

**A RESOLUTION CALLING A PUBLIC HEARING ON LAND USE ORDINANCE
TEXT AMENDMENTS TO ESTABLISH
ARCHITECTURAL STANDARDS FOR DOWNTOWN DEVELOPMENT
Resolution No. 28/2005-06**

WHEREAS, the Carrboro Board of Aldermen seeks to provide ample opportunities for the public to consider modifications to existing policies and regulations; and

NOW, THEREFORE BE IT RESOLVED that the Board of Aldermen calls a public hearing on November 22, 2005 to consider adopting "An Ordinance Amending the Carrboro Land Use Ordinance to Establish Architectural Standards for Developments in the B-1(c), B-1(g), CT, M-1, and B-2 Zones."

BE IT FURTHER RESOLVED that the draft amendment is referred to Orange County for review per the Joint Planning Agreement and to the Town of Carrboro Planning Board for its recommendations.

AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO
ESTABLISH ARCHITECTURAL STANDARDS FOR DEVELOPMENT IN THE
B-1(C), B-1(G), CT, M-1, AND B-2 ZONES

****DRAFT 10-21-05 ****

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

Section 1. Article XI of the Carrboro Land Use Ordinance is amended by adding a new Section 15-178 that reads as follows:

Section 15-178 Architectural Standards for Downtown Development

(a) The Board has established a policy that encourages the evolution of a downtown district that embodies the Town's character and includes medium-rise buildings that are appropriately sited with adequate public access in keeping with downtown design guidelines. High-quality building design and construction are considered primary elements of the built environment in downtown Carrboro. Creativity is encouraged to the extent that new architectural design is harmonious and complementary with existing buildings and with the community as a whole. Standards have been developed to add consistency and predictability to the permit review process. The following provisions shall apply to new construction within the B-1(c), B-1(g), CT, M-1, and B-2 zoning districts. All projects must conform with the following requirements to the extent practicable, except as otherwise provided in subsection (c):

(1) A business entry, at least six feet in depth and at least eight feet in width, at the principle façade along a public right of way for all buildings must be provided.

(2) The line between the ground and upper floor levels shall be articulated with a cornice, canopy, balcony, arcade, or other visual device.

(3) Buildings shall be designed so that they demonstrate similarity with neighboring buildings at the streetfront in at least four of the following eight visually significant elements: size, height, proportion, roof form, setbacks, fenestration, materials, and color. The four elements selected shall comply with the following criteria:

(a) When an element is present in both neighbors, the element must be used in the new design

(b) When neighbors use different types of a particular element, the new design must use one of the types.

(c) When neighbors differ in several elements, examples of both must be included

(4) Either a cornice or an ornamental or articulated parapet shall be provided

(5) Between 40 and 75 percent of the front or side of a building facing a street must consist of transparent glass surfaces, with a minimum of 60 percent at the ground level façade.

(6) Buildings shall have a minimum of 15 percent transparent surface on the rear façade that faces a public right of way or adjacent residential zoning district.

(7) Buildings taller than 40 feet shall maintain a 20 percent shade free area within any public right of way located between two lines extended north from the easternmost and westernmost property boundaries at the street right of way as measured at noon on September 21.

(8) The area of parking covered by any portion of a building may not exceed 40 percent of the gross floor area of the footprint of the building and must be separated from the street right of way on which the principal façade of the building is facing by habitable building space.

(9) A minimum of 60 percent of the gross floor area of a building at the street level on which the principal façade of the building is facing must be habitable building space.

(10) A building more than 45 feet in width shall be divided into increments of no more than 45 feet through articulation of the façade achieved through the following techniques:

- (a) Divisions or breaks in materials
- (b) Window bays
- (c) Separate entrances and entry treatments
- (d) Variation in roof line
- (e) Building setbacks

(11) Exterior siding materials shall consist of the following only: brick, architectural metals other than roll-form types, or cementitious, wood-like siding.

(b) For the purposes of this section, the term neighboring property shall mean an existing commercial building or buildings located on an adjacent lot and facing the same street as a new building that is subject to the architectural standards specified above.

(c) Notwithstanding the foregoing, applicants for projects that do not comply with the standards specified above may voluntarily participate in an alternative design review process with the Appearance Commission. If the Appearance Commission certifies to the permit-issuing authority that the alternative design substantially achieves the purpose, as spelled out in subsection (a) of this section, of the architectural standards for downtown development, then the development shall not be required to comply with the standards set forth in subsection (a).

Section 2. Appendix A of the Carrboro Land Use Ordinance is amended by the addition of a new provision (25) in A-6 Proposed Changes in Existing Features or New Features that reads as follows:

(25) Plan for Downtown Architectural Standards to comply with Section 15-178 and including, but not limited to, elevation drawings/illustrations of existing and neighboring property building facades.

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

Section 4. This ordinance shall become effective upon adoption.