



LUMO Update

Urban Designer Comments 06-12-26

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The updated LUMO document is crafted to support the Town's Complete Communities goals and to reflect best practices in urban design. The intent is to encourage building form and site design that creates walkable, connected, and people centered places. The following comments describe how the document addresses these issues, specifically regarding building placement on the site, the character of pedestrian frontages, and in terms of building scale and the relationship to context.

Building Placement

1. The document outlines numerous zoning districts that range from low density residential, with a progression upward in density, culminating in the Town Center districts, which feature the most compact development patterns.
2. As density increases, building placement is specified to bring principal pedestrian frontages up closer to the street, to help define urban space, and to encourage consistent edges to streets, a critical factor in establishing the pedestrian public realm.
3. In the higher density areas, parking between the building and the street is strictly limited.
4. The regulations recognize the urban design importance of a corner lot. In the more urban conditions, building placement calls for aligning the side street façade up close to the street, to help establish the urban corner condition.
5. In the higher intensity zoning districts, outdoor amenity spaces are required, which can be provided in the form of courtyards, parks, plazas, rooftop amenities, and other communal spaces. Incentives encourage the placement of these areas along pedestrian frontages, near the sidewalk.

Character of Pedestrian Frontages

6. In the zoning categories, as density levels increase, and the land use transitions from purely residential to mixed use, an increasing number of regulatory tools are utilized, which address the design character of the pedestrian frontages, in a context appropriate manner as described below.
7. Regulations limit the area of blank walls along primary pedestrian frontages by requiring ground floor windows to provide visual interest and connections between the sidewalk and building interior.

8. In higher intensity zoning district, “active depth” is required, which means a certain horizontal depth of the building must contain active spaces (and not parking), to encourage a sense of human connection and interest to the pedestrian frontages, and to encourage the benefits of “eyes on the street”, a term outlined by noted urbanist Jane Jacobs, to describe the phenomenon of people feeling safer walking streets when they are aligned with active uses.
9. In addition, requirements are in place to provide numerous street facing building entrances, by limiting the horizontal distance between major entrances, to encourage physical connections between the public realm and the interior of the building. These entrances must have a covered area, in the form of a building recess, or a projecting element such as a roof, awning or other structure to help provide a sheltered entry for occupants and to enhance the sense of a threshold between the public and private realms.
10. The planting of street trees in or near the public right-of-way will be required for most residential and mixed-use areas, to provide vital shade along pedestrian paths.
11. Some of the higher intensity zoning districts will be located along transit corridors and near greenways, to encourage the formation of pedestrian enhanced neighborhood nodes, within walking distance to transit and the greenway system.
12. Incentives are in place to encourage the construction of new greenways within a development.

Building Scale and Relationship to Context

13. Maximum building widths are specified, to help break down the scale of larger buildings, and to allow more “permeability” for pedestrian movement through a site and between developments.
14. In the higher intensity zoning districts, buildings exceeding a specified height will be required to provide a physical stepback, or in limited situations, a change of building articulation.
15. Development in higher intensity zoning districts will be subject to transition requirements when adjacent to lower density residential districts. These rules will require landscape buffers and lower buildings heights within a certain distance of the residential district.