



TOWN OF CARRBORO

NORTH CAROLINA

TRANSMITTAL

PLANNING DEPARTMENT

DELIVERED VIA: ☒ HAND ☐ MAIL ☐ FAX ☒ EMAIL

To: Marie Parker, Interim Town Manager
Mayor & Town Council

From: Tina Moon, Planning Administrator

Date: April 10, 2024

Subject: Text Amendment Relating to Cafes and Residential Density in Certain Zoning Districts

Overview

Heather Washburn of Calico Studio has submitted two requests for Land Use Ordinance text amendments. The first, to establish a new restaurant land use category for the sale of coffee and other beverages and foods prepared off-site, and the second, to modify the density and dimensional regulations for the Office Zoning District to allow for greater residential density. The requests are in association with a proposal for a major modification to the special use permit-A for 603 Jones Ferry Road. The Town Council approved a special use permit-A for a small mixed-use project at 603 Jones Ferry Road on June 26, 2018, for the development of four live-work units consisting of 1,200-square-foot office space on the ground floor and 1,200 square-foot residential units above ([Town of Carrboro - Meeting of Board of Aldermen on 6/26/2018 at 7:30 PM \(legistar.com\)](#)). Ms. Washburn is seeking to modify the proposal to allow for approximately 14 live-work units, 500-1000 sf in size and a community café of approximately 500-1000 sf. Advisory boards received a presentation on a concept plan for the new proposal on March 21, 2023 (Planning Board agenda materials may be found here: [03022023-4223 \(carrboronc.gov\)](#)). In order for the major modification to move forward, amendments to the Land Use Ordinance are needed.

Draft Ordinance

A draft ordinance, *Amending the Carrboro Land Use Ordinance Relating to Cafes and Residential Density in Certain Zoning Districts*, has been prepared. If adopted, the Land Use Ordinance would be modified in the following ways:

1. A definition for “Neighborhood Café” would be added for the definition section of the ordinance in Article II, Section 15-15.

2. The new use would be added to the Table of Permissible Uses in Article X, Section 15-146, as an allowable use for districts B-1C, B-1G, B-2, B-3, B-3T, B-5, O, O/A, HR-CC, and HR-R. Of note, during the development of the Historic Rogers Road zoning concepts in 2019-2020, Rogers Road residents expressed interest in having an opportunity for a small restaurant use or coffee shop.
3. Article X, Section 15-147(i) would be rewritten to assign permitting requirements based on the district and the proposed size (sf) of the Café as shown in the table below.

Permit Requirement for Neighborhood Café per Zoning District

| District | Zoning Permit (Staff Approval) | Special Use Permit-A (Town Council Public Hearing) |
|---|--|--|
| B-1C (Town Center Business) | Total area does not exceed 1000 sf of gross floor area | Exceeds 1000 sf and/or in new building. |
| B-1G (General Business) | Total area does not exceed 1000 sf of gross floor area | Exceeds 1000 sf and/or in new building. |
| B-2 (Fringe Commercial) | N/A | A |
| B-3 (Neighborhood Business) | N/A | A |
| B-3T (Transition Area Business) | N/A | A |
| B-5 (Watershed Commercial) | N/A | A |
| O (Office) | Total area does not exceed 1000 sf of gross floor area | Exceeds 1000 sf and/or in new building. |
| O/A (Office/Assembly) | Total area does not exceed 1000 sf of gross floor area | Exceeds 1000 sf and/or in new building. |
| HR-CC (Historic Rogers Road-Community Commercial) | Total area does not exceed 1000 sf of gross floor area | Exceeds 1000 sf and/or in new building. |
| HR-R (Historic Rogers Road-Residential) | N/A | A |

4. The parking tables in Article XVIII, Section 15-15-291(g) and 15-291(h) would be amended to assign parking standards for vehicles and bicycles. The proposed standards are roughly half of the standards for restaurant use (use category 8.100) and restaurants with outdoor seating (use category 8.200). Parking standards are needed for new uses in standalone buildings and/or in locations that necessitate some patrons driving. For uses subject to special use permit approval, the existing provisions in Section 15-292 relating to flexibility in the administration of parking standards would be applicable so applicants could request a lower parking standard if desired.
5. Section 15-182 of Article XII, Density and Dimensional Regulations, the Land Use Ordinance would be amended to allow for an increase in residential density in the O and O/A districts (from 7,500 square feet per dwelling unit to 3,000 square feet per dwelling unit) subject to the following:
 - Property location has frontage along an arterial street.
 - Development includes at least 500 gross square feet of building area dedicated to non-residential uses.
 - Development includes at least 15 percent affordable housing units that meet the affordable criteria specified in Sections 15-54.1 and 15-182.4.

Consistency with Adopted Plans/Policies

Carrboro Connects 2022-2042 Comprehensive Plan provides goals, strategies, and projects that are expected to guide the Town's growth and development. Staff has identified the following sections of the Carrboro Connects Comprehensive Plan as relevant to the draft ordinance.

| Chapter | Staff Comments | Applicable Strategies |
|---|--|---|
| Affordable Housing | The increase in residential density in the O and O/A districts is associated with the inclusion of affordable housing for rent or for sale depending on the proposal. | Consistent with: 1.1, 2.3 Inconsistent with: - Inconclusive: 4.4 |
| Climate Action & Environment | Not applicable | N/A |
| Transportation & Mobility | Not applicable. The draft ordinance requires frontage on arterial streets which are more likely to have transit for the increase in density, but this is related to land use rather than changes to the transportation system. | N/A |
| Green Stormwater Infrastructure, Water, & Energy | Not applicable | N/A |
| Economic Sustainability | The draft ordinance increases opportunities for mixed-use at a small scale, which supports business opportunities and unique ownership models. | Consistent with: 2.2 & 3.4 Inconsistent with: - Inconclusive:- |
| RPCR | Not applicable | N/A |
| Land Use | Fully evaluate and reduce housing density restrictions to slow the increase of housing prices and diversify housing stock. | Consistent with: 2.5 Inconsistent with: - Inconclusive: - |

Action Requested

Staff requests that the Town Council receive public comment and consider the statement of consistency (*Attachment A*) and the draft ordinance (*Attachment B*).