

Comparison of Requirements in OI-4 Zoning District vs. Other Zoning Districts

Shading Key	
OI-4 Standards exceed other standards	Other Standards exceed OI-4 standards
OI-4 standards are applied system-wide (vs. project level) and reviewed in a two-step process	No Difference
UNC Chapel Hill has voluntary standards in place that exceed local regulatory standards	

General LUMO Requirements	OI-4		Other Districts
Traffic & Transportation	On-going traffic and transportation analyses are required	Reports are submitted every 3 years; reports may generate additional requirements any time during life of the DP	One traffic study is required at permit submission stage
	Maintenance of roadways		N/A
	Signal timing		N/A
	District wide application is more comprehensive		Project Level application
	Transit system contributions		N/A
	System-wide transportation improvements are approved in the DP	Project related improvements are approved at SDP	Project related transportation improvements may be required at project construction
Noise	Noise requirements are approved in the Development Plan (DP)	Second approval at Project Site Development Permit (SDP). Must demonstrate compliance with the Town Noise Ordinance	Must comply with town noise ordinance at permit submission stage
Stormwater	Standards are Comparable		Standards are Comparable

General LUMO Requirements	OI-4	Other Districts
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	System wide stormwater plan and proposed improvements are approved in DP.	Second approval at Project SDP. Must meet or exceed approved Stormwater Management Performances (approved by CHTC on 6-2-01)	Projects must comply with LUMO 5.4
Public Utilities	System level projects are reviewed approved at DP	Project level utilities are approved at the Project SDP, along with associated system-wide improvements	At permit approval stage LUMO 5.12. Reviewed once.
Perimeter Transition Area	Approaches to addressing screening, exterior lighting, height limits and landscaping are identified on a project basis at approval of DP for all projects next to a residential neighborhood	Specific improvements are addressed at project level; neighborhood involvement is required prior to SDP submission. University has voluntarily extended this requirement to include substantially greater levels of neighborhood involvement than required in the DP	Neighborhood protection districts are applied to project in a protected neighborhood.
Erosion and Sedimentation Control	All projects are subject to State Erosion Control permit requirements.		Section 5.3.1 of LUMO requires a certification of compliance for all zoning compliance permits.
Steep Slopes	Considered		Section 5.3.2 of

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	environmentally sensitive areas and are generally protected in the Development Plan . (See Development Plan Addendum No. 1, August 7, 2001, Construction Guidelines)		LUMO Addresses construction techniques for specific slopes. Construction on slopes greater than 25% requires a variance from the Board of Adjustment
Tree Protection Plan	Tree Protection Ordinance (LUMO 5.7) does not apply to OI-4. Development Plan language and University guidelines do require tree protection. (See Development Plan Addendum No. 1, August 7, 2001, Construction Guidelines)	The University has implemented The University Task Force report on Landscape Heritage & Plant Diversity which contains protection measures for all Heritage Trees and Landmark spaces on campus in addition to standard tree protection measures.	Tree protection ordinance does not apply to OI-3, Single Family or Duplex dwellings generating less than 5,000 SF of disturbance
Tree Replacement Policy	Tree Protection Ordinance (LUMO 5.7) does not apply to OI-4.	The University has implemented The University Task Force report on Landscape Heritage & Plant Diversity which contains specific recommendations for tree replacement.	Specified in Tree Protection Ordinance (Section 5 of TOCH Design Manual), does not apply to OI-3, Single Family or Duplex dwellings generating less than 5,000 SF of disturbance
Landscape Standards	LUMO 5.7.4 contains landscape protection plan	The University has implemented The University Task	The LUMO contains specific guidelines in the

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	standards as part of the tree protection ordinance, from which OI-4 is exempt. Many of these standards are included in the DP guidelines along with: general landscape principles of the University; preferred use of plant materials and preferred plant types. (See Development Plan Addendum No. 1, August 7, 2001, Construction Guidelines) Standard town landscape details are provided for OI-4 projects	Force report on Landscape Heritage & Plant Diversity which contains campus landscape design, planning, & hardscape guidelines, and recommendations for each district of campus as well as recommended plantings.	Design Manual, section 5: Landscaping and Tree Protection in addition to the standards in chapter 5.7.4.
Landscape Buffers	OI-4 does not contain specific buffer planting criteria	Developments adjacent to OI-4 are not required to provide a buffer	LUMO 5.6.6 contains a schedule of required buffers and the Design Manual specifies types of plantings and spacing for buffers.
Parks and Open Space	The DP contains guidelines for preserving existing open spaces in OI-4 and reclaiming important environmental features as possible. (See Development Plan Addendum No. 1, August 7, 2001, Construction Guidelines)		LUMO 5.5 applies only to major subdivisions or multi-family dwellings.
Streets/Pedestrian/Bi	The DP provides for		LUMO 5.8.1

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cycle Access	bicycle racks, bus stop shelters, walkways that are accessible. The DP contains standards for street width, walkway dimensions and pedestrian safety		states Internal pedestrian/ bicycle amenities shall be provided as per the Town Design Manual standards, which are comparable to those in the DP (See Design Manual Supplement, resolution 2000-10-11/R-7b)
Lighting	Lighting plan submitted as part of SDP; must be certified and comply with standards in Site Development Permit Application standards		Lighting standards in LUMO 5.11 are identical to those in the SDP Application Standards
Signage	Public Property is exempt from the LUMO signage requirement. The University's Exterior Signage Guidelines were implemented in February 2003.		LUMO 5.14 regulates signs visible from the public right-of-way
Solid Waste Collection and Recycling	The University established a solid waste management plan with Orange County and the Town accepted this plan as in compliance with this requirement. Specific guidelines for a construction waste management plan in OI-4 are contained in the	The University has instituted a comprehensive recycling program, one of the sustainable programs that earned UNC a State Sustainability Award this year.	LUMO 5.13 requires developments to provide a solid waste management plan

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	Development Plan Addendum No. 1, August 7, 2001, Construction Guidelines		
Water and Sewer	District wide improvements are identified in the DP. Project related improvements are reviewed and approved in the SDP process	The University is partnering with OWASA to build a new water reclamation system on campus, improving the efficiency and redundancy of the system which will reduce the University demand for potable water and postpone the need for OWASA to expand the potable water supply.	Projects must comply with LUMO 5.12 at time of submission
Performance Standards During Construction	The requirements in the LUMO are met and exceeded in the Management Plan requirements below		LUMO 5.15 applies to all permits except Site Development Permits
	Traffic Management Plan	Must comply with the University's "Construction Management Guidelines" contained in the August 7, 2001 Addendum and approved by the Town Manager prior to construction	
	Pedestrian	Must comply with	

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	Management Plan	the University's "Construction Management Guidelines" contained in the August 7, 2001 Addendum and approved by the Town Manager prior to construction	
	Construction Traffic Management Plan	Must comply with the University's "Construction Management Guidelines" contained in the August 7, 2001 Addendum and approved by the Town Manager prior to construction	

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