



**OPEN THE LEGISLATIVE HEARING: LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT – ARTICLES 1, 3, 4, 5, 6, AND 7 AND APPENDIX A REGARDING HOUSING REGULATIONS AND HOUSING CHOICES FOR A COMPLETE COMMUNITY**

**Staff Memorandum**

TOWN OF CHAPEL HILL PLANNING DEPARTMENT

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<b>Amendment Request</b> Amend sections of the Land Use Management Ordinance (LUMO) to address setback and height exceptions, encourage a range of housing choices, and allow staff approval of smaller multi-unit housing developments up to four (4) units.	<b>Meeting Date</b> May 16, 2023
<b>Staff Recommendation</b> Staff recommends that the Planning Commission review the proposed text amendment and forward a recommendation to the Town Council in time for the Council’s review at the May 24, 2023, Legislative Hearing.	
<b>Process</b> Planning Commission reviews the proposed text amendment and makes a recommendation to Town Council. Town Council will hold a public hearing to consider the proposed amendment on May 24, 2023.	
<b>Text Amendment Overview</b> Based on the direction provided in the Town’s adopted plans and commissioned studies, staff proposes a text amendment that seeks to: <ul style="list-style-type: none"><li>• Remove density caps and focus on other dimensional standards such as minimum lot sizes, maximum floor area ratios, setbacks, building height, and impervious surface.</li><li>• Allow two-family developments (including cottages on compacts lots) in most residential zones.</li><li>• Allow staff approval of three- and four-family developments in districts that allow multifamily development</li><li>• Revise the current height and setback exceptions to clarify requirements.</li></ul> The proposed amendments do not supersede any regulations set forth by the Neighborhood Conservation Districts (NCDs), nor are they intended to incentivize the immediate redevelopment of single-family neighborhoods. The proposed changes are intended to encourage a context-sensitive increase in density over time and to provide additional dwelling units incrementally within existing neighborhoods.	
<b>ATTACHMENTS</b> <ol style="list-style-type: none"><li>1. Exhibits</li><li>2. Resolution A (Resolution of Consistency)</li><li>3. Ordinance A (Enactment of Land Use Management Text Amendment Proposal)</li><li>4. Resolution B (Deny Land Use Management Text Amendment Proposal)</li><li>5. Advisory Board Recommendation</li></ol>	