



TOWN OF
CHAPEL HILL
PLANNING

What is Zoning?



ZONING PLAYS A KEY ROLE IN SHAPING OUR COMMUNITY



Regulates how we use the land

Controls what, where, and how we construct buildings

Manages development where you shop, live, work, learn, and play

Protects the safety, health, and well-being of the community



WHAT DOES ZONING DO?

Mix uses that go well together, like restaurants and stores near schools and homes.



Separate uses that don't go well together, like homes and factories.



Zoning can make it difficult for people of different classes, races, and abilities to live near each other.

It doesn't have to be this way.

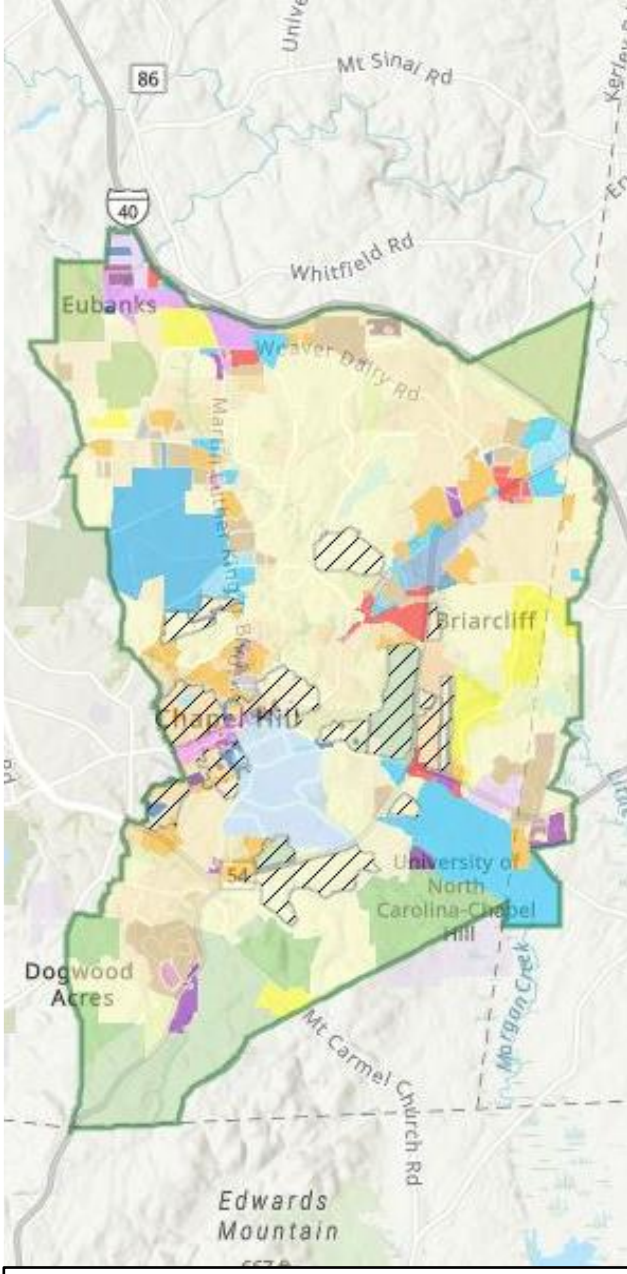
We can use zoning as a tool to promote racial and social equity.



APPENDIX A—LAND USE MANAGEMENT

With respect to the res... section, such develop... considered as nonse... meaning of section "
(2) The area of the district shall be defined generally as an area extending five (5) miles from the normal pool elevation of the Jordan Lake Reservoir, or to the ridge line of the watershed, whichever is less.
(3) The specific location of the watershed protection district shall be set by ridge lines, identifiable physical features such as highways, or property lines, and shall be shown on the official zoning atlas.
(d) District Applicability. This section shall apply to development and land-disturbing activities within the WPD after the effective date (July 1, 1993) of this section with the following exemptions:
(1) Continued Use, Operation or Maintenance of Development Existing on July 1, 1993. This section shall not apply to the continued use, operation or maintenance of any development existing, or for which construction had substantially begun, on or before July 1, 1993. In addition, this section shall not apply to existing development which has established a vested right under North Carolina zoning law as of July 1, 1993, based on the following criteria:
A. Substantial expenditure of resources (time, labor, money) based on a good faith reliance upon having received a valid approval to proceed with the project;
B. Having an outstanding valid building permit; or
C. Having expended substantial resources (time, labor, money) having an approved site specific development plan pursuant to the Development of the Develop...

LUMO



Zoning Map

There are two parts of zoning in Chapel Hill:

- Land Use Management Ordinance (LUMO)
• Zoning District Map

Land use rules and the zoning map work together to reach the Town's goals.



CURRENT ZONING DISTRICTS HAVE PLAYED AN IMPORTANT ROLE IN SHAPING OUR COMMUNITY SINCE 2003

Residential



Commercial



Office/
Institutional



Industrial





ZONING IS A TOOL TO REACH OUR COMPREHENSIVE PLAN GOALS



A Place for Everyone



Community Prosperity & Engagement



Getting Around



Good Places, New Spaces



Nurturing Our Community



Town & Gown Collaboration



ZONING IS A TOOL TO REACH OUR GOALS

Requires stormwater control in all large developments to protect water quality.



Requires all large developments to provide or preserve tree canopy to cool our community.

Establishes Neighborhood Conservation and Historic Districts to steward historic and cultural assets.



Specifies height and setback rules to shape the look and feel of a neighborhood.



ZONING COMPLEMENTS OTHER TOOLS TO REACH OUR GOALS

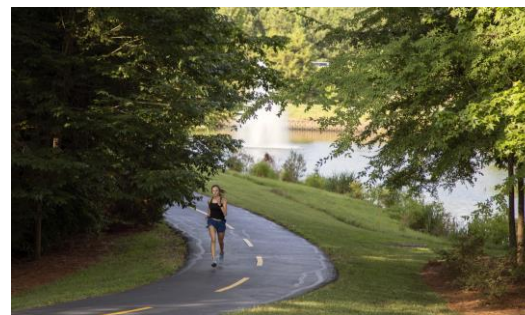
Requires bus stops for easier access to transit.



Requires recreation space in all large developments to create a place for everyone.



Keeps construction areas at a distance from protected streams and waterways.



Encourages the construction of greenways and trails that connect our community.



LEARN MORE ABOUT ZONING AT
WWW.TOWNOFCHAPELHILL.ORG/LUMO