

Chapel Hill Town Council – LUMO “Whys” and “Whats”
April 8, 2026

“Whys”: Single sentence explaining the reasons we are rewriting the LUMO.

Notes: There are many ways that our interests and priorities can be organized. Ultimately, we should aim for around 5.

Notes: [The tracked changes in this document are based on Councilmember and staff input from the April 8, 2026, Council work session.](#)

Drawing from previous LUMO rewrite materials, our GOALS LIST <i>might</i> include: 1. User Friendliness – Improve LUMO organization and the Town’s administrative processes 2. Housing – Increase housing diversity, attainability, and supply 3. Economic Development & Complete Community Land Use—Supporting a diverse and resilient local economy 4. Transportation and Parking – Foster a multimodal, climate-aligned mobility system 5. Environment and Sustainability – Build resilience and protect key environmental systems 6. Recreation, Open Space, and the Public Realm – Ensure a healthy town and vibrant public realm	Alternate Goals List: <u>Overarching Interests: Complete Community, Sustainability, and Equity:</u> <u>Goals:</u> 1. User Friendliness Why: Improve LUMO organization and the Town’s administrative processes 2. Housing Diversity, Attainability & Supply Why: Increase housing diversity, attainability, and supply 3. Economic Development & Complete Community Land Use Why: Support a diverse and resilient local economy 4. Built Environment <u>and Public Realm</u> for a Complete Community Why: Ensure the physical form of the Town supports livability, economic vitality, and equitable access to daily needs 5. Environment <u>and Resilience</u> & Sustainability Why: Build resilience and protect key environmental systems
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“Whats” describe what we are trying to accomplish through this LUMO rewrite.
Notes: These are meant to be **high-level** and should **avoid getting into the specific ways each will be accomplished**.

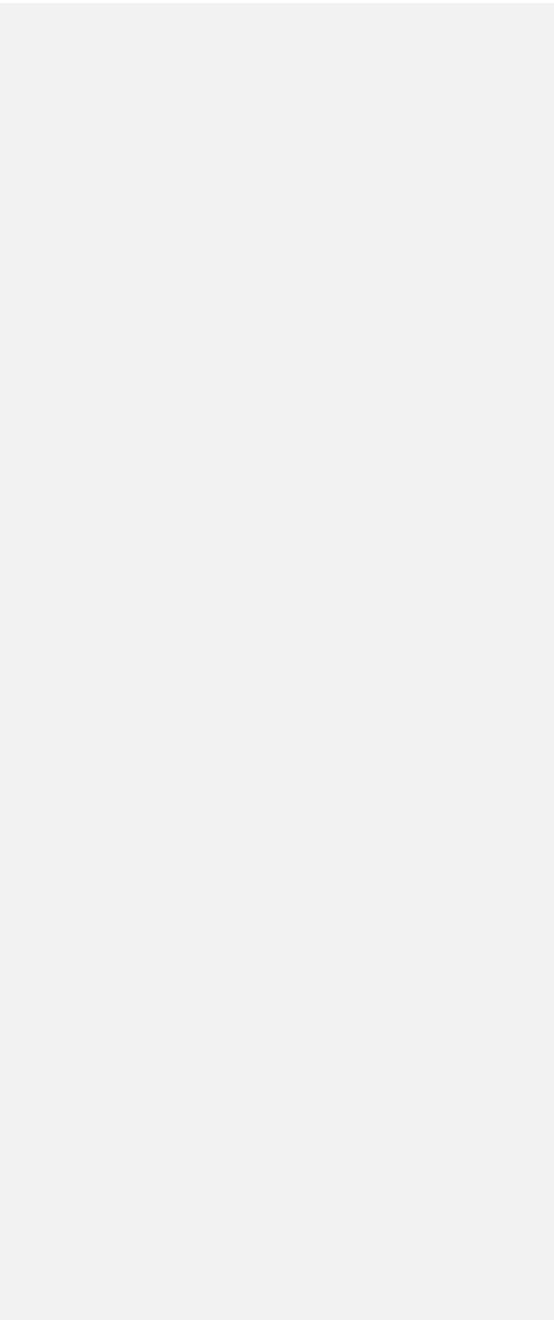
Goal (Why)	Priorities (What)	Alternate Version Goals	Alternate Version Priorities (What)
GOAL 1 — User Friendliness – Improve LUMO organization and the Town’s administrative processes	• Make the LUMO clear, intuitive, and easy to use for all audiences. • Improve predictability and reduce ambiguity in permitted uses. • Streamline the development application and review process while ensuring administrative pathways support Complete Community outcomes. • Ensure information is transparent, accessible, and easy to navigate. Balance efficiency with community benefits that cannot be achieved solely through administrative processes. • Streamline processes and reduce uncertainty to encourage locally driven infill and middle-housing development, especially by smaller and first-time builders.	GOAL 1 — User Friendliness Why: Improve LUMO organization and the Town’s administrative processes	• Make the LUMO clear, intuitive, and easy to use for all audiences. • Improve predictability and reduce ambiguity in permitted uses. • Streamline the development application and review process while ensuring administrative pathways support Complete Community outcomes. • Ensure information is transparent, accessible, and easy to navigate. • Balance efficiency with community benefits that cannot be achieved solely through administrative processes. • Streamline processes to reduce uncertainty and encourage locally driven infill and middle housing development, especially by smaller and first-time builders.
GOAL 2 — Housing Diversity, Attainability & Supply – Increase housing diversity, attainability, and supply	• Increase density is interspersed with public amenities and green spaces and connected to destinations by transit lines or greenways. Expand permissions for middle-income and missing middle housing in appropriate areas.	GOAL 2 — Housing Diversity, Attainability & Supply Why: Increase housing diversity, attainability, and supply	• Increase density interspersed with public amenities and green spaces and connected to destinations by transit lines or greenways.

	• Maintain or increase affordable housing production across town, including within market-rate projects. • Encourage smaller, more attainable units. • Ensure context-sensitive infill that fits within existing neighborhoods.		• Expand permissions for middle-income and missing-middle housing in a mindful way • Maintain or increase affordable housing production across town, including within market-rate projects. • Encourage smaller, more attainable units. • Ensure context-sensitive infill that fits within existing neighborhoods.
GOAL 3 — Economic Development & Complete Community Land Use—Supporting a diverse and resilient local economy	• Reduce regulatory barriers for small and locally owned businesses. • Create opportunities for retail and services,, job growth and targeted industries in appropriate areas.. • Expand the commercial tax base through mixed-use and redevelopment opportunities. • Enable adaptive reuse of existing buildings for economic activity. • Support neighborhood-scale commercial uses that provide daily needs close to home and reinforce a balanced jobs-housing mix. • Align land-use patterns with Complete Community principles to ensure equitable access, mixed-use opportunities, and predictable development patterns.	GOAL 3 — Economic Development & Complete Community Land Use Why: Support a diverse and resilient local economy	• Reduce regulatory barriers for small and locally owned businesses. • Create opportunities for retail, services, job growth, and targeted industries in appropriate areas. • Expand the commercial tax base through mixed-use and redevelopment opportunities. • Enable adaptive reuse of existing buildings for economic activity. • Support neighborhood-scale commercial uses that provide daily needs close to home and reinforce a balanced jobs-housing mix. • Align land use patterns with Complete Community principles to ensure equitable access, mixed-use opportunities, and predictable development patterns. • Other suggestions:

			• Improve connectivity and mobility options for people of all ages and abilities. • Support Eexpansionnd public green space and civic gathering areas that serve multiple functions.
GOAL 4 — Transportation and Parking – Foster a multimodal, climate-aligned mobility system	• Reduce car dependency. • Align parking and transportation standards with transit-oriented development (TOD) goals. • Ensure developments support multimodal access (bike, pedestrian, transit, micromobility). • Improve safety and connectivity that is accessible and intuitive. • Support reduced car dependency through greenway-oriented and transit-oriented design. • Require EV-ready and electric-mobility-ready infrastructure in new development to support long-term electrification and climate-aligned mobility.	GOAL 4 — Built Environment for a Complete Community Why: Ensure the physical form of the Town supports livability, economic vitality, and equitable access to daily needs	• Development that balances and arranges uses for a Complete Community and attracts/supports small, local businesses. • Public realms that are attractive, comfortable, welcoming, destination-connected, and economically vibrant. • Support Aaccessible and well-distributed civic spaces (parks, plazas, placemaking spaces). • Mobility infrastructure and connections that enable safe, low-car or car-free lifestyles. • Support Rreduced dependence on parking through context-appropriate standards. • Integrated greenway networks, open spaces, and public realm elements that anchor community form and support health. • Building form and site design that create walkable, connected, people-centered environments.

			• Infrastructure coordinated with land use to support long-term community needs.
GOAL 5 — Environment and Sustainability – Build resilience and protect key environmental systems	• Strengthen Resource Conservation District (RCD) protections and stream buffers to support ecological health and habitat connectivity. • Require low-impact development (LID) and green infrastructure in site design. • Improve tree protection, expand tree canopy, and reduce heat. • Modernize stormwater requirements to mitigate flooding, address climate risk, and improve equity. • Integrate sustainability, resilience, and energy-efficient building performance standards into all zoning districts and development types. • Prioritize resilience strategies in areas with higher climate vulnerability.	GOAL 5 — Environment & Sustainability Why: Build resilience and protect key environmental systems	• Strengthen-Respect Resource Conservation District (RCD) protections and stream buffers to support ecological health and habitat connectivity. • Require low impact development (LID) and green infrastructure in site design. • Improve tree protection, expand tree canopy, and reduce urban heat. • Modernize stormwater requirements to mitigate flood anding, address climate risk, and improve equity. • Allow incentives forIntegrate sustainability, resilience, and energy-efficient building performance standards into all zoning districts and development types. • Prioritize resilience strategies in areas with higher climate vulnerability. • Protect land important for conservation, natural stormwater infiltration, or careful use such as greenways. • Other suggestions: • Increase public green spaces that serve multiple functions (public

			health, habitat, mobility, stormwater, pollinator corridors). • Encourage climate aligned operations and long term infrastructure planning.
GOAL 6 — Recreation, Open Space, and the Public Realm – Ensure a healthy town and vibrant public realm	• Ensure access to high-quality, inclusive parks and civic spaces. • Support walkable, vibrant, and climate-responsive public spaces. • Promote equitable access to recreation and green space across all neighborhoods. • Expand greenways, trails, and public spaces.		



“Hows” are the specific changes that will help us accomplish our specific goals (Why) and Priorities (Whats). For Wednesday night; we will be focused on the Whys and Whats. I have heard interest from Council Members in providing a way to capture any “Hows” for future consideration. One suggestion is to give Council Members notecards to write them down and submit at the end of the session. Before the Legislative Process: Using these goals (WHATS) as a guide, we would employ a policy decision matrix, like the one below, to walk through proposed changes (HOWS) that apply to each:

Example: Policy Direction Matrix--LUMO Rewrite						
Topic Area	Background Summary & Why it Matters	Relevant Council Goals/Priorities (from above)	EXAMPLES of Options for Council Consideration (Council partners with planning and legal departments)	EXAMPLES of Tradeoffs and Implications (Council partners with planning and legal departments)	Council Direction	Did we meet relevant goals? How do we measure success?
Middle Income & Missing Middle Housing	Background and summary of what this is, why this is important, why recommendations are what they are. Summary of proposed allowances (triplexes, fourplexes, cottage courts, etc.) and location criteria. Include any numeric or concrete goals that may have been set or should be considered, e.g.: 485 housing units per year per CC).		A. Allow along arterials/collectors/greenways only B. Broader allowance in residential zones C. Limited allowance with conditions D. Other	Infrastructure capacity; neighborhood impacts; affordability outcomes; workforce v. AH v. market rate	☐ A ☐ B ☐ C ☐ D ☐	