



Consideration of LUO Text Amendment Related to Office-Residential Mixed Use (OR-MU) ZONING DISTRICT

Town Council Public Hearing – March 17, 2026



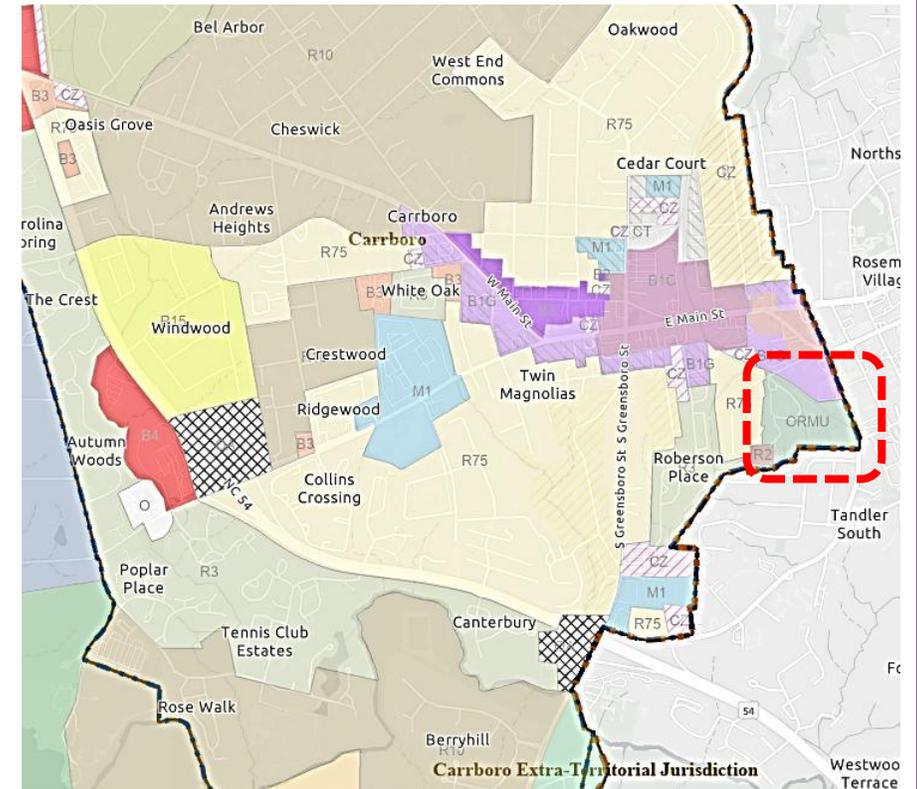
TOWN OF CARRBORO • NC

Legislative Public Hearing Process

- Open Public Hearing
- Staff Presentation
- Public Comment
 - Anyone can address the Council
 - No "swearing in" needed
- Council Questions/Deliberation
- Close Public Hearing
- Council Action
 - Motion to Adopt/Deny Consistency Statement (*Attachment A*)
 - Motion should speak to each of the three sections of the consistency statement:
 - Section 1. Statement of whether the action is consistent with the Comprehensive Plan
 - Section 2. Statement of whether the action is reasonable and in the public benefit
 - Section 3. Action – Approve/Deny
 - Consideration of the draft ordinance (*Attachment B*)

Overview

- June 2005 – Board of Aldermen discussed rezoning options for R-2 district in/around Brewer Lane
- Six-month moratorium (August 2005 – February 2006) to explore alternatives
- Focus on R-2 rezoning proposal based on Residential High Density Commercial (RHDC) overlay, modified to require mixed-use.
 - Minimum amount of office/service nonresidential development
 - Retail and restaurants/bars/nightclubs also available as nonresidential uses
- Public Hearings to consider a text amendment to establish district and to rezone property to the new district classification held on: March 28, 2006, April 25, 2006, June 20, 2006, with adoption on June 20th.



Section: 15-140.1 Office-Mixed Use District

- (a) Purpose statement. Creation of Office-Residential Mixed Use (OR-MU) District, for areas near downtown.
- (b) Applicability, uses & permitting requirements. Existing/new lots in OR-MU district may be developed and used for office use classification (3.000) and uses permissible in B-2 Zoning District, subject to permitting requirements & applicable regulations for B-2 district.
(The B-2 district, or Fringe Commercial district includes areas along West Weaver/W Main)
- (c) Standards.
 - (1) Issuance of SUP-A by Town Council
 - (2) Mixed use project with residential & nonresidential component
 - (3) Percentage of gross floor area for residential uses and types of housing
 - (4) Residential density – aligned with R-3 (3,000/du) unless 10-percent affordable then R-2 (2,000/du)
 - (5) All other standards per R-3, possible additional height for 10-percent affordable
 - (6) Commercial component uses and criteria for office, some retail and some restaurants
 - (7) Mixed-use development phasing criteria
 - (8) Provisions relating to subdivision and development sequencing

Draft Ordinance

New - Subsection 15-140.1(d)

(d) Any lot within the OR-MU district that exists on the effective date of this section that is used only for residential purposes, modifications to, expansions of, or new construction shall adhere to the density and dimensional standards as if the property was zoned R-3

Note: Since the OR-MU district is based on R-3 for density purposes, the proposed amendment would not be an example of downzoning.



Consistency

Adopted Plans/Policy - 2022-2042 Comprehensive Plan, *Carrboro Connects*

Chapter 9 - Land Use: Goals 2 and 5

Specific Strategies:

- Strategy 2.3: Expand the allowances of Accessory Dwelling Units (ADUs) and tiny homes.
- Strategy 2.5: Fully evaluate and reduce the housing density restrictions to slow the increase of housing prices and diversity of housing stock.
- Strategy 5.2: Improve the development approval process to be more predictable and efficient.

Reasonable and in the Public Interest

- The Town seeks to remain consistent with its adopted plans or policies, which includes the Town initiating amendments to the Land Use Ordinance when needed to clarify existing regulations/standards.

Public Comment

Discussion & Decision