



# TOWN OF CARRBORO

NORTH CAROLINA

## TRANSMITTAL

## PLANNING DEPARTMENT

DELIVERED VIA: ☐ HAND ☐ MAIL ☐ FAX ☒ EMAIL

**To:** Richard White, Town Manager  
Mayor and Town Council

**From:** Tina Moon, Planning Administrator

**Date:** October 7, 2023

**Subject:** Proposed Text Amendment Regarding Residential Density in Planned Unit Developments

Section 15-139 of the Land Use Ordinance (LUO) provides for the establishment of Planned Unit Developments (PUD) through the rezoning process. PUDs are designed to combine the characteristics of two or three zoning districts as part of a single development. Each development includes a residential element, a commercial element and a possible manufacturing/industrial element. The table below shows the different zoning districts that may be used to form a PUD; up to 60 different combinations are possible. Additional details can be found in the Land Use Ordinance from the attached excerpts from Article IX, Zoning Districts and Zoning Map, and Article X, Permissible Uses.

### Possible Zoning Districts by Use Characteristic

Residential Elements	Commercial Elements	Manufacturing Elements
R-20	B-1(g)	M-1
R-15	B-2	M-2
R-10	B-3	
R-7.5	O	
R-3	O/A	
R-S.I.R.		

A PUD must contain a minimum of twenty-five contiguous acres, with not more than ten percent of the total area dedicated to the commercial element and not more than five percent of the total area dedicated to the manufacturing element, if applicable. Some residential uses are permitted in the commercial districts, providing for mixed-use opportunities, such as live/work, ground floor commercial/residential above design programs. A PUD may be designed such that the residential element does not use all of the available density based on the selected zoning district.

The draft ordinance, if adopted, would allow for up to 25 percent of the unused residential density allowed in the residential element of a PUD, (based on the selected zoning district), to be transferred to the commercial element, by way of a permit modification. This would allow for some additional

flexibility within the commercial portion of the project to adjust for market changes. The developer or HOA would still retain the possibility of increasing the density of the residential element in the future, if for example, there was interest in adding accessory dwelling units (ADU), so long as all LUO standards could be satisfied.