

AN ORDINANCE AMENDING THE CARRBORO ZONING MAP TO REZONE  
APPROXIMATELY 0.6232 ACRES (27,146 SQUARE FEET) OF PROPERTY KNOWN AS 102  
& 104 FIDELITY STREET FROM R-7.5 TO R-2-CZ

**\*\*Draft 6-23-2016\*\***

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

SECTION 1. The Official Zoning Map of the Town of Carrboro is hereby amended as follows:

That property being described on Orange County Tax Maps by parcel identification numbers 9778-86-3076 and 9778-66-3947 is hereby rezoned from R-7.5 (Residential, 7,500 square feet per dwelling) to R-2-CZ (Residential, 2,000 square feet per dwelling unit, conditional) subject to the following conditions:

1. The Concept Plan labeled “Rezoning Conceptual Map Inara Court – Fidelity Street Conditional Rezoning,” dated June 23, 2016 is approved and incorporated herein to indicate all potential land uses, the general location and size of buildings and parking areas, vehicular and bicycle-pedestrian access points, general circulation patterns, setbacks, and other landscaped areas. Other features and issues remain to be decided at the time a special use permit is requested for the development. Those features and issues include, but are not limited to, the location of stormwater management features, the cross section of the proposed internal street, Inara Court, and the use of the pedestrian-bicycle access easement for recreation area.
2. The maximum density for the project shall be limited to eight (8) dwelling units.
3. The maximum building height shall not exceed thirty-eight (38) feet.
4. A minimum of five (5) lots within the development will include passive solar technology.
5. A public pedestrian-bicycle access easement is provided by the owner who also owns the adjacent parcel to the north (PIN 9778-67-3116) to provide a connection from Popular Street to Fidelity Street.

SECTION 2. All provisions of any Town ordinance in conflict with this ordinance are repealed.

SECTION 3. This ordinance shall become effective upon adoption.

The foregoing ordinance having been submitted to a vote received the following vote and was duly adopted this \_\_\_\_\_ day of \_\_\_\_\_ 2016:

AYES:

NOES:

ABSENT OR EXCUSED:

Rezoning Exhibit; Location Map

