



UDO UPDATE Progress Report



TOWN OF CARRBORO • NC

May 13, 2025

OVERVIEW

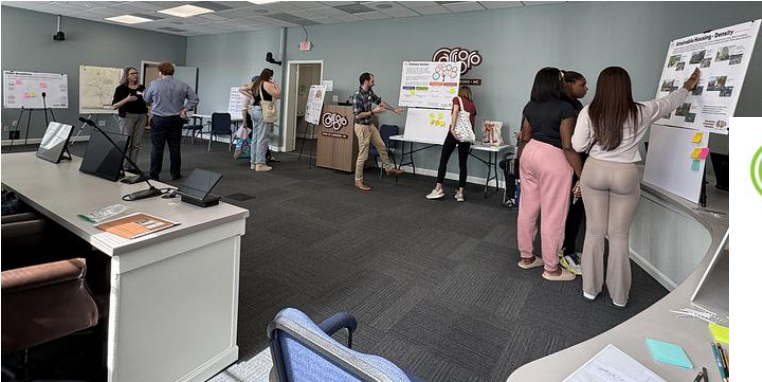
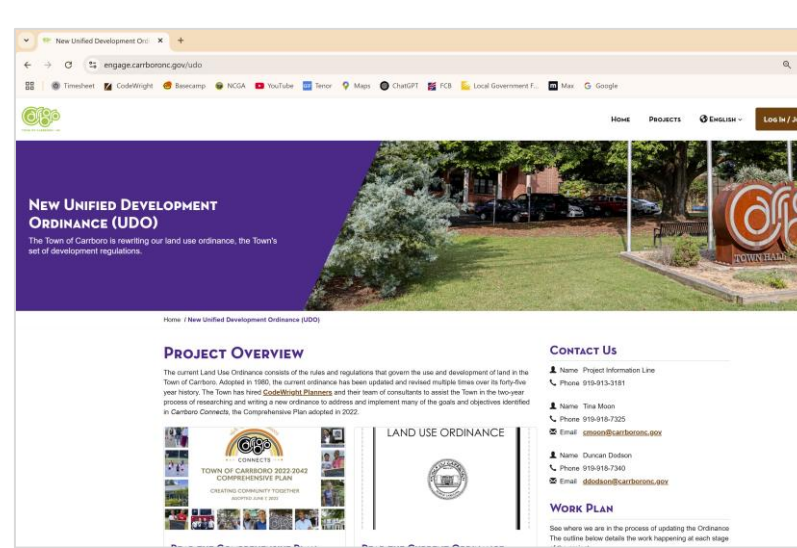
1. What have we done since the last work session?
2. What have we heard?
3. What are we working on?
4. What happens next?

NEW UNIFIED
DEVELOPMENT
ORDINANCE



TOWN OF CARRBORO • NC 2

WHAT HAVE WE DONE SINCE THE LAST WORK SESSION?



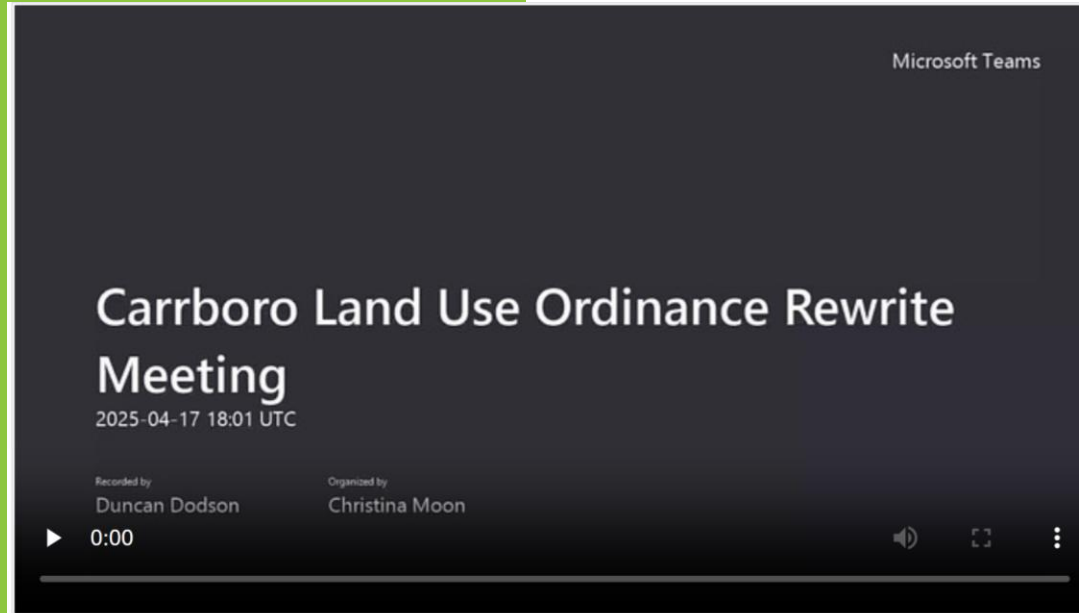
Carrboro - UDO Update Project Public Forum #1 Meeting Summary 4.25.25

PARTICIPANTS

Public Forum # 1 consisted of three separate engagement events, two at Town Hall, and one as part of the Town's Earth Day Open Streets event. The table to the right provides more detail on the number of community members who attended.

Date	Location	#
Thursday, 3/27/25 6p-8p	Town Hall	3
Saturday, 3/29/25 11a-1p	Town Hall	17
Saturday, 4/6/25 12p-4p	Weaver Street	44

WHAT HAVE WE DONE SINCE THE LAST WORK SESSION?



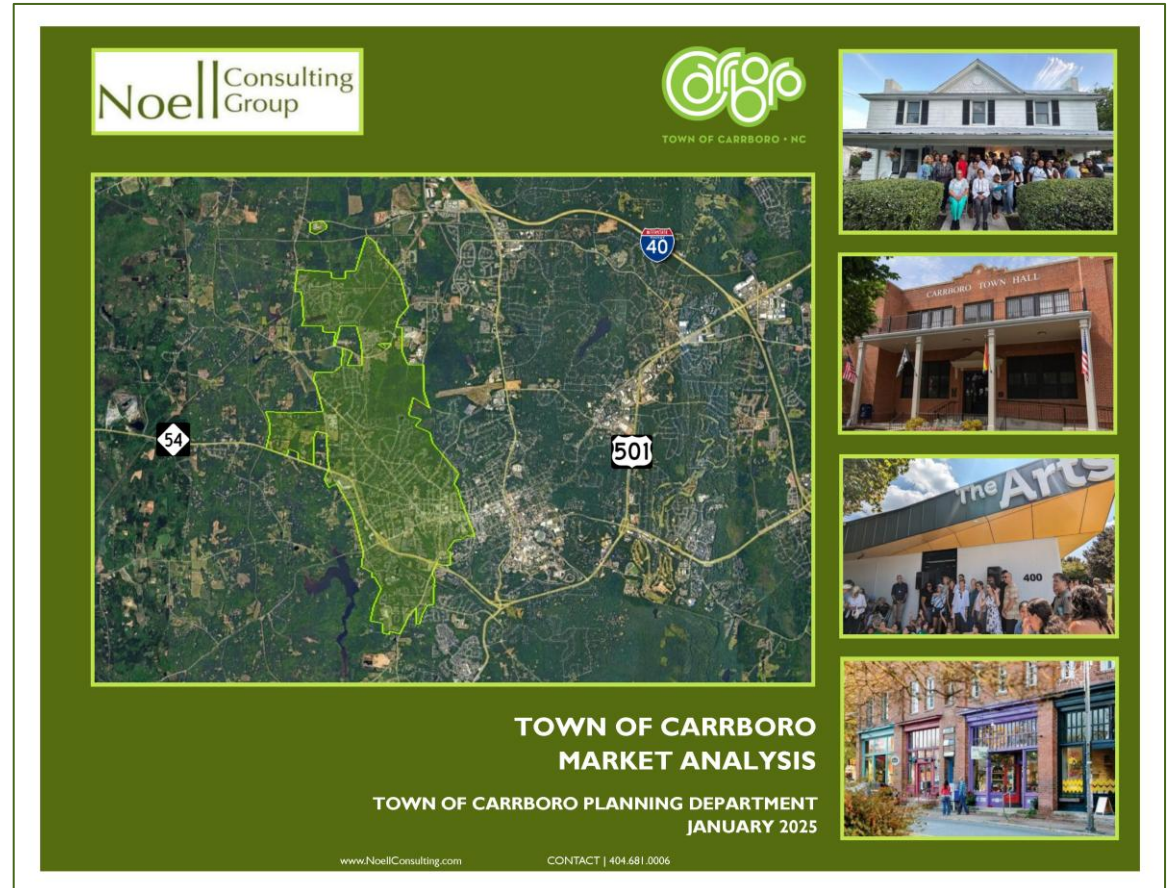
NEW UNIFIED DEVELOPMENT ORDINANCE (UDO)

The Town of Carrboro is rewriting the land use ordinance, the Town's set of development regulations. Learn more at www.engage.carrboronc.gov/udo

- ✓ Implement the "Carrboro Connects" Comprehensive Plan
- ✓ Combine standard development regulations with a focus on climate resilience, social justice, and attainable housing.
- ✓ Improve the ease of use and accessibility of the land use ordinance.



Visit engage.carrboronc.gov/udo or scan the QR code to sign up and learn more



WHAT HAVE WE DONE SINCE THE LAST WORK SESSION?

2025 PLANNING RELATED LEGISLATION
Last updated 4/16/25

The following summarizes the planning-related draft legislation from the 2025 legislative session as of the date of the document's last update. We will keep you posted on these and other planning-related legislation as the session progresses. May 8 is the crossover date this year (bills must have passed at least one chamber to make crossover, though experience has taught us that zombie bills that did make crossover can easily be filled with bill language that didn't make crossover).

Proposed legislation is listed by bill number and sets out the House legislation (tan page background) before the Senate bills (green page background). Local SB382 exemption bills from 2025 are not listed here. Bills shown with yellow highlights in the summary list below are particularly impactful to planning and will be our focus.

SUMMARY LIST

(bill entries are hyperlinks, or readers may view the document with navigation pane activated)

- HB99 Firearm Discharge/Preempt Local Ordinance
- HB24 Restore Down-Zoning Authority
- HB47 Disaster Recovery Act of 2025 – Part I. SL2025-2
- HB77 Environmental Justice
- HB126 Revise Voluntary Ag. District Laws
- HB173 Wake County ETJ
- HB248 Live/Work Exemption for One-Family Dwellings
- HB298 Local Gov't/System Development Fees
- HB309 Bldg. Code Fam. Child Care Home Class
- HB333 Jacksonville ETJ Prohibited
- HB345 Rights of Nature/Certain River Basins
- HB372 Home-Based Business Fairness Act
- HB369 Parking Lot Reform and Modernization
- HB404 Fair & Affordable Housing Act
- HB518 Project Newsletter
- HB626 Housing Choice Act
- HB627 Regulation of Accessory Dwelling Units
- HB661 Building Industry Efficiency Act
- HB 729 Farmland Protection Act
- HB765 Local Government Development Regulations Omnibus
- HB 790 Prohibit Vape/Tobacco Shops Near Schools
- HB856 Clarify Deed Restrictions/Solar Collectors
- HB876 Development Application Review Time Lines
- HB913 LIABILITY/UNFAIR/Deceptive Development Actions
- HB914 Higher Ed. Religious Inst. Affordable Housing
- HB926 Regulatory Reform Act of 2025
- HB965 Environmental Rights Constitutional Amendment
- HB999 Regulation of Video Gaming Terminals
- HB1009 Planning ETJ Prohibited

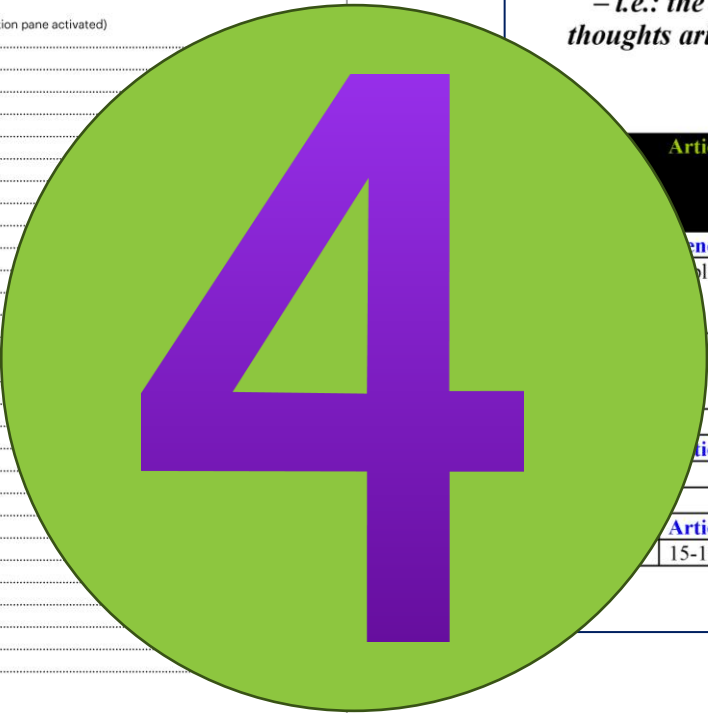
[Return to Summary List](#)

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Master Copy of Suggested Changes to LUO
For Consideration During Comprehensive Review:
(Compiled by Marty Roupe)

(This list is compiled from various notations, meetings, etc, beginning sometime prior to July 2005 – i.e.: the date when I started this table/list. It is updated as necessary when new ideas our thoughts arise. Periodically, an ‘updated’ version is shared w/ PZI employees, with the Master List maintained on Marty Roupe’s H: Drive.)

Article/Section	Comments	High Priority? (Yes=Yes; No=Blank)
General	General Comments, including Table of Contents section	
Table of Contents	Consider adding a ‘table of contents’ for each article – individually – at the beginning of each article (i.e.: a mini-table for each article, so you don’t have to reference back to the beginning of the book).	
General	Create a “cross-reference” system of some sort to help ensure that one doesn’t miss related LUO sections far removed from where on might be looking at any particular time.	
Article I:	General Provisions	
	None to date	
Article II:	Basic Definitions & Interpretations	
15-15(50)	Consider revising home occupation definition per Terri Buckner’s comments about	Yes



WHAT HAVE WE HEARD?

- Support for more compact development throughout Carrboro
- Greater pedestrian mobility is important
- New development should provide more recreation space
- 3-5 stories feels “about right”
- Don’t need such large lots for ADUs
- Support for pre-approved designs and easier review process for “preferred development”
- Not much support for expedited development reviews where public input is limited

WHAT ARE WE WORKING ON NOW?



Carrboro New Unified Development Ordinance

Land Use Ordinance Analysis May, 2025

CARRBORO LAND USE ORDINANCE (LUO) ANALYSIS TABLE

Section	Title	Description	Implementation Ideas in New UDO
Article I. General Provisions			
15-1	Short Title	This ordinance is officially called the Carrboro Land Use Ordinance.	Rename to Unified Development Ordinance and set out the Official Zoning Map here as well
15-2	Authority	Ordinance derives authority from multiple North Carolina General Statutes and various Session Laws.	Supplement with all Statutes, Town Charter
15-3	Jurisdiction	Ordinance applies within Carrboro's planning jurisdiction; jurisdictional adjustments allowed by mutual agreement per G.S. 160D-203.	Carry forward with regarding ETJ. Consider that the Town may choose standards to lands of voluntary development land in question also requirements of the located)
15-4	Effective Date	Ordinance originally enacted and effective November 25, 1980.	Update with potential distinguishing between dates
15-5	Relationship To Existing Zoning, Subdivision, and Flood Control Ordinances	Substantively unchanged provisions are continuations of earlier ordinances; prior unlawful situations remain unlawful.	Replace with new text
15-6	Relationship To Comprehensive Plan, Land Use Plan, and Other Adopted Plans	Comprehensive Plan guides development; ordinance amendments may revise the Future Land Use Map if inconsistent.	Carry forward, with that failure to follow ordinance legally in when the Town Council
15-7	No Use of Land or Buildings Except in Conformity with Chapter Provisions	All land and building use must comply with ordinance provisions unless excepted under Article VIII.	Replace with a new clarifies what kinds the UDO and what exempted
15-8	Fees	Reasonable fees cover administrative costs; must be paid with applications; staff may delay approvals for unpaid fees.	

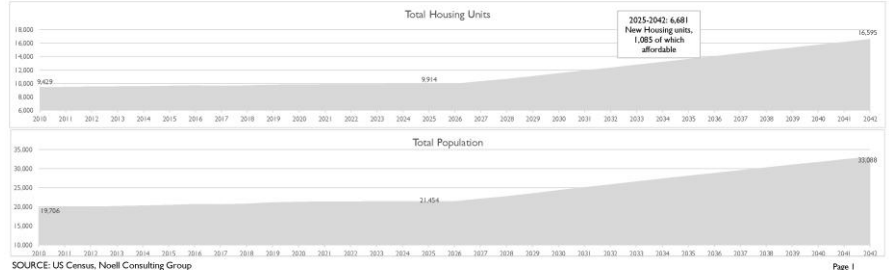
CARRBORO LUO Race & Equity Review

Section	Existing Title or Exact Text in Question	Potential Disposition in New UDO
Section 15-7	"Subject to Article VIII of this chapter (Nonconforming Situations), no person may use, occupy, or sell any land or buildings or authorize or permit the use, occupancy, or sale of land or buildings under his control except in accordance with all of the applicable provisions of this chapter."	Use gender inclusive language throughout the Ordinance: they/their/theirs.
Section 15-15	Accessory Dwelling Units (ADUs) are not defined.	Accessory Dwelling Units located in a family em
Section 15-15	Adult Care Home, Class A or B	Family Care Home that provides room in a family em

HOUSEHOLD AND POPULATION GROWTH

Noell Consulting Group

If the Town wants to achieve a goal of 1,000 affordable units (80% AMI or under), it will need to significantly ramp up multifamily and attached for-sale development (affordable too difficult to achieve in SFD) with a requirement that 20% of units be affordable. The demand for both the market and affordable units to do this exists within the marketplace, but it is unknown if enough land and infrastructure capacity exists to handle this level of development.



New Unified Development Ordinance

engage.carrboronc.gov/udo

FREQUENTLY ASKED QUESTIONS

Want to find out more? Read below to answer some of the most common questions.

- ? What is a Land Use Ordinance?
- ? What is Policy Guidance?
- ? What is the difference between the Land Use Ordinance and the Comprehensive Plan?

Open

ASK A QUESTION

Do you have a question about the project that was not answered? Submit a question and we will do our best to answer. If you'd like, provide your email address in the box provided.

Type question here

Email address

WHAT COMES NEXT?

- Introductory Video to webpage
- Market & Demand Analysis Document - May
- Code Diagnosis – Staff Draft in May

