



WHAT ARE DIMENSIONAL STANDARDS?

FALL 2023

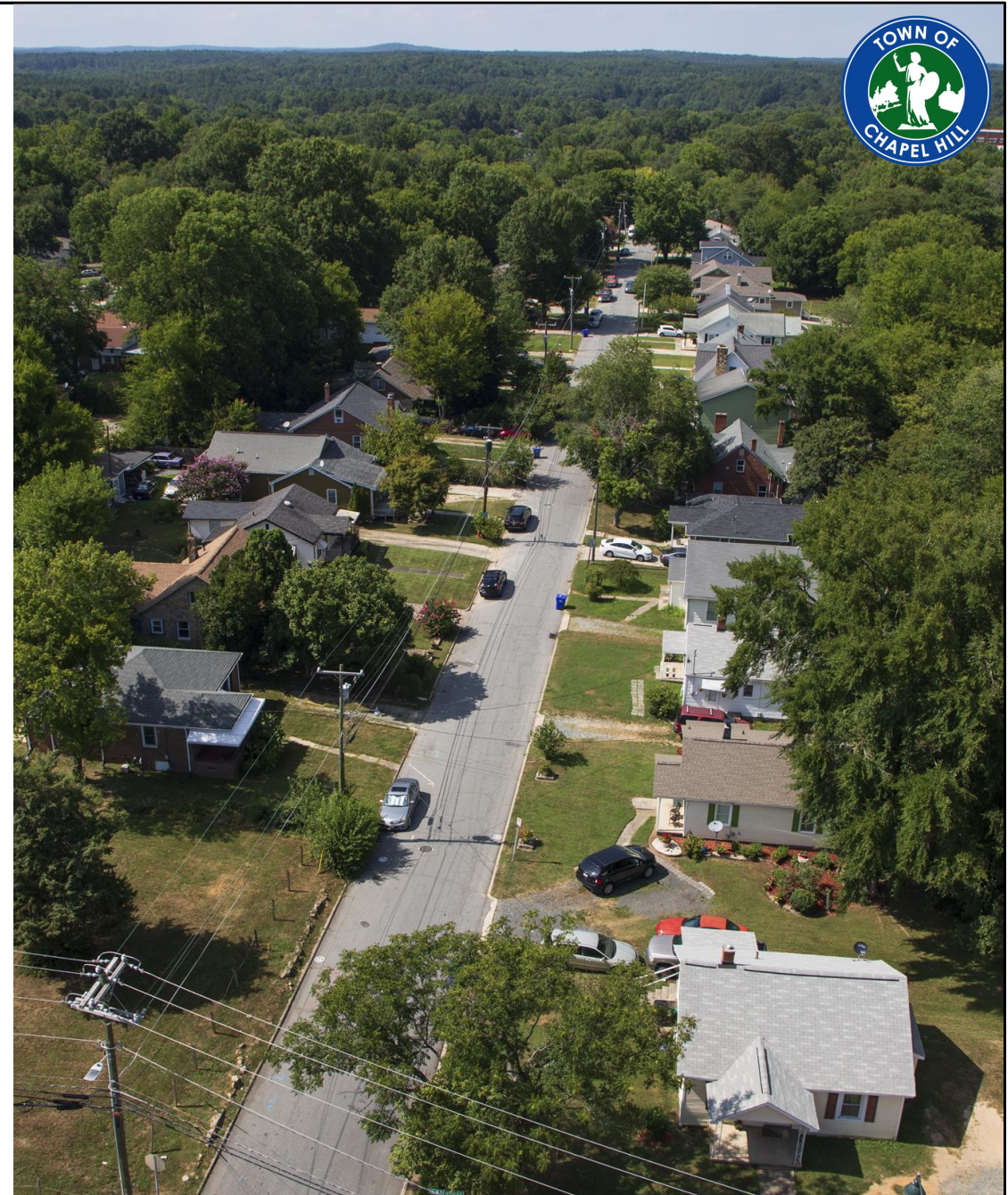


PLANNING

Dimensional Standards are rules that control the physical development of a site.

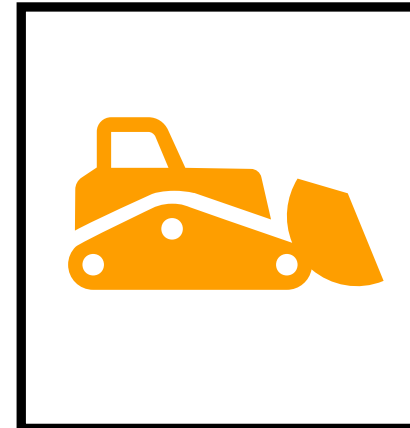
These are regulations related to:

- The minimum size of a lot
- How tall a building can be
- How close a building can be to lot lines
- The size of a building
- How much land can be used for buildings, driveways, or surfaces water can't pass through



Dimensional Standards for Development

- Each zoning district has its own dimensional standards for development that help create a consistent look and feel throughout the district.
- Development includes activities that change the appearance of the lot or buildings on the lot, such as:
 - Filling, grading, or excavating
 - Constructing new buildings or structures
 - Renovating or remodeling existing buildings





Why are Dimensional Standards Important?

01

Land is used efficiently.

02

New buildings fit in with existing buildings.

03

Property rights and privacy are protected.

04

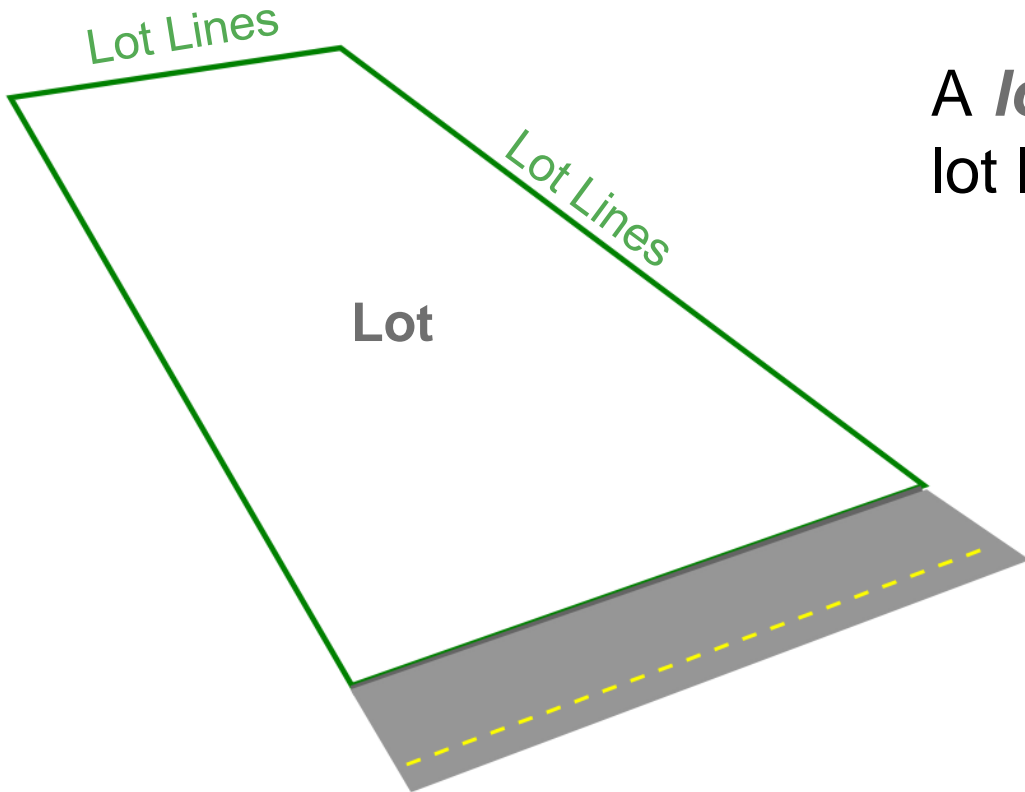
Space between buildings is preserved for safety, emergency access, sunlight, and air.

05

Environmental protections are prioritized.



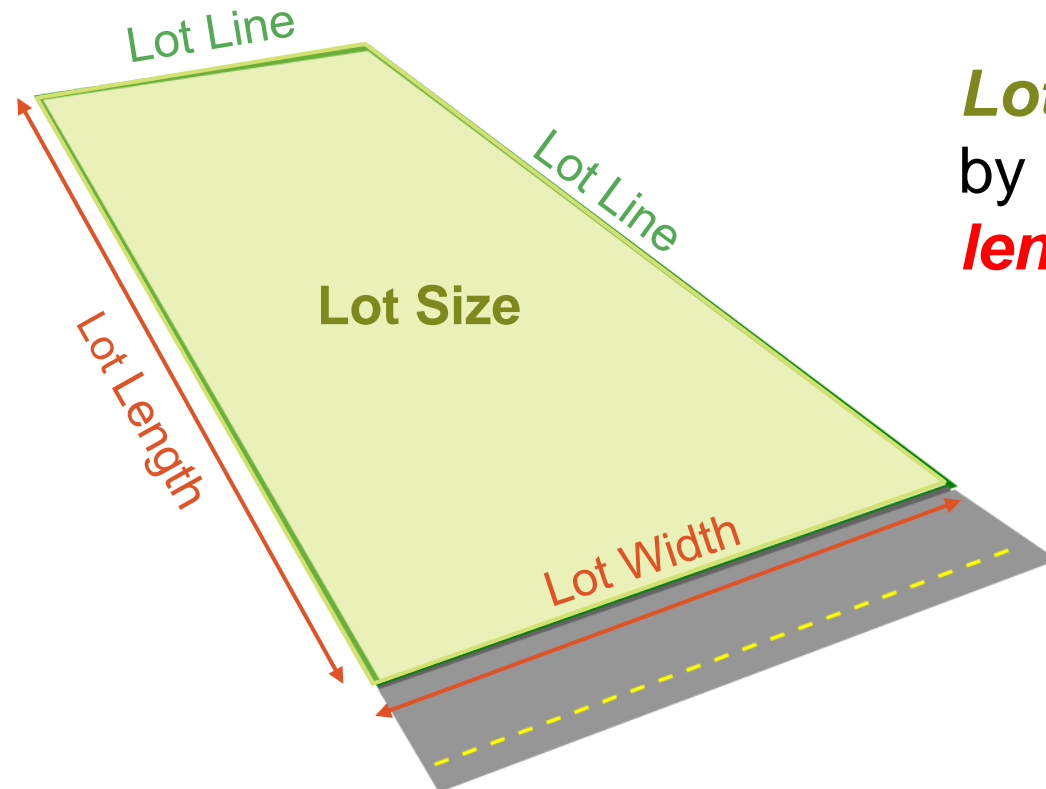
How do we use Dimensional Standards?



A *lot* is a piece of land bordered by lot lines.



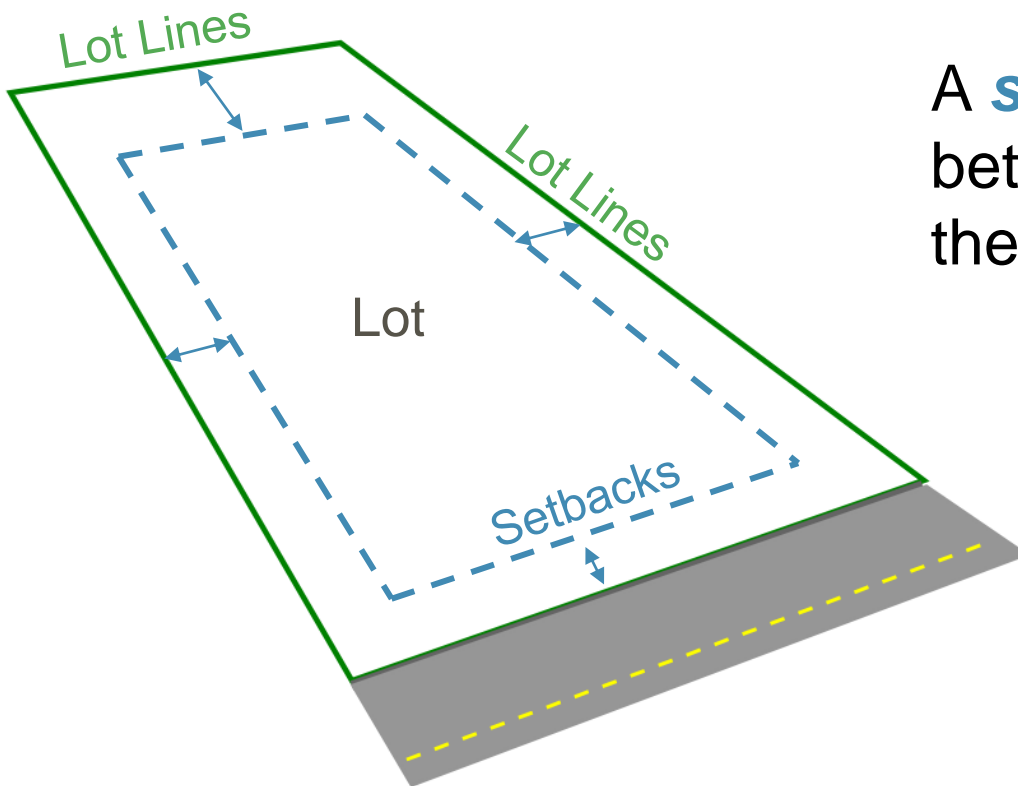
How do we use Dimensional Standards?



Lot size is area of land calculated by multiplying **lot width** by **lot length**.

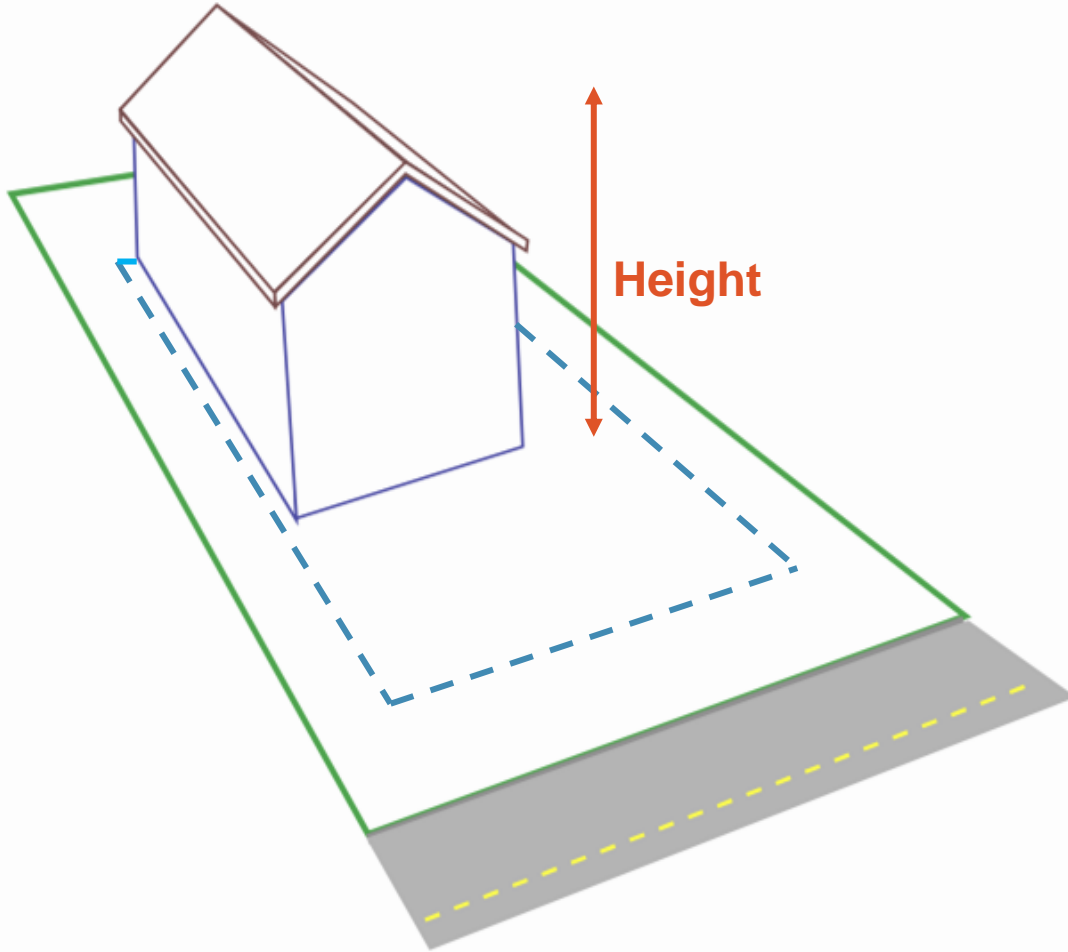


How do we use Dimensional Standards?



A **setback** is the minimum distance between a building or structure and the lot lines.

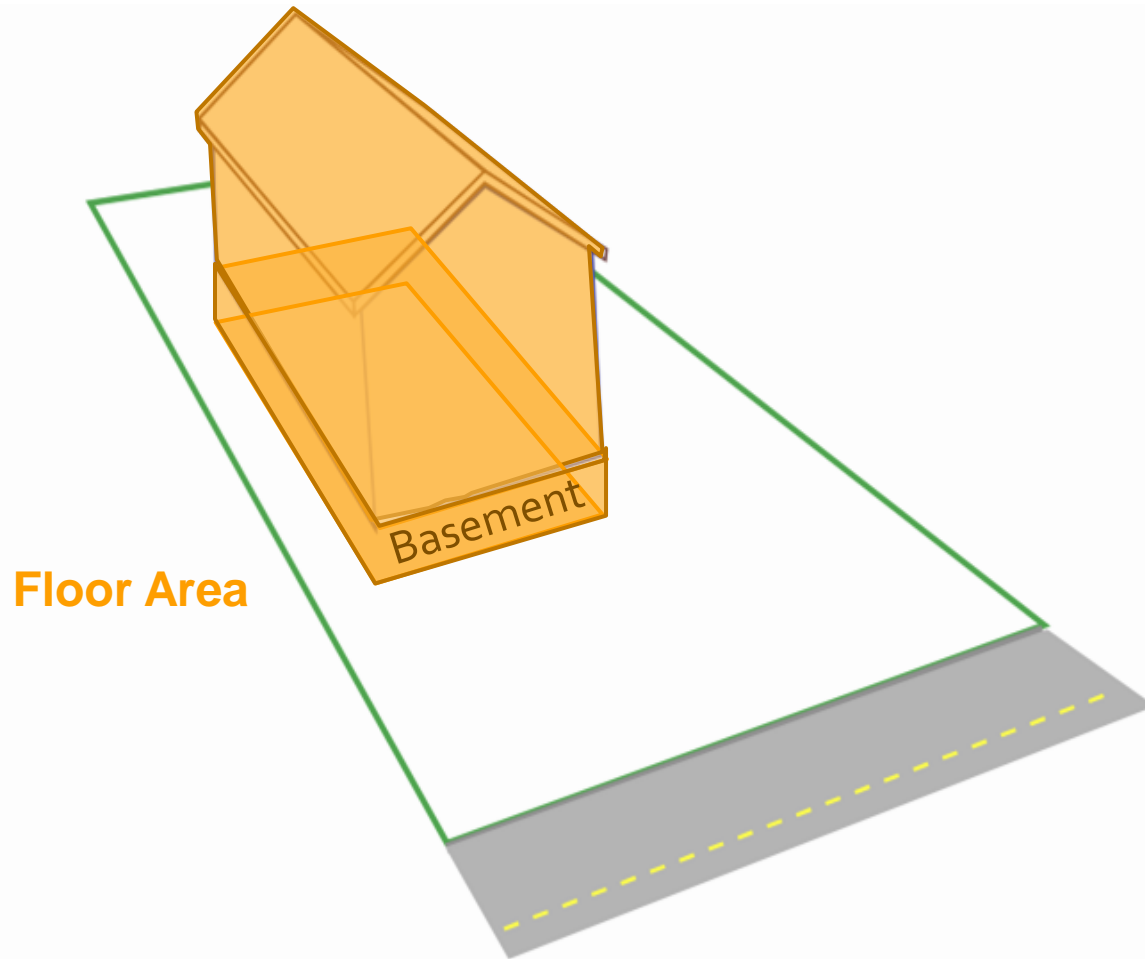
How do we use Dimensional Standards?



Height standards limit the maximum height of buildings.



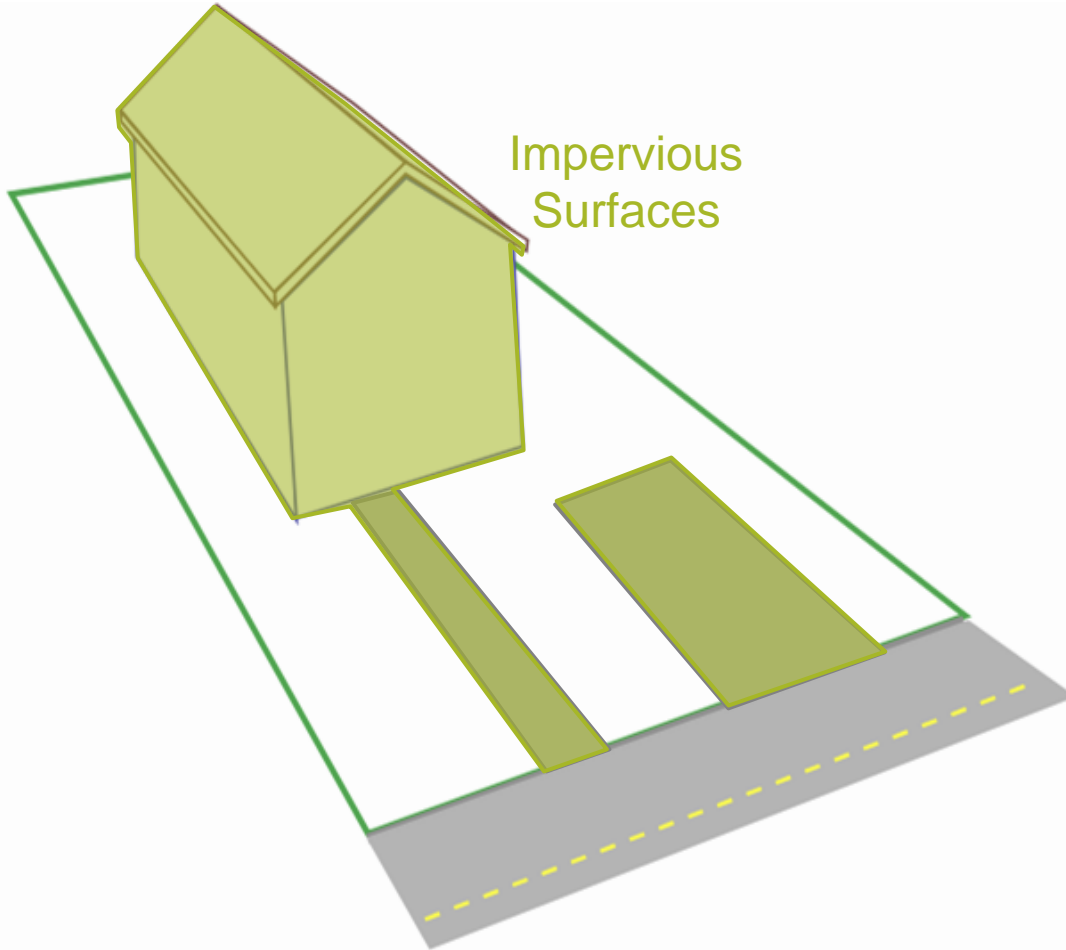
How do we use Dimensional Standards?



Floor area ratio (FAR) determines the amount of enclosed area allowed on a lot. It's calculated by multiplying the lot size by the ratio set by the Land Use Management Ordinance (LUMO).



How are dimensional standards used?



Impervious Surface Ratio determines the amount of land that can be covered with material that can't absorb water (impervious). It's calculated by multiplying the lot size by the ratio set by the Land Use Management Ordinance (LUMO).

Impervious surfaces are roofs, parking lots, driveways, sidewalks, gravel driveways, and other paved areas.



Summary

- Each zoning district has specific dimensional standards. These rules are included in the Land Use Management Ordinance, or LUMO.
- Dimensional standards play a crucial role in guiding the development of a lot and making sure that it aligns with other properties within the zoning district.
- Establishing rules for the location, size, and design of development promotes compatibility, functionality, and the overall quality of development throughout the zoning district.



LEARN MORE ABOUT DIMENSIONAL STANDARDS AT
WWW.TOWNOFCHAPELHILL.ORG/LUMO