

Town Council
May 28, 2025

DRAFT

**Continuous Improvement
&
Fall 2025 LUMO Amendments**

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Continuous Improvement

A culture of **continuous improvement** helps to avoid stagnation between comprehensive LUMO rewrites.

Omnibus text amendments can be an effective way to keep LUMO up-to-date.

They can help to address a variety of needs from **major policy initiatives** to **technical corrections**.

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Fall 2025 LUMO Amendments

Some Council members shared an interest in considering targeted LUMO amendments before the full LUMO Rewrite.

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Fall 2025 LUMO Amendments

Staff are not recommending specific amendments at this time.

Based on Council feedback, staff will determine if it is feasible to propose amendments in the fall.

Amendments *should*:

- Relate to LUMO discussions to-date.
- Address high-priority topics.

Amendment *should not*:

- Involve extensive revisions to LUMO.
- Conflict with the LUMO Rewrite.

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Fall 2025 LUMO Amendments

Potential amendments could address:

- Reducing minimum lot sizes
- Streamlining the conditional zoning process
- Delegating administrative decisions to staff
- Eliminating parking minimums

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Fall 2025 LUMO Amendments

Is Council interested in pursuing LUMO amendments in the fall?

What are your top priorities/interests?

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Design Standards

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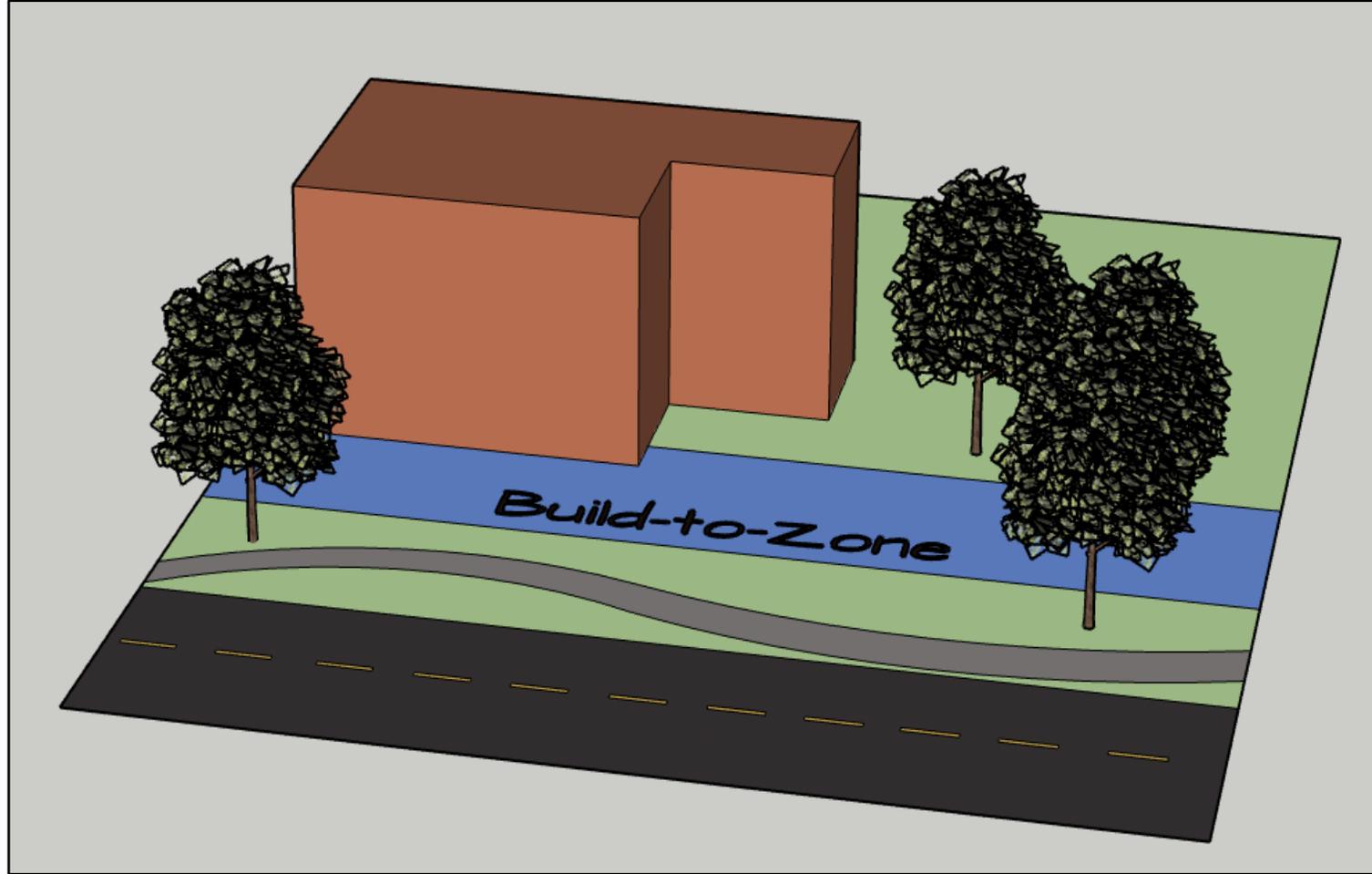
**“Design”
means many
things to
many
people.**

**The Town’s
authority to
regulate
design is
limited.**

**Focusing on
fundamentals
can deliver
meaningful
results.**

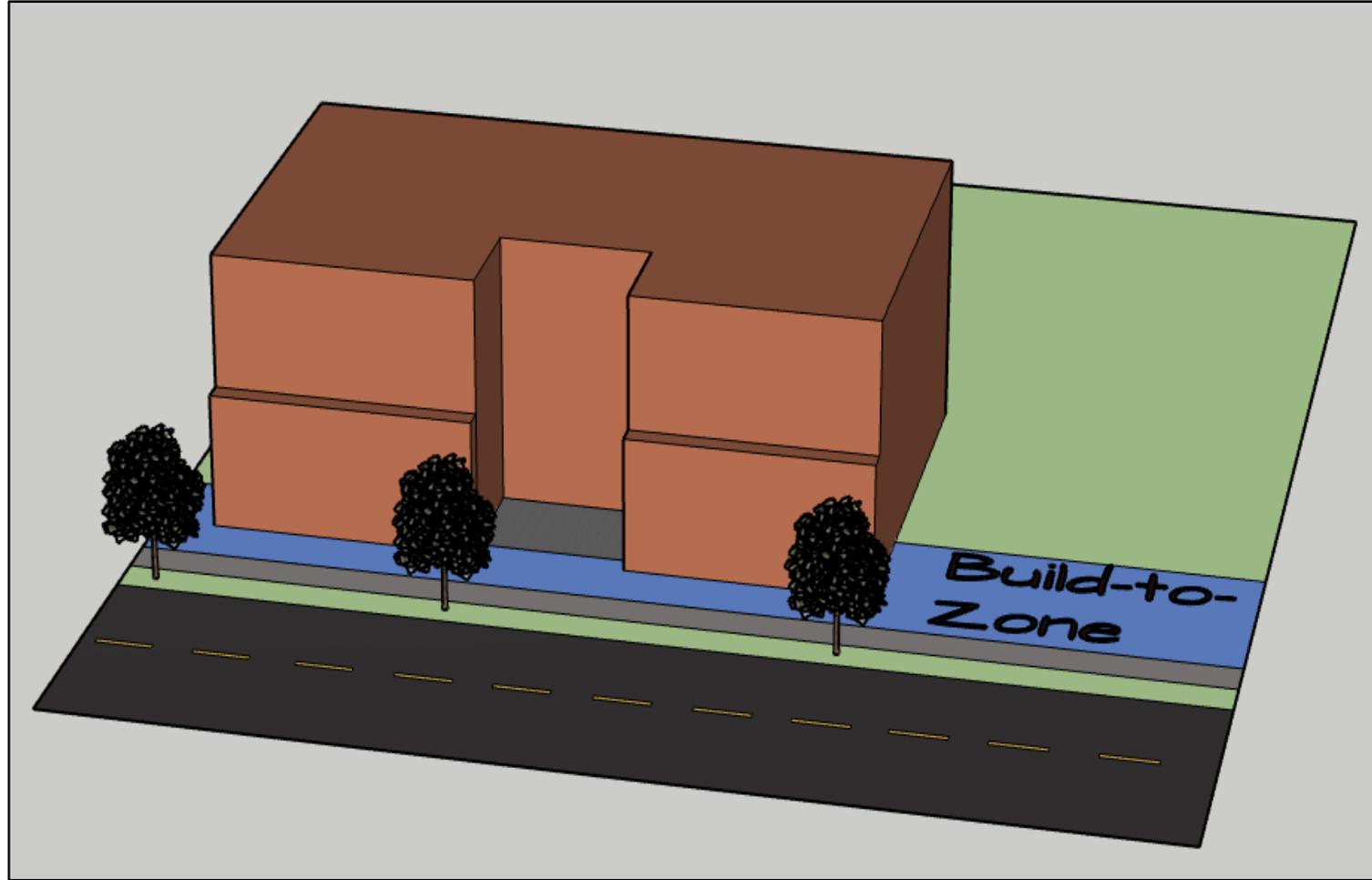
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Build-to-Zones



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Build-to-Zones



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Build-to-Zones

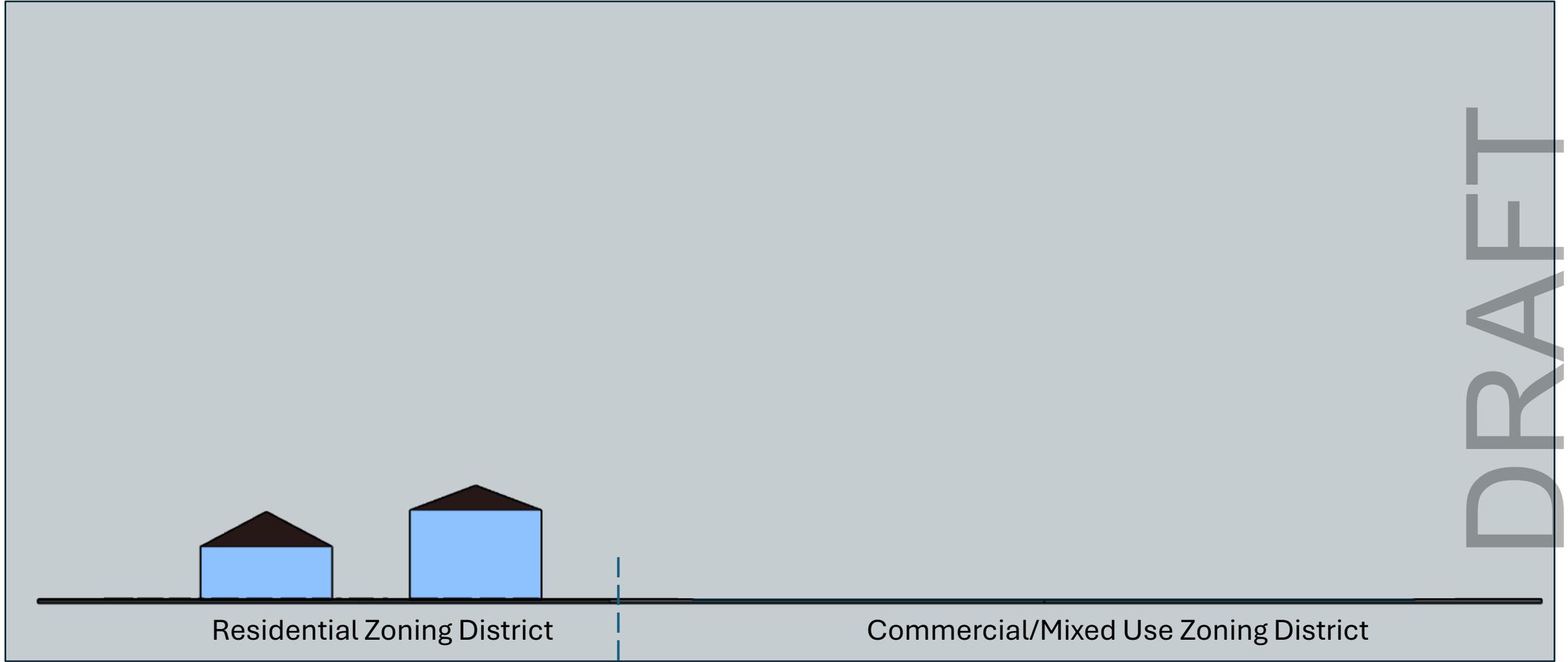


Build-to-Zones



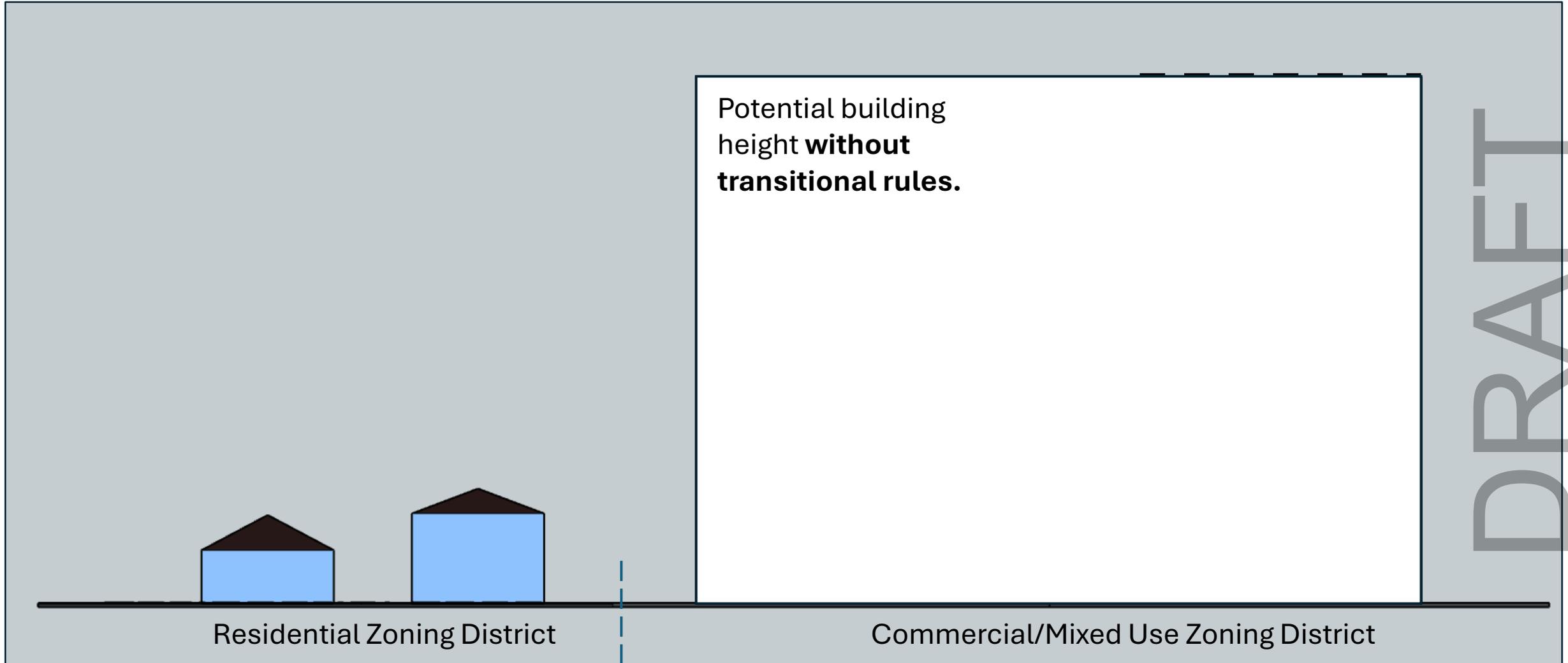
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Transitional Height Rules

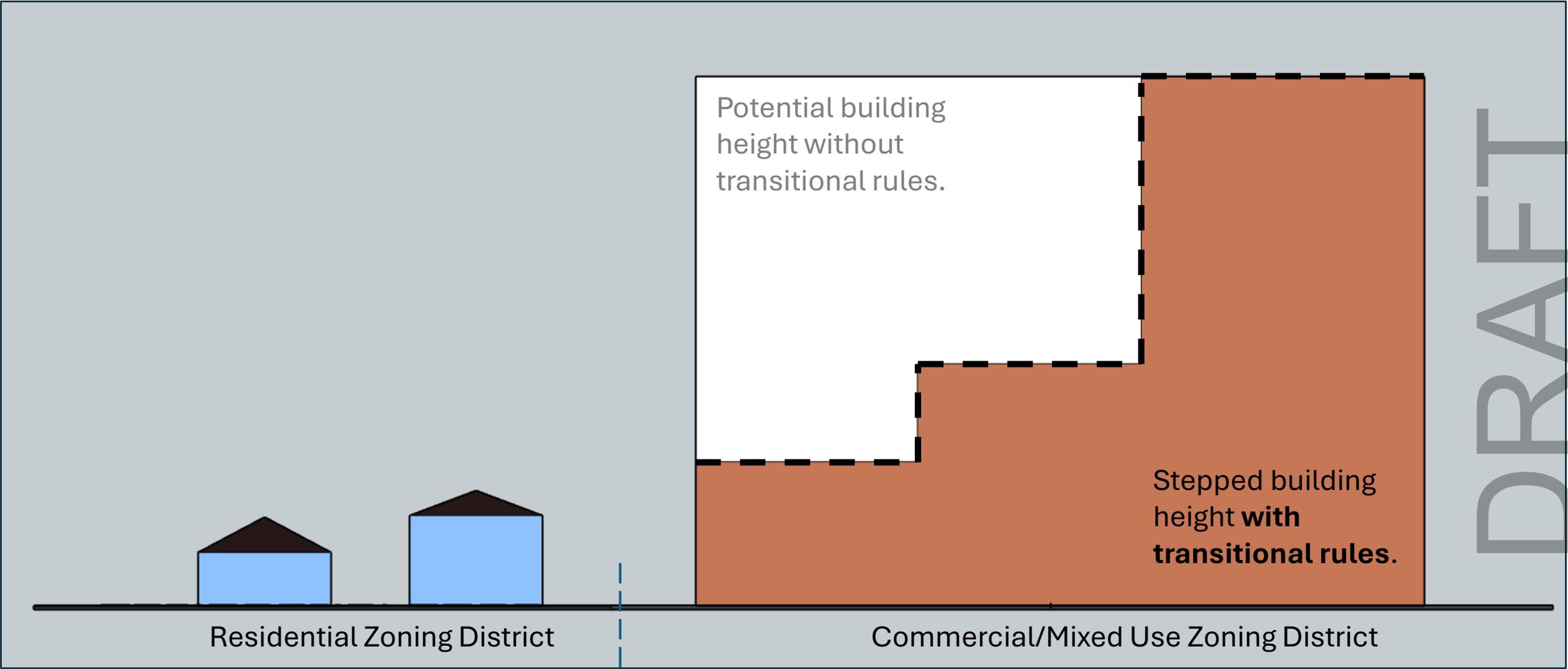


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Transitional Height Rules



Transitional Height Rules



Residential Zoning District

Commercial/Mixed Use Zoning District

Potential building height without transitional rules.

Stepped building height **with transitional rules.**

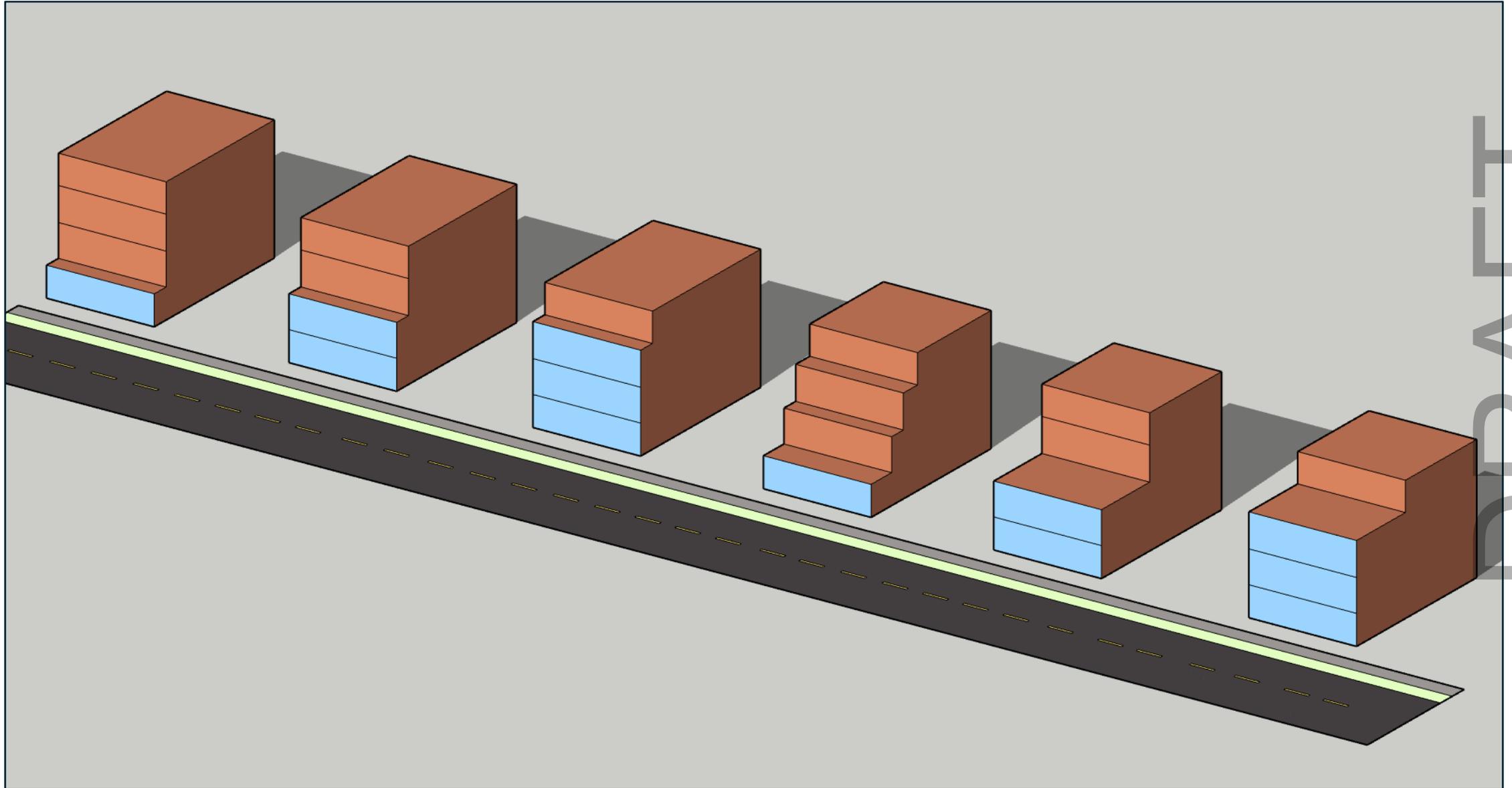
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Transitional Height Rules

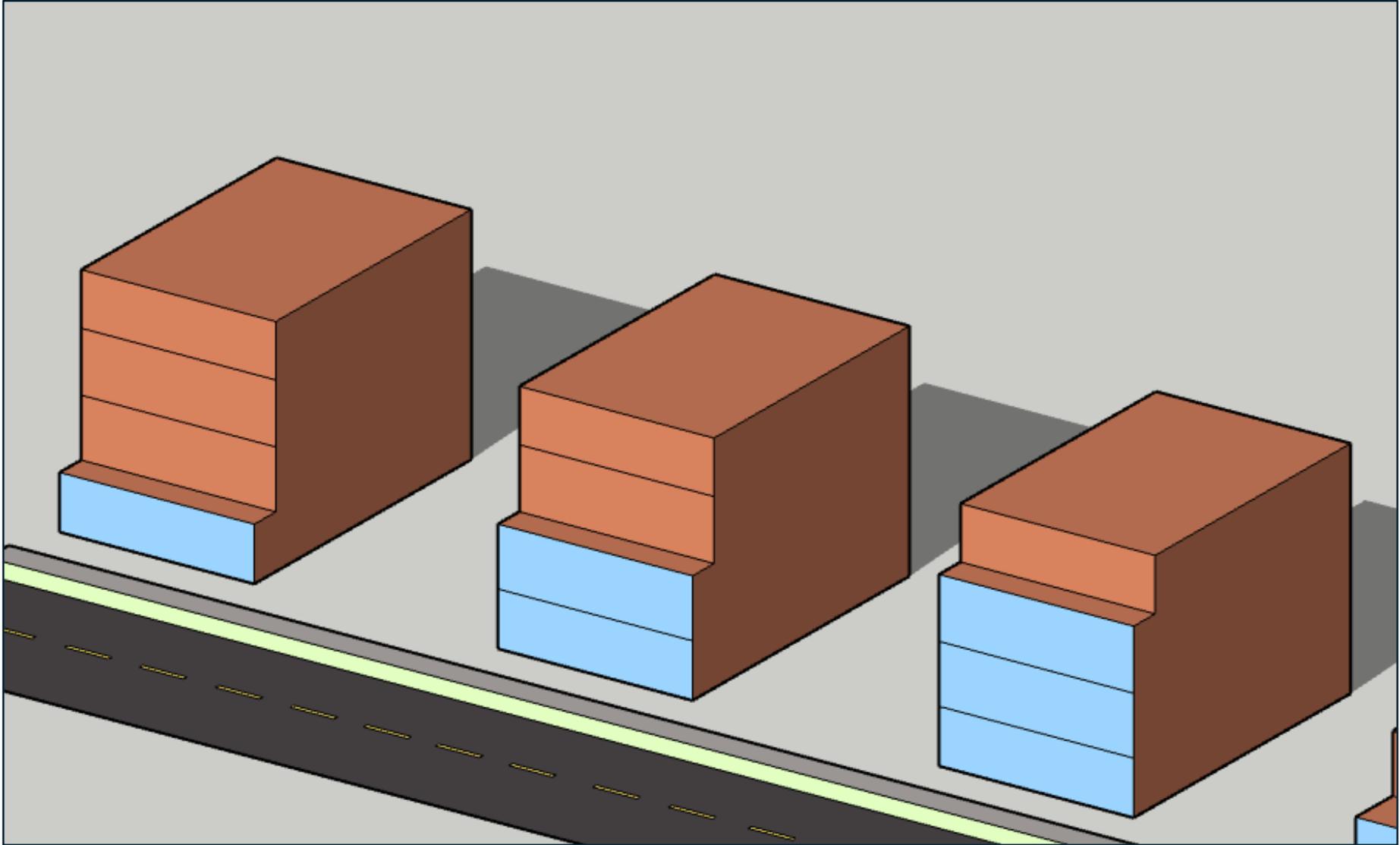


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Stepbacks

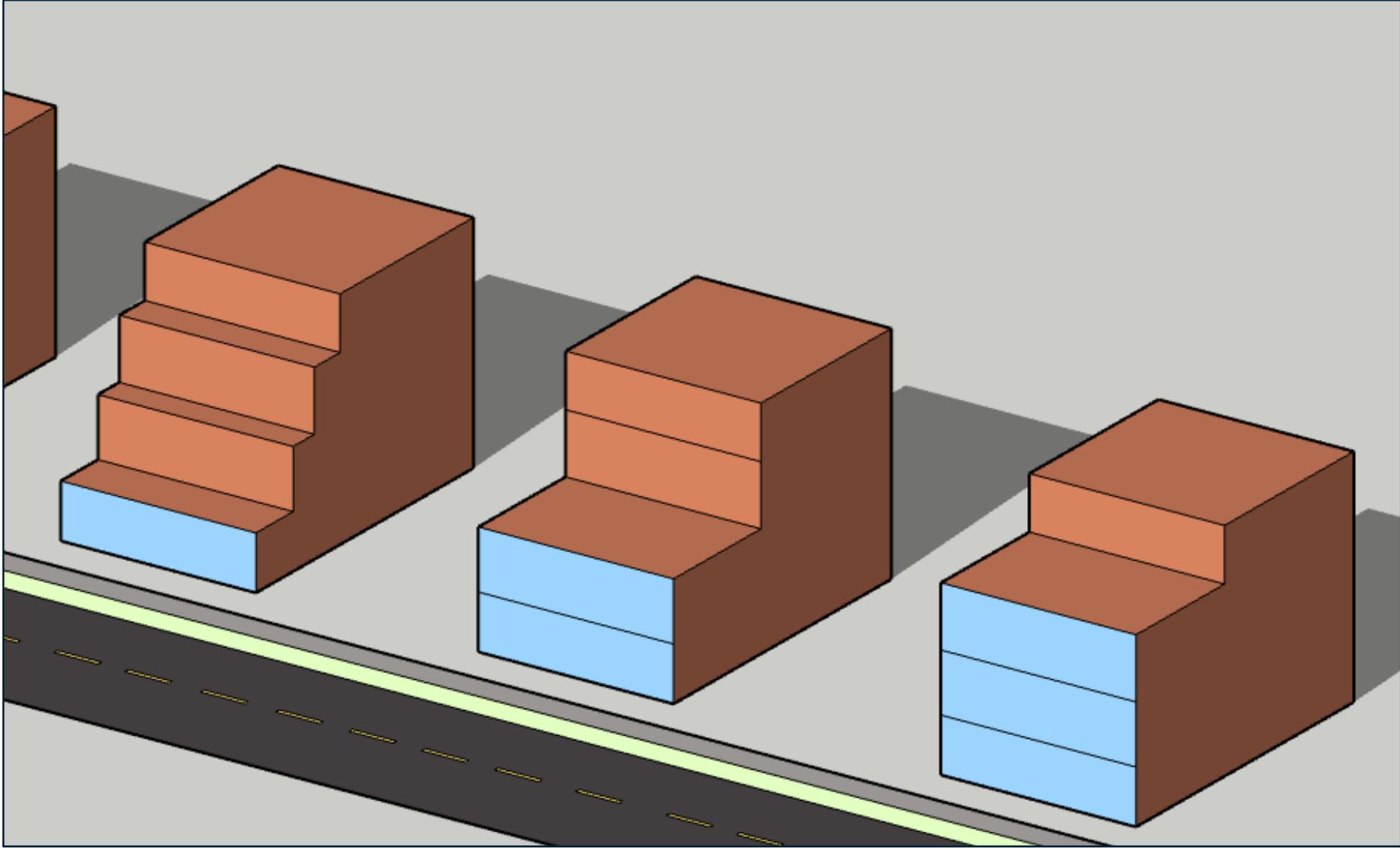


Stepbacks



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Stepbacks



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Stepbacks



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Stepbacks



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Parking Garages



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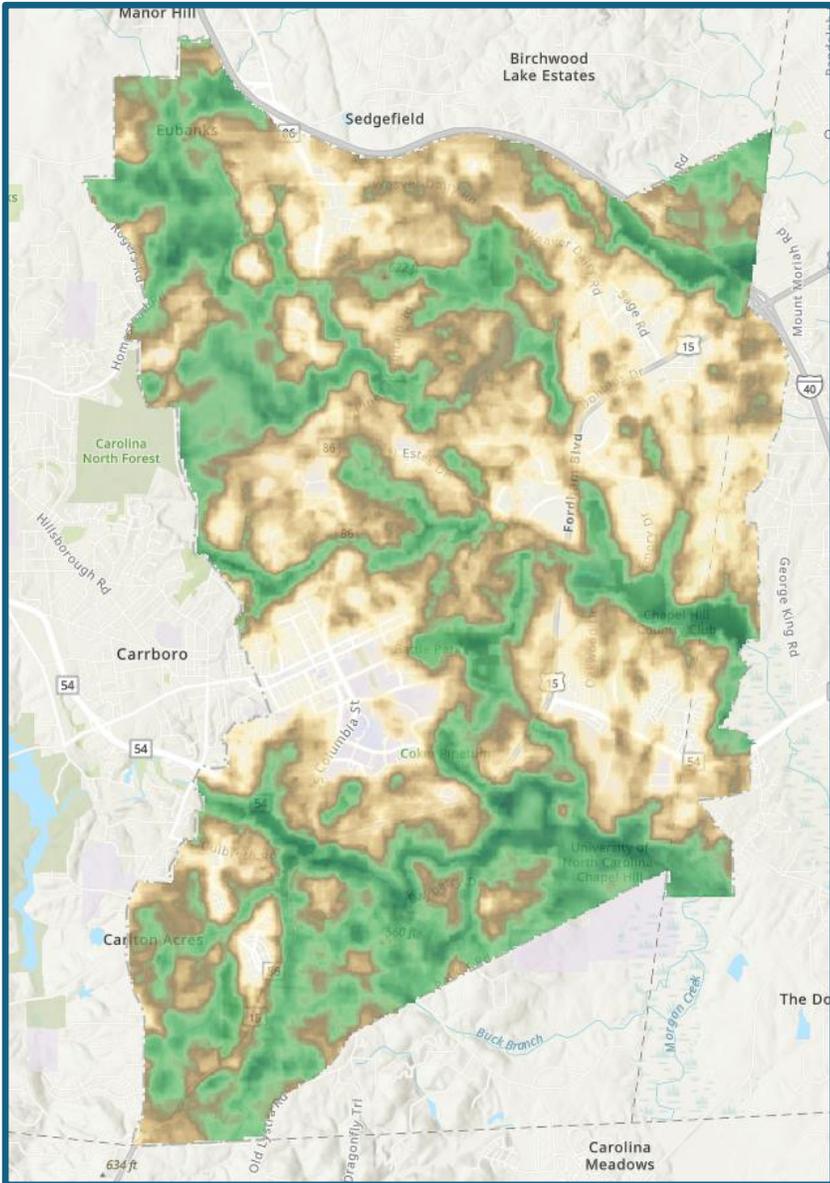
Street Trees



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Natural Features Model

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The Natural Features Model *is not*:

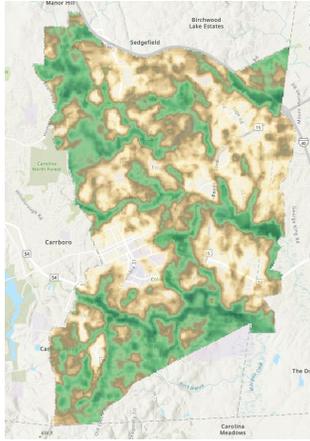
- A regulatory tool
- A determination of where development “should” occur

The Natural Features Model *is*:

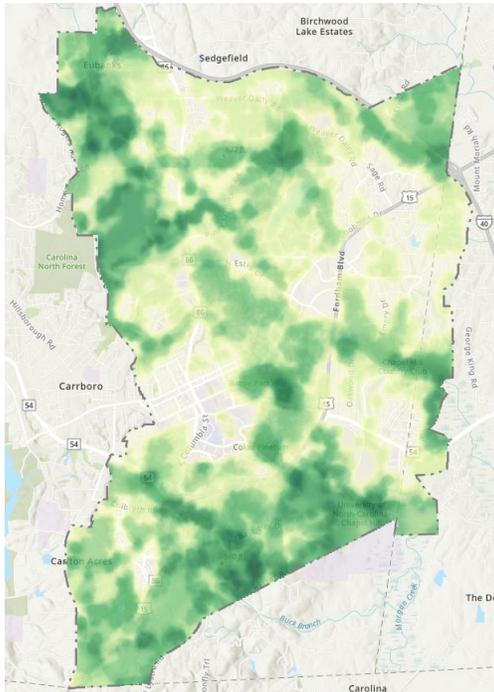
- A compilation of existing data sources
- Subject to change and refinement
- *A starting point for discussion*

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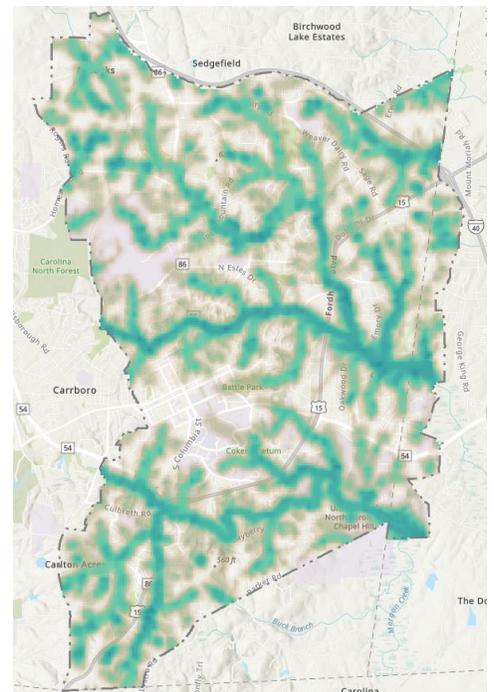
Natural Features Model



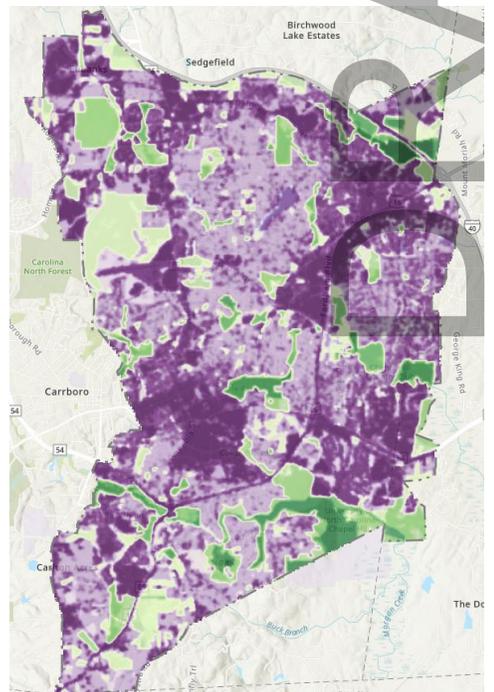
Habitat Sub-Model



Hydrology Sub-Model

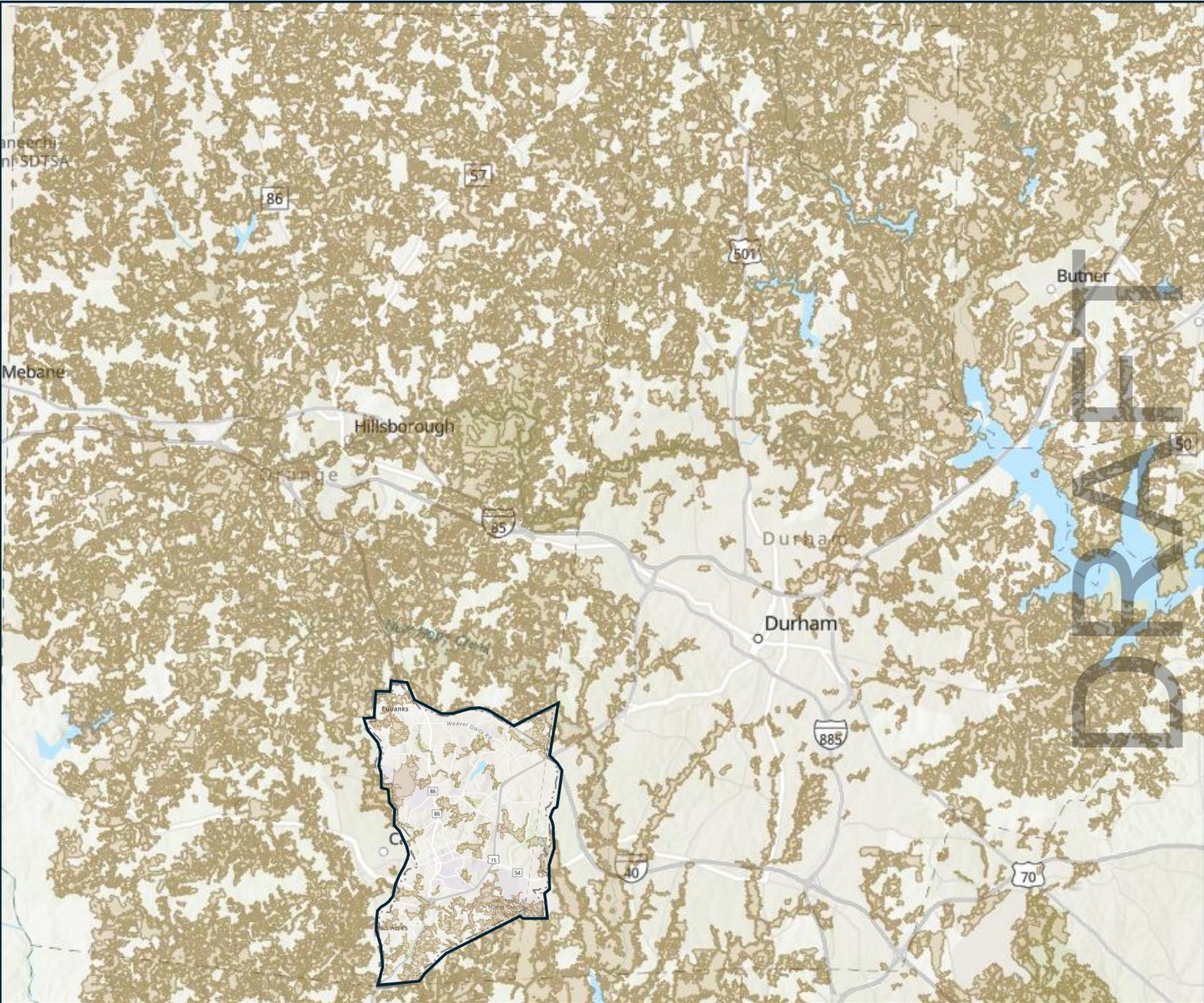


Land Use Sub-Model



The Natural Features Model is limited to Chapel Hill's jurisdiction.

Underlying data illustrates how Chapel Hill fits into our **regional context**.



**Our context
is intentional
and
reasonable.**

The **Rural Buffer** and **Joint Planning Agreement** recognize that Chapel Hill will develop more intensely than the rest of Orange County.

The **Resource Conservation District** has protected meaningful natural areas throughout Town.

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**Staff can use
the model in
many ways.**

Incorporate data into long-range planning efforts.

Explore tradeoffs and opportunities in zoning.

Inform land acquisition, development of Town-owned land, and other programmatic support.

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