

AN ORDINANCE AMENDING THE LAND USE ORDINANCE REGARDING  
RESIDENTIAL DENSITY IN PLANNED UNIT DEVELOPMENTS

**\*\*DRAFT 8-31-23\*\***

THE CARRBORO TOWN COUNCIL ORDAINS:

Section 1. Section 15-139 (Planned Unit Development District Established) of the Carrboro Land Use ordinance is amended by revising subdivision (b) to read as follows:

(b) A second element of each PUD district shall be the commercial element. Here there are five possibilities, each one corresponding to either the B-1(g), B-2, B-3, O, or O/A zoning districts established by Section 15-136. Within that portion of a PUD district that is developed for purposes permissible in a commercial district, all development must be in accordance with the regulations applicable to the commercial district to which the PUD district corresponds, with the exception of residential density, per Section 15-182.5 (Residential Density in Planned Unit Developments).

Section 2. Article XII of the Land Use Ordinance is hereby amended by the addition of a new Section 15-182.5 (Residential Density in Planned Unit Developments) that reads as follows:

**Section 15-182.5 Residential Density in Planned Unit Developments**

Residential density within the required commercial element of a Planned Unit Development, as provided for in Section 15-139, shall be determined by i) the calculation of permissible density allowed for the selected zoning district (i.e., B-1(g), B-2, B-3, O, or O/A) and ii) the assignment of and transfer of up to 25 percent of residential density that is available to, but not utilized or permitted by a permit approving development of the residential element of the PUD. A change to the permit of the residential element of the PUD shall be considered a minor modification and will result in the reduction of available density for that element.

Section 3. This ordinance shall become effective upon adoption.