

ATTACHMENT A

**A RESOLUTION DIRECTING STAFF ON FOLLOW-UP TO
CLARIFY LAND USE REGULATIONS RELATED TO TALLER BUILDINGS
IN DOWNTOWN ZONING DISTRICTS
Resolution No. 116/2003-04**

WHEREAS, the Carrboro Board of Aldermen seeks to ensure that its existing and proposed policies and regulations are responsive to community needs; and

NOW, THEREFORE BE IT RESOLVED by the Carrboro Board of Aldermen that the Aldermen accepts this report and selects from among the following alternative actions, as specified:

1. Expresses its intention to allow the adopted building height provisions and development approval process to stand and to revisit this matter following the receipt of a concept plan or application or after a year has elapsed, whichever comes first , or
2. Expresses its intention to budget funds for an update of the *Carrboro Downtown Business District Guidelines for Design*, or
3. Directs staff to proceed with the actions necessary to
 - a. Devise a new 'fringe' zoning district in locations where taller buildings would appear to create too great an impact on adjacent residential neighborhoods, identify areas to be included in the new district and bring back an ordinance to implement these steps; or
 - b. Devise an overlay zone that captures all lots in the commercial areas that have frontage on street rights-of-way where the lots on the opposite side of the right-of-way are located in residential zoning districts. Prepare ordinance amendments that make the setback and building height requirements in these locations mirror the residential requirements and investigate the costs and time frame associated with updating the Downtown Design Guidelines to include visual representations of where, when, and how taller buildings should be incorporated into downtown Carrboro, or
 - c. Draft a land use ordinance text amendment that modifies Section 15-184(c) so that the residential setback provisions apply along street rights-of-way as well as lot boundary lines.

This is the 2nd day of March in the year 2004.