

**BACKGROUND INFORMATION ON WET LAB SPACE  
IN CHAPEL HILL'S LAND USE MANAGEMENT ORDINANCE (LUMO)**  
*Prepared by the Chapel Hill Planning & Sustainability Department*  
**(Draft, 1/5/17)**

- Wet lab space falls within the “Research Activities” land use specified in the LUMO
- The LUMO defines “Research activities” as “Research, development, and testing related to such fields as chemical, pharmaceutical, medical, electrical, transportation, and engineering, provided such activities are conducted within entirely enclosed buildings and produce no noise, smoke, glare, vibration, or odor detectable outside the buildings.”
- The LUMO lists “Research Activities” as a permitted use or an accessory use in the following zoning districts:
  - Town Center
  - Community Commercial
  - Office Institutional
  - All Planned Development Districts except Housing and Shopping Center
  - Development Agreement
- Projects desiring authorization for the “Research Activities” use for specific sites in the above zoning districts must follow the applicable ordinance procedures. Depending on the characteristics of a given project, this might mean requesting a Special Use Permit, Site Plan Approval, or a Development Agreement.
- Proposed projects requesting approval for wet labs must meet all applicable state and federal requirements for handling, storage, use, and disposal of lab materials
- The text amendment for the Innovative Light Industrial District (I-2) proposes “Research Activities” as a permitted use