

Chapel Hill Town Council – LUMO “Whys” and “Whats”
April 8, 2026

This document lists high level goals intended to help organize Council’s discussion and review of the updated LUMO.

Staff prepared this document to reflect edits that were proposed by Councilmembers and staff during the April 8, 2026, Council work session. This document builds on a draft that was originally prepared by Councilmembers before the April work session.

Overarching Interests: Complete Community, Sustainability, and Equity

Goals:

1. User Friendliness

Why: Improve LUMO organization and the Town’s administrative processes

2. Housing Diversity, Attainability & Supply

Why: Increase housing diversity, attainability, and supply

3. Economic Development and Land Use

Why: Support a diverse and resilient local economy

4. Built Environment and Public Realm

Why: Ensure the physical form of the Town supports livability, economic vitality, and equitable access to daily needs

5. Environment and Resilience

Why: Build resilience and protect key environmental systems

Goals	Priorities
<p>GOAL 1: User Friendliness</p> <p>Why: Improve LUMO organization and the Town’s administrative processes</p>	<ul style="list-style-type: none"> • Make the LUMO clear, intuitive, and easy to use for all audiences. • Improve predictability and reduce ambiguity in permitted uses. • Streamline the development application and review process while ensuring administrative pathways support Complete Community outcomes. • Ensure information is transparent, accessible, and easy to navigate. • Balance efficiency with community benefits that cannot be achieved solely through administrative processes. • Streamline processes to reduce uncertainty and encourage infill and middle housing development.
<p>GOAL 2: Housing Diversity, Attainability & Supply</p> <p>Why: Increase housing diversity, attainability, and supply</p>	<ul style="list-style-type: none"> • Increase density interspersed with amenities and green spaces and connected to destinations by transit lines or greenways. • Expand permissions for middle-income and missing-middle housing in a mindful way • Maintain or increase affordable housing production across town, including within market-rate projects. • Encourage smaller, more attainable units. • Ensure context-sensitive infill that fits within existing neighborhoods.
<p>GOAL 3: Economic Development & Land Use</p> <p>Why: Support a diverse and resilient local economy</p>	<ul style="list-style-type: none"> • Support neighborhood-scale commercial uses that provide daily needs close to home and reinforce a balanced jobs-housing mix. • Align land use patterns with Complete Community principles to ensure equitable access, mixed-use opportunities, and predictable development patterns. • Other suggestions:

	<ul style="list-style-type: none"> • Improve connectivity and mobility options for people of all ages and abilities. • Support expansion green space and civic gathering areas that serve multiple functions.
<p>GOAL 4: Built Environment & Public Realm</p> <p>Why: Ensure the physical form of the Town supports livability, economic vitality, and equitable access to daily needs</p>	<ul style="list-style-type: none"> • Development that balances and arranges uses for a Complete Community and attracts/supports small, local businesses. • Support accessible and well-distributed civic spaces (parks, plazas, placemaking spaces). • Mobility infrastructure and connections that enable safe, low-car or car-free lifestyles. • Support reduced dependence on parking through context-appropriate standards. • Building form and site design that create walkable, connected, people-centered environments.
<p>GOAL 5: Environment & Resilience</p> <p>Why: Build resilience and protect key environmental systems</p>	<ul style="list-style-type: none"> • Respect Resource Conservation District (RCD) protections and stream buffers to support ecological health and habitat connectivity. • Improve tree protection, expand tree canopy, and reduce urban heat. • Modernize stormwater requirements to mitigate flood and climate risk and improve equity. • Allow incentives for sustainability, resilience, and energy-efficient building performance. • Prioritize resilience strategies in areas with higher climate vulnerability. • Protect land important for conservation, natural stormwater infiltration, or careful use such as greenways.