

A RESOLUTION ADOPTING A STATEMENT EXPLAINING THE BOARD OF  
ALDERMEN'S REASONS FOR ADOPTING  
AN AMENDMENT TO THE TEXT OF THE CARRBORO LAND USE ORDINANCE  
Resolution No. 102/2006-07

WHEREAS, an amendment to the text of the Carrboro Land Use ordinance has been proposed, which amendment is described or identified as follows: An Ordinance Amending the Carrboro Land Use Ordinance to remove the mansard roof option from the Downtown Neighborhood Protection Overlay District and the B-1(c) and B-1(g) districts

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

Section 1. The Board concludes that the above described amendment is consistent with Carrboro Vision 2020: Policies through the year 2020.

Section 2. The Board concludes that its adoption of the above described amendment is reasonable and in the public interest because the Town of Carrboro support the evolution of a downtown district that embodies Carrboro's character and is consistent with its distinctive town character.

Section 3. This resolution becomes effective upon adoption.

**A RESOLUTION ADOPTING A STATEMENT EXPLAINING THE BOARD OF  
ALDERMEN'S REASONS FOR REJECTING  
AN AMENDMENT TO THE TEXT OF THE CARRBORO LAND USE ORDINANCE  
Resolution No. 103/2206-07**

WHEREAS, an amendment to the text of the Carrboro Land Use ordinance has been proposed, which amendment is described or identified as follows: An Ordinance Amending the Carrboro Land Use Ordinance to remove the mansard roof option from the Downtown Neighborhood Protection Overlay District and the B-1(c) and B-1(g) districts.

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

Section 1. The Board concludes that the above-described amendment is not consistent with Carrboro Vision 2020: Policies through the year 2020.

Section 2. The Board concludes that its rejection of the above described amendment is reasonable and in the public interest because existing practices, policies, and procedures are sufficient.

Section 3. This resolution becomes effective upon adoption.

**AN ORDINANCE AMENDING THE LAND USE ORDINANCE TO REMOVE THE  
MANSARD ROOF OPTION IN THE DOWNTOWN NEIGHBORHOOD PROTECTION  
OVERLAY DISTRICT AND B-1(C) AND B-1(G) DISTRICTS**

**DRAFT \*\*01-11-07\*\***

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

Section 1. Article XII of the Carrboro Land Use Ordinance is amended by deleting the word “mansard” from the following locations:

Subdivision 15-185.1(d)(1)  
Subdivision 15-185.1(f)(1)  
Subdivisions 15-185.1(g)(1), (2), and (3)

**Section 2. Article XII of the Carrboro Land Use Ordinance is hereby amended by deleting the word “mansard” from Section 15-185 (a) (4).**

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

Section 4. This ordinance shall become effective upon adoption.

**CONTINUED DISCUSSION OF THE PLANNING BOARD'S RECOMMENDATION REGARDING SETBACK PROVISION OF THE DNP OVERLAY DISTRICT**

The Planning Board has adopted a recommendation requesting the Board of Aldermen to remove one of setback requirements associated with the Downtown Neighborhood Protection overlay district. A resolution directing staff to prepare a draft ordinance per the Planning Board recommendation, setting a public hearing on the draft ordinance and referring the ordinance for advisory board review was provided.

Mayor Chilton asked whether a Mansard roof could be used instead of a setback.

Trish McGuire, the town's Planning Administrator, stated that yes, a Mansard roof could be used instead of a setback, and that there are a number of roof concealment options.

Mayor Chilton made a presentation to the Board, showing the results of a survey that located a total of 29 buildings with Mansard roofs in Carrboro. The best example of a building concealing a Mansard roof is at Abbey Court. It is not a familiar design in Carrboro and not attractive and it makes no sense when the result will be buildings that will look like the Abbey Court picture.

Alderman Gist stated she was not in favor of changing the ordinance but she could go along with tweaking it if a public hearing is announced to people within 1000 ft. of properties.

Alderman Zaffron stated he has no objection. The roof concealment option is designed as a mechanism to conceal floor space and get extra square footage.

MOTION WAS MADE BY ALEX ZAFFRON AND SECONDED BY JOAL HALL BROWN TO SET TWO SEPARATE PUBLIC HEARINGS FOR JANUARY 23<sup>RD</sup>: (1) THE ORDINANCE AMENDING THE LUO TO REVISE THE DOWNTOWN NEIGHBORHOOD PROTECTION OVERLAY DISTRICT OPPOSITE SIDE SETBACK PROVISION, AND (2) AN ORDINANCE AMENDING THE LUO TO REMOVE THE MANSARD ROOF OPTION FOR THE NEIGHBORHOOD PROTECTION OVERLAY DISTRICT. IN ADDITION, THAT NOTICE OF THESE PUBLIC HEARINGS BE MAILED TO ANYONE WHO LIVES WITHIN 1000 FEET OF THE AFFECTED AREA. VOTE: AFFIRMATIVE ALL

\*\*\*\*\*

**Section 15-177 Architectural Standards for Subdivisions Containing Four or More Single-Family Detached Residences (AMENDED 5/25/99; 8/22/06)**

(e) Building Architectural Styles. As set forth in (d)(3) above, the developer shall submit elevations that address the general design standards set forth therein.

- (1) Vernacular Architectural Standards. Developers are encouraged to consider complying with the provisions of Section 15-177 (d)(3) by using Vernacular Architectural Standards (VAS) as described in this subsection. The goal of the VAS approach is to maintain and enhance Carrboro's historic mill-era architecture, which distinguishes it and is a primary element in defining Carrboro's unique sense of place. New subdivisions using the VAS approach should recognize and reflect the local architectural vernacular. This approach notes the defining elements of the vernacular and requires that those elements be used in conjunction with appropriate scale, proportion, massing, and texture. Proposed plans need not be copies of historic Carrboro houses; successful contextual design combines current design ideas with sensitivity and reference to the defining architecture of the locale.

- a. Following is a list of the minimum criteria necessary to meet the Vernacular Architectural Standards and its goal of maintaining an architectural connection to Carrboro's past.

- Roof characteristics: 10-12 /12 upper roofs, 3/12 lower roofs, 16-24" eaves at all roof edges.

- Porches with a minimum depth of 6', across at least 80% of the primary street façade
  - Windows must be rectangular; at least 90% must have a minimum vertical-to-horizontal proportion of two-to-one.
  - Clapboard or shingle siding with 4½" reveal.
  - Paired 4" corner boards.
  - Garage, if any, to be detached and located behind the house's rear façade
  - Chimney, if any, to be faced with brick or stone, interior to the building or located exterior, on a gable end
  - Details such as columns, trim, vents, dormers, and eaves reflective of the character of the vernacular (see building types, below)
- b. Four building types display most of the primary architectural elements characteristic of residences built in Carrboro's mill era. All photos are from Carrboro's Historic Inventory.

One-story Mill House



The one-story mill house is modest in scale, with simple massing defined by a one-room deep "L"-shaped plan, gable roof, generous front porch, and moderate roof overhangs. It is characterized by symmetry in the gable ends and front and has windows of a vertical proportion placed singly in the wall plane. The exterior details

generally consist of a false dormer, clapboard siding, 4" trim and corner boards, diamond gable vents, plain square porch posts with simple brackets, and simple pickets in porch rails. Garages were single-car gable-roofed buildings set behind the house.

### Two-story "I" House



The two-story "I" house is defined by its moderate massing, a one-room deep plan, two-story front and one-story "L", gable roof, generous front porch, and moderate roof overhangs. It is symmetrical in its front elevation and gable ends and has windows of a vertical proportion placed singly in the wall plane. The exterior details generally consist of a false dormer, clapboard siding, 4" trim and corner boards, diamond gable vents, plain square porch posts with simple brackets, and simple pickets in the porch rail. Garages were single-car, gable-roofed, and set behind the house.

The Bungalow

The bungalow style house is a medium scale building with a solid massing defined by its square floor plan, gable roof, generous front porch, moderate roof overhangs, and large dormers. It is characterized by large articulated gable ends, windows of a vertical proportion spaced doubly or triply in the wall plane, and a porch roof contiguous with the main roof. The exterior details generally consist of clapboard siding or shakes, 4" trim and corner boards, generous two-part square porch posts, and large gable end brackets, rake, and eave boards.

The Four-Square House

This is another medium-scale building type with a solid straight-forward massing defined by its square two-room deep plan, hip roof,



moderate roof overhangs, dormers, and generous front porch. The defining characteristics are a symmetrical front elevation, windows of a vertical proportion placed singly in the wall plane, and a porch roof that is distinct from the main roof. The exterior details generally consist of clapboard siding, 4' trim and corner boards, modest brackets, and simple square porch pickets.

- (2) Alternative Architectural Standards. Developers may also comply with the provisions of this section by using Alternative Architectural Standards (AAS). The AAS approach recognizes that architecture is constantly evolving and that changing needs, tastes, and technologies generate new styles. Carrboro welcomes new and varied architecture but does not want to open the door to developments that neglect thoughtful design. Applicants may therefore choose to submit plans in accordance with this section using Alternative Architectural Standards. As with the Vernacular Architectural Standards, plans must be in compliance with the General Design Standards.

(f) Glossary of Architectural Terms. The following glossary of terms is made available for use by architects and developers in their interpretation of the provisions of this section.

- (1) Accent block. A masonry element, usually square or diamond shaped, used as a decorative element in Craftsman-style domestic and commercial architecture.
- (2) Arch. A curved structural element that spans an opening. There are many varieties, which take their basic form from the arc of a circle.
- (3) Awnings. Usually of fabric, can also be plastic or metal. Used primarily to give shade to windows. Usually adjustable.
- (4) Balance. Achieved by the assembly of separate elements to create the whole.
- (5) Balcony. A narrow platform projecting from and supported by the face of a building above ground.
- (6) Bay. A division of the elevation of a building. For example, a house with a front door flanked by two windows would be described as having a three-bay façade.
- (7) Box construction. A form of building that uses vertical wood boards or planks instead of studs for both structure and enclosure.
- (8) Breezeway. A short open-air passageway connecting a house to an area that may house an automobile, it is usually roofed.

- (9) **Brick.** A clay (or shale) masonry unit, solid or partly hollow, that is formed in a mold and fired until hard. When laid in a wall so its long side is visible, referred to as a Stretcher Brick. When laid so that its short end is visible, referred to as a Header Brick. A closer brick is a partial brick used at the end of a course to even it up. A Gauged Brick is a brick that has been shaped to form part of a jack arch. (Gauged and Closer bricks are associated with early brick work.) The coursing or pattern of bricks in a wall is referred to as the Bond, and the divisions between bricks and courses are referred to as Mortar Joints. Stretcher bond is composed of Stretcher Bricks exclusively. Flemish bond is composed of alternating Stretcher and Header Bricks and is associated with early and COLONIAL REVIVAL brickwork. English Bond is composed of courses of Stretcher Bricks alternating with courses of Header Bricks. A Soldier Course is formed by Stretcher Bricks standing on end and lined up over a window or parapet. Basketweave refers to Stretcher Brick laid horizontally and vertically to form a checkerboard pattern. Houndstooth refers to bricks set at an angle, creating a sawtooth appearance. Paving refers to bricks used like pavers to cover the sloped shoulders of early chimneys. Tumbling refers to bricks laid in diagonal courses to form chimney shoulders or edge of a gable; it associated with decorative mid 1800's chimneys' and with the Tudor Revival style. Penciling refers to the painting of a line (usually white) along mortar joints.
- (10) **Bungalow.** A one-story or story-and-a-half house detailed in the CRAFTSMAN Style.
- (11) **Capital.** The top section of a column, often decorative. See also Order.
- (12) **CAS.** Contemporary Architectural Standards.
- (13) **Chamfer.** The beveled edge or corner of a beam or post.
- (14) **Classical Revival Style.** An Architectural style characterized by use of classic Greek and Roman forms and ornament, especially monumental porticos. See also under Order.
- (15) **Colonial Revival Style.** An architectural style most popular from about 1920 to the present. Characterized by the use of classical forms and detailing (or, in more academic examples, allusions to Colonial - or Early National - Period American architecture) and symmetrical composition. Also referred to as the Georgian Revival style.
- (16) **Columns.** An upright supporting part, which may be structural or purely for decorative effects.
- (17) **Corbelling.** A block of masonry or material such as brick or wood, which projects from a wall and supports a beam or other feature.
- (18) **Corner Block.** A decorative block-like element used to define the corner of a door or window surround.
- (19) **Cornice Returns.** Sections of cornice appearing in a gable or on the end of a building.
- (20) **Cornice.** A projecting horizontal part that crowns an architectural feature.
- (21) **Cottage.** A small frame one-family house.
- (22) **Course.** A horizontal row of bricks, tiles, stone, building blocks, etc.

- (23) Craftsman. An architectural style most popular from about 1910 to 1950. Characterized by the use of broad, spreading forms; low-pitched gable roofs, often with gable and eaves brackets, decorative windows and other details. The bungalow house form is associated with this style. A Craftsman porch is usually supported by tapered wood columns on brick bases.
- (24) Crown Molding. A molding used at the top of an architectural element such as a porch post or wall.
- (25) Cupola. A small structure built on top of a roof. It may be purely decorative or may be the base for a weathervane or antenna.
- (26) Detail. Paying particular attention to all elements of a specific project.
- (27) Doors. Front - usually the primary entry to a house. Door-Jamb - the upright piece forming the vertical surround of the door's opening.
- (28) Dormers. A window that projects from a sloping roof.
- (29) Eaves. The lowest part of a roof, overhanging the top of the wall.
- (30) Elevation. 1) The external faces of a building, e.g. front, side and back elevations. 2) Also a drawing of one side of a building, usually drawn to a specific scale. Also drawn in projection on a vertical plane.
- (31) Engaged. Attached to or embedded in a wall (a pilaster is an engaged column), or embraced by another architectural element (as the front porch of a Cottage or Craftsman Bungalow is enclosed under the roof of the house).
- (32) Entablature. In classical architecture, the section of the building elevation above columns or piers or at the top of a wall. Also used to describe the crowning element of a door or window.
- (33) Entrance. See Door.
- (34) Façade. Usually the front or street side of a building.
- (35) Fanlight. A window above the head of a door. In some styles of architecture the panes are divided into a fan-like appearance, thus the name.
- (36) Fascia Board. Horizontal board (s) covering the joint between the top of a wall and the projecting eaves.
- (37) Federal Style. An architectural style occurring during the early nineteenth century.
- (38) Flashing. Material, usually metal used as a protective covering to joints between the roof finish and chimneys, dormers, gable walls, etc.
- (39) Fluting. Vertical concave indentations along the length of a column, giving the surface of the column a rippled or scalloped appearance. Usually occurring as straight-edged grooves on the surface of a door or window surround.
- (40) Form. To take a definitive shape or arrangement, which may be based on custom, rules or invention.
- (41) Frames. A structural element that gives strength or a decorative appearance to doors or windows.
- (42) Gable. The triangle of wall surface formed by the meeting of two-sloping roof lines, at the end of a ridged roof.

- (43) GDS General Design Standards
- (44) Georgian Style. An architectural style dating to the 18<sup>th</sup> century (1700 to 1800 A.D.) from the reign of King George I (1711) to the American Revolution. Characterized by the use of classical forms and detailing and symmetrical compositions.
- (45) Girder. A supporting part which spans an opening and carries a load, which is subjected to transverse stress.
- (46) Gothic Revival Style. An architectural style characterized by allusions to medieval Gothic architecture: lancet arched openings, peaked mantel frieze profiles, vertical detailing and composition.
- (47) Greek Revival Style. An architectural style characterized that emulated the simplicity and purity of classical Greek architecture, as typified by the Greek temple. Characterized by symmetrical composition and columnar or trabeated detailing, seen in corner pilasters. Two-panel doors and pilaster-and-frieze mantels.
- (48) Gutter Board. See Fascia Board.
- (49) Gutter. A small trough fixed under the eaves of a roof, to carry off rain water.
- (50) Hip. The external angle formed by the meeting of two sloping roof surfaces.
- (51) Lintel. A horizontal part supported at each end, and carrying weight.
- (52) Modernist. An architectural style most popular from the late 1930's to the present. Characterized by the use of simple, geometric forms, modern materials (concrete, aluminum, plate glass), and a general absence of ornament. The Craftsman, Art Deco, and Prairie styles may be considered precursors to Modernist architecture.
- (53) Molding. Continuous projections or incisions used as a decorative band.
- (54) Monolithic. A massive structure.
- (55) Mullion. The upright part dividing the lights of a window.
- (56) Muntins. The central vertical part of a door, dividing the panels above and below the middle rail.
- (57) Order. In classical architecture, the style or system of proportion and detail of a column and related elements. There are three principal orders of classical Greek and Roman architecture. The Doric Order is characterized by simplicity, with a molded column Capital. The Ionic Order has capitals with dominant spiraled volutes. The Corinthian Order, the most ornate, is characterized by delicate leaflike ornament and small volutes. Vernacular compositions based on the orders are used in local Greek Revival architecture.
- (58) Outrigger. A structural or ornamental element in a gable that supports or appears to support a roof.
- (59) Overhang. Term used when a sloping roof is carried out beyond the top of the wall, forming an overhang.
- (60) Pediment. In classical architecture, the triangular end of a gable roof, defined by cornices. Used as a decorative element above a door or window

- opening in Colonial Revival architecture, sometimes broken and/or scrolled at the center.
- (61) Pitch. The angle at which a roof slopes.
  - (62) Plat. Drawing based on a Surveyors staking out a lot(s). A scale drawing of a specific piece of property.
  - (63) Porch. The covered entrance to a building. Front - a covered area in the front of a house, which may share a common roof with the house or have a roof of its own. Also see Wraparound Porch.
  - (64) Prairie Style. An architectural style derived from the work of Frank Lloyd Wright and others, characterized by spreading forms, low-pitched hip roofs and geometric ornament.
  - (65) Prism Glass. Small squares of textured and often tinted glass used to form  
a  
transom over a store front.
  - (66) Purlin. A horizontal roof member, either one that spans between the gables or one that spans between the gables or one supported by rafters. Also used historically to describe a horizontal member in a crib.
  - (67) Rafter Ends. Covering for the parallel beams that support the roof.
  - (68) Retaining Wall. A wall which supports and retains a mass of earth or water.
  - (69) Reveal. Part of a vertical surface, or jamb of a window, or door opening, which is not covered by the frame.
  - (70) Rhythm. An ordered recurrent order or flow of related elements.
  - (71) Roof. Flat - having a pitch of less than 20 degrees. Hipped - a roof in which the end is formed by a sloping surface face enclosed by hips. Lean to Roof - having one sloping surface only, built against the side of another building.
  - (72) Rosette. A circular ornament
  - (73) Rustic Style. An architectural style popular from the 1920's to the present. Characterized by the use of traditional, "pioneer;" or natural forms, materials, and building techniques such as log construction, rubble masonry, and unfinished surfaces.
  - (74) Rusticated. Used to describe horizontally banded masonry.
  - (75) Scale. 1) As the building or project under consideration relates to neighboring buildings and/or the area around it. 2) in the drawing of plans, reducing measurements to fit on paper capable of viewing. E.g. 1/8 inch = 1 foot. Written as 1/8" = 1'.
  - (76) Sense of Shelter. An awareness of belonging, a home that feels and looks right, and is welcoming.
  - (77) Shoulder. The point at which the body of a chimney narrows, usually at the level of the eaves. Most chimney shoulders are stepped, some paved. Some early chimneys are double-shouldered, with shoulders above the fireplaces at the first and second-story levels.

- (78) Shutters. A covering for an external window, can be made of various materials, and may be purely non-functioning as decoration.
- (79) Sidings. The material used to forming the outside wall of framed buildings. Usually so pitched as to throw off rainwater.
- (80) Soffit. The under surface of a building feature, such as roof, cornice, window or door head.
- (81) Specification. A statement containing exact details of and precise instructions for carrying out a piece of building work.
- (82) Splayed. Having sloped or canted surfaces. The sides of door or window openings are sometimes splayed to emphasize the thickness of the wall penetrated by the opening.
- (83) Stucco. Material of cement or a plastic compound applied to an exterior wall, to provide a smooth or rustic surface, which may be painted.
- (84) Style. A term used to define a whole body of work with certain common characteristics
- (85) Surrounds. Encircling trims, decorative or structural.
- (86) Texture. Visual or tactile surface characteristics.
- (87) Transom. The window over a door, usually the front door, which may or may not be functional. See Fanlight
- (88) Trellis. A frame of lattice used generally as a screen or to support climbing plants.
- (89) Trim. Materials used for ornament that may also be used for minor structural supports.
- (90) Unarticulated. Not carefully planned, reasoned or analyzed.
- (91) VAS. Vernacular Architectural Standards.
- (92) Vault. An arched structure
- (93) Vent. An opening (usually covered by a grid) which allows the escape of gases or hot air for example.
- (94) Vernacular. 1) Relating to a common building style. 2) Relating to a common phraseology (jargon).
- (95) Victorian. Used to describe buildings constructed during the late 1800's and early 1900's that usually exhibit combinations of the following: asymmetrical composition, complex massing and roof lines, architectural details that distantly reflect medieval prototypes, and the liberal use of machined ornament. Typical Victorian features include hip-and-gable roofs, bay windows, porches supported by chamfered or turned posts with sawn brackets, wood-shingle sheathing, decorative roof vents, and intricate mantles. The Queen Anne style is a form of Victorian styling. Masonry commercial buildings that are Victorian in inspiration often feature decorative parapet brickwork and segmental-arched windows.
- (96) Weathering. A canted surface on a buttress wall, or chimney shoulder designed to shed water.
- (97) Window. An opening in a building to admit light and/or air that may be opened and closed. Various architectural styles include Bay, Bow,

Casement (window hinged vertically, which may open inward or outward), Double-hung and etc.

- (98) Wraparound Porch. A porch that extends to two or more sides of a building.

**Section 15-178 Architectural Standards for Downtown Development. (AMENDED 6/20/06)**

(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 (b):

(1) A primary entrance shall be oriented toward the right of way and shall be articulated either by a recess or by a detachable awning.

(2) With respect to any side of a building that faces the street adjacent to the lot where the building is located and is visible from such street right-of-way, a minimum of 40 percent of the elevation of such side shall consist of a glass surface, and a minimum of 60 percent of the elevation of the ground level of such façade shall consist of a glass surface.

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

(4) Parking or utility areas shall be substantially shielded from the view of adjoining streets by habitable space. For the purposes of this subsection, the term habitable shall mean partially or fully enclosed space within a building that is actively used or occupied by the residents of the building. The active use of these spaces is characterized by the routine and regular presence of the building's residents rather than the routine and regular presence of stored goods, equipment, or other materials.

(5) 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

(6) The following exterior materials are prohibited: metal siding with exposed fasteners, vinyl siding, and processed wood panel products (e.g. hardboard).

(b) 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 15-185 Building Height Limitations. (AMENDED 9/13/83; 2/4/86; 11/14/88; 4/8/03; 6/22/04; 8/23/05; 10/25/05)**

- (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.

<b>ZONE</b>	<b>MAXIMUM HEIGHT</b>
R-S.I.R.	100'
R-S.I.R.-II	100'
CT	Three Stories
B-2	Two Stories
B-3	28'
B-3-T	28'
B-4	50'
R-2	50'
M-1	Three Stories
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. If a property owner whose property in a B-1(c) or B-1(g) district abuts a street right-of-way of fifty feet or less dedicates additional right-of-way to more than fifty feet, then the developer of a building on such property may take advantage of the additional height authorized under this subsection for buildings on lots that abut street rights-of-way of more than fifty feet, so long as such dedication occurs before a building permit is issued for a building that takes advantage of such additional height.
- b. If a building in a B-1(c) or B-1 (g) district is located on a lot that abuts more than one street, then for purposes of determining the height limit under this subsection, the lot shall be treated as if it abutted only the street having the narrowest right-of-way.
- c. The maximum building height authorized in the first sentence of Subsection (a)(3) of this section may be increased by one story, up to a maximum height of five stories, for every ten feet that the additional story is set back from the street right-of-way beyond the setback specified in Section 15-184.
- d. 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 as least a distance equal to twice the lot boundary line setback requirement applicable to such adjoining lot.
- e. Notwithstanding the other provisions of this section, no building in excess of two stories shall be permitted on (i) any lot within the Town's National Register Commercial District upon which there exists on the effective date of this subsection s contributing building, or (ii) any lot upon which there exists on the effective date of this subsection a building listed on the National Register of Historic Places, if, after the effective date of this subsection, such contributing building or building listed on the National Register of Historic Places is demolished. This limitation shall not apply to the relocation of such building to another lot. For purposes of this subsection, a "contributing building" is a building or structure within the boundaries of the district that adds to the historic associations, historic architectural qualities, or archaeological values for which the historic district is significant. A contributing building must also retain its "integrity." In other words, the property must retain enough of its historic physical features to convey its significance as part of the district. Alterations can damage a property's historic appearance and its integrity.

- (4) Regardless of whether a building in a B-1 (c) or B-1 (g) district is set back from the street beyond the setback specified in Section 15-184, if a **mansard**, gable, or gambrel roof substantially conceals the existence of a story (i.e. the height of the space that constitutes the story is provided primarily by the roof of the building rather than vertical exterior walls), that story shall not be counted toward the maximum number of stories otherwise allowed under this section, except that in no case shall the maximum building height (including the story contained within the **mansard**, gable, or gambrel roof) exceed five stories in the B-1 (c) or B-1 (g) district.

**Section 15-185.1 Downtown Neighborhood Protection Overlay District Requirements**

(a) Lots that are within the Downtown Neighborhood Protection (DNP) Overlay District shall be subject to the requirements of this section.

(b) Within the DNP district, the portion of any lot so zoned that lies within 50 feet of a boundary line that abuts or is located directly across the street from residentially zoned property, other than property that is zoned R-2, shall constitute an area referred to in this section as the DNP Buffer Area.

(c) Within the DNP Buffer Area:

- (1) A building or buildings constructed within such buffer area may not extend laterally along the affected boundary for more than 80% of the lot width at its narrowest point within the buffer area; and
- (2) The maximum horizontal run of a single building shall be 80 feet; and
- (3) If more than one building is constructed, there shall be a separation of at least 30 feet between one building and another.

(d) With respect to lots where the underlying zoning is CT or M-1, the portion of such lots within the DNP Buffer Area shall be subject to a maximum height limitation of two stories, except as set forth below. (The portion of such lots outside the DNP Buffer Area shall be subject to the height limitation established by Section 15-185, i.e. three stories).

- (1) A third story not exceeding a building height of 42 feet shall be permissible if a **mansard**, gable, or gambrel roof with a roof pitch no greater than 70 degrees and a continuous eave line substantially contains the third story (i.e. the height of the space that constitutes the story is

provided primarily by the roof of the building rather than vertical exterior walls). When dormers are constructed on such roofs, the total width of all such dormers shall not exceed two-thirds of the width of the roof on which such dormers are constructed.

(2) A third story shall be permissible if:

- a. All portions of such third story are set back at least ten feet from the second story façade of the building wall that faces a boundary line that abuts or is located directly across the street from residentially zoned property; and
- b. The third story has a corresponding setback ("stepback") from the second story on the opposite side of the building.

(3) Towers, cupolas, and similar architectural features intended to complement the building design may extend to a height of not more than 42 feet, so long as such features do not contain more than 400 square feet and no elevational width of such features exceeds 25 feet.

(e) With respect to lots where the underlying zoning is B-1(c) or B-1(g), the provisions of Subsection 15-185(a)(3) shall not apply and the provisions of subsections (f), (g) and (h) of this section shall apply in lieu thereof.

(f) With respect to lots where the underlying zoning is B-1(c) or B-1(g), the portion of such lots within the DNP Buffer Area shall be subject to a maximum height limitation of two stories, except as set forth below:

(1) A third story not exceeding a building height of 42 feet shall be permissible if a **mansard**, gable, or gambrel roof with a roof pitch no greater than 70 degrees and a continuous eave line substantially contains the third story (i.e. the height of the space that constitutes the story is provided primarily by the roof of the building rather than vertical exterior walls). When dormers are constructed on such roofs, the total width of all such dormers shall not exceed two-thirds of the width of the roof on which such dormers are constructed.

(2) A third story shall be permissible if:

- a. All portions of such third story are set back at least ten feet from the second story façade of the building wall that faces a boundary line that abuts or is located directly across the street from residentially zoned property; and
- b. The third story has a corresponding setback ("stepback") from the second story on the opposite side of the building.

- (3) Towers, cupolas, and similar architectural features intended to complement the building design may extend to a height of not more than 42 feet, so long as such features do not contain more than 400 square feet and no elevational width of such features exceeds 25 feet.

(g) With respect to lots where the underlying zoning is B-1(c) or B-1(g), the portion of such lots that lie outside the DNP Buffer Area shall be subject to a maximum height limitation of three stories, except as set forth below:

- (1) A fourth story may be constructed if such fourth story is either set back at least ten feet from the edge of the DNP Buffer Area or is substantially contained within a **mansard**, gable, or gambrel roof with a roof pitch no greater than seventy degrees and a continuous eave line (i.e. the height of the space that constitutes the story is provided primarily by the roof of the building rather than vertical exterior walls).
- (2) If a fifth story is constructed, either all portions of such fifth story must be set back at least ten feet from the fourth story façade of the building wall that faces a boundary line that abuts or is located directly across the street from residentially zoned property, or the fifth story must be substantially contained within a **mansard**, gable, or gambrel roof with a roof pitch no greater than seventy degrees and a continuous eave line (i.e. the height of the space that constitutes the story is provided primarily by the roof of the building rather than vertical exterior walls).
- (3) In addition, if a fifth story is constructed, either all portions of such fifth story must be set back from any street right-of way line other than that associated with establishing the DNP buffer area a distance of ten feet beyond the setback specified in Section 15-184, or the fifth story must be substantially contained within a **mansard**, gable, or gambrel roof with a roof pitch no greater than seventy degrees and a continuous eave line (i.e. the height of the space that constitutes the story is provided primarily by the roof of the building rather than vertical exterior walls).

(h) Notwithstanding the permit requirements established in Sections 15-146 and 15-147, if a developer proposes to construct within those areas of the DNP district where the underlying zoning is B-1(c) a building that exceed two stories in height, or where the underlying zoning is B-1(g) a building that exceeds three stories, a conditional use permit must be obtained.



## TOWN OF CARRBORO

NORTH CAROLINA

WWW.TOWNOFCARRBORO.ORG

ATTACHMENT F

# Memo

**To:** Mayor and Board of Aldermen  
**From:** Nathan Milian, <sup>VRM/TEH</sup>Chair of the ESC  
**CC:** James R. Harris  
**Date:** January 19, 2007  
**Re:**

---

The ESC received a presentation from Kendal Brown, Planning Development Specialist on an ordinance amending the land use ordinance to revise the roof concealing and containing options in the downtown neighborhood protection overlay district and the B-1(g) and B1 ( C ) districts to exclude the mansard roof type. The ESC after a brief discussion recommended against this proposed change to the ordinance. The vote was unanimous.

F-2

-----Original Message-----

From: Patrick McDonough [mailto:patrick1@email.unc.edu]

Sent: Sunday, January 14, 2007 9:23 PM

To: Mark\_Chilton@hotmail.com; jacquie@jacquiegist.com;

brounsj@mindspring.com; Alex Zaffron; johnh@self-help.org; Randee

Haven-O'Donnell; Dan-coleman@nc.rr.com; Roy M. Williford; Patricia J.

McGuire

Subject: Comment Regarding Opposite Stepbacks for DNP- To be Considered Jan 23rd

Dear Mr. Mayor and Aldermen, and Carrboro Planning Staff:

As a property owner within 1,000 feet of the DNP, I received a notice of the Jan 23rd meeting in the mail 2 days ago. I cannot attend the meeting, but would like to share the following comments.

First, I enthusiastically SUPPORT the text amendment to remove the opposite-side setback requirement for buildings within the DNP. Here's why:

If the goal of the DNP overlay is to provide for a transition from purely residential uses to commercial or mixed-use buildings directly across the street from residential uses, then the DNP overlay should address the interface of these building types only where they face residential uses. Forcing a stepback on other sides of the non-residential building, which may abut commercial uses or mixed-use buildings, only limits our ability to provide space for needed commercial development in the downtown area.

In the Carrboro Vision 2020 document, policy 3.21 states:

"The town should develop a plan to govern the continuing development of downtown. Toward this end, the town should adopt the following goals:

\*To double commercial square footage in the downtown from that existing in the year 2000.

\*To accommodate additional square footage by building up, not out.

\*To increase the density of commercial property in the downtown area.

This text amendment is consistent with the Vision 2020 document, which was adopted by the Carrboro Board of Aldermen in 2000.

As to the potential prohibition of Mansard roofs, I am more ambivalent because it is not clear which policy goals for downtown are positively or negatively impacted by the implementation of such a prohibition. In my experience, a building can look terrific or hideous with a Mansard roof, or any other type of roof for that matter, depending on the quality of the architect. However, my sense is that buildings guided to construction by a list of prohibitions inevitably look less attractive than those which are guided to construction by prescriptive guidelines describing what is encouraged.

Thank you for the opportunity to comment on this issue.

Yours Truly,

Patrick McDonough

105 Fidelity St

Carrboro



TOWN OF CARRBORO

F-3

# PLANNING BOARD

301 West Main Street, Carrboro, North Carolina 27510

## RECOMMENDATION

JANUARY 18, 2007

### **An Ordinance Amending the Carrboro Land Use Ordinance to Remove the Mansard Roof Option from the Downtown Neighborhood Protection Overlay and B-1(c) and B-1(g) Districts**

Motion was made by Clinton and seconded by Rabinowitz that the Planning Board supports the Ordinance Amending the Carrboro Land Use Ordinance to remove the mansard roof option from the Downtown Neighborhood Protection Overlay and B-1(c) and B-1(g) Districts.

VOTE: AYES: (6) David Clinton, Lydia Lavelle, Heidi Paulsen, Susan Poulton, Mary Rabinowitz, Ande West; ABSENT/EXCUSED: (1) Seth Chadbourne; NOES (2) James Carnahan and Debra Fritz; ABSTENTIONS (1) Matthew Barton.

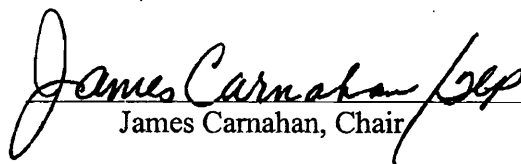
#### Associated Findings

By a unanimous show of hands, the Planning Board membership also indicated that no members have any financial interests that would be affected by their vote on this ordinance.

The above described amendment is consistent with the noted sections of Carrboro Vision 2020, Policy 2.41, 2.42.

Motion in support of this finding was moved by Paulsen and seconded by West.

VOTE: AYES: (9) Matthew Barton, James Carnahan, David Clinton, Debra Fritz, Lydia Lavelle, Heidi Paulsen, Susan Poulton, Mary Rabinowitz, Ande West; ABSENT/EXCUSED: (1) Seth Chadbourne; NOES (0); ABSTENTIONS (0)



James Carnahan, Chair

January 18, 2007  
(date)