

## ATTACHMENT A

AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO PROVIDE THAT A SPECIAL USE PERMIT, RATHER THAN A ZONING PERMIT, MAY BE REQUIRED FOR PROJECTS IN CERTAIN ZONING DISTRICTS INVOLVING THE CONSTRUCTION OF LARGE ADDITIONS TO EXISTING RESIDENTIAL STRUCTURES OR THE CONSTRUCTION OF LARGE RESIDENTIAL STRUCTURES ON LOTS WHERE RESIDENCES ALREADY EXIST OR FROM WHICH RESIDENCES HAVE RECENTLY BEEN REMOVED

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

Section 1. Subsection 15-147(a) of the Carrboro Land Use Ordinance is amended to read as follows:

“(a) Subject to Section 15-148 **and subsection (h) of this section**, when used in connection with a particular use in the Table of Permissible Uses (Section 15-146), the letter “Z” means that the use is permissible in the indicated zone with a zoning permit issued by the administrator (except that, in connection with use classification 26.200, minor subdivisions, the letter “Z” means that final plat approval shall be granted by the planning director. The letter “S” means a special use permit must be obtained from the board of adjustment, and the letter “C” means a conditional use permit must be obtained from the board of aldermen.”

Section 2. Section 15-147 of the Carrboro Land Use Ordinance is amended by adding thereto a new subsection (h) to read as follows:

“(h) Whenever any 1.000 classification use is proposed for a lot in the R-2, R-3, R-7.5, and R-10 zoning districts and such use would otherwise require the issuance of a zoning permit under the provisions of this section, a special use permit shall nevertheless be required if:

- (1) The use involves (i) construction of an addition to an existing dwelling, or (ii) construction of an additional dwelling on a lot where at least one dwelling already exists, or (iii) construction of a dwelling on a lot from which a previously existing dwelling has been removed within a period of three years prior to the application for a permit under this chapter, and
- (2) The gross floor area of any one dwelling unit exceeds 3,500 square feet, or the gross floor area of all dwellings covered by the proposed permit exceeds 5,500 square feet.

Section 3. All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 4. This ordinance shall become effective upon adoption.

## ATTACHMENT B

### SUMMARY OF BUILDING ACTIVITY IN CARRBORO SINCE 2001

Carrboro has seen a few examples of teardown and rebuilding in recent years. A quick assessment of building activity revealed that two single-family homes have been removed and replaced by larger homes since early 2001. Two other homes have been expanded to include additional dwelling units and one home was moved to allow the construction of two duplexes. Several other homes been expanded by large additions during the same time period. A summary of this activity is included in the table below.

	Original Area (square feet)	New Area (square feet)	Zoning District
<i>Replacements</i>			
Removed in 1996	1,200	2,208	R-7.5
Removed in 2001	700	1,525*	R-10
<i>Addition with no change in number of dwellings</i>			
	931	1,591	R-7.5
	1,600	3,528	R-R
	1,300	2,743	R-R
<i>Addition – increase in number of dwellings</i>			
Conversion to duplex	750	1,850	R-10
Accessory apartment added	900	1,272	R-7.5

Note: Non-conforming density- LUO amendments in 2002 to limit size of replacement structures.

Over two hundred permits for new, single-family residences and over two hundred and fifty permits for additions to residential structures were issued during this same time frame. The average sizes of residential units, since January 2001, are noted in the following table.

Housing Unit Type	Average Size (square feet)
Single-family residence	3,499
Duplex	1,189

Note: Includes only those housing types constructed in specified time frame.

# TABLE OF PERMISSIBLE USES

ATTACHMENT 'C'

Last Amended: 05/06/2003

DESCRIPTION	R-2	R-3	R-7.5	R-SIR2 10	R-15	R-20	RR	B-1 (C)	B-1 (G)	B-2	B-3	B-3-T	B-4	M-1	M-2	CT	C	W-R	B-5	WM-3	O	O/A
<b>1.000 Residential</b>																						
1.100 Single Family Residences																						
1.110 Single Family Detached																						
One Dwelling Unit Per Lot																						
1.111 Site Built/Modular	Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z				Z	Z				Z	Z
1.112 Class A Mobile Home			Z	Z	Z	Z	Z										Z					
1.113 Class B Mobile Home																						
1.120 Single Family Detached																						
More Than One Dwelling Unit Per Lot																						
1.121 Site Built/Modular	*	*	*	*	*	*	*		*	*	*	*				*					*	*
1.122 Class A Mobile Home			*	*	*	*	*															
1.123 Class B Mobile Home																						
1.200 Two-Family Residences																						
1.210 Two-Family Conversion	*	*	*	*	*	*	*	*	*	*	*	*				*					*	*
1.220 Primary Residence with																						
Accessory Apartment	*	*	*	*	*	*	*	*	*	*	*	*				*					*	*
1.230 Duplex	*	*	*	*	*	*	*	*	*	*	*	*				*					*	*
1.231 Maximum 20% units																						
> 3 bedrms/du	*	*	*	*	*	*	*	*	*	*	*	*				*					*	*
1.232 No bedroom limit	*	*																				
1.240 Two Family Apartment	*	*	*	*	*	*	*	*	*	*	*	*				*					*	*
1.241 Maximum 20% units																						
> 3 bedrms/du	*	*	*	*	*	*	*	*	*	*	*	*				*					*	*
1.242 No bedroom limit	*	*																				
1.300 Multi-Family Residences																						
1.310 Multi-Family Conversion	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC				SC					SC	SC
1.320 Multi-Family Townhomes	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC				SC					SC	SC
1.321 Maximum 20% units																						
> 3 bedrms/du	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC				SC					SC	SC
1.322 No bedroom limit	SC	SC																				
1.330 Multi-Family Apartments	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC				SC					SC	SC
1.331 Maximum 20% units																						
> 3 bedrms/du	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC				SC					SC	SC
1.332 No bedroom limit	SC	SC																				
1.340 Single-Room Occupancy	SC							SC	SC	SC	SC					SC						
1.400 Group Homes																						
1.410 Fraternities, Sororities,																						
Dormitories and Similar																						
Housing	C	C	C	C	C	C	C		C	C						C						
1.420 Homes for Handicapped,																						
Aged or Infirm	Z	Z	Z	Z	Z	Z	Z		Z	Z						Z	C					
1.430 Boarding Houses,																						
Rooming Houses	S	S	S	S	S	S	S		C	S						C	C					
1.500 Temporary Residences																						
1.510 Hotels and Motels	C							C	C				C			C			C			C
1.520 Tourist Homes and other																						
Temporary Residences																						
Renting Rooms for																						
Relatively Short																						
Periods of Time	S	S	S	S						S									C			
1.530 Bed and Breakfast	S	S	S	S	S	S	S															
1.600 Homes Emphasizing Services,																						
Treatment or Supervision																						
1.610 Nursing Care Homes,																						
Intermediate Care Homes	S	S	S	S	S	S	S		C	S						C		C				
1.620 Halfway Houses	S	S	S	S	S	S	S			S							C					
1.630 Child Care Homes	S	S	S	S	S	S	S			S							C					
1.640 Temporary Homes for the																						
Homeless		S	S				S	S		S	S	S										
1.650 Overnight Shelters for								S		S	S	S										
Homeless																						
1.660 Senior Citizen Residential																						
Complex				C	C																	
1.700																						
1.800																						
1.900 Home Occupation	Z	Z	Z	Z	Z	Z	Z			S	S	S				S		Z			Z	Z
<b>2.000 Sales and Rental of Goods, Merchandise</b>																						
<b>and Equipment</b>																						
2.100 No Storage or Display of Goods																						
Outside Fully Enclosed Building																						
2.110 High-Volume Traffic																						
Generation								ZC	ZC		ZC	ZC	ZC	ZC	ZC	C			C			ZC

## TABLE OF PERMISSIBLE USES

Last Amended: 05/06/2003

DESCRIPTION	R-2	R-3	R-7.5	R-SIR2 10	R-15	R-20	RR	B-1 (C)	B-1 (G)	B-2	B-3	B-3-T	B-4	M-1	M-2	CT	C	W-R	B-5	WM-3	O	O/A
2.111 ABC Stores								ZC	ZC		C	C	C			C						
2.112 Specialty High Volume Retail										ZC												
2.120 Low-Volume Traffic Generation								ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	C			C			ZC
2.130 Wholesale Sales								ZC				ZC	ZC	ZC	ZC	C			C	C		ZC
2.140 Drive-In Windows											C	C	C	C								
2.150 Retail Sales with Subordinate Manufacturing and Processing								ZC														
2.200 Display of Goods Outside Fully Enclosed Building																						
2.210 High-Volume Traffic Generation								ZS	ZS					ZC	ZC	ZC			C			ZC
2.220 Low-Volume Traffic Generation								ZS	ZS					ZC	ZC	ZC			C			ZC
2.230 Wholesale Sales									C					ZC	ZC	ZC			C			ZC
2.240 Drive-In Windows											C	C		C								
2.300 Storage of goods outside fully enclosed building																						
2.310 High-volume traffic generation														ZC								
2.320 Low-volume traffic														ZC								
2.330 Wholesale Sales														ZC								
2.340 Drive-in Windows																						
3.000 Office, Clerical, Research and Services Not Primarily Related to Goods or Merchandise																						
3.100 All operations conducted entirely Within Fully Enclosed Building																						
3.110 Operations designed to attract and serve customers or clients on the premises, such as the office of attorneys, physicians, other professions, insurance and stock brokers, travel agents, government office buildings, etc.								ZC	ZC	ZC			ZC	ZC	ZC	C			C		ZC	ZC
3.120 Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use								ZC	ZC	ZC			ZC	ZC	ZC	C			C		Z	ZC
3.130 Office or clinics of physicians or dentists with not more than 10,000 square feet of gross floor area								ZC	ZC	ZC			ZC	ZC		ZC			C		ZC	ZC
3.140 Watershed research																	C					
3.150 Copy Centers/Printing Operations								ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC	ZC			ZC		ZC	
3.200 Operations conducted within or outside fully enclosed buildings																						
3.210 Operations designed to attract and serve customers or clients on the premises														ZC	ZC				C			ZC
3.220 Operations designed to attract little or no customer or client traffic other than employees of the entity operating the principal use														ZC	ZC	C			C			ZC
3.230 Banks with drive-in window											C	C	C		C							
3.240 Watershed research																	C					
3.250 Automatic Teller Machine, Freestanding								C	C		C		C			C					C	C

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Last Amended: 05/06/2003

DESCRIPTION	R-2	R-3	R-7.5	R-SIR SIR2 10	R-15	R-20	RR	B-1 (C)	B-1 (G)	B-2	B-3	B-3 T	B-4	M-1	M-2	CT	C-W R	B-5	WM-3	O	O/A
<b>4.000 Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods, Merchandise and Equipment</b>																					
4.100 All operations conducted entirely within fully enclosed buildings									ZC					ZC	ZC	C			C		C
4.200 Operations conducted within or outside fully enclosed buildings															ZC						
<b>5.000 Educational, Cultural, Religious, Philanthropic, Social, Fraternal Uses</b>																					
<b>5.100 Schools</b>																					
5.110 Elementary and secondary (including associated grounds and athletic and other facilities)	C	C	C	C	C	C	C	C	C								Z	C			
5.120 Trade or vocational school								Z	ZC					C	ZC	C	C		C		
5.130 Colleges, universities, community colleges (including associated facilities such as dormitories, office buildings, athletic fields, etc.)							C	Z	ZC					C	C	C					
5.200 Churches, synagogues and temples (including associated residential structures for religious personnel and associated buildings but not including elementary school or secondary school buildings)	ZS	ZS	ZS	ZS	ZS	ZS	ZS	Z	ZS	ZS	ZS	ZS	ZS	ZS	ZS	ZS	C	C		ZS	ZS
<b>5.300 Libraries, museums, art galleries, art centers and similar uses (including associated educational and instructional activities)</b>																					
5.310 Located within a building designed and previously occupied as a residence or within a building having a gross floor area not in excess of 3,500 square feet	S	S	S	S	S	S	S	ZS	Z	Z	Z	Z	S	ZS		ZS		C		Z	ZS
5.320 Located within any permissible structures								ZS	ZS	ZC			S	ZS		ZS		C		C	ZS
5.400 Social, fraternal clubs and lodges, union halls, and similar uses								ZS	ZS	ZS			S	S		ZS		C			
<b>6.000 Recreation, Amusement, Entertainment</b>																					
<b>6.100 Activity conducted entirely within building or substantial structure</b>																					
6.110 Bowling alley, skating rinks, indoor tennis and squash courts, billiards and pool halls, indoor athletic and exercise facilities and similar uses								ZS	ZS		ZS	ZS	ZS	ZS		ZS		C			
<b>6.120 Movie Theaters</b>																					
6.121 Seating capacity of not more than 300								ZS	ZS				ZS	S		ZS					S
6.122 Unlimited Seating Capacity								S	ZS				ZS	S		ZS					
6.130 Coliseums, stadiums, and all other facilities listed in the 6.100 classification designed to seat or accommodate simultaneously more than 1000 people								C	C				C	C		C					

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DESCRIPTION	R-2	R-3	R-7.5	R-SIR SIR2 10	R-15	R-20	RR	B-1 (C)	B-1 (G)	B-2	B-3	B-3-T	B-4	M-1	M-2	CT	C-W- R	B-5	WM-3	O	O/ A
6.140 Community Center—a Town sponsored, non-profit indoor facility providing for one or several of various type of recreational uses. Facilities in a Community Center may include, but are not limited to gymnasias, swimming pools, indoor court areas, meeting/activity rooms, and other similar uses	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z		Z
6.200 Activity conducted primarily outside enclosed buildings or structures																					
6.210 Outdoor recreational facilities developed on private lands, without Town sponsorship or investment, such as golf and country clubs, swimming or tennis clubs, etc. and not constructed pursuant to a permit authorizing the construction of a residential development.	S	S	S	S	S	S	S		C								C	C	C	C	
6.220 Outdoor recreational facilities developed on public lands, or on private lands with swimming pools, parks, etc., not constructed pursuant to a permit authorizing the construction of another use such as a school																					
6.221 Town of Carboro owned and operated facilities.	Z	Z	Z	Z	Z	Z	Z	Z	Z				Z	Z			Z	Z	Z	Z	
6.222 Facilities owned and operated by public entities other than the Town of Carrboro	C	C	C	C	C	C	C	C	C				C	C			C	C	C	C	
6.230 Golf driving ranges not accessory to golf course, par 3 golf courses, miniature golf course, skateboard parks, water slides, and similar uses.														ZS					C		
6.240 Horseback riding stables (not constructed pursuant to permit authorizing residential development)							S							S			Z	C	C		
6.250 Automobile and motorcycle racing tracks															S						
6.260 Drive-in Movie Theaters														C							
7.000 Institutional Residence or Care of Confinement Facilities																					
7.100 Hospitals, clinics, other medical (including mental health) treatment facilities in excess of 10,000 square feet of floor area									C								C				
7.200 Nursing care institutions, intermediate care institutions, handicapped, aged or infirm institutions, child care institutions	C	C					C		C								C		C		
7.300 Institutions (other than halfway houses) where mentally ill persons are confined									C								C				
7.400 Penal and Correctional Facilities																					
8.000 Restaurants (including food delivery services), Bars, Night Clubs																					
8.100 Restaurant with none of the features listed in use classification below as its primary activity								ZS		C			Z						C		ZC
8.200 Outside Service or Consumption								ZS		C			S						C		ZC
8.300 Drive-in (service to and consumption in vehicle on premises)													C								
8.400 Drive Through Windows (service directly to vehicles primarily for off-premises consumption)													C								

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Last Amended: 05/06/2003

DESCRIPTION	R-2	R-3	R-7.5	R-SIR-10	R-15	R-20	RR	B-1 (C)	B-1 (G)	B-2	B-3	B-3-T	B-4	M-1	M-2	CT	C	W-R	B-5	WM-3	O	O/A
8.500 Carry Out Service (food picked up inside of off-premises consumption)								ZS	C				Z						C			
8.600 Food Delivery								ZS	C				Z						C			
<b>9.000 Motor Vehicle-Related Sales and Service Operations</b>																						
9.100 Motor vehicle sales or rental of sales and service									C					ZC	ZC							
9.200 Automobile service stations													S	C	Z							
9.300 Gas sales operations											S	S	S	C	Z							
9.400 Automobile repair shop or body shop									C			S	S	C	Z							
9.500 Car wash														C	Z							
<b>10.000 Storage and Parking</b>																						
10.100 Independent automobile parking lots or garages								ZC	Z				Z	Z	Z	C						
10.200 Storage of goods not related to sale or uses of those goods on the same lot where they are stored																						
10.210 All storage within completely enclosed structures														Z	Z							C
10.220 Storage inside or outside completely enclosed structures														C	Z							ZC
10.300 Parking of vehicles or storage of equipment outside enclosed structures where: (i) vehicles or equipment are owned and used by the person making use of the lot, and (ii) parking or storage is more than a minor and incidental part of the overall use made of the lot														S	S							
<b>11.000 Scrap Materials Salvage Yards, Junkyards, Automobile Graveyards</b>																S						
<b>12.000 Services and Enterprises Related to Animals</b>																						
12.100 Veterinarian							S		ZS				S	S	S							
12.200 Kennel							S							S	S							
<b>13.000 Emergency Services</b>																						
13.100 Police Stations	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
13.200 Fire Stations	Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z
13.300 Rescue Squad, Ambulance Service	S	S	S	S	S	S	Z		S	S	S	S	S	S	Z	S	C	C	C	C	S	S
13.400 Civil Defense Operation	S	S	S	S	S	S	Z		S	S	S	S	S	S	Z	S	C	C	C	C	S	S
<b>14.000 Agricultural, Silvicultural, Mining, Quarrying Operations</b>																						
14.100 Agricultural operations, farming																						
14.110 Excluding livestock		Z	Z	Z	Z	Z	Z								Z		Z	Z	Z			
14.120 Including livestock							Z										Z	Z	Z			
14.200 Silvicultural operations		Z	Z	Z	Z	Z	Z								Z							
14.300 Mining or quarrying operations, including on-site sales of products																S						
14.400 Reclamation landfill		Z	Z	Z	Z	Z	Z						Z	Z	Z							
<b>15.000 Miscellaneous Public and Semi-Public Facilities</b>																						
15.100 Post Office								C	C		C	C	C	C	C	C						
15.200 Airport							C		S				S	S								C
15.300 Sanitary landfill							C							C								
15.400 Military reserve, National Guard centers														Z								
15.500 Recycling materials collection operations																						
15.510 Using collection facilities other than motor vehicles									Z				Z	Z	Z							
15.520 Aluminum recycling using																						

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Last Amended: 05/06/2003

DESCRIPTION	R-2	R-3	R-7.5	R-SIR2-10	R-15	R-20	RR	B-1(C)	B-1(G)	B-2	B-3	B-3-T	B-4	M-1	M-2	CT	C	W-R	B-5	WM-3	O	O/A
motor vehicles									S				S	S	S				C			
15.600 Public utility service complex																						
15.700 Cable Television Signal Distribution Center								S	S	S	S		S	S	S	S					S	S
15.800 Town Owned Facilities and Services	Z	Z	Z	Z	Z	Z	Z		Z		Z	Z		Z	Z	Z	Z	Z	Z	Z		Z
16.000 Dry Cleaner, Laundromat																						
16.100 With drive-in windows									Z		C	C	C	C								C
16.200 Without drive-in windows											S	S	Z	S		Z						S
17.000 Utility Facilities	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	C	C	C			S
17.100 Neighborhood														S	S		C		C			S
17.200 Community or regional								S				S	S	S	S	S					S	S
17.300 Cable Television Satellite Station											S	S		S	S	S						S
18.000 Towers and Related Structures																						
18.100 Towers and antennas fifty feet tall or less	Z	Z	Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z	Z	Z	Z	C	Z			Z
18.200 Towers and antennas attached thereto that exceed 50 feet in height, and that are not regarded as accessory to residential users under 15-150(c)(5)						C	C				C	C	C	C	C	C			C	C	C	C
18.300 Antennas exceeding 50 feet in height attached to structures other than towers, [other than accessory uses under 15-150(c)(5)]	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
18.400 Publicly-owned towers and antennas of all sizes that are used in the provision of public safety services									ZC													
19.000 Open Air Markets and Horticultural Sales																						
19.100 Open air markets (farm and craft markets, flea markets, produce markets)								ZC	ZS	ZS	S	S		S		S					S	S
19.200 Horticultural sales with outdoor display									ZS	ZS	S	S		S		S					S	S
19.300 Seasonal Christmas or pumpkin sales										Z	Z	Z	Z	Z	Z						Z	Z
20.000 Funeral Homes																						
21.000 Cemetery and Crematorium								S														
21.100 Cemetery																		C	C	C		
21.200 Crematorium																						
22.000 Day Care																						
22.100 Child Day Care Home	Z	Z	Z	Z	Z	Z	Z		S	Z	S	S					Z	Z			S	S
22.200 Child Day Care Facility	S	S	S	S	S	S	S		Z	S	Z	Z	S	Z		S		C	C		Z	Z
22.300 Senior Citizens Day Care	S	S	S	S	S	S	S		Z	S	Z	Z	S	Z		S		C	C		Z	Z
23.000 Temporary structure or parking lots used in connection with the construction of a permanent building or for some non-recurring purpose																						
23.100 Temporary structures located on same lot as activity generating need for structure	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	C	C	C	C	Z	Z
23.200 Temporary parking facilities located on or off-site of activity generating need for parking	Z																					
24.000 Bus Station									ZS				S	S		S						
25.000 Commercial Greenhouse Operations																						
25.100 No on-premises sales						S	S								Z							
25.200 On-premises sales permitted						S									Z							
26.000 Subdivisions	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	C	C	C	C	SC	SC
26.100 Major	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	C	C	C	C	Z	Z
26.200 Minor	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	C	*	*	*	*
27.000 Combination Uses																						
28.000 Planned Unit Developments	Permissible only in Planned Unit Development Districts (See Section 15-139) pursuant to a conditional use permit.																					
29.000 Special Events	C	C	C	C	C	C	C	C	ZC	ZC	ZC	C	C	C	C	C	C	C	C		C	C
30.000 Planned Industrial Development	Permissible only in Planned Unit Development Districts [See Subsection 15-137(b)] pursuant to a conditional use permit.																					
31.000 Off-Premises Signs																Z						
32.000 Village Mixed Use Development	Permissible only in Village Mixed Use Districts (See Section 15-141.2 pursuant to a conditional use permit).																					
33.000 Office/Assembly Planned Development	Permissible only in Office/Assembly Conditional Use Districts [see Subsection 15-136(11)] pursuant to a conditional use permit].																					



*Art. X PERMISSIBLE USES (con't)*

**Section 15-147      Use of the Designations Z,S,C in Table of Permissible Uses.**

(a) Subject to Section 15-148, when used in connection with a particular use in the Table of Permissible Uses (Section 15-146), the letter "Z" means that the use is permissible in the indicated zone with a zoning permit issued by the administrator (except that, in connection with use classification 26.200, minor subdivisions, the letter "Z" means that final plat approval shall be granted by the Planning Director). The letter "S" means a special use permit must be obtained from the board of adjustment, and the letter "C" means a conditional use permit must be obtained from the Board of Aldermen. **(AMENDED 1/22/85)**

(b) When used in connection with single-family, two-family and multi-family residences (use classifications 1.100, 1.200 and 1.300) outside the watershed districts, the designation "ZSC" or "SC" means that tracts developed with four dwelling units or less require a zoning permit, tracts developed with between five and twelve dwelling units require a special use permit, and tracts developed with more than twelve dwelling units require a conditional use permit. When used in connection with single-family, two-family, and multi-family residences in the watershed districts, the designation "ZC" means that tracts developed with one dwelling unit shall require a zoning permit and tracts developed with two or more dwelling units shall require a conditional use permit. **(AMENDED 1/22/85; 2/24/87; 12/15/87)**

(c) When used in connection with major subdivisions (use classification 26.100) outside the watershed districts, the designation "SC" means that subdivisions containing between five and twelve lots shall require a special use permit, and subdivisions containing thirteen or more lots shall require a conditional use permit. **(AMENDED 7/21/87; 12/15/87)**

(d) Subject to Section 15-148, use of the designation "ZC" means that a zoning permit must be obtained if the development is located on a lot of (i) one acre or less in the B-1(g), B-1(c), B-2, or B-3, or B-3-T zones, or (ii) two acres or less in all other zones, while a conditional use permit must be obtained for all developments on lots in excess of these limits. **(AMENDED 11/14/88)**

(e) Subject to Section 15-148, use of the designation "Z,S" means that a zoning permit must be obtained if the development is located on a lot of two acres or less while a special use permit must be obtained for developments in excess of two acres.

(f) Use of the designation Z,S,C, for combination uses is explained in Section 15-154.

(g) When used in connection with use classification 18.400 (publicly-owned towers and antennas of all sizes that are used in the provisions of public safety services), the designation "ZC" means that the development of such towers that are fifty feet tall or less shall require a zoning permit, and the development of such towers that are more than fifty feet tall shall require a conditional use permit. **(AMENDED 10/04/88, 02/18/97)**

**Art. X PERMISSIBLE USES (con't)****Section 15-148      Board of Adjustment Jurisdiction Over Uses Otherwise Permissible  
With a Zoning Permit.**

(a) Notwithstanding any other provisions of this article, whenever the Table of Permissible Uses (interpreted in the light of Section 15-147 and the other provisions of this article) provides that a use is permissible with a zoning permit, (i) a conditional use permit shall nevertheless be required if the administrator finds that the proposed use is located within the University Lake Watershed (i.e., the C, B-5, and WM-3 districts) and would have a substantial impact on neighboring properties or the general public, and (ii) a conditional use permit shall nevertheless be required if the administrator finds that the proposed use is located in the B-1(c), B-1(g), B-2, or CT zoning districts, the use is shown as permissible in those districts with a "ZC" designation in the Table of Permissible Uses, and the proposed use would have a substantial impact on neighboring properties or the general public; (iii) otherwise, a special use permit shall nevertheless be required if the administrator finds that the proposed use would have a substantial impact on neighboring properties or the general public. (AMENDED 01/22/85; 12/15/87; 02/25/92)

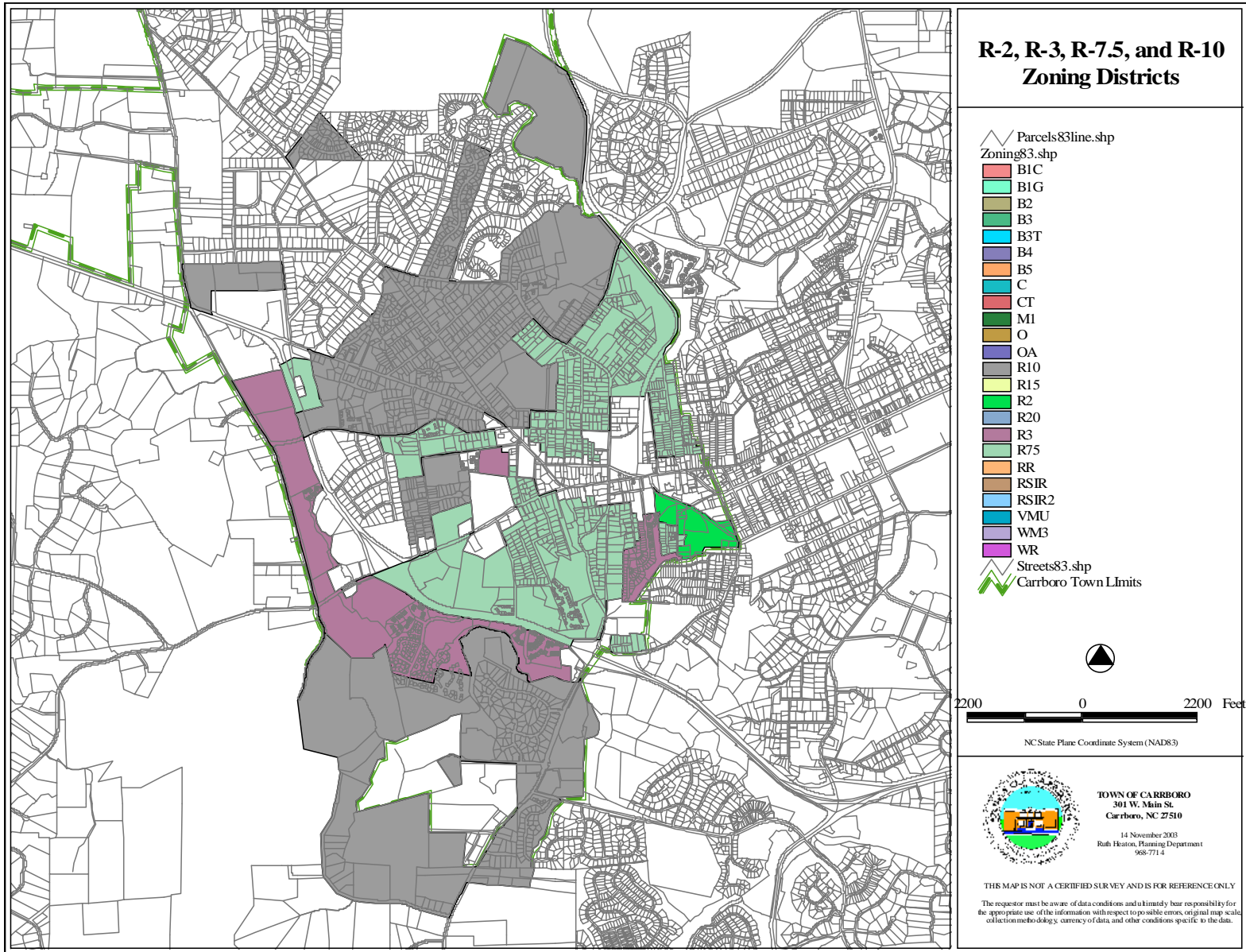
(b) A special use permit shall be required for any use that is otherwise permissible with a zoning permit if the administrator concludes that, given the impact of the proposed use on neighboring properties, the vested right conferred upon the permit recipient pursuant to Section 15-128.2 should not be conferred without an opportunity for public input. A conditional use permit shall be required for any use that is otherwise permissible with a zoning permit if the administrator concludes that, given the impact of the proposed use on the general public, the vested right conferred upon the permit recipient pursuant to Section 15-128.2 should not be conferred without an opportunity for public input. However, if the zoning administrator makes this determination, the permit applicant may require that the application be returned to the zoning permit process by submitting to the administrator a written waiver of the vested right normally acquired under Section 15-128.2 upon the issuance of a zoning permit. (AMENDED 10/01/91; 02/25/92)

**Section 15-149      Permissible Uses and Specific Exclusions.**

(a) The presumption established by this chapter is that all legitimate uses of land are permissible within at least one zoning district in the town's planning jurisdiction. Therefore, because the list of permissible uses set forth in Section 15-146 (Table of Permissible Uses) cannot be all-inclusive, those uses that are listed shall be interpreted liberally to include other uses that have similar impacts to the listed uses.

(b) Notwithstanding subsection (a), all uses that are not listed in Section 15-146 (Table of Permissible Uses), even given the liberal interpretation mandated by subsection (a), are prohibited. Nor shall Section 15-146 (Table of Permissible Uses) be interpreted to allow a use in one zoning district when the use in question is more closely related to another specified use that is permissible in other zoning districts.

(c) Without limiting the generality of the foregoing provisions, the following uses are specifically prohibited in all districts:





# PLANNING BOARD

*301 West Main Street, Carrboro, North Carolina 27510*

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## R E C O M M E N D A T I O N

NOVEMBER 6, 2003

Land Use Ordinance Text Amendment – Residential Expansion  
and Replacement in Certain Zoning Districts

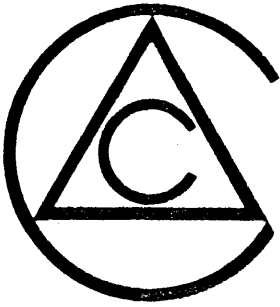
MOTION WAS MADE BY JAMES CARNAHAN AND SECONDED BY BRITT LUDWIG THAT THE PLANNING BOARD RECOMMENDS THAT THE BOARD OF ALDERMEN NOT ADOPT THE LAND USE ORDINANCE TEXT AMENDMENT THAT WILL REVISE THE PERMIT REQUIREMENTS FOR RESIDENTIAL EXPANSION AND REPLACEMENTS OVER A CERTAIN SIZE IN FOUR ZONING DISTRICTS AND OFFERS THE FOLLOWING REASONS IN SUPPORT OF THIS RECOMMENDATION:

- 1) THE PROPOSED AMENDMENT MAKES THE PERMITTING PROCESS FAR MORE CUMBERSOME AND COSTLY;
- 2) THE PROPOSED AMENDMENT DISCOURAGES AFFORDABLE HOUSING AND INFILL PROJECTS;
- 3) THE PROPOSED AMENDMENT DISCOURAGES MINOR IMPROVEMENTS DUE TO THE SIGNIFICANT INCREASE IN COST AND COMPLEXITY ASSOCIATED WITH EXCEEDING THE SIZE LIMITS.

THE PLANNING BOARD FURTHER OFFERS THAT THE NEIGHBORHOOD PRESERVATION DISTRICT OVERLAY MECHANISM IS A MORE SUITABLE TOOL FOR ADDRESSING THIS PROBLEM.

VOTE: AYES (6) (Babiss, Carnahan, Hammill, Ludwig, Marshall, West); NOES (0); ABSENT/EXCUSED (4) (Hogan, Haven-O'Donnell, Paulsen, Poulton).

*John Marshall* 11/14/03  
John Marshall, Chair (date)



Thursday, November 6, 2003

**LAND USE ORDINANCE TEXT AMENDMENT – TEAR DOWNS, REBUILDS, AND REPLACEMENTS**

The Appearance Commission Advisory Board hereby supports adoption of the proposed text amendment, subject to the following recommended additions/changes:

- 1) That the threshold for requiring an SUP in the R-10 zoning district be reduced to 3,000 square feet for a single-family home;
- 2) That the threshold for requiring an SUP in the R-7.5, R-3, and R-2 zoning districts be reduced to 2,500 square feet for a single-family home;
- 3) That the threshold for requiring an SUP in the R-10 zoning district be reduced to 5,000 square feet for situations where there is more than one unit on a lot; and
- 4) That the threshold for requiring an SUP in the R-7.5, R-3, and R-2 zoning districts be reduced to 4,500 square feet for situations where there is more than one unit on a lot.

VOTING:

AYES: 4 (Wendy Wenck, Chuck Morton, Richard Taylor, and Tom Wiltberger)

NOES: 0

Mary Be (on behalf of Chair)  
Appearance Commission Chair

11-12-3  
Date

**costs associated with their land use permit and construction plan review.**

*Note: The Town of Carrboro will levy an interest charge on engineering fees, which remain unpaid thirty (30) days from the date of billing. The interest charge will be assessed at a rate of one (1) percent of the principal amount outstanding per month or twelve (12) percent annually.*

**CONDITIONAL USE OR SPECIAL USE PERMITS (New Requests)**

1. Residential		\$1,000 .00+ \$30.00 per unit
2. Commercial		\$1,000.00 + \$.05 per square foot of commercial building space
3. Miscellaneous, Less than 3 acres		\$600.00
4. Miscellaneous, 3 acres or more		\$1,200.00
5. Watershed Subdivision, 4 lots or less		\$250.00
6. Child Day Care Facility-S.U.P. (Large Child Day Care Homes - 12 pre-school or 15 school-aged children)		\$250.00

**ZONING PERMITS**

1. Residential		\$50.00 per unit
2. Commercial		\$.05 per sq. ft. of commercial building space
3. Home Occupation		\$50.00
4. Site Re-inspection		\$50.00

**VILLAGE MIXED USE DISTRICT**

Rezoning		\$1,500 + \$40/acre
CUP-Residential		\$1,000 + \$25 per unit
CUP-Commercial		\$500 + \$0.05/square foot
Master Plan		\$ 750 + \$20/acre

**Modification**

Minor w/Hearing		\$500
Minor w/o Hearing		\$250
Insignificant Deviation		\$100

**OFFICE/ASSEMBLY CONDITIONAL USE DISTRICT**

Rezoning		\$1,500 + \$40/acre
CUP		\$1,000 + \$0.05/square foot
Modification		
Minor w/Hearing		\$500

ATTACHMENT F