



# WHAT ARE DIMENSIONAL STANDARDS?

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

When there's a development opportunity in Chapel Hill, dimensional standards help to make sure:

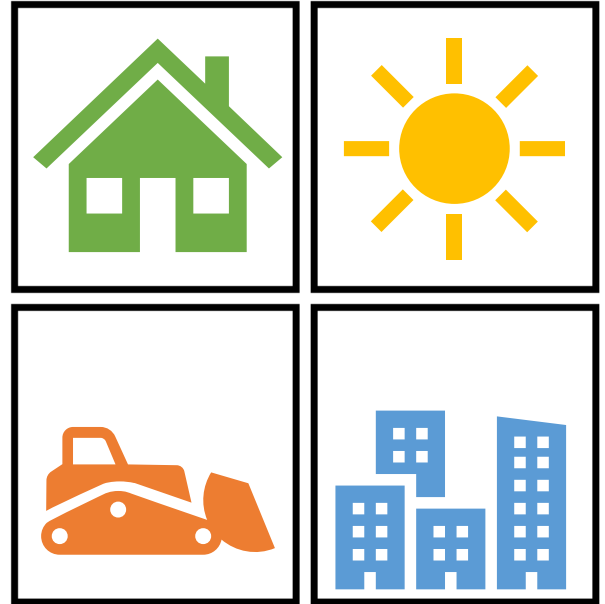
Land is used efficiently.

New buildings fit in with existing buildings.

Property rights and privacy are protected.

Space between buildings for sunlight and air is preserved.

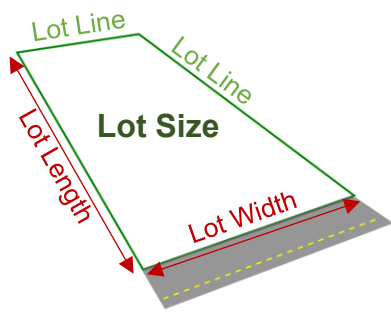
Environmental protections are prioritized.



Here are six examples of dimensional standards that control the development of a site:

1. Lot length
2. Lot width
3. Setback
4. Building height
5. Floor Area Ratio
6. Impervious Surface Ratio

# Types of Dimensional Standards:

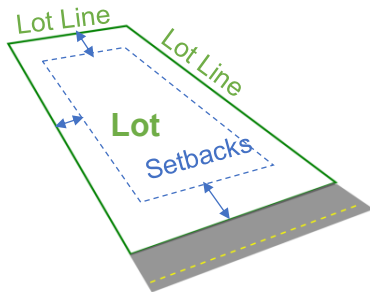


## Lot

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

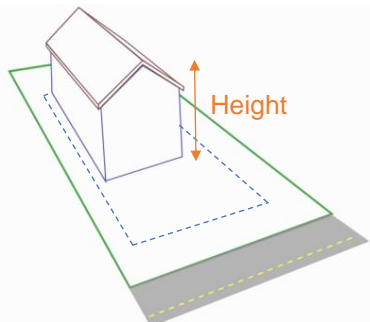
## Lot Size

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



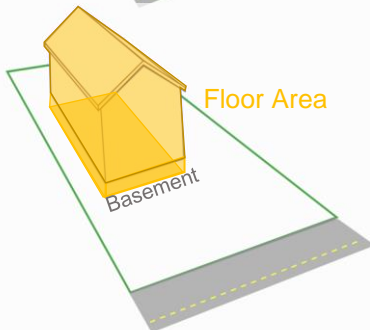
## Setbacks

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



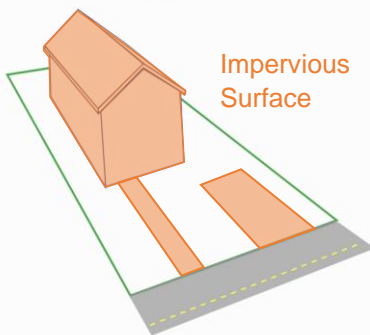
## Building Height

*Height* standards limit the maximum height of buildings.



## Floor Area Ratio (FAR)

*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).



## Impervious Surface

*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 LUMO.

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

**Learn more about Chapel Hill's dimensional standards.**

Visit [www.townofchapelhill.org/lumo](http://www.townofchapelhill.org/lumo)