

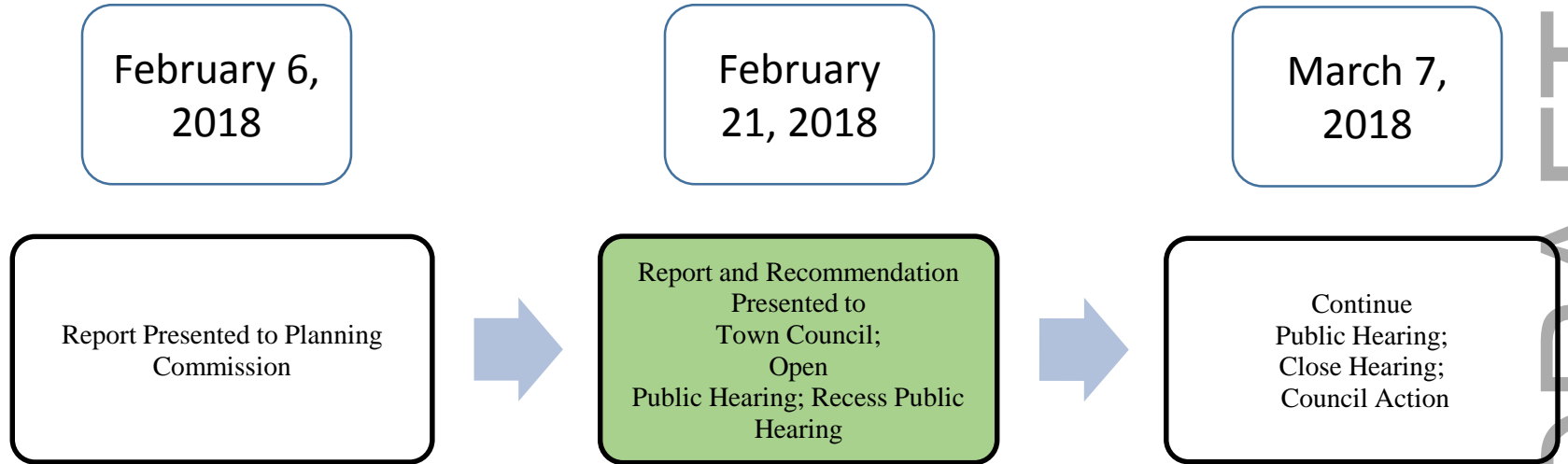


# **LUMO Text Amendment Conditional Zoning**

**Date: February 21, 2018**

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# The Process:



February 21,  
2018

- Town Council  
Public Hearing

**Recommend:** That the Council open the public hearing, receive comments, and recess the public hearing to the March 21, 2018 Business Meeting.

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# Conditional Zoning

- LUMO amended on November 29, 2017
- Effective Date for Conditional Zoning Amendments – April 1, 2018
- Revisions proposed at this time

NUMBER OF EXITS  
FIRE RESISTIVE CONSTRUCTION  
FIRE SUPPRESSION SYSTEMS  
MEANS OF EGRESS  
ACCESSIBILITY  
BUILDING MATERIALS  
BUILDING SYSTEMS

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ZONING ORDINANCE ISSUES  
ZONING CLASSIFICATION  
PERMITTED USES  
CONDITIONAL USES  
MAXIMUM HEIGHT OF BUILDING  
MAXIMUM % OF LOT COVERED  
SET BACK LINES (FRONT/REAR SIDES)

BUILD HERE

CANNOT  
BUILD HERE

# Conditional Zoning & Land Use Plan

- Conditional Zoning Districts must conform with Land Use Plan
- Includes Process for amending the Land Use Plan
- Consistency Requirement

Chapel Hill 2020  
Land Use Plan  
Adopted June 25, 2012

## Land Use Categories

	Rural Residential, 1 unit/5 ac.
	Rural Residential, 1 unit/2-5 ac.
	Low Residential, 1 unit/ac.
	Low Residential, 1-4 units/ac.
	Medium Residential, 4-8 units/ac.
	High Residential, 8-15 units/ac.
	Commercial
	Mixed Use, Office/Commercial Emphasis
	Mixed Use, Office Emphasis
	Town/Village Center
	Institutional
	Office
	University
	Parks/Open Space
	Landfill Activities

## Special Areas

Development  
Opportunity Areas:

\*Refer to the Northern Area T.F. Board for the Ephesus-Fordham

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# **Conditional Zoning – AIA 2030 Challenge**

- **Included in Ordinance passed on November 29, 2017**
- **Retain until Further Consideration of Petition regarding AIA 2030 Challenge**

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# Conditional Zoning – Minor Alteration

- **Clarification –**

- **Only in the Innovative-Light Industrial District may the Council enact a conditional zoning district the same evening as the initial public hearing**

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## Key Issue:

Should the LUMO be amended to establish a link between the Town's Land Use Plan and conditional zoning applications as well as provide a process for amending the Land Use Plan, when necessary?



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