

AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE RELATING TO
CAFES AND RESIDENTIAL DENSITY IN CERTAIN ZONING DISTRICTS.

****DRAFT 3-13-2024****

THE TOWN COUNCIL OF THE TOWN OF CARRBORO ORDAINS:

Section 1. Article II, Section 15-15 Definition of Basic Terms of the Carrboro Land Use Ordinance is amended by the addition of a new definition, in appropriate alphabetical order, that reads as follows:

NEIGHBORHOOD CAFÉ. A retail business that sells principally coffee and tea along with baked goods and similar foods prepared off site.

Section 2. Article X, Section 15-146 Table of Permissible Uses is by adding a new use classification, 8.900, Neighborhood Cafe, and by adding a “ZA(l)” under the columns for the B-1C, B-1G, HR-CC, O, and O/A districts, and an “A” under the columns for the B-2, B-3, B-3T, B-5, and HR-R districts.

Section 3. Article X, Section 15-147 Use of the Designations A, B, Z in Table of Permissible Uses is amended by rewriting subsection (i) to read as follows:

(i) When used in connection with 8.100, 8.200, 8.500 and 8.600 uses, the designation “ZA(l)” means that a zoning permit must be obtained if the total area within a development to be used for this purpose does not exceed 1,500 square feet and the use is to take place in a building in existence on the effective date of this subsection while a special use permit-A must be obtained whenever the total area to be used for this purpose is equal to or exceeds 1,500 square feet.

When used in conjunction with 8.900 uses, the designation “ZA(l)” means that a zoning permit must be obtained if the total area within a development to be used for this purpose does not exceed 1,000 square feet of gross floor area and a special use permit-A must be obtained whenever the total area to be used for this purpose exceeds 1,000 square feet of gross floor area or the use is proposed within a new building.

Section 4. Article XII, Sub-section 15-182 Residential Density is amended with the addition of a new subsection (j) that reads as follows:

(j) Notwithstanding the foregoing, the minimum square feet per dwelling unit required shall be 3,000 square feet within the O and O/A districts so long as such units are included within a vertically integrated, multi-family residential and mixed-use development that meets the following criteria:

- a. Property location has frontage along an arterial street.
- b. Development includes at least 500 gross square feet of building area dedicated to non-residential uses.
- c. Development includes at least 15 percent affordable housing units that meet the affordable criteria specified in Sections 15-54.1 and 15-182.4

Section 5. Article XVIII, Section 15-291(g) is amended by adding use category 8.900 “Neighborhood Cafe” to Part I of the Table of Parking Requirements and assigning a parking

requirement of 1 space for per every 200 square feet of gross floor area, and 1 space for every eight outside seats.

Section 6. Article XVIII, Section 15-291(h) is amended by adding use category 8.900 “Neighborhood Cafe” to the Table of Bicycle Parking Standards assigning one space per 10 presumptively required auto spaces, with a minimum of 5 spaces.

Section 7. All provisions any town ordinance in conflict with this ordinance are repealed.

Section 8. This ordinance shall become effective upon adoption.