



LUMO Text Amendment Conditional Zoning

Date: February 21, 2018

Conditional Zoning

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

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

PROPERTY LINE

PARKING
SPACES

MAX.
BLDG.
HT.

SET BACK LINE

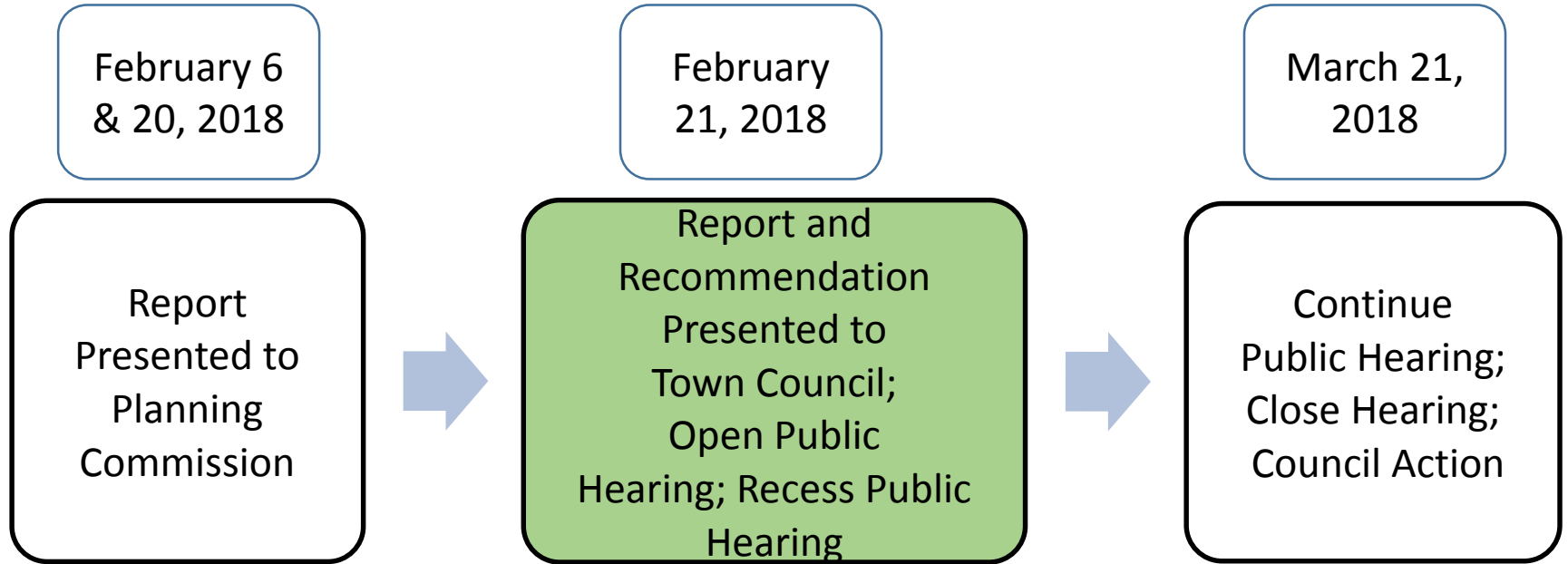
MEANS OF
EGRESS

CANNOT
BUILD HERE

BUILD HERE

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

The Process for Proposed Revisions:



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.

Conditional Zoning & Land Use Plan (Sections 2 & 3 of the Proposed Ordinance)

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

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. Report: the Enclave-Fordham

Conditional Zoning & Land Use Plan (Sections 2 & 3 of the Proposed Ordinance)

- Process for Land Use Plan amendment with Conditional Zoning District Application



Conditional Zoning – Architecture 2030 Challenge (Section 1 of the Proposed Ordinance)

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

Conditional Zoning – Minor Alteration (Section 4 of the Proposed Ordinance)

- Clarification –

- Only in the Innovative-Light Industrial Conditional Zoning District (Enterprise Zone) may the Council enact a conditional zoning district the same evening as the initial public hearing

Conditional Zoning – Summary of Proposed Changes

- ❖ Clarification Amendments
 - Architecture 2030 Encouragement
 - Clarify Procedure for the Innovative, Light Industrial District
- ❖ Link between the Town's Land Use Plan & Conditional Zoning District Applications
 - Conditional zoning districts must conform to Land Use Plan
 - Define process for amending Land Use Plan

Recommendation:

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

