



TOWN OF CHAPEL HILL

Town Hall
405 Martin Luther King Jr.
Boulevard
Chapel Hill, NC 27514

Legislation Text

File #: [22-0905], Version: 1

Call a Legislative Hearing for Land Use Management Ordinance Text Amendments - Proposed Changes to Articles 1, 3, 4, 5, 6, 7, and Appendix A Related to Housing Choices for a Complete Community on January 25, 2023.

Staff:

Mary Jane Nirdlinger, Interim Planning Director
Judy Johnson, Assistant Director
Anya Grahn-Federmack, Principal Planner

Department:

Planning

Overview: Staff proposes revisions to the Land Use Management Ordinance (LUMO) to specifically address townhouse developments as well as other updates related to housing choices.



Recommendation(s):

That the Council adopt the resolution calling a legislative hearing to amend the Land Use Management Ordinance (LUMO) related to housing choices on January 25, 2023.

Key Issues:

The proposed revisions would:

- Address the unique characteristics of townhouse developments by classifying townhouses as a use, specifying design and development standards, and providing a clear definition; and
- Update definitions and regulations to foster the introduction of "gentle density" by allowing duplexes, triplexes, fourplexes, and cottage courts in residential zoning districts.



Attachments:

- Resolution

A RESOLUTION CALLING A LEGISLATIVE HEARING TO CONSIDER A LAND USE MANAGEMENT ORDINANCE TEXT AMENDMENT REGARDING HOUSING REGULATIONS RELATED TO ARTICLE 1, ARTICLE 3, ARTICLE 4, ARTICLE 5, ARTICLE 6, ARTICLE 7, AND APPENDIX A FOR JANUARY 25, 2023 (2022-12-07/R-5)

WHEREAS, as housing becomes less attainable due to limited supplies, high pricing, and limited housing options, there are fewer housing options for current and new residents at different income levels, life cycles, and stages to live in the community; and

WHEREAS, as housing becomes more expensive and less attainable, Chape Hill's workforce must look at housing opportunities outside of the community, leading to increased traffic and parking demands; and

WHEREAS, the Chapel Hill 2020 Comprehensive Plan promotes a range of housing choices for residents, including workforce, senior, and affordable housing; and

WHEREAS, the Chapel Hill 2020 Comprehensive Plan encourages future land use, form, and density that strengthen the community, social equity, economic prosperity, and the natural environment; and

WHEREAS, the Future Land Use Map (FLUM) encourages compact, well-designed, mixed-use communities where all community members have access to jobs, transit, and places to reside; and

WHEREAS, the Chapel Hill Housing Needs Analysis: 2020-2040 found that new housing for individual households is expected to increase to 500 units per year. Few owner-occupied townhouses or condominiums are built to meet this need and provide missing middle housing for the community's workforce; and

WHEREAS, on September 22, 2021, the Town Council petitioned staff to create a new application pathway to foster the creation of missing middle housing, including duplexes, triplexes, cottage courts, townhomes, and other forms of compact development, to increase the availability and affordability of housing; and

WHEREAS, in 2022, the Chapel Hill Town Council initiated a Complete Community Strategy to identify shared interests around a new approach to housing that clarifies where and how to build housing in order to be an inclusive, sustainable, and economically competitive community; and

WHEREAS, Chapel Hill's available housing units do not meet the needs of current and future residents; and

WHEREAS, the amendments to the Land Use Management Ordinance (LUMO) seek to expand housing choices in residential zoning districts by introducing "gentle density" through the construction of small-scale, missing middle housing such as duplexes, triplexes, fourplexes, cottage courts, and townhouses; and

WHEREAS, Land Use Management Ordinance Article 1 - General Provisions, should be amended to clarify two-family structures refer to both single family dwellings with an accessory apartment and duplex dwellings; and

WHEREAS, Land Use Management Ordinance Article 3 - Zoning Districts, Uses, and Dimensional

Standards, limits housing development to certain types and does not specifically address small, multi-family housing choices such as fourplexes, cottage courts, and townhouses. Further, additional amendments are needed to address dimensional standards height and setback exceptions, and affordable housing calculations; and

WHEREAS, Land Use Management Ordinance Article 4 - Procedures, does not specifically address subdivision requirements for townhouses and condominiums, and the application processes do not distinguish between small-scale and large-scale residential developments; and

WHEREAS, Land Use Management Ordinance Article 5 - Design and Development Standards, applies only to multifamily development of three units or more on a single lot and does not address small-scale missing middle housing and townhouse developments; and

WHEREAS, Land Use Management Ordinance Article 6 - Special Regulations for Particular Uses, does not provide standards for accessory apartments, cottage courts, triplexes, fourplexes, and townhouse development; and

WHEREAS, Land Use Management Ordinance Article 7 - Nonconformities, does not address nonconforming uses such as triplexes and fourplexes that may exist; and

WHEREAS, the Land Use Management Ordinance's definitions and regulations do not reflect various modern practices in housing production that may be of interest to the Town.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council calls a Legislative Hearing for consideration of a Land Use Management Ordinance Text Amendment regarding Housing Regulations on Wednesday, January 25, 2023, at 7:00 p.m. in the Council Chamber, Town Hall, 405 Martin Luther King, Jr. Blvd.

This the 7th day of December, 2022.

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

RECOMMENDATION: That the Council calls a Legislative Hearing for Land Use Management Ordinance Text Amendments regarding Housing Choices for January 25, 2023.