

ATTACHMENT A

AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO ALLOW OFFICE USES IN THE B-3 ZONING DISTRICT

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

Section 1. Subsection 15-136(4) of the Carrboro Land Use Ordinance is rewritten to read as follows:

"B-3 Neighborhood Business. This district is designed to accommodate commercial needs arising at the neighborhood level, ~~such as and which are ore appropriately dealt with at that level than at the community level.~~ Neighborhood businesses include grocery stores, branch banks, gas sales, and the like, as well as other commercial and office uses that are of such size and scale that they can compatibly coexist with adjoining residential neighborhoods. To insure compatibility between B-3 areas and the neighborhoods, no B-3 district shall be greater than five acres, and no areas shall be zoned B-3 if any portion of a pre-existing business district lies within one-half mile in any direction."

Section 2. Section 15-146, the Table of Permissible Uses, is amended by adding the letter "S" opposite use classifications 3.110, 3.120, and 3.130 under the B-3 district column to indicate that these uses are permissible with the special use permit in that district. The Table of Permissible Uses is further amended by replacing the designation "ZC" opposite use classification 3.150 under the B-3 district column with the designation "S" to indicate that this use is permissible in this district with a special use permit.

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 All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 4. This ordinance shall become effective upon adoption.

TOWN OF CARRBORO LAND USE ORDINANCE AMENDMENT REQUEST

To the Board of Aldermen, the Planning Board, and the Appearance Commission, as appropriate, of the Town of Carrboro:

I (we), the undersigned do hereby respectfully make application and petition the Board of Aldermen to amend the Land Use Ordinance. In support of this application, the following facts are shown:

1) *The Land Use Ordinance, at present, would allow (description/quote, page and number of section in question):*

Article X in the Town's Land Use Ordinance deals with Permissible Uses allowed in each zoning district. Uses allowed in the B-3 zoning district include single family, multi-family, homeless shelters, sales and rental of goods and merchandise, ABC stores, drive-in windows, copy centers/printing operations, banks with drive-in windows, ATMs, churches, libraries, museums, art galleries, specific recreation facilities, gasoline service stations, emergency services, post office, drycleaners, open air markets and day care.

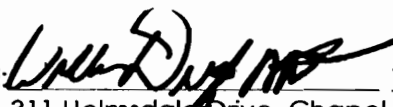
2) *The proposed amendment to the Land Use Ordinance would allow (describe briefly intended change):*

We are requesting that office uses be allowed in the B-3 zoning district with a Special Use Permit. This text amendment would add S to the rows 3.11, 3.12, and 3.13 in the B-3 zoning district column. Additionally, we propose to change the type of permit which allows Copy Centers/Printing Operations in the B-3 zoning district. We propose that the ZC designation currently found under section 3.150 Copy Centers/Printing Operations for the B-3 district would be replaced with a S.

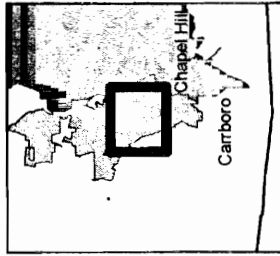
3) *State the reasons for the proposed amendment:*

Currently, the Office Use is not allowed in the 'Neighborhood Business' B-3 zoning district. A community does not have to segregate all uses from each other. The "Mixed Use" planning approach can reduce traffic in a community. This land use strategy can be enhanced in Carrboro by allowing the Office Use in B-3. Since offices are intrinsically a low impact use, the requirement of an SUP should afford sufficient protections to neighboring residences from impacts from this non-residential use.

The B-3 zoning district includes just a few dozen properties in Carrboro clustered in only 4 separate clusters or locations. The Office Use classification would work well for any of the existing B-3 properties and one could argue that an office use would even be the best use in any of these properties. We want to convert an existing dry cleaners to an office building at 127 Fidelity Street. The parcel is .575 acres and the existing one-story building is 4000 square feet. The building and site need minor improvements but essentially the site is ready to be used for offices. We have neighborhood support from the adjacent owners for this text amendment and we believe it would benefit the Town as well.

SIGNATURE:  William Douglas Mitchell
ADDRESS: 311 Helmsdale Drive, Chapel Hill, North Carolina 27517
TELEPHONE NUMBER: 919 - 624 - 6241 or 919 - 402 - 1498

B-3 Zoning District Locations



- Streets
- - - City Limits
- Parcels
- Planning Jurisdiction
- B-3 selection
- B-3 parcels

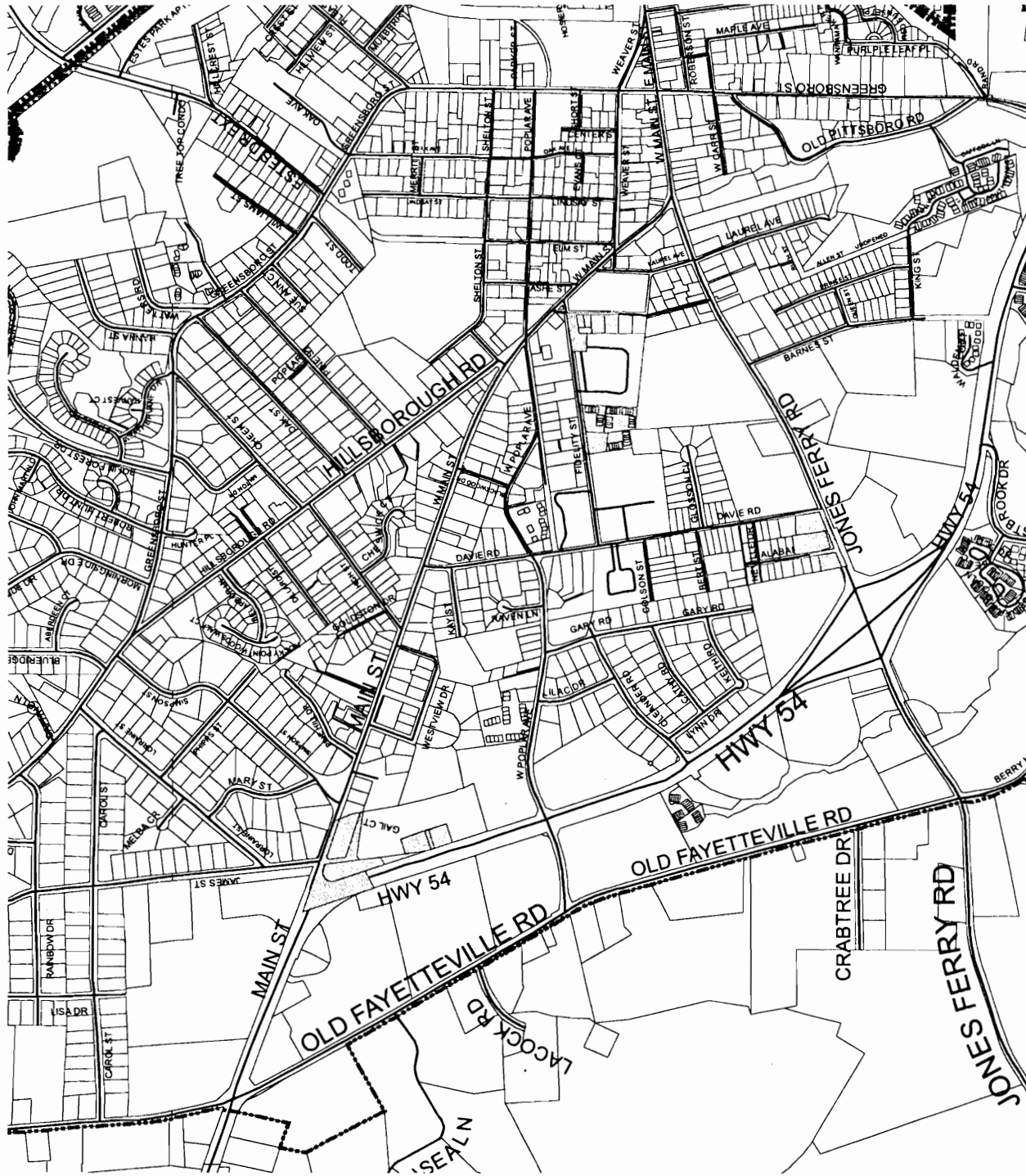
Feet
1,200

THIS MAP IS NOT A CERTIFIED SURVEY
NO RELIANCE MAY BE PLACED IN ITS
ACCURACY

The Town of Carboro assumes no liability for damages caused by inaccuracies in this map or supporting data and makes no warranty, expressed or implied, as to the accuracy of the information presented. The fact of distribution does not constitute such a warranty.



TOWN OF CARBORO
301 W Main St
Carboro, NC 27510
Printed Nov 9, 2005



- (3) **B-2 FRINGE COMMERCIAL.** This district is a transitional district which is designed to accommodate commercial uses in areas that formerly were residential but that now may be more desirable for commercial activities due to high traffic volumes and proximity to other nonresidential districts. At the same time, continued residential use of existing and nearby structures, and preservation of the existing character and appearance of this area is encouraged. Accordingly, however, whenever the use of the land in this district is changed to commercial, it is intended and desired that existing residential structures be converted and adapted to commercial use rather than new buildings constructed, and to encourage this, the regulations for this district allow development at a lower density than is permitted in the B-1 districts and permit uses that tend to generate minimal traffic. In this way, the B-2 district should provide a smoother transition from the more intensively developed B-1 areas to residential areas. Any development within the B-2 district shall comply with the following requirements:
- a. To the extent practicable, development shall otherwise retain, preserve and be compatible with the residential character of the older homes within and immediately adjacent to this district;
 - b. To the extent practicable, vehicle accommodation areas associated with uses on lots in this district shall be located in the rear of buildings so that parking areas are not readily visible from the streets; and
 - c. Whenever a new building is erected in this district, (i) the exterior walls shall be constructed of materials commonly used on the exterior walls of single-family residences (such as brick, stone, wood, or fabricated residential lap siding made of hardboard or aluminum); (ii) the pitch of the roof shall have a minimum vertical rise of one foot for every five feet of horizontal run; provided that this requirement shall not apply to lots that have frontage on any street where, within the same block as the property in question, at least 75% of the buildings (in place on September 6, 1988) within the B-2 district that front along the same side of the street do not have roofs that comply with this pitched roof standard; and (iii) windows shall be of a type commonly used in single-family residences. (AMENDED 09/06/88)
- (4) **B-3 NEIGHBORHOOD BUSINESS.** This district is designed to accommodate commercial needs arising at the neighborhood level and which are more appropriately dealt with at that level than at the community level. Neighborhood businesses include grocery stores, branch banks, gas sales, and the like. To insure compatibility between B- 3 areas and the neighborhoods, no B-3 district shall be greater than five acres, and no areas shall be zoned B-3 if any portion of a pre-existing business district lies within one-half mile in any direction.

TABLE OF PERMISSIBLE USES

Last Amended: 05/24/2005

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
1.000 Residential																						
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 Boarding Houses, Rooming Houses	S	S	S	S	S	S	S		C	S						C		C				
1.430 Adult Care Home, Class A	Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z				Z		Z			Z	Z
1.440 Adult Care Home, Class B	S	S	S	S	S	S	S		Z	Z						Z		S				
1.450 Child Care Home, Class A	Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z				Z		Z			Z	Z
1.460 Child Care Home, Class B	S	S	S	S	S	S	S		Z	Z						Z		S				
1.470 Maternity Home	Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z				Z		Z			Z	Z
1.480 Nursing Care Home	Z	Z	Z	Z	Z	Z	Z		Z	Z	Z	Z				Z		Z			Z	Z
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 Temporary Homes for the Homeless		S	S				S	S		S	S	S										
1.620 Overnight Shelters for Homeless								S		S	S	S										
1.630 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
2.000 Sales and Rental of Goods, Merchandise and Equipment																						
2.100 No Storage or Display of Goods Outside Fully Enclosed Building																						

TABLE OF PERMISSIBLE USES

Last Amended: 05/24/2005

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
2.110 High-Volume Traffic Generation								ZC	ZC		ZC	ZC	ZC	ZC	ZC	C			C			ZC
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	ZC						
2.340 Drive-in Windows															ZC							
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

TABLE OF PERMISSIBLE USES

Last Amended: 05/24/2005

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
4.000 Manufacturing, Processing, Creating, Repairing, Renovating, Painting, Cleaning, Assembling of Goods, Merchandise and Equipment																						
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							
5.000 Educational, Cultural, Religious, Philanthropic, Social, Fraternal Uses																						
5.100 Schools																						
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		C	C		ZS	ZS
5.300 Libraries, museums, art galleries, art centers and similar uses (including associated educational and instructional activities)																						
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	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			
6.000 Recreation, Amusement, Entertainment																						
6.100 Activity conducted entirely within building or substantial structure																						
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			
6.120 Movie Theaters																						
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					
6.140 Community Center--a Town sponsored non-profit indoor																						

TABLE OF PERMISSIBLE USES

Last Amended: 05/24/2005

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
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 Carrboro 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	ZC(1)	C			Z						C			ZC
8.200 Outside Service or Consumption								ZS	ZC(1)	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									
8.500 Carry Out Service (food picked up inside of off-premises consumption)								ZS	ZC(1)				Z						C			

D-6

TABLE OF PERMISSIBLE USES

Last Amended: 05/24/2005

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
8.600 Food Delivery								ZS	ZC(I)				Z						C			
9.000 Motor Vehicle-Related Sales and Service Operations																						
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							
10.000 Storage and Parking																						
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							
11.000 Scrap Materials Salvage Yards, Junkyards, Automobile Graveyards															S							
12.000 Services and Enterprises Related to Animals																						
12.100 Veterinarian							S		ZS				S	S	S							
12.200 Kennel							S							S	S							
13.000 Emergency Services																						
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
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
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
14.000 Agricultural, Silvicultural, Mining, Quarrying Operations																						
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							
15.000 Miscellaneous Public and Semi-Public Facilities																						
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 motor vehicles									S				S	S	S							
15.600 Public utility service complex																			C			
15.700 Cable Television Signal Distribution Center								S	S	S	S		S	S	S	S					S	S
15.800 Town-owned and/or Operated Facilities and Services																						
15.810 Town-owned and/or Operated Public Parking Lot								Z	Z	Z	Z	Z	Z	Z	Z	Z				Z		Z
15.820 All other town-owned and/or operated facilities and services	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												C	C	C	C							C

D-7

TABLE OF PERMISSIBLE USES

Last Amended: 05/24/2005

DESCRIPTION	R-2	R-3	R-7.5	R-SIR, SIR2, 10	R-15	R-20	RR	B-1 1 (C)	B-1 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
16.200 Without drive-in windows									Z		S	S	Z	S		Z			C			S
17.000 Utility Facilities																						
17.100 Neighborhood	S	S	S	S	S	S	S		S	S	S	S	S	S	S	S	C	C	C			S
17.200 Community or regional														S	S		C		C			S
17.300 Cable Television Satellite Station							S				S	S	S	S	S	S					S	S
17.400 Underground Utility Lines	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	C	C	Z	C	Z	Z
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						Z	Z
20.000 Funeral Homes														Z	Z							
21.000 Cemetery and Crematorium																						
21.100 Cemetery							S							Z	Z		C	C	C			
21.200 Crematorium														Z	Z							
22.000 Day Care																						
22.100 Child Day Care Home	ZZ	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																						
26.100 Major	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	SC	C	C	C	C	SC	SC
26.200 Minor	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	Z	C	C	C	C	Z	Z
27.000 Combination Uses	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	*	C	*	*	*	*
28.000 Planned Unit Developments	Permissible only in Village Mixed Use Districts (See Section 15-139) pursuant to a conditional use permit.																					
29.000 Special Events	C	C	C	C	C	C	C	ZC	ZC	ZC	C	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.																					



PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

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

MARCH 16, 2006

Land Use Ordinance Text Amendment to Allow Limited Office Uses in the B-3 Zoning District with a Special Use Permit

Motion was made by David Clinton and seconded by James Carnahan that the Planning Board recommends that the Board of Aldermen adopt the draft ordinance.

VOTE: AYES: (9) (James Carnahan, Seth Chadbourne, David Clinton, Debra Fritz, Heidi Paulsen, Susan Poulton, Mary Rabinowitz, Diane Reid, Ande West,); ABSENT/EXCUSED: (0); NOES (0); ABSTENTIONS (0).

Associated Findings

By a unanimous show of hands, the Planning Board membership also indicated that no members have any financial interests that would pose a conflict of interest to the adoption of this amendment.

Furthermore, the Planning Board of the Town of Carrboro finds that the proposed map and/or text amendment entitled is consistent with the following adopted or accepted planning documents:

1. The noted sections of Carrboro Vision 2020 2.41, 3.1, 3.23, 3.61

Supporting comment(s): The amendment encourages the widest possible diversity of uses to achieve the policy objective of a balanced portrait of convenience.

Motion in support of this finding was made by Heidi Paulsen and seconded by David Clinton.

VOTE: AYES: (9) (James Carnahan, Seth Chadbourne, David Clinton, Debra Fritz, Heidi Paulsen, Susan Poulton, Mary Rabinowitz, Diane Reid, Ande West,); ABSENT/EXCUSED: (0); NOES (0); ABSTENTIONS (0).


James Carnahan, Chair

March 24, 2006
(date)

ATTACHMENT F

A RESOLUTION ADOPTING A
STATEMENT EXPLAINING THE BOARD OF ALDERMEN'S REASONS FOR
ADOPTING OR REJECTING A ZONING MAP AND/OR TEXT AMENDMENT TO
THE TOWN OF CARRBORO LAND USE ORDINANCE

WHEREAS, an amendment to the text and/or map of the Carrboro Land Use Ordinance has been proposed, which amendment is described or identified as follows:

_____;

NOW THEREFORE, the Board of Aldermen of the Town of Carrboro Resolves:

Section 1. The Board concludes that the above described amendment is

- ☐ consistent
☐ not consistent

with the [identify applicable plans and/or policy] _____

Section 2. The Board concludes that its

- ☐ adoption
☐ rejection

of the above described amendment is reasonable and in the public interest because

Section 3. This resolution becomes effective upon adoption.

This the _____ day of _____, 20__.

Ayes:

Noes:

Abstentions:

Village Square Homeowners Association

December 23, 2005
119 Fidelity St. Unit C1

Mayor Chilton and the Board of Aldermen
Town of Carrboro

Re: LUO Text Amendment and 127 Fidelity Street

Dear Mayor Chilton and Aldermen,

We support the November revision of the LUO text amendment proposed by W. Douglas Mitchell, which would allow the office use in the B-3 zone with a special use permit.

Allowing offices to be situated in B-3 Neighborhood Businesses districts would help to implement the mixed-use approach to land use, which reduces traffic stemming from unnecessary commuting. The requirement of an 'S' permit should afford sufficient protections to neighboring residences.

Offices would be the best use of the 127 Fidelity parcel. Our neighborhood already has access to four convenience store/gas stations within one-quarter of a mile. This parcel is too out-of-the-way to support a retail business. Since the experiences of three businesses at this location in the 1980s indicated insufficient demand for a laundromat on our block, this building has been used by three different regional dry cleaning companies for a central processing facility. If/when Hangers leaves, we would not want to see this building lie vacant. Offices might also be a better use for the restaurant site at the intersection of Jones Ferry and Davie Roads, at which several businesses have tried to succeed over the years.

Our support for this amendment increased when we heard Doug Mitchell and his son Warren state their intention to take the concerns of our neighborhood into account when they write their application for a special use permit for office uses at this parcel.

For the VSHOA Board,



President, Village Square Homeowners Association
(Owner E2)



Chair, VSHOA Zoning Committee
(Owner C1/non-board member)

Cc: Ms. Patricia McQuire, Planning Administrator