

AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE TO MODIFY
DEVELOPMENTS STANDARDS IN THE R-2-CZ DISTRICT

02-8-2024

THE TOWN COUNCIL OF THE TOWN OF CARRBORO ORDAINS:

Section 1. The first sentence of Subsection 15-141.4(c) of the Carrboro Land Use Ordinance (“LUO”) is amended to read:

Subject to the provisions of subsections (k), (l), (n) and (o), the uses permissible within a conditional zoning district authorized by this section, and the regulations applicable to property within such a district, shall be those uses that are permissible within and those regulations that are applicable to the conventional use zoning district to which the conditional district corresponds, except as those uses and regulations are limited by conditions imposed pursuant to subsection (f) of this section.

Section 2. Section 15-141.4 is amended to add a new subsection (o) to read as follows:

(o) The Town Council, in approving a special use permit-A for a multi-family apartment building in the R-2-CZ zoning district, may allow the maximum building height to be increased to 65 feet, may authorize the property to be developed at a higher level of residential density than that otherwise permissible in R-2 zoning districts under Section 15-182, and may allow up to 20% of the building’s gross floor area to be designated for non-residential uses not otherwise permissible in the R-2-CZ district if it concludes that the development contains the following site and building elements that will create a more vibrant and successful community and provide essential public infrastructure.

- 1) At least 20% of the residential units approved in an R-2-CZ development shall meet the affordable criteria specified in Sections 15-54.1 and 15-182.4.
- 2) At least two of the following five site and building elements: enhanced stormwater management; water conservation; energy conservation; on-site energy production; and substantial transportation improvement and alternative transportation enhancement.
- 3) The increase in building height will not cast a shadow on existing buildings on adjoining or adjacent property as determined by Appendix A-6(26).

Section 3. Appendix A-6(26) is amended to read as follows:

(26) Plans showing the maximum extent to which all buildings taller than 40 feet will cast a shadow at 12 noon, on June 21st and December 21st.

Section 4. All provisions any town ordinance in conflict with this ordinance are repealed.

Section 5. This ordinance shall become effective upon adoption.