

**ATTACHMENT A**

**A RESOLUTION SPECIFYING FOLLOWUP TO A DDC SUBCOMMITTEE  
REVIEW OF A LAND USE ORDINANCE TEXT AMENDMENT RELATING TO  
BUILDING HEIGHTS, ACTIVE RECREATIONAL FACILITIES AND SIDEWALK  
WIDTHS IN DOWNTOWN ZONING DISTRICTS**

**Resolution No. 25/2002-03**

WHEREAS, the Carrboro Board of Aldermen seeks to provide ample opportunities for the public to comment on existing and proposed policies and regulations; and

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen receives the DDC recommendations, and;

BE IT FURTHER RESOLVED by the Carrboro Board of Aldermen that Town staff prepare revisions to the draft ordinance, "An Ordinance Amending the Carrboro Land Use Ordinance Relating to Building Heights, Active Recreational Facilities Requirements, and Sidewalk Width Requirements in Downtown Commercial Zoning Districts" to address the DDC subcommittee's comments.

This is the 8th day of October in the year 2002.

**WORKSESSION TO DEVELOP DOWNTOWN VISIONING AND ECONOMIC DEVELOPMENT STAFF WORK PLAN**

The purpose of this item was to request that the Board of Aldermen review the Downtown Visioning Report and provide direction on what elements of the report it would like staff to address.

Carrboro Board of Aldermen Page 2 April 2, 2002

James Harris, the town's Community and Economic Development Director, made the presentation.

Alderman Gist requested that where feasible, costs are provided for options and other sources of revenue are identified.

The Mayor and Board of Aldermen requested that the town staff address the following:

**Historic Preservation**

- o Report on what steps are necessary to designate and preserve historic buildings/areas/architectural features.

- Buildings and areas discussed include Spotted Dog; Carr Mill; Lloyd Street; Carr Street; 100 Block of Main Street; and the Weaver Street block.

- o Review proposed styles on Page 9 and compare them to what exists to ensure that new and redeveloped buildings are in harmony with existing buildings, i.e., building heights and ratio of street rights-of-way.

**New Buildings**

- o Develop an ordinance that reflects charrette participants' desire to have buildings four to five stories high with some variety and develop a process to sort this out – **fast track**

- o Compatible mixed use and open space

- o Amenities constitute recreation – **fast track**

- o Look at incorporating green building technique

- o Provide list of captions for Board review

**Site Planning Concepts**

- o Review three recommendations and determine what is feasible (parking behind buildings or centralized parking)

- o Evaluate opportunities for alleys and access in same manner as building heights – tract by tract

- o Evaluate bike parking

**Mixed Use**

- o Identify obstacles and meet with developers who have pursued mixed-use projects

**Parking**

- o Explore using payment-in-lieu to fund parking deck

- o Explore employers providing employees with incentives not to drive and incentives for pooled parking

- o Explore establishing a parking task force to identify incentives for cooperative parking sharing and determine where on-street parking will occur; where to locate parking deck and how to fund; research private companies that build and operate decks; and time limits for on-street parking

- o Evaluate the need for narrowing driveways

- o Include providing good parking signage

**Downtown Identity**

- o Look into providing kiosks, benches, and garbage containers and explore sponsorships

- o Continue working on landscaping and art - "personality without rules" - no theme

- o Entrances

**Walkability**

- o Draft an ordinance on sidewalk width to determine where wide widths are practical and ensure that they are stroller and wheel-chair friendly; apply recommendations to what exists and determine what fits and the costs; include sidewalk design (brick trim) – **fast track**

Carrboro Board of Aldermen Page 3 April 2, 2002

- o Generate ideas on crosswalk education program

- o Contact NCDOT to conduct comprehensive traffic study including traffic, circulation, on-street parking, design (bulb-outs, roundabouts)

- o Explore alternative crosswalk materials and provide costs

- o Refer all to Sidewalk Task Force

#### **Links**

- o N/A

#### **Lighting**

- o Cost to replace overhead lights with acorn-shaped lights

#### **Public Space**

- o Short term and long term comprehensive traffic study – examine report recommendations (feasibility of roundabouts, Weaver Street) – determine who will conduct study (consider academic participation)

#### **Transit, Trolleys, Trains, and Bikes**

- o Interested in pursuing rail network connection to highway – possibly regional

- o Request that Chapel Hill transit schedules be posted at stops

- o Identify mechanism to make suggestions and follow-up on requests

- o Include bike trails/interface with transit

#### **PROJECTS**

##### **Roberson Street**

- o Examine angled parking with other issues – height, right-of-way

##### **Gateways**

- o Develop plans and determine how gateways should look – compatible with existing businesses

- o Remove pedestrian barriers

##### **West Weaver Street**

- o Incorporate in Parking Task Force and comprehensive traffic study

- o Include in walkabout

##### **Carr Mill Mall/East Weaver Street**

- o Street furniture – See Landscape and Woonerf traffic study

##### **Main/Rosemary Streets**

- o Evaluate recommendations including proposed extension for feasibility

- o Examine consolidating drive cuts – turn lane rather than two 10 foot and median

##### **Greensboro Street/Carr Mill Area**

- o N/A

##### **Lloyd Street**

- o Include in comprehensive traffic study

- o Provide previous studies to Board on road out of the neighborhood

Carrboro Board of Aldermen Page 4 April 2, 2002

#### **Projects, Plans, and Policies**

- o Refer remaining sections (page 28) to staff to determine what can be done

The Board requested that the economic development toolbox discussion be scheduled for a later date, and that the walkabout be scheduled after the Board receives staff reports.

\*\*\*\*\*



*Encourage consistent rhythm of openings.  
Require no less than one entrance every 60 feet and no less than 60% glass at ground floor.*

*Require use of brick and painted storefronts consistent with historic precedents.*



*Require a consistent building line along sidewalk.*

*Encourage pedestrian amenities, such as arcades and awnings designed to provide shade and shelter.*

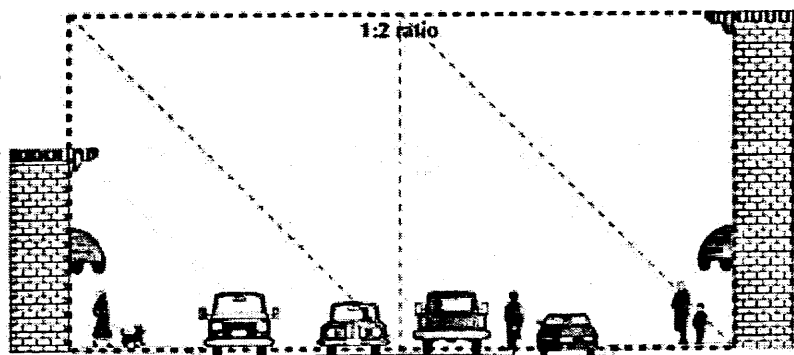
Historic preservation activities should provide inspiration for new buildings. Far too often, cities that emphasize the restoration of historic structures fail to make a direct connection between the features and attributes worth preserving, and the need to apply comparable standards to new construction. In fact, from the point of view of urban design and town planning, there should be few distinctions between the design principles of old buildings and current practices. Good ideas should apply to all buildings, and the best source for ideas are the most outstanding examples of past architecture.

### ***New Buildings***

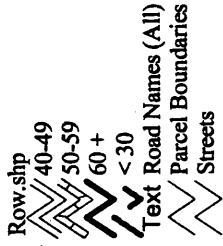
New buildings should be inspired by fundamental design principles of existing historic structures. Some of these principles are indicated in the photos and captions. In addition, their massing and general layout should be compatible with the character of the district. This does not mean that new buildings must slavishly copy old architectural details. Instead, this concept suggests that all buildings should strive for harmony and compatibility.

Building design principles in successful redevelopment projects are based on concepts of massing, scale, and composition that are common to all successful urban districts and neighborhoods. The width of the public space needed for a comfortable ratio should be established by the dimen-

*The diagram at right illustrates a human-scale ratio between heights of buildings and the distance between facades. Most architects agree that this ratio should be between 1:1 and 1:3 in a community like Carrboro. This illustration is adapted from "Main Street: A Handbook for Oregon Communities" published by the Oregon Department of Transportation.*



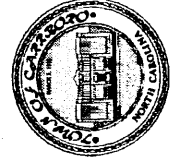
# R-O-W Widths in Downtown Commercial Zones



560 Feet

## ATTACHMENT D

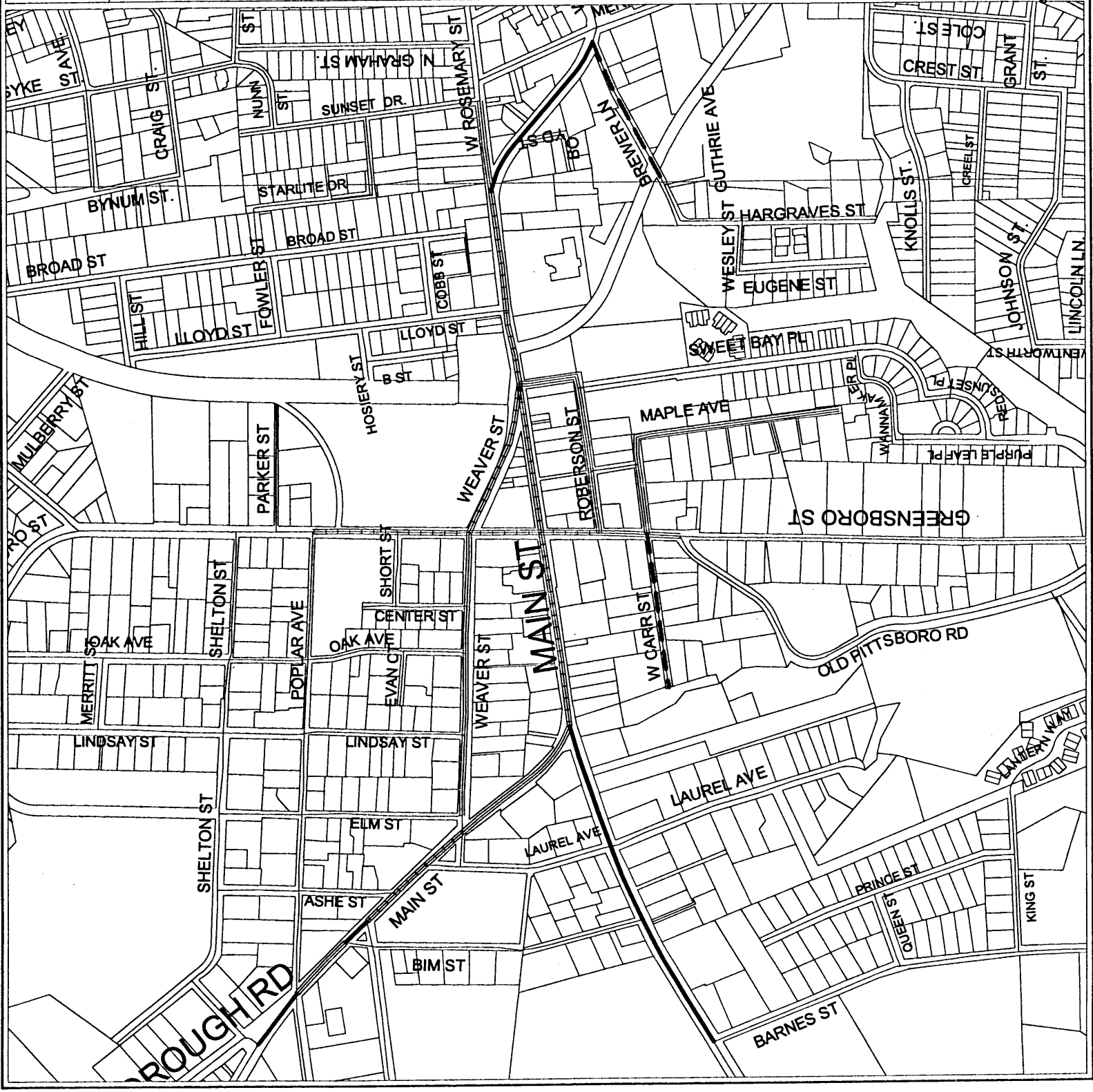
NC State Plane Coordinate System (NAD83)



TOWN OF CARRBORO  
301 W. Main St.  
Carrboro, NC 27511

4 October 2002  
Ruth Heston, Planning Director  
919-771-1414

THIS MAP IS NOT A CERTIFIED SURVEY AND IS FOR REFERENCE ONLY.  
The requestor must be aware of data conditions and ultimately bear the responsibility for the information with respect to possible errors, omissions, and other conditions of data, and other conditions of data.



## ATTACHMENT E

### AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE RELATING TO BUILDING HEIGHTS, ACTIVE RECREATIONAL FACILITIES REQUIREMENTS AND SIDEWALK WIDTH REQUIREMENTS IN DOWNTOWN COMMERCIAL ZONING DISTRICTS

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

Section 1. Subsection 15-185(a) of the Land Use Ordinance is rewritten to read as follows:

(a) Subject to the remaining provisions of this chapter:

- (1) No building in any of the following zoning districts may exceed a height of thirty five feet: R-3, R-7.5, R-10, R-15, R-20, RR, C, B-5, M-2, WM-3, O, and O/A.
- (2) No building in any of the zoning districts listed in the following table may exceed the height indicated.

ZONE	MAXIMUM HEIGHT	EXPECTED HEIGHT RANGE
<del>B-1(c)</del>	<del>Two Stories</del>	<del>24-30 Feet</del>
<del>B-1(g)</del>	<del>Three Stories</del>	<del>36-40 Feet</del>
R-S.I.R.	100'	
R-S.I.R.-II	100'	
CT	Three Stories	36-40 Feet
<del>B-2</del>	<del>Two Stories</del>	<del>24-30 Feet</del>
B-3	28'	
B-3-T	28'	
B-4	50'	
R-2	50'	
M-1	Three Stories	36-40 Feet
WR	40'	

- (3) Buildings in the B-1(c) and the B-1(g) districts may be constructed to a maximum height of three stories where the lot on which the building is located abuts a street right-of-way of fifty feet or less and four stories where the lot on which the building is located abuts a street right-of-way of more than fifty feet or where the lot is located at least fifty feet from the nearest public street right-of-way, except that:
  - a. The maximum building height may be increased by one story, up to a maximum height of five stories, for every twenty feet that the additional story is set back from the street right-of way beyond the setback specified in Section 15-184; and
  - b. Any portion of a building (located on lots within a B-1(c) or B-1(g) district) that exceeds thirty five feet in height must be set back from the property line of any adjoining residentially zoned lot at least a distance equal to twice the lot boundary line setback requirement applicable to such adjoining lot.

(4) Buildings in the B-2 district may be constructed to a maximum height of two stories, except that:

- a. The maximum building height may be increased by one story, up to a maximum height of three stories, for every twenty feet that the additional story is set back from the street right-of way beyond the setback specified in Section 15-184; and
- b. Any portion of a building (located on a lot within a B-2 district) that exceeds two stories in height must be set back from the property line of any adjoining residentially zoned lot at least a distance equal to twice the lot boundary line setback requirement applicable to such adjoining lot.

Section 2. Subsection 15-185(f) is deleted. [This is no longer necessary because of the sprinkler requirements of Section 12-17 of the town code].

Section 3. Subsection 15-185(g)(3) is rewritten to read as follows: "The terms "story" and "floor" are defined in Section 15-15.

Section 4. Subsection 15-221 (f) is amended to read as follows:

The sidewalks required by this section shall be at least five feet wide, except, where practicable, sidewalks in the B-1 ( c), B-1(g), B-2, and C-T zonings shall be at least ten feet wide. Sidewalks are to be constructed according to the specifications set forth in Appendix C, except that the permit issuing authority may permit the installation of walkways constructed with other suitable materials when it concludes that:

Section 5. Section 15-196 (Active Recreational Areas and Facilities Required) is amended by adding a new subsection (i) that reads as follows:

- (i) The active recreational facilities requirement for developments located in the B-1( c), B-1(g), B-2, and CT zoning districts may be satisfied by alternative amenities, such as, but not limited to, sculpture, fountains, benches, and mini-parks. The point value of any alternative amenities shall be determined using the methodology set forth in Appendix G.

Section 6. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 7. This ordinance shall become effective upon adoption.

## Excerpt of Relevant Land Use Ordinance Provisions

**Section 15-185 Building Height Limitations. (AMENDED 9/13/83; 2/4/86; 11/14/88)**

(a) Subject to the remaining provisions of this chapter:

- (1) No building in any zone other than those listed in the following table may exceed a height of thirty-five feet and no building in the following zones may exceed the height indicated. (AMENDED 01/16/01)

ZONE	MAXIMUM HEIGHT	EXPECTED HEIGHT RANGE
B-1(c)	Two Stories	24-30 Feet
B-1(g)	Three Stories	36-40 Feet
R-S.I.R.	100'	
R-S.I.R.-II	100'	
CT	Three Stories	36-40 Feet
B-2	Two Stories	24-30 Feet
B-3	28'	
B-3-T	28'	
B-4	50'	
R-2	50'	
M-1	Three Stories	36-40 Feet
WR	40'	

- (2) The maximum height of buildings in the B-1(c) district may be increased to not more than 49 feet when the permit-issuing authority concludes that the proposed building is characterized by a multiplicity of shapes, lines and forms and is otherwise designed and oriented to achieve humanness of scale that is consistent with the pedestrian orientation sought for the downtown.
- (3) It shall be presumed that any building that satisfies the following criteria complies with the standards set forth in subsection (2) for allowing a building height of up to 49 feet in the B-1(c) district and that any building that does not comply with all of the criteria does not satisfy this standard. However, this presumption is rebuttable.
- No plane comprising a portion of the building's exterior wall or roof surface that is oriented toward and visible from any point within a street, parking area or pedestrian way and that lies within 200 feet of such point has a surface whose horizontal run exceeds forty feet or a vertical rise that exceeds twenty-eight feet. For purposes of this subdivision: (i) a plane is a flat surface of such a nature that a straight line joining any two of its points lies wholly in the surface; (ii) when a plane continues along the same orientation as another plane, the two shall be regarded as one unless the nearest edges of the two planes are at least two feet apart and the protrusion or indentation that divides them extends outward or is recessed at least a distance of two feet from the surface of the planes; (iii) when a plane continues along an orientation that is parallel to another plane, the two planes shall be regarded as one unless a distance of at least two feet separates one plane from the imaginary extension of the other parallel plane; (iv) the horizontal run of a plane is determined by measuring the distance along the longest horizontal line that intersects at right angles two parallel vertical lines each one of which touches opposite edges of the plane; (v) the vertical rise of a plane is determined by measuring the distance along the longest vertical line that intersects at right angles two parallel horizontal lines each one of which touches opposite edges of the plane.
  - The building includes a covered pedestrian area equal in square feet to the length of the longest side of the building. For purposes of this determination, a side includes all planes with the same basic orientation--north, south, east, or west. Space under awnings shall be considered covered space.



- c. The building includes an outside plaza or courtyard equal in square feet to six times the length of the longest side of the building, which area is attractively landscaped for pedestrian park type uses and integrated with pedestrian ways planned or existing in the immediate area.
- d. In lieu of design criteria 'b' and 'c', the building contains substantial atrium space.
- e. A reasonable amount of exterior decoration is incorporated in the building design. Exterior decoration may include detailed cornices, unique windows and window treatment, brick detailing, glazing, fountains, statues, vegetation and landscaping other than that required to meet other standards in this ordinance.

(b) Subject to subsections (c) and (d) the features listed in this subsection, when attached to a principal building, may be constructed to a height that does not exceed the lesser of (i) 120% of the district height limitation set forth in subsection (a), or (ii) the district height limitation set forth in subsection (a) plus fifteen feet. By way of illustration, in a zoning district with a height limitation of thirty-five feet, the following features may be constructed to a height of forty-two feet, but such features may not exceed the forty-two feet height limit even if a height variance has also been granted for the principal building (unless a variance has also been granted regarding the height limitation affecting such features.)

- (1) Chimneys, church spires, elevator shafts, and similar structural appendages not intended as places of occupancy or storage;
- (2) Flagpoles and similar devices;
- (3) Heating and air conditioning equipment, solar collectors, and similar equipment, fixtures and devices.

(c) The exceptions set forth in subsection (b) to the height limitations set forth in subsection (a) shall not be allowed if and to the extent that the permit issuing authority, or the board of adjustment if the permit-issuing authority is the zoning administrator, concludes that such exception(s) would materially interfere with the legitimate use and enjoyment of neighboring properties (including public properties or rights-of-way) or would otherwise pose a danger to the public health and safety.

(d) The features listed in subsection (b) may exceed the height limitation set forth in subsection (a) only in accordance with the following requirements:

- (1) Not more than one-third of the total roof area may be consumed by such features.
- (2) The features described in subdivision (b)(3) above must be set back from the edge of the roof a minimum distance of one foot for every foot by which such features extend above the roof surface of the principal building to which they are attached.
- (3) Enclosures for any of the features set forth in subsection (b) may not surround a greater area than is reasonably necessary to enclose such features.
- (4) The permit issuing authority may authorize or require that parapet walls be constructed (up to a height not exceeding that of the features screened) to shield the features listed in subdivisions (b)(1) and (3) from view.

(e) Towers and antennas shall not be subject to the maximum height limitations set forth in this section but shall be governed by the restrictions inherent on the definitions of such uses as well as the other provisions of this chapter applicable to use classification 18.000. The height of a tower or antenna attached to a structure other than an antenna shall be the vertical distance measured from the main elevation of the finished grade at the front of the building or structure to which the tower is attached to the top of the tower (or antenna, if the antenna extends above the tower). (AMENDED 02/18/97)

(f) Notwithstanding subsection (a), in any zoning district the vertical distance from the ground to a point of access to a roof surface of any non-residential building or any multi-family residential building containing four or more dwelling units may not exceed thirty-five feet unless the fire chief certifies to the permit-issuing authority that such building is designed to provide adequate access to fire fighting personnel or the building is otherwise designed or equipped to provide adequate protection against the dangers of fire.

(g) For purposes of this section:(AMENDED 06/28/94)

- 1) Subject to subsection (g) (2), the height of a building shall be the vertical distance measured from the mean elevation of the finished grade at the front of the building to the highest point of the building.
- 2) With respect to single-family detached residences, the height of a building shall be the vertical distance measured from the floor of the main story of the residence at the front elevation to the top of the roof above the floor.
- 3) A point of access to a roof shall be the top of any parapet wall or the lowest point of a roof's surface, whichever is greater. Roofs with slopes greater than seventy-five percent are regarded as walls.

**Section 15-196 Active Recreational Areas and Facilities Required**  
**(AMENDED 5/10/83; 4/24/84; 12/10/85)**

(a) Subject to subsection (d) and Sections 15-197 and 15-203, all residential developments shall provide active recreational areas and facilities to such an extent that the sum total of recreation points assigned to each recreational area and facility [under subsection (b)] equals or exceeds the number of recreation points required of that development in accordance with the remaining provisions of this section.

(b) For purposes of this section, a recreation point is a unit of measurement that allows various types of recreational areas and facilities to be compared to one another. As set forth more fully in Appendix G to this chapter, the principal criterion upon which recreation points are assigned to various facilities is the cost associated with the development of such facilities. The following table establishes the recreation points assignable to the facilities listed. Points for facilities not included in the table below shall be determined by the permit issuing authority by applying the methodology set forth in Appendix G.

TYPE FACILITY	POINTS/SQUARE FOOT	TYPICAL POINTS	SQUARE FEET
Swimming Pool	.463	356	(768)
Swimming Pool Patio	.020	6	(2820)
Tennis Court (1)	.034	245	(7200)
Tennis Court (2)	.028	403	(14400)
Tennis Court (4)	.025	720	(28800)
Basketball Court	.058	139	(2400)
Volleyball Court	.014	25	(1800)
Hiking/Biking Trail	.016	64	(4000)
Fitness Station	.022	9	(400)
Picnic Shelter	.148	37	(250)
Gazebo	.326	102	(314)
Clubhouse	.508	609	(1200)
Play Equipment	.107	136	(1275)
Slide	.514	8	(16)
Swing	.176	8	(48)
Climber	.160	8	(50)
Ladder	.108	5	(48)
Balance Beams	.075	3	(40)
Pullup Bars	.330	3	(8)
Seesaw	.076	6	(80)
Whirl	.333	9	(28)
Sandbox	.097	6	(64)
Baseball Field	.010	675	(67500)
Football/Soccer Field	.011	396	(36000)

(c) The minimum total of recreation points required of any development shall equal the sum of the recreation points assigned to each type of dwelling unit or lot proposed for that development in accordance with the following (The methodology for determining the assignment of recreation points to residential type is set forth in Appendix G.):

TYPE OF RESIDENCE (By Use Classification)		POINTS PER DWELLING UNIT
1.100	Single Family detached	10.39
1.120	Includes mobile home parks	11.25
1.200	Two-family residences	10.39
1.300	Multi-family residences	
	One Bedroom	5.94
	Two Bedroom	9.47
	Three or more Bedroom	11.81
1.34	Single-Room Occupancy	2.97

With respect to residential subdivisions other than architecturally integrated subdivisions, each lot that is large enough for only a single dwelling unit or that is limited by restrictive covenants to development only with a single dwelling unit shall be deemed to house one single-family detached dwelling unit. Subject to Section 15-197, lots that are large enough to accommodate more than one dwelling unit and are not so limited by restrictive covenants shall be deemed to house the largest number of two-bedroom multi-family units that could be approved under this chapter. (AMENDED 10/10/00)

(d) The Board recognizes that some developments will contain such a small number of dwelling units that the active recreational areas and facilities required pursuant to this section would be of minimal practical value and that maintenance of such areas for so small a development would likely prove problematic. Therefore, the following types of residential developments shall not be required to provide active recreational areas and facilities under this section but shall be required to pay to the town's open space and recreational facilities fund a fee in lieu thereof in accordance with Section 15-203 if the town determines that it will be feasible to provide active recreational areas and facilities on land that can reasonably be expected to serve the residents of such developments:

- (1) Unsubdivided developments that are small enough so that the minimum amount of recreation points required of such developments is not more than 80. (AMENDED 2/24/87)
- (2) Subdivided residential developments of less than fifteen dwelling units. (AMENDED 06/27/95)
- (3) For purposes of this subsection, the term "development" refers to the entire project developed on a single tract or contiguous multiple tracts under common ownership or control, regardless of whether the development is constructed in phases or stages. (AMENDED 2/24/87)

(e) If the proposed development contains land subject to the provisions of 15-198(e), then a bike and pedestrian path that has the potential of connecting with similar type facilities on adjoining tracts that also have lands subject to the provisions of 15-198(e) shall be provided within this area, unless the permit issuing authority concludes that such a bike and pedestrian path would be environmentally undesirable or economically unfeasible. (AMENDED 06/27/95)

(f) Play equipment suitable for children under 12 should comprise at least 10% of the total required recreation points of single-family units and 5% of the points required of multi-family units in a development. Residential developments consisting of solely single-room occupancy units shall be exempt from the requirement to provide play equipment suitable for children. (AMENDED ON 10/10/00)

(g) Active recreational facilities and areas should be located throughout the development so that they can be reached safely and easily by their anticipated users. Such facilities and areas should be on land that is suitable for the intended use, have a minimum of 1200 square feet per area, and be sufficiently screened to minimize the impacts on adjacent residences.

(h) When the cost of the land associated with recreational facilities is included in calculating the recreational points for such facilities under this section, then such land may generally

not also be credited toward the fulfillment of the mandatory open space requirements set forth under Section 15-198. Exceptions to this policy are as follows:

- (1) Play fields, including without limitation baseball fields, soccer fields, and football fields;
- (2) Bike and pedestrian paths constructed pursuant to subsection (e) of this section. (Only the area that is within the width of the dedicated easement for the bike and pedestrian area is subject to the double counting provision.)

**AMENDED 06/27/95)**

## **Section 15-221 Road and Sidewalk Requirements in Unsubdivided Developments.**

(a) Within unsubdivided developments, all private roads and access ways shall be designed and constructed to facilitate the safe and convenient movement of motor vehicle and pedestrian traffic. Width of roads, use of curb and gutter, and paving specifications shall be determined by the provisions of this chapter dealing with parking (Article XVIII) and drainage (Article XVI). To the extent not otherwise covered in the foregoing articles, and to the extent that the requirements set forth in this article for subdivision streets may be relevant to the roads in unsubdivided developments, the requirements of this article may be applied to satisfy the standards set forth in the first sentence of this subsection.

(b) Whenever (i) a lot is proposed to be developed residentially for more than four dwelling units or non-residentially in such a fashion as to generate more than 40 vehicle trips per day, and (ii) if the lot were to be subdivided, a street would be required running through the lot to provide a connection between existing or planned adjacent streets in accordance with the provisions of Sections 15-214 and 15-217(a), then the developer shall be required to construct and dedicate the same street that would have been required had the property been subdivided.  
(AMENDED 6/25/02)

(c) In all unsubdivided residential developments, sidewalks shall be provided linking dwelling units with other dwelling units, the public street, and on-site activity centers such as parking areas, laundry facilities, and recreational areas and facilities. Notwithstanding the foregoing, sidewalks shall not be required where pedestrians have access to a road that serves not more than nine dwelling units. (AMENDED 4/24/84)

(d) Whenever the permit issuing authority finds that a means of pedestrian access is necessary from an unsubdivided development to schools, parks, playgrounds, or other roads or facilities and that such access is not conveniently provided by sidewalks adjacent to the roads, the developer may be required to reserve an unobstructed easement of at least ten feet to provide such access.

(e) In unsubdivided nonresidential developments that abut a public street, sidewalks shall be constructed adjacent to such street if a sidewalk in that location is required by the officially adopted town sidewalk master plan. Whenever possible, such sidewalk shall be constructed within the public right-of-way.

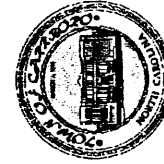
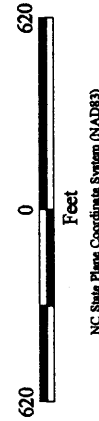
(f) The sidewalks required by this section shall be at least five feet wide and constructed according to the specifications set forth in Appendix C, except that the permit issuing authority may permit the installation of walkways constructed with other suitable materials when it concludes that: (AMENDED 12/08/98)

- (1) Such walkways would serve the residents of the development as adequately as concrete sidewalks; and
- (2) Such walkways could be more environmentally desirable or more in keeping with the overall design of the development.

## Permissible Building Heights per 6-28-02 Draft Ordinance

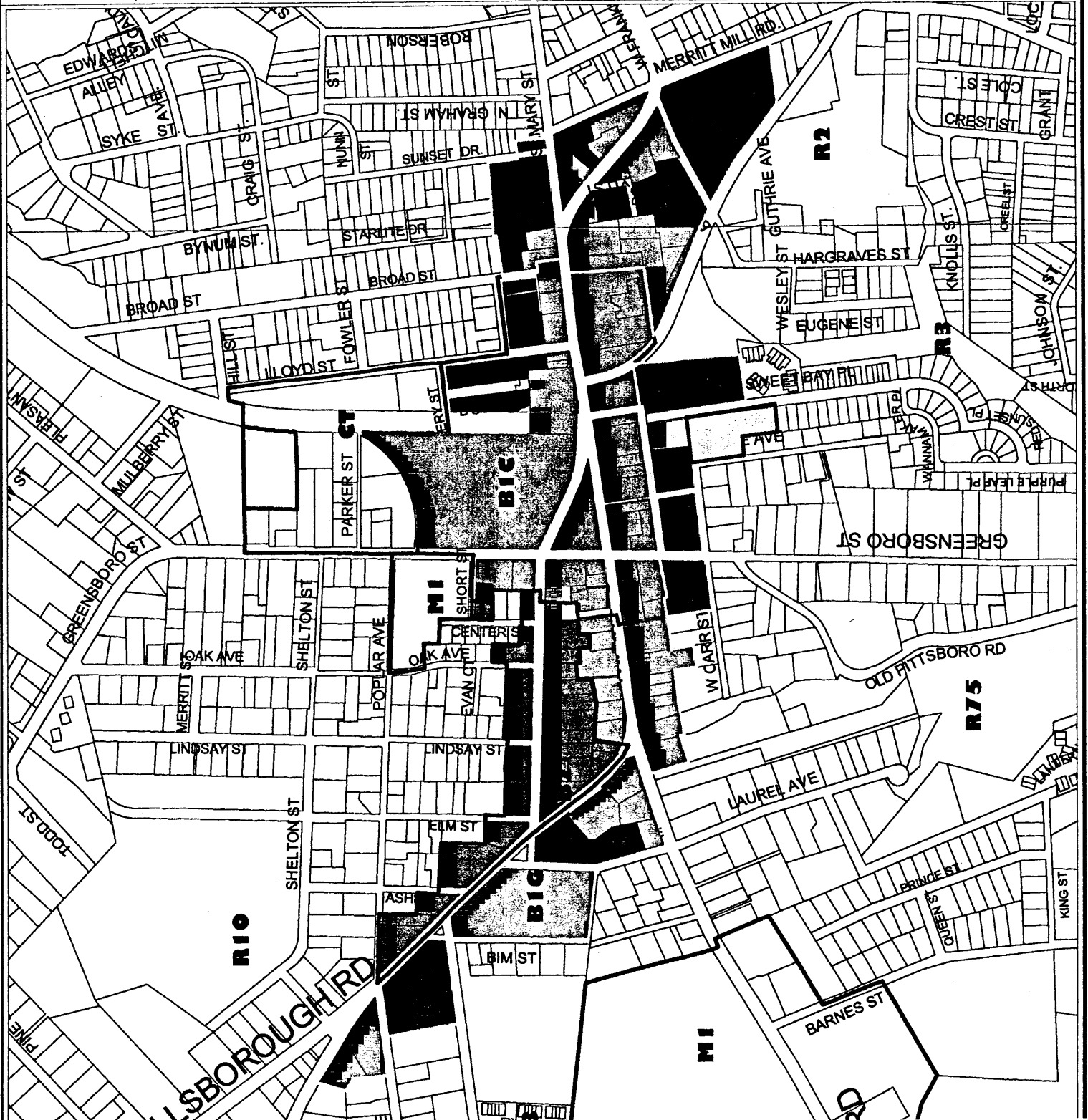
- CT
- M1
- B1C
- B1G
- B2
- Lots in more than one zone \*
- 2-story (b-2)
- 3-story buildings
- 4-story buildings
- Text Road Names (All)
- Parcels
- Planning Jurisdiction Boundary
- Town Boundary
- Streets

\* Subject to different height provisions.



TOWN OF CARBORO  
301 W. Main St.  
Carboro, NC 27510  
27 August 2002  
Ruth Heston, Planning Director  
919-771-1114

THIS MAP IS NOT A CERTIFIED SURVEY AND IS FOR REFERENCE ONLY.  
The requester must be aware of these conditions and ultimately bear responsibility  
for the appropriate use of the information for purposes not intended by the Town of Carboro.  
Carboro, North Carolina, is a community of the future, and other conditions specific to the site  
may apply.





## TOWN OF CARRBORO

NORTH CAROLINA

**MEMORANDUM \*\*DRAFT\*\***

**To: Mayor and Board of Aldermen**

**From: Downtown Development Commission Subcommittee**

**Date: September 17, 2002**

**Subject: Review of Building Height Ordinance**

A subcommittee of the Downtown Development Commission met on four occasions in July and August 2002 to review the draft ordinance related to building height, recreation requirements and sidewalk widths in the downtown. Downtown business owners and property managers were invited to attend the meeting.

The subcommittee concluded its review on August 29 as follows:

The DDC building height ordinance review subcommittee recommends that the Board of Aldermen direct staff to revise the June 28, 2002 draft ordinance on building heights to include

- 4) A provision that will allow an additional story of height so long as the additional story is enclosed within a roof structure (e.g. mansard or similar roof structure).
- 5) A provision that clarifies which height restriction applies in situations where lots front on more than one street and the rights-of-way are of different dimensions.
- 6) A provision that will allow the additional story of height (subject to setback, or roof story requirement) based on sufficient existing right-of-way or newly dedicated right-of-way, so long as the overall right-of-way width is consistent in the vicinity.

The DDC building height ordinance review subcommittee further recommends that the *Carrboro Downtown Business District Guidelines for Design* continue to be used to represent the appropriate and desirable site development, landscaping provision, and architectural character, until such time as the document can be revised so that the building form is consistent with the new height provisions.