

AN ORDINANCE AMENDING THE LAND USE ORDINANCE PROVISIONS RELATING  
TO VILLAGE MIXED-USE AND OFFICE/ASSEMBLY DEVELOPMENTS

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

Section 1. The section references contained in this ordinance are to chapter 15 of the Carrboro Town Code, the Carrboro Land Use Ordinance.

Section 2. The opening paragraph of Subsection 15-176.2 is amended to read as follows:

In a village mixed use development, a maximum of ten percent of the total gross acreage of the tract, or five acres, whichever is less, may be used for purposes permissible in the B-3T or OA districts, subject to any conditions or limitations (including limitations on the types of permissible uses) contained in the remaining provisions of this section, ~~or the conditional use permit that authorizes the development in question.~~ *Notwithstanding the foregoing, the Board of Aldermen may, in approving a Master Plan for the development, impose greater use limitations on the development than those imposed by the regulations of this chapter applicable to the B-3T or OA districts, or allow the developer to deviate from the use limitations imposed by the other provisions of this section. The developer shall be required to identify and justify all deviations from Section 15-176.2 and the rest of Chapter 15.*

Section 3. Subsection 15-176.2(a)(1) is amended to read as follows:

Within the portion of the tract developed for commercial purposes, the regulations (other than use regulations, which are governed by the provisions immediately above) applicable to property zoned B-3T shall apply ~~except as otherwise provided in this section or as otherwise allowed by the Board of Aldermen in the approval of the Master Plan or conditional use permit for this development.~~ *subject to the remaining provisions of this section. Notwithstanding the foregoing, the Board of Aldermen may, in approving a Master Plan for the development, allow or require the developer to deviate from the provisions of this section or this chapter (other than use regulations, which are governed by the provisions immediately above) that would otherwise be applicable to the development. The developer shall be required to identify and justify all deviations from Section 15-176.2 and the rest of Chapter 15.*

(1)

Section 4. The opening paragraph of Subsection 15-176.2(b) is amended to read as follows:

Portions of the tract not developed in accordance with the provisions of subsection (a) above may be developed in accordance with the provisions of this chapter applicable to property that is zoned R-10, except as those provisions are modified by the provisions of

~~this section, or the Master Plan or conditions imposed by the Board of Aldermen in the issuance of the conditional use permit. Notwithstanding the foregoing, the Board of Aldermen may, in approving a Master Plan for the development, allow or require the developer to deviate from the provisions of this section or this chapter that would otherwise be applicable to the development. The developer shall be required to identify and justify all deviations from Section 15-176.2 and the rest of Chapter 15.~~  
(b)

Section 5. Section 15-15 is amended by adding a new definition (92.1) to read as follows:

(92.1) *RESIDENCE, PRIMARY WITH ACCESSORY DETACHED DWELLING. A residential use in which there is located on the same lot a primary, single family residence and a second dwelling that is detached from the primary residence but that may be attached to another accessory building such as a garage, and which second dwelling unit comprises not more than fifty percent of the gross floor area of the primary residence nor more than a total of 750 square feet, exclusive of garage.*

Section 6. The first sentence of Subsection 15-182(b) is rewritten to read as follows: “Two-family conversions, primary residences with an accessory apartment, *and primary residences with an accessory detached dwelling* shall be allowed only on lots having at least 150% of the minimum square footage required [under subsection (a)] for one dwelling unit on a lot in such district.”

Section 7. Subsection 15-176.2(b)(1) is amended by adding a new subsection “c” to read as follows:

- c. *[Alternative 1] When a lot is developed as a primary residence with an accessory detached dwelling, the accessory dwelling shall be permissible in addition to the number of dwelling units otherwise authorized under this section.*  
*[Alternative 2]. When a lot is developed as a primary residence with an accessory detached dwelling, the accessory dwelling shall be counted only as a half dwelling unit for purposes of determining the number of dwelling units permissible within the entire tract.*

Section 8. Subsection 15-176.2(f)(3)(g) is amended by adding a sentence at the end of this subsection, so that it reads as follows:

- g. The build-up line specifies a cornice height that establishes the prominent visual dimension of a building and defines its proportion in relation to the street. It should vary, with no more than sixty (60) consecutive feet of the build-up line having a similar cornice or roofline, and be between one and ~~two~~ three and one-half stories in height. A two-story build-up line can range from 20 to 25 feet above average

ground level. *A three-story build-up line can range from 30 to 35 feet above average ground level.*

Section 9. Subsection 15-176.2 (f)(4)(b) is amended to read as follows:

- b. Maximum height regulations are ~~35~~ 49 feet and ~~two~~ *three* and a half stories.

Section 10. Subsection 15-176.2 (f)(4)(f)(1) is amended to read as follows:

1. Be constructed of brick or concrete ~~with brick borders~~ in such a way that they do not impede accessibility.

Section 11. Subsections 15-176.2 (f)(4)(g) (1) and (2) ~~is~~ **are** amended to read as follows:

1. At least one trash can **and one recycling receptacle** of approved design in each block;
2. Public benches of approved design at bus stops, green spaces, and at intervals of no greater than ~~50~~ 200 feet **along both sides of ~~on~~ each block and at lesser intervals and/or in required clusters, as appropriate (i.e. high-activity areas due to the nature of surrounding uses).**

Section 12. Subsection 15-176.2 (f)(4)(m) is amended to read as follows:

- m. Materials in the exterior of *at least one-half of the* buildings surrounding the greens shall be limited to a diversity of brick textures and colors, with wood being subject to the review of the Appearance Commission and the approval of the permit-issuing authority. Awnings are encouraged. Commercial grade windows and doors shall be used, with wood encouraged and other materials being subject to the review of the Appearance Commission and the approval of the permit-issuing authority.

Section 13. Subsection 15-176.2 (f)(5)(b) and (c) are amended to read as follows:

b. The minimum lot width at the building line shall be 40 feet unless *the Board of Aldermen has also approved the development as an architecturally integrated subdivision as described in Section 15-187.*

- c. Variations in the principal building position and orientation shall be encouraged, but the following minimum standards shall be observed: Front yard: 15 feet minimum (but 8 feet to front porches or steps) and 25 feet maximum; Rear yard: 30 feet minimum for principal buildings and 5

feet for accessory buildings; Side yard: 20-foot separation for principal buildings, with no side yard less than 5 feet *unless the Board of Aldermen has also approved the development as an architecturally integrated subdivision as described in Section 15-187.*

Section 14. Subsection 15-176.2 (f)(5)(d) is amended to read as follows:

- d. The ~~total maximum~~ impervious coverage shall be ~~50~~ 65 percent ~~on each lot for all of the lots in this use area.~~ *Impervious surface area may be increased above 50 percent so long as all additional stormwater volume is retained on site and no discharge is allowed. Allocation to each lot shall be indicated on the conditional use permit plans and must be finalized at the time a final plat is recorded. For multi-phase projects, the final allocation shall be by phase. No further reallocation of impervious surface coverage for lots in this use area shall be allowed after the final plat has been recorded.*

Section 15. Subsection 15-176.2 (f)(5)(g) (4) and (5) are amended by adding a new phrase at the end of the subsection to read as follows:

4. Exterior fire-exit stairs are prohibited on any side of ADUs *Accessory Detached Dwellings* except at their rear, *except in cases when the ADD is located above a garage.*
5. All off-street parking for ADUs *Accessory Detached Dwellings* shall be located to the side or rear, *as viewed from the street.* ~~and shall be visually screened from adjoining properties and from all streets.~~

Section 16. Subsection 15-176.2 (f)(8)(b) is amended by adding a new sentence at the end of this subsection to read as follows:

- b. Shade trees shall be provided along each side of all streets, public or private, existing or proposed. Shade trees shall also be massed at critical points, such as at focal points along a curve in the roadway. In locations where healthy and mature shade trees currently exist, the requirements or new trees may be waived or modified. *Section 15-315 of this Chapter notwithstanding, the developer shall either plant or retain sufficient trees so that, between the paved portion of the street and a line running parallel to and twenty-five feet from the center line of the street, there is for every forty feet of street frontage at least an average of one deciduous tree that has or will have when fully mature a trunk at least twelve inches in diameter. Trees may be placed uniformly.*

Section 17. Subsection 15-177 (a)(2), (3) (6) and (7) are amended to read as follows:

- (a) The following standards are recommended for all subdivisions of 5 or more units and shall pertain to ~~90%~~ 50% of the dwelling units in the subdivision.

(2) Roofs shall be as follows:

- a. Main roof pitch – ~~10~~ 8/12 to 12/12
- b. Lower roof pitches – 3/12 to 4-5/12
- c. Roofs shall have a minimum overhang of sixteen (16) inches on all eaves and gables.

(3) Clapboard or shingle siding shall have a four and a half to five and a half-inch exposure.

(6) Any chimney must be located within the body of the house unless *it is an all-masonry chimney.*

(7) Garage doors shall be nine (9) feet wide or under. Door shall not face the street *unless the garage is placed at least 10 feet behind the principal dwelling.*

Section 18. Subsection 15-291 (g) (Table of Parking Requirements) is amended by adding the following in appropriate numerical order:

USE	PARKING REQUIREMENT
32.000	<i>2 spaces per single-family dwelling unit plus one space per accessory dwelling unit or room rented out in each dwelling unit (see Accessory Uses, Section 15-150). An average of 1.5 spaces per each multifamily dwelling unit. A minimum of one off-street space shall be provided for each dwelling unit. On-street parking and space provided within enclosed or partially enclosed garages may be counted toward fulfillment of parking requirements beyond the off-street minimum.</i>

*1 space per 400 square feet of gross floor area used for commercial purposes in the "storefront use area".*

*Shared parking shall be allowed and shall be calculated as follows: the sum of the parking places for any two uses is divided by the ratios below to yield the shared parking required.*

*Residential and Lodging: 1.1*

*Residential and Civic Use or Church Use: 1.1*

*Residential and Office Use: 1.4*

*Residential and Retail: 1.2*

*Lodging and Civic Use or Church Use: 1.3*

USE

PARKING REQUIREMENT

*Lodging and Office: 1.7*

*Lodging and Retail: 1.1*

*Civic Use or Church Use and Office Use: 1.7*

*Civic Use or Church Use and Retail Use: 1.3*

*Office Use and Retail Use: 1.2*

Alternative Section 18. Section 15-176.2 (f) (4) (e) is amended by the addition of a new subsection that reads as follows:

5. The permit-issuing authority may allow shared use of parking.

New Section 19 (need to renumber the remainder). Section 15-176.2 (f) (7) (is amended by the addition of a new subsection (e) that reads as follows:

- (e) *The permit-issuing authority may allow on-street parking spaces along the front property line (except where there are driveway cuts) to be counted toward the minimum number of parking spaces required for the use on that lot.*

Section 19. Article XIV is amended by the addition of a new section 15-220.1 Design Standards for Village Mixed Use Developments that reads as follows:

- (a) *Village mixed use developments may be designed in accordance with the North Carolina Department of Transportation Traditional Neighborhood Development (TND) Guidelines, August 2000. Where specific NCDOT TND design guidelines have been established, these shall may supercede any related street design standards contained in this Ordinance, as well as standards and guidelines for utilities, landscaping, and similar considerations. In the absence of TND specific design guidelines, the existing standards, criteria, guidelines or policies shall be applied.*
- (b) *For purposes of implementing the NCDOT TND Guidelines, a village mixed use development shall be deemed to be a "classic" TND.*

Section 20. Article X Section 15-146 (Table of Permissible Uses) is amended by revising the permit requirements associated with use classifications 2.110 2.120, 2.210, 2.220, and 2.230 by inserting a "ZC" under the column for the O/A (Office/Assembly) zoning district.

Section 21. Article IX, Sections 15-136 (10) Office Assembly and 15-136 (11) are amended by the addition of new subsections that read as follows:

- (e) *Not more than 25 percent of the total building gross floor constructed within the proposed district may be used for uses permissible within this district that fall within the 2.000 classification.*
- c. 1. *Not more than 25 percent of the total building gross floor constructed within the proposed district may be used for uses permissible within this district that fall within the 2.000 classification*

Section 22. Article XI, Subsection 15-176.2 (f) (5) (g) is amended by replacing the terms “Accessory dwelling unit” and “ADU” with “Accessory Detached Dwelling” and “ADD” throughout.

Section 23. Article XI, Subsection 15-176.2 (f)(5)(g) (3) is amended to read as follows:

- 3. The gross floor area in the ADD shall not exceed 750 square feet.

Section 24. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 25. This ordinance shall become effective upon adoption.

The foregoing ordinance, having been submitted to a vote, received the following vote and was duly adopted this \_\_\_\_ day of \_\_\_\_\_, 2002

Ayes:

Noes:

Absent or Excused:

**LAND USE ORDINANCE TEXT AMENDMENT RELATING TO VILLAGE MIXED-USE AND OFFICE/ASSEMBLY DEVELOPMENTS**

This was a public hearing to receive comments on proposed changes to the Land Use Ordinance relating to village mixed-use and office/assembly developments. The administration recommended that the Board of Aldermen adopt the proposed ordinance

Patricia McGuire, the town's Planning Administrator, made the presentation.

Giles Blunden expressed concern about changing the ordinance before having a project. He stated that having the context of a specific design and its relationship to the surroundings would be helpful in understanding these amendments.

Shirley Marshall spoke in support of the traditional neighborhood development ordinance. She requested that the Town research the best surface for elderly mobility, i.e., wheel chairs, etc. then mandate that surface for all areas.

Brian Voice, a resident of Northern Transition Area and HOTZ member, spoke against the amendments. He made the following suggestions:

- Minimum distance in village for village connector roads – 1,000 feet
- Minimum distance from floodplain – 1,200 feet
- Include limit on overall village density and size and place in application
- Include impact fees to reduce taxes
- Limit transitional buffer
- Pass SAPFO with teeth

Ellen Perry requested that a requirement for an intercom system be built into the ordinance.

Julie Andresen, a Chapel Hill resident, expressed concern about the amount of impervious surface.

Bob Chapman, a developer, invited the Board and residents to look at Trinity Heights in Durham.

Jay Bryan, chair of Northern Transition Advisory Board, requested that staff revise the numbering of the advisory board recommendations. He reviewed some of the advisory board's recommendations.

David Markowitz, a resident of the Northern Transition area, stated he is concerned about not fully understanding what the text amendments will mean.

The Board continued this public hearing until May 28, 2002 in order to allow the Planning Board to complete its review of the proposed amendment.

\*\*\*\*\*



## TOWN OF CARRBORO

**PLANNING BOARD***301 West Main Street, Carrboro, North Carolina 27510***R E C O M M E N D A T I O N**

MAY 16, 2002

**LVO Text Amendment: Village Mixed-Use and  
Office/Assembly Developments**

MOTION WAS MADE BY ANDE WEST AND SECONDED BY ROB HOGAN THAT THE PLANNING BOARD RECOMMENDS THAT THE BOARD OF ALDERMEN ADOPT "AN ORDINANCE AMENDING THE LAND USE ORDINANCE PROVISIONS RELATING TO VILLAGE MIXED-USE AND OFFICE/ASSEMBLY DEVELOPMENTS" AS NOTED BELOW:

SECTION 1	DEFINES REFERENCES CONTAINED IN ORDINANCE	SUPPORT
SECTION 2,3,4	TEXT CHANGES	OPPOSE
SECTION 5	DEFINES ACCESSORY DETACHED DWELLING	SUPPORT
SECTION 6	LIMITATION ON SQUARE FOOTAGE	SUPPORT
SECTION 7	DEFINES DENSITY REQUIREMENTS ON DETACHED DWELLING	SUPPORT
SECTION 8	INCREASE BUILDING HEIGHTS	SUPPORT
SECTION 9	MAXIMUM HEIGHT REGULATIONS	SUPPORT
SECTION 10	BRICK BORDERS AND SIDEWALKS	OPPOSE
SECTION 11	PUBLIC BENCH INTERVALS	SUPPORT STAFF RECOMMENDATION
SECTION 12	BRICK FAÇADE (SUBJECT TO APPROVAL BY APPEARANCE COMM.)	50% / 50%
SECTION 13	MINIMUM LOT WIDTH	SUPPORT
SECTION 14	IMPERVIOUS SURFACE AREA CHANGES	SUPPORT STAFF RECOMMENDATION
SECTION 15	FIRE STAIR AND PARKING FOR ADU	SUPPORT
SECTION 16	STREET TREE PLACEMENT	SUPPORT
SECTION 17	VERNACULAR ARCHITECTURAL STANDARDS	SUPPORT
SECTION 18	PARKING REQUIREMENTS	SUPPORT STAFF RECOMMENDATION
SECTION 19	NCDOT TND STANDARDS	SUPPORT STAFF RECOMMENDATION
SECTION 20	PERCENT RETAIL IN O/A	SUPPORT STAFF RECOMMENDATION
SECTION 21	LIMIT O/A RETAIL TO 25 PERCENT	SUPPORT STAFF RECOMMENDATION
SECTION 22	"ADU" TO "ADD"	SUPPORT
SECTION 23	CLARIFY 750 SQUARE FOOT LIMIT IN VMU	SUPPORT

VOTE: AYES (5) (Babiss, Haven-O'Donnell, Hogan, Searing, West); NOES (0); ABSENT/EXCUSED (Marshall, Poulton, Treat).

*Adam Searing, Chair**(date)*

TRANSPORTATION ADVISORY BOARD  
RECOMMENDATION  
April 18, 2002

SUBJECT: Proposed Land Use Ordinance Text Amendments for the Village Mixed Use District

MOTION: The Transportation Advisory Board (TAB) recommend that the Board of Aldermen approve Sections 2, 3, and 4 as written.

MOTION: Marshall SECOND: Hay VOTE: Ayes (All); Noes (None).

MOTION: The Transportation Advisory Board (TAB) recommend that the Board of Aldermen approve Section 10 as written.

MOTION: Hay SECOND: Marshall VOTE: Ayes (All); Noes (None).

MOTION: The Transportation Advisory Board (TAB) recommend that the Board of Aldermen approve Section 11 as written.

MOTION: Marshall SECOND: Hay VOTE: Ayes (All); Noes (None).

VOTE: Ayes (All); Noes (None).

MOTION: The Transportation Advisory Board (TAB) recommend that the Board of Aldermen approve Section 15 as written.

MOTION: Marshall SECOND: Hay VOTE: Ayes (All); Noes (None).

MOTION: The Transportation Advisory Board (TAB) recommend that the Board of Aldermen approve Section 18 as written, with the additional recommendation that the word "may" be changed to "will" in the sentence: "On-street parking and space provided within enclosed or partially enclosed garages *may* be counted toward fulfillment of parking requirements beyond the off-street minimum."

MOTION: Hay SECOND: Marshall VOTE: Ayes (All); Noes (None).

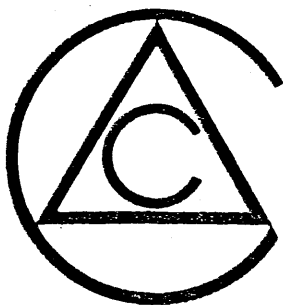
MOTION: The Transportation Advisory Board (TAB) recommend that the Board of Aldermen approve Section 19 as written, but, with reference to the last paragraph of the NCDOT Traditional Neighborhood Development (TND) Guidelines (page 9), asked for clarification as to whether the Carrboro ordinance or NCDOT guidelines would take precedence.

MOTION: Marshall SECOND: Hay VOTE: Ayes (All); Noes (None).

Ellen Day  
TAB Vice-Chair

4 / 19 /02  
DATE

Town of Carrboro / Carrboro Appearance Commission / Carrboro, North Carolina 27510



THURSDAY, MAY 2, 2002

**PROPOSED TEXT AMENDMENTS TO THE LAND USE ORDINANCE FOR VILLAGE  
MIXED USE PROJECTS AND OFFICE/ASSEMBLY DISTRICTS**

The Appearance Commission has examined the above-referenced proposal by Winmore Land Management, LLC, in terms of its philosophical and practical implications. Our recommendations reflect much careful discussion:

- We support allowing one Accessory Dwelling Unit (ADU) per lot, not to exceed 750 heated square feet per staff recommendation.
- We support the increased density allowance recommended by staff (1/2 unit per ADU) that comes with ADU's.
- We support allowing building heights up to 49 feet in VMU and Office/Assembly districts, potentially accommodating 3.5 stories.
- We do not recommend that any of the other proposed text changes pertaining to VMUs be incorporated into the Land Use Ordinance at this time. The Appearance Commission did not consider the proposed text amendments for the Office/Assembly district to be within its purview.

The Appearance Commission voted unanimously on each of the above points, and wishes to make a strong statement with this last one:

- By agreeing to consider any number of changes to the LUO at the behest of one developer, the Town sets a dangerous precedent – treating developers like customers and the LUO like a product for sale. The Appearance Commission thinks this looks bad.

**VOTING:**

AYES: 5 (Chuck Morton, Wendy Wenck, Catherine Devine, Leslie Rountree, and Doug Kopec)

NOES: 0

**Members Present (5):**

Chuck Morton, Wendy Wenck, Leslie Rountree, Doug Kopec,  
and Catherine Devine

**Members Absent or Excused (2):**

Ruben Hayes and Richard Taylor

Matt Rye (on behalf of Chair)  
Appearance Commission Chair

5-3-2  
Date

TOWN OF CARRBORO  
ENVIRONMENTAL ADVISORY BOARD



Meeting on May 2, 2002  
at the Carrboro Town Hall  
Carrboro, North Carolina

## RECOMMENDATION

### Proposed Village Mixed Use Text Amendments

- I. Motion was made by Keith Burwell, and seconded by John Gallagher that the Environmental Advisory Board recommend denial of proposed text amendment sections numbered 2, 3, and 4 to the Village Mixed Use Ordinance.

VOTE: AYES (3-Burwell, Pohlman, Gore); NOES (1-Brown) ; ABSTAIN (1 - Gallagher)  
ABSENT/EXCUSED (1) (Mathews).

- II. Motion was made by Keith Burwell, and seconded by Scott Pohlman, that the Environmental Advisory Board recommends approval of Administration's provisional recommendations for adopting the proposed text amendment sections numbered 14 and 16 (as numbered on the staff summary dated April 25, 2002) to the Village Mixed Use Ordinance.

Specifically, with number 14 - change to impervious surface - the Environmental Advisory Board recommends that the limit remain at 50 percent with provision for increase if linked to demonstrable, commensurate reduction in stormwater runoff volume through on-site infiltration or other approved controls.

The Environmental Advisory Board further supports the Administration recommendation to include a requirement for recycling stations in conjunction with trash cans in the storefront and townhouse use areas.

The Environmental Advisory Board chose not to comment on any remaining proposed text amendments.

VOTE: AYES (5) ( Brown, Pohlman, Gallagher, Burwell, Gore); NOES (0); ABSENT/EXCUSED (1)  
(Mathews).

Glynis M. Gore, Chair

(date)

**Status of Requested Amendments – Development in Village Mixed-Use and O/A Districts  
May 2, 2002**

<b>Requested Amendment</b>	<b>Response to Request</b>	<b>Draft LUO #</b>	<b>Staff Comment (Recommendation)</b>
1 Section 15-176.2: Change to (a) so that it is specified that the approved Master Plan may include more or less strict standards/provisions for the VMU design sections for B-3-T and O/A uses. Change to (b) as in (a) above, pertaining to R-10 uses.	Ordinance language drafted that allows Board's decision on Master Plan to include more or less restrictive regulations/development standards than those otherwise specified for VMU developments.	2, 3, 4	Amendments would allow the Board of Aldermen to approve projects whose development standards did not specifically meet all the provisions spelled out in the Land Use Ordinance. <i>(Adopt revised text)</i>
2 Section 15-15 (92): Addition of a second example of Residence, Primary with Accessory Apartment – a detached ADU that may be located over a garage and include up to 900 square feet of heated space.	Ordinance language drafted that creates new accessory dwelling (ADD) definition, with a limit of 750 square feet. Additional provision included to make it clear that density for ADD units outside of VMUs is calculated in the same manner as that used for primary residences with accessory apartments.	5, 6	Amendments reduce the size of accessory units in VMU developments. The amendments would also allow accessory detached dwellings on lots throughout town where accessory apartments are currently allowed. <i>(Adopt)</i>
3 Section 15-176.2: Change to specify that ADUs do not count towards the density allocation for a property.	Ordinance language drafted that provides Board of Aldermen with two alternatives. First alternative allows accessory units in addition to total number of permissible dwelling units. Second alternative allows units to be counted as a half dwelling unit.	7	Accessory dwellings are permitted in the residential use areas of a VMU. A village development plan currently under review proposes a development density of approximately four units per acre. If all single-family lots included an accessory dwelling, the density would increase to approximately 5 units per acre if counted as a half unit, approximately 6 units per acre if counted as a whole unit. <i>(Adopt 2<sup>nd</sup> alternative)</i>
4 Section 15-176.2: Change to block design requirements in (f) so that buildings up to 3.5 stories are permitted and that the build-up line for these buildings can range from 30-35 feet above average ground level.	Ordinance language drafted to increase the building height (in stories) from 2.5 to 3.5 and to add a three-story build-up line of between 30 and 35 feet.	8	<i>(Adopt)</i>
5 Section 15-176.2: Changes storefront and townhouse use area design components so that the maximum vertical design is 3.5 stories and 49 feet.	Ordinance language drafted to increase building height in feet and stories in the storefront and townhouse use areas from 2.5 stories and 35 feet to requested maximums.	9	Land Use Ordinance provisions for downtown districts, which may be seen as comparable to the downtown B-1 (c) and B-1(G) districts where up to 49 feet and three stories, are permitted. Buildings may include an attic story, as well <i>(Adopt)</i>
6 Change to storefront and townhouse use	Ordinance language drafted per this		A sidewalk with brick borders is the standard that

Requested Amendment	Response to Request	Draft LUO #	Staff Comment (Recommendation)
design area components so that sidewalks and walkways may be brick or concrete. Brick borders would no longer be required.	request.	10	has been used in the downtown. The change would continue to require either concrete or brick sidewalks. Brick borders would not be prohibited, but would not be required. ( <i>Adopt</i> )
7 Section 15-176.2: Change to (f) so that the spacing requirement for public benches is 200 feet rather than 50 feet.	" "	11	The current spacing of public benches along E. Weaver Street in downtown Carboro is approximately 400 feet. Change would allow greater flexibility in determining the spacing. ( <i>Adopt revised text</i> )
8 Section 15-176.2: Change to (f) so that the exterior materials requirements as specified apply to at least one half of all the buildings surrounding the greens.	" "	12	Particular features of property and project design warrant consideration of flexibility from the current provisions. ( <i>Adopt</i> )
9 Section 15-176.2: Change to (f) that allows deviation from the prescribed minimum lot widths, yard requirements, and separation requirements so long as the Board of Aldermen has also approved the project as an AIS.	" "	13	Particular features of property and project design warrant consideration of flexibility from the current provisions. ( <i>Adopt</i> )
10 Section 15-176.2: Change to (f) to increase the maximum impervious coverage to 65 percent on each lot.	Ordinance provision has been drafted that allows an allocation of the total impervious surface to residential use area lots during permit review and final plat preparation.	14	Impervious surface allocations do provide an additional means of managing stormwater quantity and quality by limiting developed area so that stormwater infiltration/groundwater recharge may occur. ( <i>Leave impervious surface limitation at 50 percent. Adopt explanatory text allowing additional impervious surface area so long as there is no increase in the volume of stormwater discharge and allowing the sharing/transfer of impervious surface</i> )
11 Section 15-176.2: Change to (f) to specify that the 150 percent requirements for accessory dwelling units do not apply.	Ordinance language drafted per this request.	--	No change needed as this is covered in Sections 5, 6 and 7 of draft LUO amendment.
12 Section 15-176.2: Change to (f) so that fire-exit stairs may be located on a side other than the rear of a garage/ADU (since garages will face the alley). Change to specify that off-street parking for	" "	15	Particular features of property and project design (e.g. use of alleys) warrant consideration of flexibility from the current provisions ( <i>Adopt</i> )

Requested Amendment	Response to Request	Draft LUO #	Staff Comment (Recommendation)
ADUs shall be located to the side or rear. Screening is not necessary.			
13 Section 15-176.2: Change to street tree placement requirements.	" "	16	Change clarifies street tree provision, consistent with requirement specified in Section 15-176.2 (f) (4) (r) (1) regarding street tree placement. <i>(Adopt)</i>
14 Section 15-177: Change to (a) to reduce applicability of VAS to 50 percent of dwelling units, to revise the roof pitch, siding reveal, and chimney placement and garage door provisions.	" "	17	Amendments would allow greater diversity/choice of architectural elements, some of which are not as appropriate for all housing types. Greater percentage of dwelling units meeting the standards might result in a more uniform, less architecturally interesting development. <i>(Adopt)</i>
15 Section 15-291: Change to include a parking requirement for VMU developments and to more efficiently manage parking in a VMU.	" "	18	<i>(Adopt revised text)</i>
16. Section 15-220: Adds a new section that specifies that VMU developments may use NCDOT TND standards	" "	19	See attachment D1 for comparison of current Town and NCDOT standards. <i>(Adopt revised text)</i>
17 Section 15-146 *	Adds retail uses to those permitted in O/A developments	20	Addition of limited retail uses would provide opportunity for employees or nearby residents of O/A developments to obtain basic retail goods. <i>(Adopt)</i>
18 Section 15-136 (10)*	Limits permitted retail uses to no more than 25 percent of the developed gross square footage of any development	21	Twenty-five percent cap selected so that retail use could not dominate an O/A development. <i>(Adopt)</i>
19 Section 15-176.2 (f) (5) (g)*	Replaces the term "Accessory Dwelling Unit (ADU)" with Accessory Detached Dwelling (ADD) and replaces 900 with 750 square feet	22, 23	Change made for purposes of consistency. <i>(Adopt)</i>

\* Staff-generated