

A RESOLUTION TO UPDATE AND ALIGN THE COUNCIL'S EXPECTATIONS FOR ENERGY PERFORMANCE IN REZONING APPLICATIONS WITH THE TOWN'S CLIMATE ACTION AND RESPONSE PLAN (2023-04-26/R-X)

WHEREAS, in April of 2007, the Town of Chapel Hill adopted a resolution ([2007-04-23/R-9](#)) stating the Council's expectations for energy efficiency and energy management planning as part of rezoning applications with special use permits;

WHEREAS, in April of 2018, conditional zoning districts became the most common mechanism for rezoning properties located within the corporate limits of Chapel Hill;

WHEREAS, in April of 2021, the Town of Chapel Hill adopted a Climate Action and Response Plan, which charts a course for reducing the emissions that cause climate change and adapting to our changing climate, including a goal of achieving net-zero emissions by 2050;

WHEREAS, the Climate Action and Response Plan reports that the energy used in the buildings and transportation sectors generates approximately 96% of all greenhouse gas emissions in Chapel Hill that contribute to global climate change, at 69.7% and 26.4% respectively;

WHEREAS, the Climate Action and Response Plan has goals of updating the Council's policy for new private construction and for ramping up to net-zero emissions buildings and Town-owned facilities by 2050;

WHEREAS, the Climate Action and Response Plan has goals for creating a Town-wide electric vehicle (EV) charging station network of both public and privately owned EV charging infrastructure; and

WHEREAS, the Climate Action and Response Plan also has goals for increasing the use of clean renewable energy to 80% by 2030 and 100% by 2050, supporting the transition to clean, electric vehicles, reducing vehicle miles traveled and shifting transportation to more walking, biking and transit, diverting 100% of waste from the landfill, protecting and conserving our natural resources, and increasing our resiliency to the stressors of climate change.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that it is the expectation of the Council that applicants seeking approval of conditional zoning applications shall comply with the following high energy efficiency design standards:

For commercial construction: New Buildings Institute 40% Stretch Energy Standard.

For residential construction: Energy Star Certified Homes, Version 3.1 certification requirements.

BE IT FURTHER RESOLVED that applicants should comply with the most recently published versions of the high energy efficiency design standards listed above or whichever version leads to the greatest energy efficiency as determined by Town staff.

BE IT FURTHER RESOLVED that for instances where Town staff determines that the New Buildings Institute 40% Stretch Energy Standard or Energy Star Certified Homes, Version 3.1 do not fit with the proposed construction type for a building(s), other comparable standards generally recognized as applicable to building energy efficiency, as amended and in effect at the time the conditional zoning application is approved, may be used by applicants to comply with a high efficiency standard.

BE IT FURTHER RESOLVED that applicants should comply with the following provisions for EV installations and readiness:

[For details, see proposed terminology and provisions sections within companion document entitled "Proposing an EV-Readiness Policy for Conditional Zoning Application Reviews"]

BE IT FURTHER RESOLVED that it is the expectation of the Council that applicants include a project-specific Climate Action Plan with their conditional zoning applications, both to address commitments towards the high energy efficiency and electric vehicle charging design standards referenced above, and to address elements that support the Town's adopted Climate Action and response Plan, such as but not limited to:

Buildings & Energy

- all-electric building(s) and/or all-electric building(s) ready
- solar and/or solar-ready building(s)
- sustainable building materials (source, reuse, durability)
- interior and exterior LED lighting only (3000 Kelvin or lower for exterior)
- International Dark-Sky Association approved exterior lighting or equivalent
- WaterSense rated fixtures and equipment only
- ENERGY STAR rated appliances and equipment only
- *[see above for high efficiency energy performance standards]*

Transportation & Land Use

- sustainable transportation choices (transit, biking, walking, etc.)
- sustainable transportation infrastructure (bus stop, bike rack, etc.)
- *[see above for electric vehicle infrastructure standards]*

Water, Wastewater, & Natural Resources

- natural resource conservation (water features, native plants, habitat, etc.)
- native and drought-tolerant landscape plantings only
- no irrigation or non-potable irrigation only
- rainwater harvesting and/or gray water for non-potable reuse
- on-site recycling, composting and/or collection services

Resiliency

- storm event design for stormwater management system
- green infrastructure (trees, bioswales, constructed wetlands, etc.)
- vegetative or light-colored (high albedo) roof materials
- light-colored (high albedo) impervious surfaces
- invasive species removal

BE IT FURTHER RESOLVED that this resolution updates and supersedes resolution 2007-04-23/R-9 entitled, A RESOLUTION STATING THE COUNCIL’S EXPECTATIONS FOR ENERGY EFFICIENCY AND AN ENERGY MANAGEMENT PLAN AS ELEMENTS OF REZONING APPLICATIONS WITH ACCOMPANYING SPECIAL USE PERMITS.

This the XXth day of XXXX, 202X.