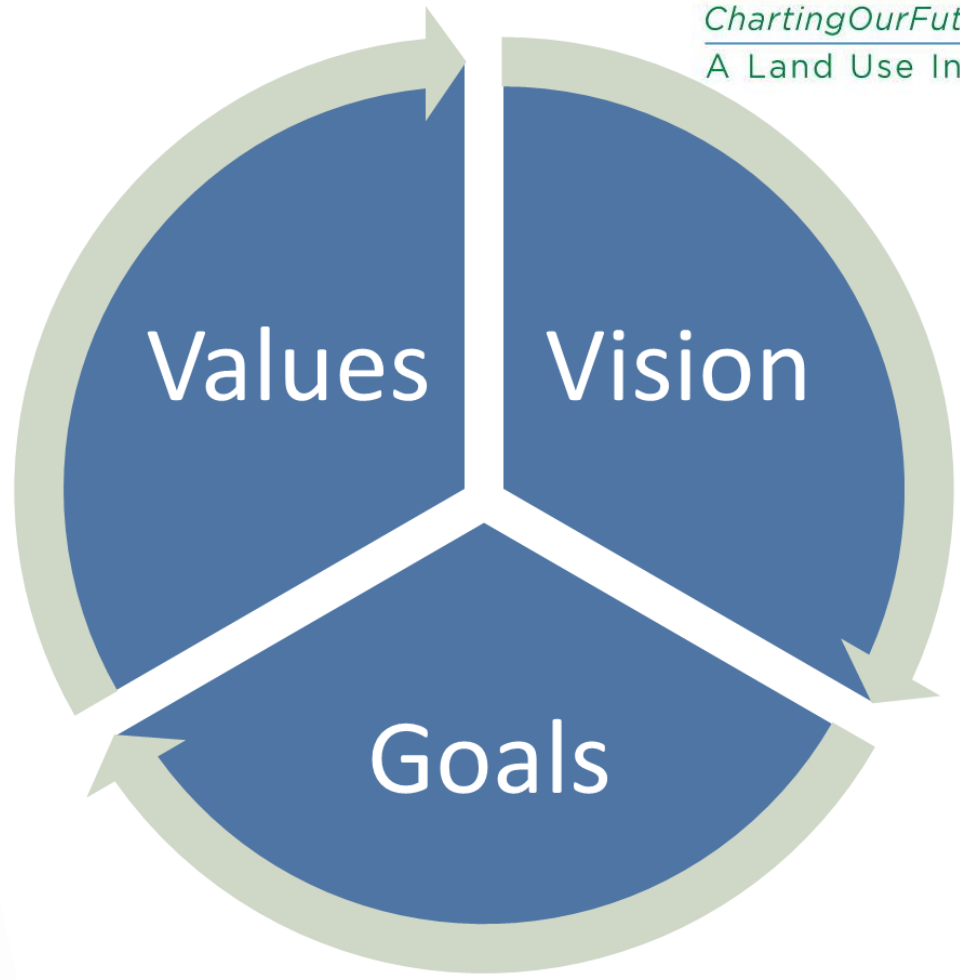
Land use tools create predictable review processes in which participants understand their ability and scope to influence the outcome of the process

Functional

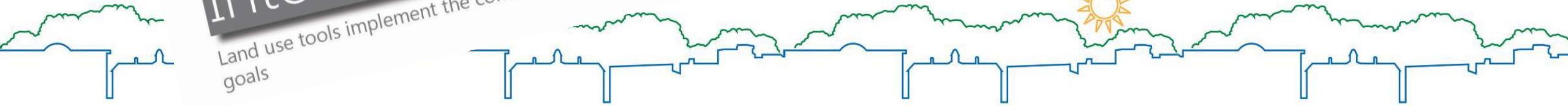
Land use tools are comprehensive, internally consistent, organized and clearly communicate rules, regulations and standards

Intentional

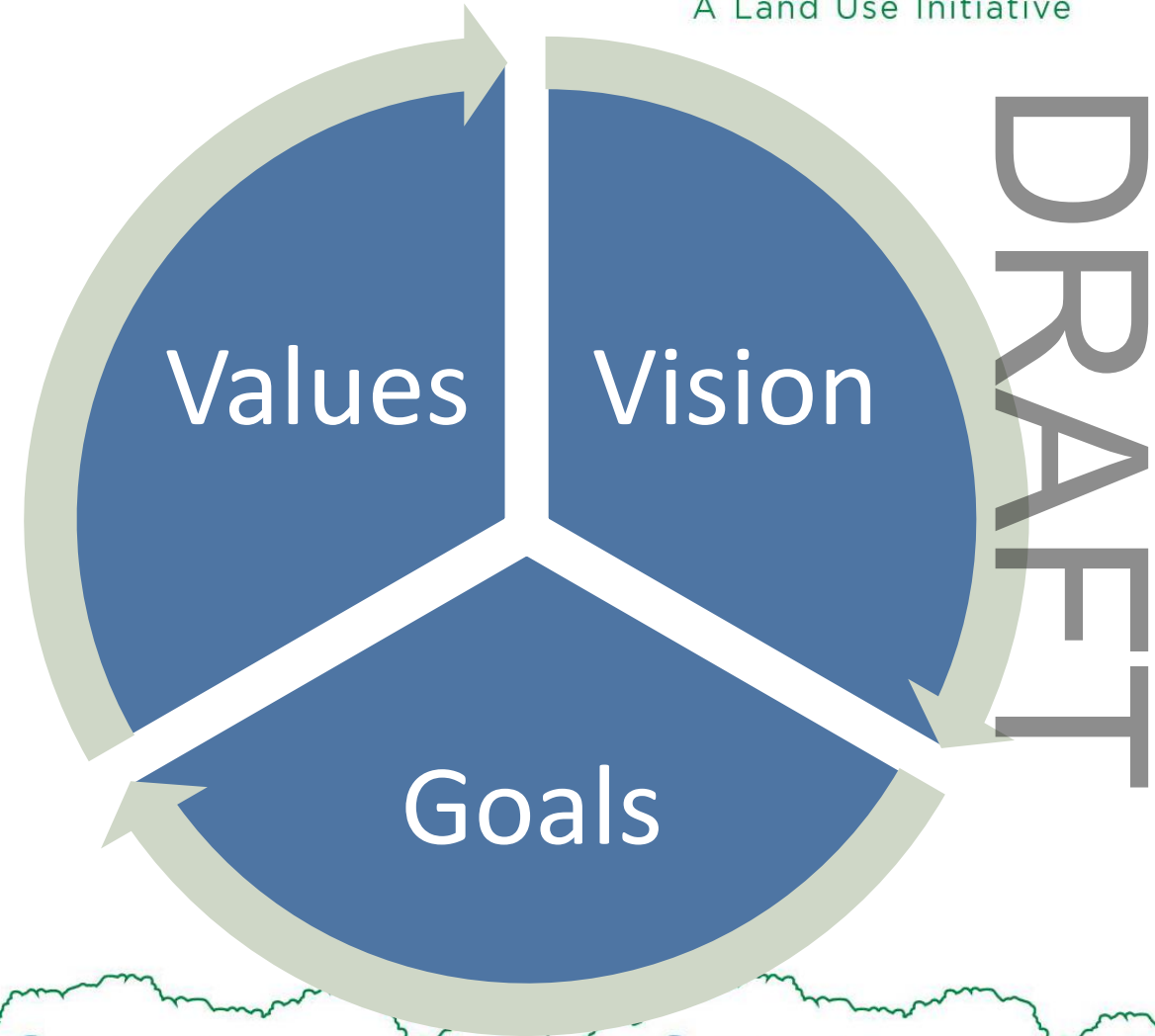
Land use tools implement the community's vision, values and policy goals



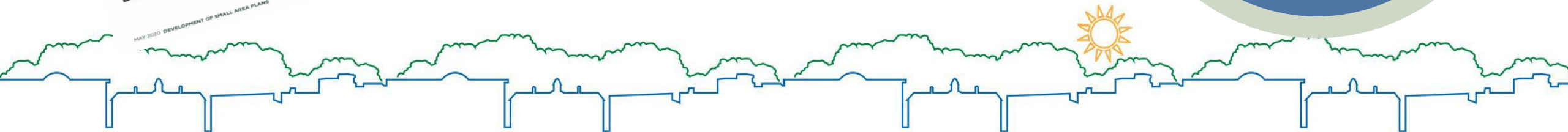
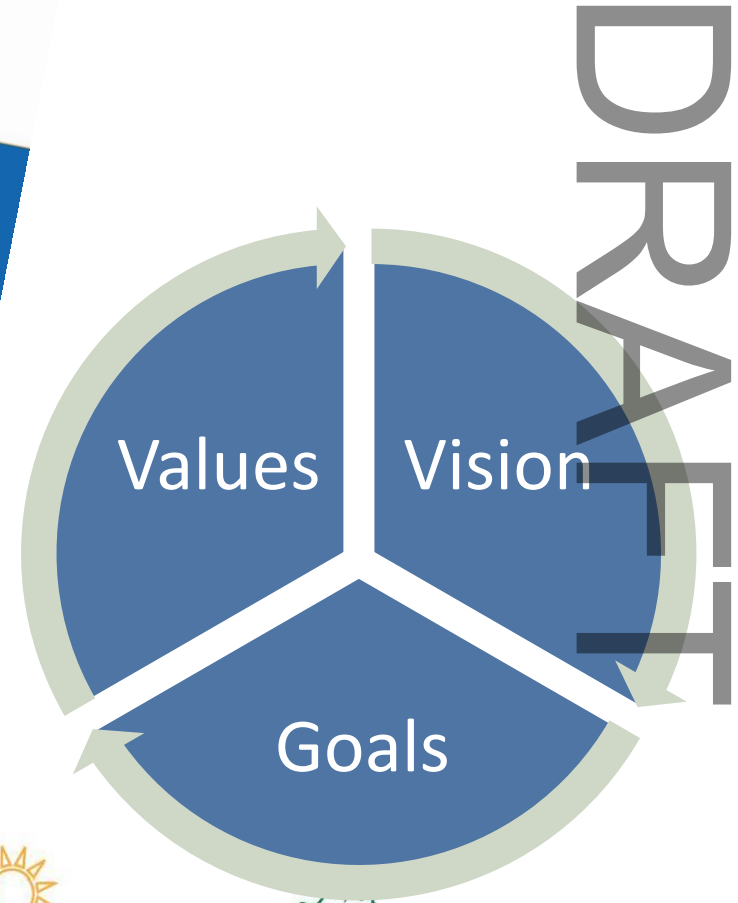
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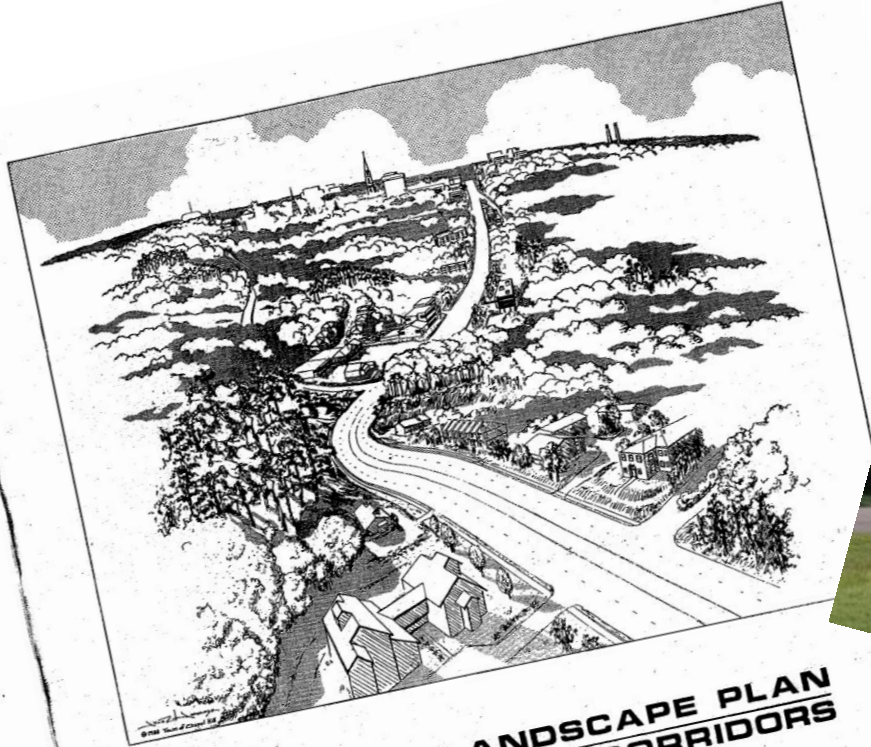
- What makes a good LUMO?
- What do we want from a new LUMO?



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



Translating Vision to LUMO Language



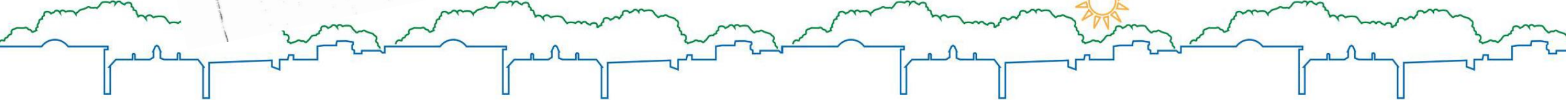
**MASTER LANDSCAPE PLAN
ENTRANCEWAY CORRIDORS**

CHAPEL HILL, NORTH CAROLINA

MARCH 1988



DR
RA
VE
TT





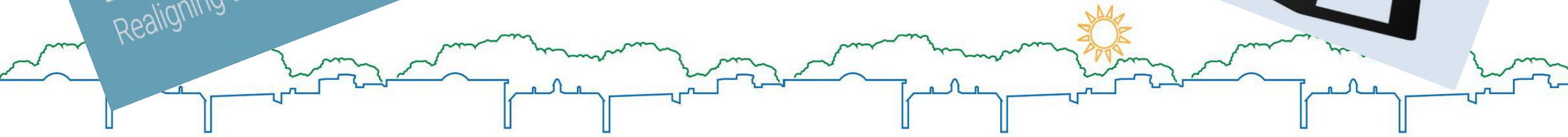
- What makes a good LUMO?

- What do we want from a new LUMO?

Framework:
Realigning the Zoning Code with Our Vision



RAAF



Process to Rewrite the LUMO

Phase 1 Project Planning

- RFP/RFQ
- Education Campaign
- Integration with BRT TOD

Phase 2 Diagnostic & Visioning

- Analysis of LUMO Issues
- Alignment with Long Range Goals
- Focus Area Visioning including BRT TOD

Phase 3 Council Endorsement

- Council review & adoption of Phase 2 findings

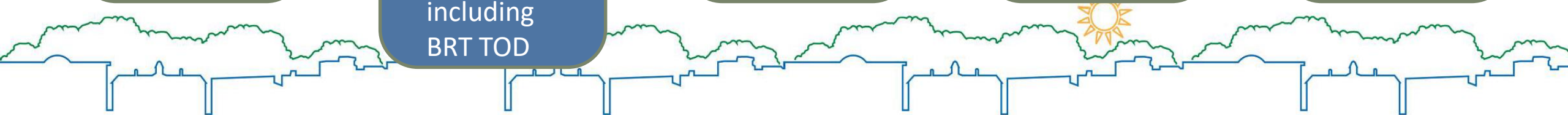
Phase 4 Code Rewrite & Atlas Alignment

- Analysis to support code provisions
- Draft LUMO provisions

Phase 5 Code/Atlas Adoption

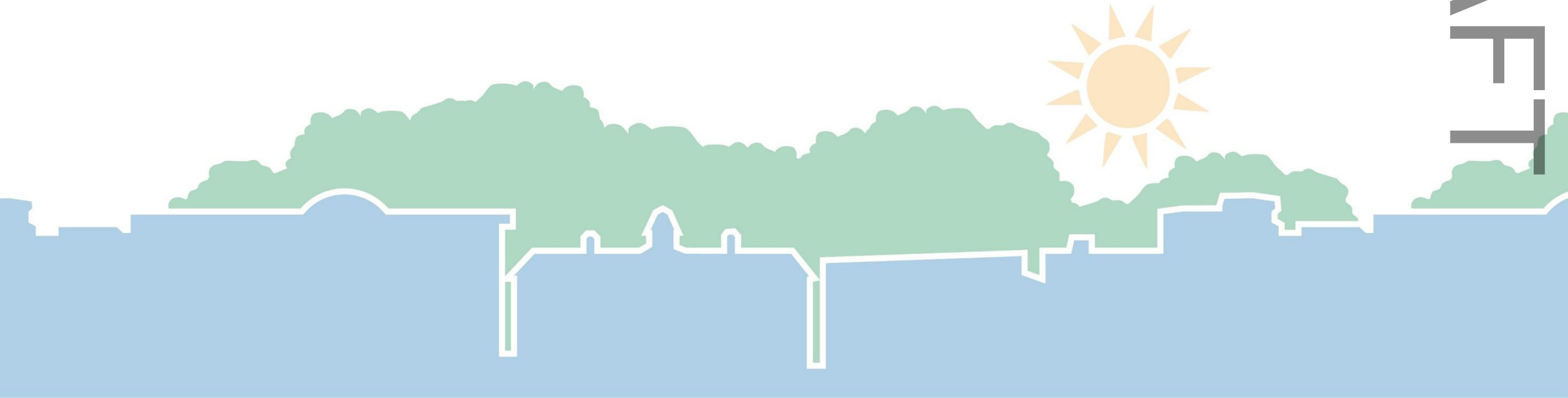
- New UDO
- Revised Zoning Atlas, as appropriate

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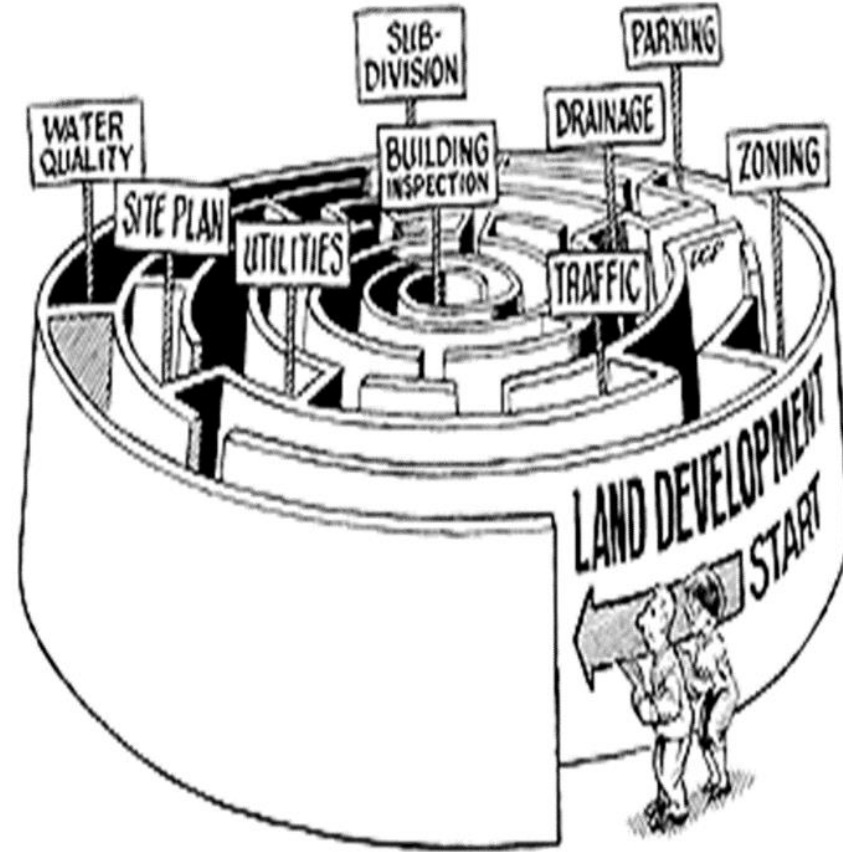


Next Steps

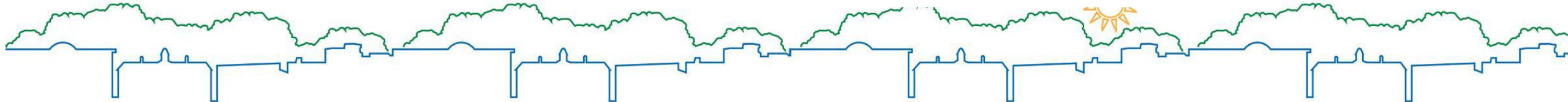
- **Continue conversation in May**
 - What works or doesn't work with the LUMO
 - Roles & Responsibilities
 - Deep dive on the Project Plan
- **Issue RFQ at the end of May**



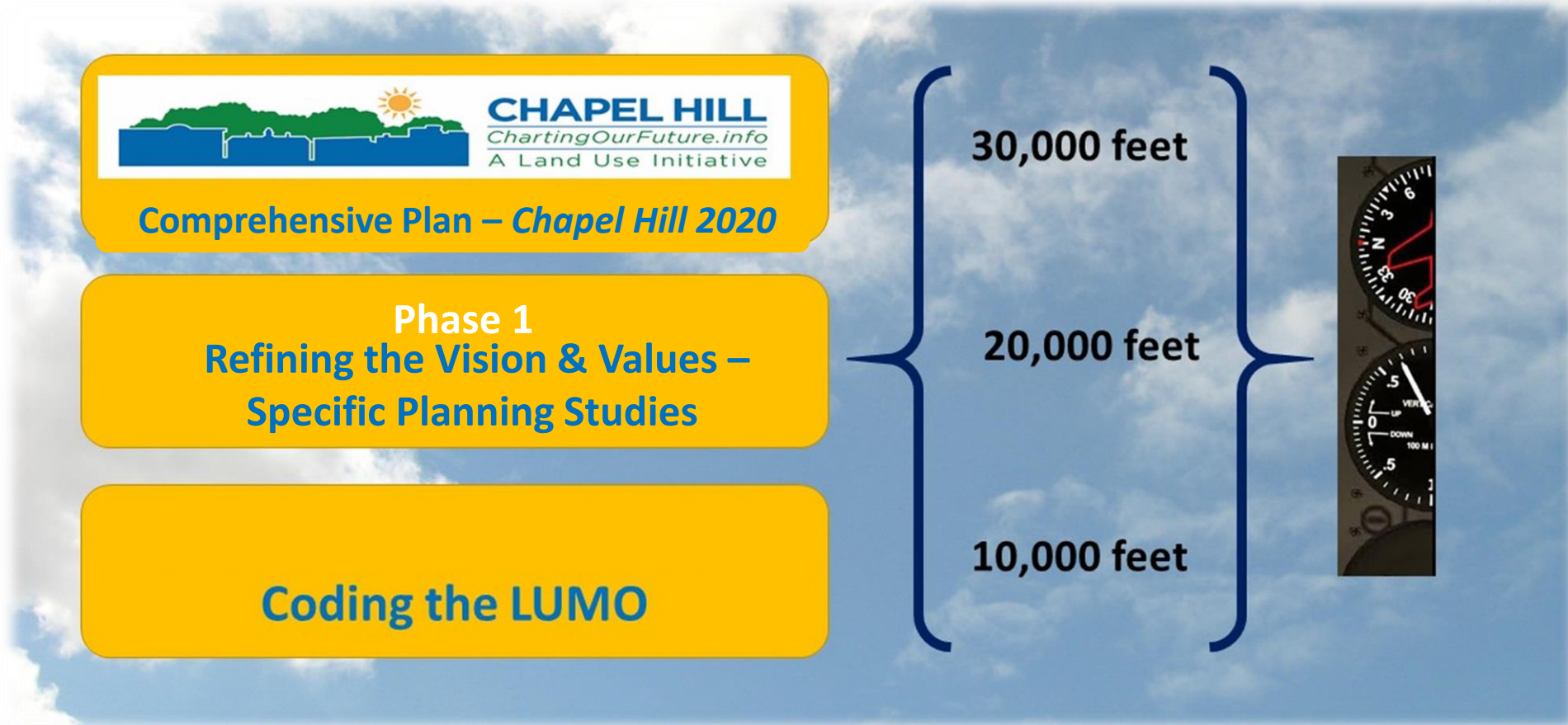
Questions????



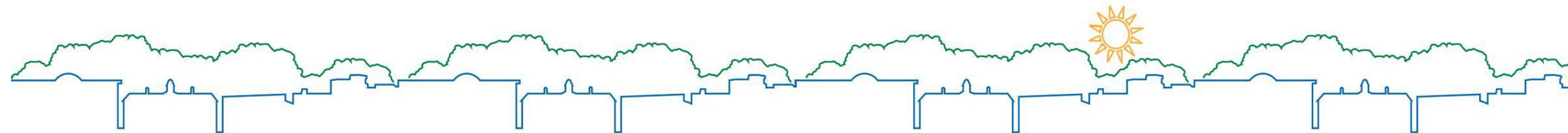
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How do the land use tools work together?



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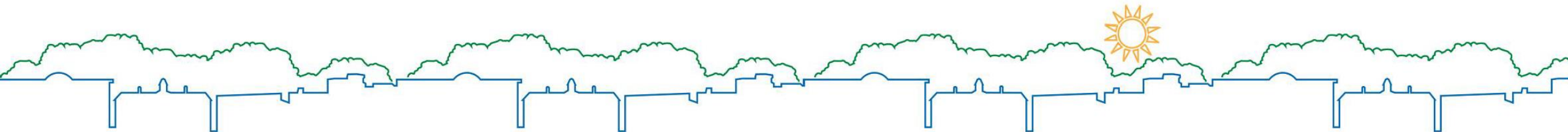
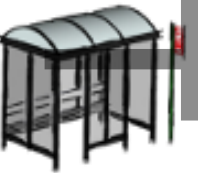
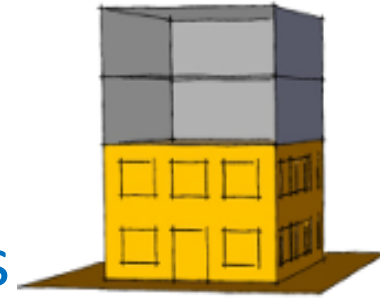


Rewriting LUMO – Vision, Values & Goals Approach

Includes evaluations designed to move forward

Town goals:

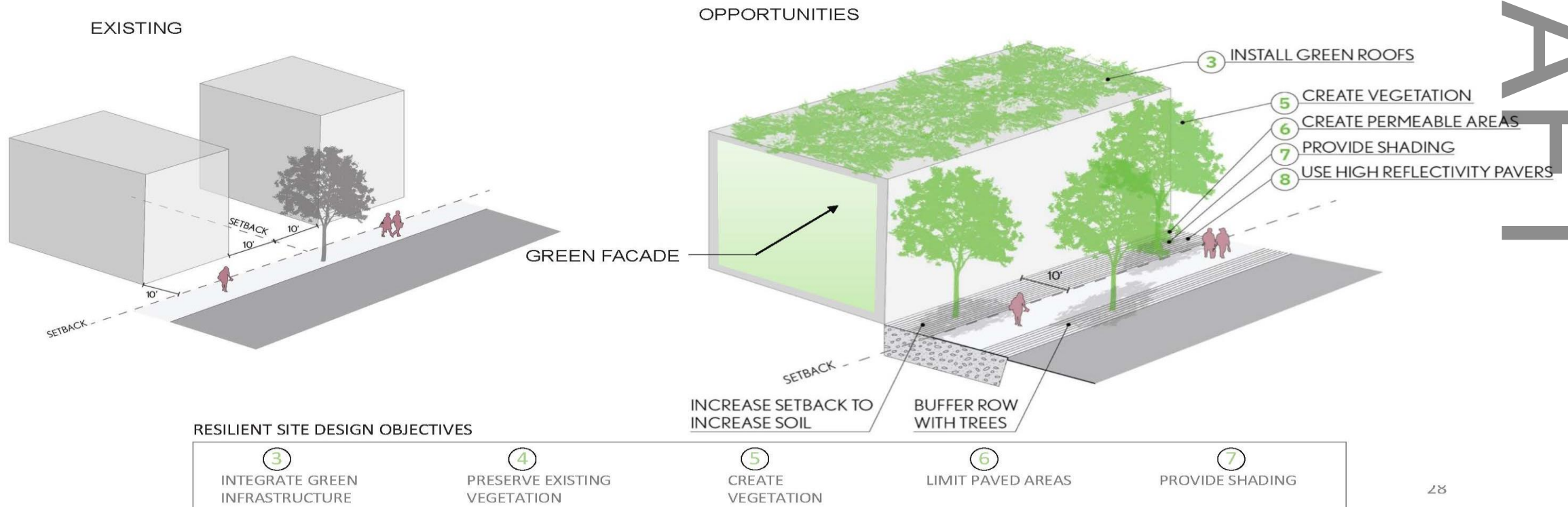
- Diverse housing options
- Zoning tools & strategies for resilient zoning options
- Public benefits & necessary zoning incentives to facilitate such benefits



Rewriting LUMO – Vision, Values & Goals Approach

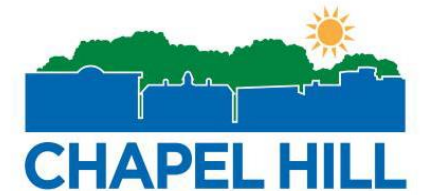
Zoning tools & strategies for resilient zoning options

Building performance standards can be integrated into the **cool factor**. Resilient building design to reduce heat island effects might include **green facades and roofs**.



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Land Use Tools – Specific Plans



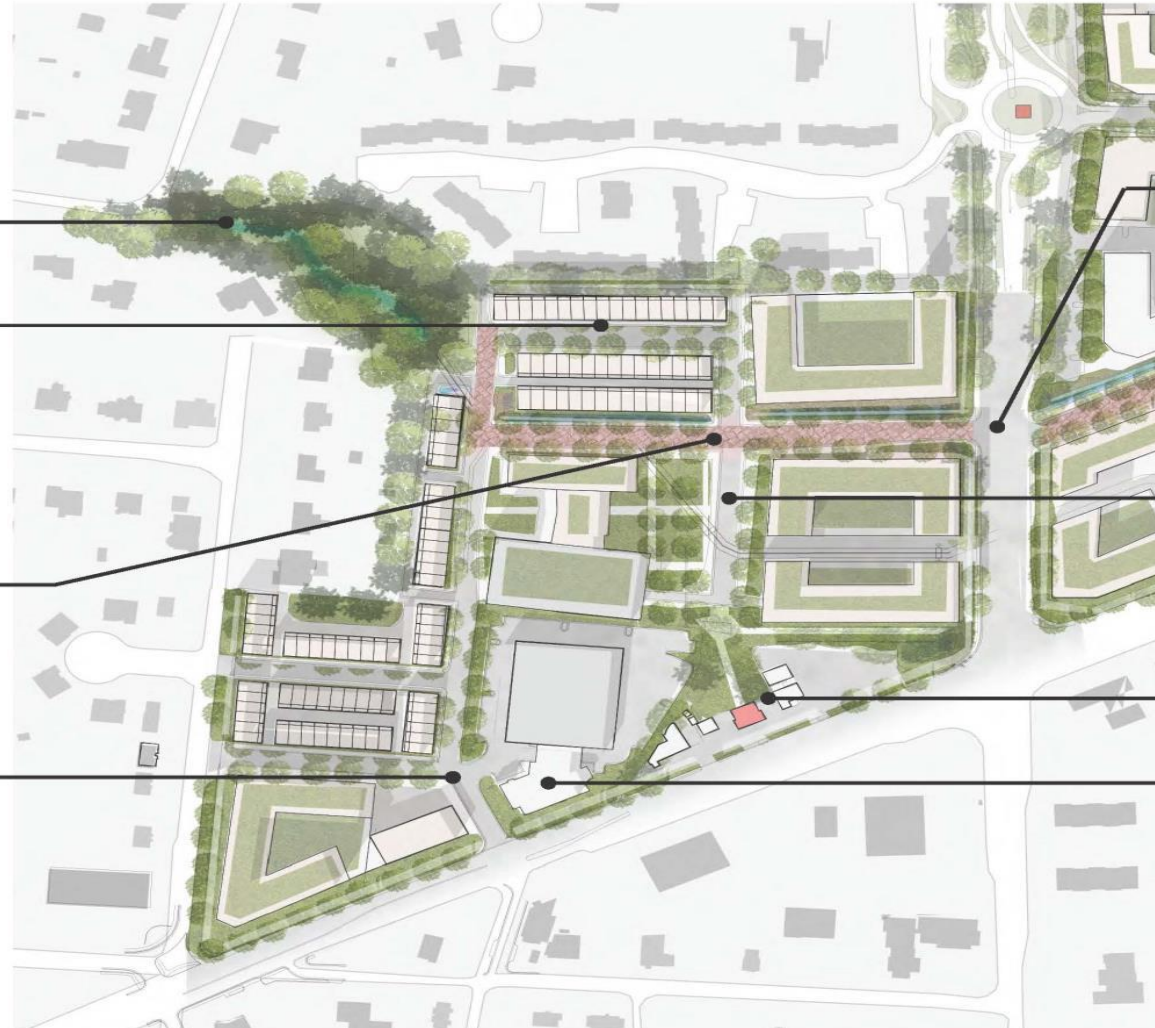
RECOMMENDATION #3 - MIXED-USE ACTIVITY CENTER NORTHFAX WEST

**TRAIL
CONNECTION TO
NEIGHBORHOOD**

**LOWER HEIGHT
BUILDINGS NEXT
TO RESIDENTIAL**

**ORCHARD
STREET LINEAR
PARK**

**CREATING A NEW
STREET AND
BLOCK PLAN**



**NEW PEDESTRIAN
CROSSING AT
CHAIN BRIDGE
ROAD**

**MIXED-USE
BUILDINGS**

**HISTORIC
RESOURCES**

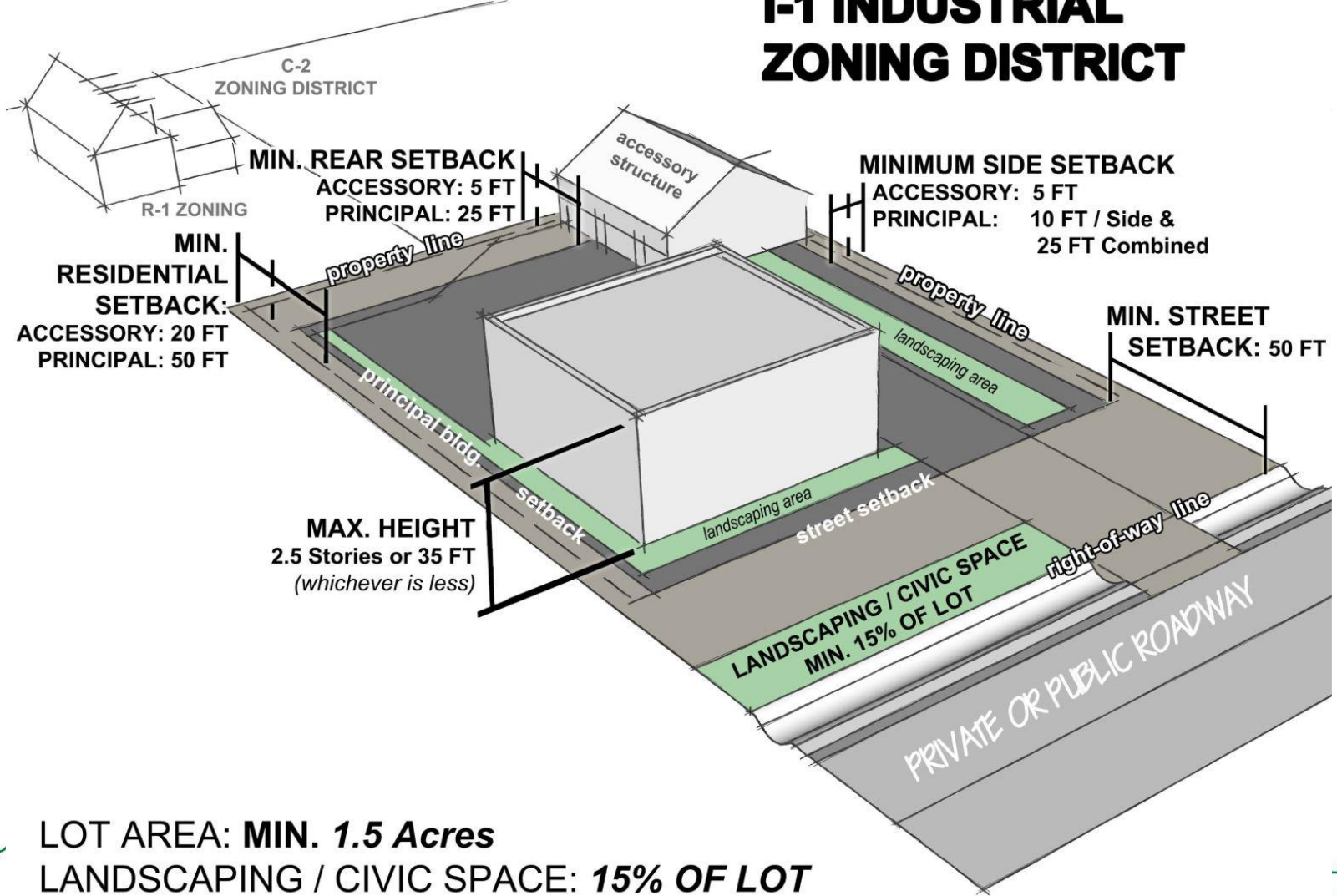
**NEW COMMERCIAL
BUILDING TYPES**

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Land Use Tools—Unified Development Ordinance



I-1 INDUSTRIAL ZONING DISTRICT



LOT AREA: MIN. 1.5 Acres
LANDSCAPING / CIVIC SPACE: 15% OF LOT

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