

LUMO AUDIT & REWRITE

Town Council Meeting

February 15th, 2023

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Objectives for Tonight

LUMO Audit - key findings

 Highlight specific areas for the LUMO update and preliminary strategy

Next steps



WHAT IS INCLUDED IN A LUMO COMPREHENSIVE UPDATE

COMPREHENSIVE PLAN

The Chapel Hill 2020 comprehensive plan reflects the values, aspirations, and ideas of the community.

POLICIES

Policies provide a point of reference, or a framework, for making future decisions, particularly where the need for a decision type will be repeated repeatedly, regularly, or multiple times.

LUMO

Codes, regulations,
standards, and
requirements contributing to
a desirable, predictable built
environment.



Policy Directives for LUMO Rewrite

- Chapel Hill 2020
 - Create a Place for Everyone
 - Community Prosperity and Engagement
 - Getting Around
 - Good Places, New Spaces
 - Nurturing Our Community
 - Town and Gown Collaboration

- Complete Community Framework
 - Where to Grow
 - Chapel Hill will direct growth to:
 - Greenways
 - Transit Corridors
 - Large infill sites with existing infrastructure
 - Smaller infill sites
 - Plan for the Future Strategically
 - Expand and Deliver new Greenways
 - Be Green
 - Plan for Excellence in the Public Realm

Policy Directives for LUMO Rewrite

Future Land Use Map

Open Space Master Plan

Affordable Housing Strategy

Historic District Design Standards

Climate Action and Resilience Plan

One Orange Racial Equity Scorecard

Mobility and Connectivity Plan, Greenways Plan

Downtown Together

February 2021 – August 2021
 Orion Planning & Design completed a thorough audit of existing Land Use Management Ordinance.

- Benchmarking Surveys
- Stakeholder Roundtables
- Advisory Board Sessions



Section-by-section evaluation



Complete Community/Comp Plan alignment considerations



Best practice considerations

Social equity

Housing and affordability

Sustainability and resilience

Integrated mobility

Design character and quality

Process, process

Assessment and Best Practice

Core Recommendations for LUMO Improvement

Zoning District	R-3	R-4	R-5	R-6	CC	N.C.	OI-1	OI-2
Lot Size (square feet min)	5,500	5,500	5,500	5,500	5,500	5,500	5,500	5,500
Density (units per acre max)	7	10	15	15	15	10	10	15
Frontage (min feet)	40	40	40	40	40	40	40	40
Lot Width (min feet)	50	50	50	50	50	40	50	40
Building Height, Setback (max feet)	29	34	39	39	34	34	29	34
Building Height, Core (max feet)	60	60	60	60	60	60	60	60
Street Setback (min feet)	24	22	20	20	22	24	24	22
Interior Setback (min feet)	8	8	6	6	8	8	8	8
Solar Setback (min feet)	11	9	8	8	9	11	11	9
Impervious Surface Ratio (max)*	.5/.7	.5/.7	.5/.7	.5/.7	.5/.7	.5/.7	.5/.7	.5/.7
Floor Area Ratio (Max)	0.162	0.23	0.303	0.303	0.429	0.264	0.264	0.264
Street Setback (max feet)	N/A							

Districts

 Align zoning districts with FLUM and TOD land use designations

Core Recommendations for LUMO Improvement

Reorganize

Comprehensively reorganize code content to reduce redundancies and overlap

Update

Update uses and use groups to include more mixed-use options

Illustrate

Illustrate instead of narrate

Consolidate

Consolidate all definitions and update to reflect current context and best practice

Revise

Revise the sign code chapter to reflect content-neutral caselaw

Chapel Hill Complete Community Framework

PLACE

ACTIVE TRANSPORTATION OPTIONS

ACCESS TO PARKS AND GREEN SPACE

NEW AFFORDABLE HOUSING MODELS

HOUSING DIVERSITY (INCENTIVIZE ADU₅, MULTIPLEXES IN EXISTING NEIGHBORHOODS

ACCESS TO HOMEOWNERSHIP FOR HISTORICALLY

MARGINALIZED COMMUNITIES

LIVE/WORK NEIGHBORHOODS

YOUR STORY

MATURE TREE CANOPY

BUILT HERITAGE

NATURAL LANDSCAPES, WATERWAYS, FEATURES

CULTURAL DIVERSITY AND SKILLED/EDUCATED WORKFORCE
OPPORTUNITY TO ADD DENSITY & CREATE CRITICAL MASS

EXISTING GREENWAYS

UNC PRESENCE

WILLINGNESS TO INNOVATE

DAYCARES, SCHOOLS AND COMMUNITY CENTERS

FOOD / MARKETS

CULTURAL & SOCIAL EVENTS LINKED TO INDUSTRIES

EDUCATION & TRAINING

RESEARCH & DEVELOPMENT

SERVICES TO SUPPORT INNOVATION & ENTREPRENEURIALISM

LOCAL INDEPENDENT RETAILERS

SOCIAL INNOVATION/NON-PROFIT INCUBATORS

POLICIES TO DRIVE LIVE/WORK SPACES IN

NEW HOUSING FORMS

INDOOR AND OUTDOOR RECREATION, FITNESS
AND PLAY FACILITIES

FRIENDLY TO CHILDREN AND SENIORS

MITIGATE CLIMATE RISKS: GREEN INFRASTRUCTURE

WALKABLE

HUMAN-SCALE

ORIENTED TO ACTIVE TRANSPORTATION AND TRANSIT

IDENTIFIABLE & DISTINCT

EVERYWHERE TO EVERYWHERE GREENWAYS

WATERSHEDS AS PEDESTRIAN AND CYCLING CONNECTORS





Code Improvements To Reinforce Social Equity - Housing





ZONING DISTRICTS

PROCESS AND PROCEDURES

Code Improvements To Reinforce Social Equity - Transit



Integrate context-sensitive streetscape, access, and circulation standards into design requirements



Establish minimum densities





Adopt design standards for bicycle parking, transit stop requirements, EV charging



Offer density bonus in select districts within set distance from a transit stop

Code Improvements To Reinforce Social Equity - Wellness

Food Security and Public Health

- Increase access to existing resources by allowing neighborhood scale mixed uses to include groceries, medical offices, social services, etc.
- Create development incentives tied to healthy food options



Code Improvements To Reinforce Social Equity - Wellness

Food Security and Public Health

- Permit community gardens
- Permit micro-livestock
- Require applicants to incorporate new food system assets
- Promote walkability in future development and redevelopment



Code Improvements To Protect Community Assets - Environment



Incorporate low impact development design standards in conjunction with stormwater requirements in Article 5.4, incentivizing impervious surfaces through density credit or bonuses



Integrate stormwater and landscape buffer requirements



Implement strong tree protection standards and codify native species landscaping requirements



Revise parkland dedication requirements

Code Improvements To Support Good Design



Expand the opportunity for mixed-use development at appropriate scales



Adopt building typologies to further design character



Incorporate and illustrate site design requirements



Reduce setbacks and incorporate build-to envelopes/lines

Code Improvements to Increase Access to Programs and Amenities



Incorporate neighborhood-scale mixed use in most or all residential districts



Expand uses and use groups to address incubator and coworking spaces



Allow parks, open space, and recreation amenities by-right in every district



LUMO Audit Final Report Components

15 Feb. 2023

Code Diagnostic Report

- Detailed audit review matrix
- Key findings summary



Apr. 2023

Final Report

Launch point for update process to formally begin

LUMO Update "Roadmap"

- · Detailed, realistic work plan
- Clear benchmarks to ensure success
- Roles and responsibility centers defined





LUMO Update Process

CONCEPTUAL SCOPE & SCHEDULE

April – June 2023



PHASE 1: INITIATION OF DRAFTING July 2023 – February 2024



PHASE 2:
PREPARATION OF
PRELIMINARY
DRAFT OF THE
RE-ENVISIONED
LUMO

February – June 2024



PHASE 3:
PRELIMINARY
DRAFT REVISIONS
AND OUTREACH

June – September 2024



PHASE 4:
ADVISORY BOARD
CONSIDERATION

September – November 2024



PHASE 5: FORMAL ADOPTION PROCESS December 2024 April 2025



PHASE 6:
USER'S GUIDE AND
STAFF AND
STAKEHOLDER
TRAINING

