



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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Amendment Request 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.	Meeting Date May 24, 2023
Staff Recommendation That the Council open the legislative hearing on the LUMO text amendment, receive public comment, provide feedback on the draft text amendment, and continue the hearing to June 21, 2023.	
Process The item before the Council is for approval of a LUMO text amendment. The Council may approve the amendment if it is necessary: <ol style="list-style-type: none">1. To correct a manifest error in the chapter; or2. Because of changed or changing conditions in a particular area or in the jurisdiction generally; or3. To achieve the purposes of the Comprehensive Plan	
Text Amendment Overview 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">• Regulate the amount of housing on a lot through dimensional standards such as minimum lot sizes, maximum floor area ratios, setbacks, building height, and impervious surface, rather than through density caps.• Allow two-family developments (including single-family plus cottage) in most residential zones.• Allow staff approval of three- and four-family developments in districts that currently allow multifamily development.• Revise the current height and setback exceptions to clarify requirements. <p>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.</p>	
ATTACHMENTS <ol style="list-style-type: none">1. Draft Staff Presentation2. Exhibits3. Resolution A (Resolution of Consistency)4. Ordinance A (Enactment of Land Use Management Text Amendment Proposal)5. Resolution B (Deny Land Use Management Text Amendment Proposal)6. Noell Consulting Group Market Impact Analysis of Duplexes7. Planning Commission Recommendation (to be added)	