

AN ORDINANCE AMENDING THE LAND USE ORDINANCE TO MODIFY  
RESIDENTIAL PARKING REQUIREMENTS

**\*\*DRAFT 9-29-2023\*\***

THE CARRBORO TOWN COUNCIL HEREBY ORDAINS:

Section 1. Section 15-291 (Number of Parking Spaces Required) of the Carrboro Land Use ordinance is amended by revising subdivision (b) to read as follows:

(b) The presumptions established by this article are that: (i) a development must comply with the parking standards set forth in subsection (g) to satisfy the requirement stated in subsection (a), and (ii) any development that does meet these standards is in compliance. However, the Table of Parking Standards is only intended to establish a presumption and should be flexibly administered, as provided in Section 15-292, for uses other than residential use classifications 1.100, 1.200, 1.300, 1.340, 1.350.

Section 2. Section 15-291 (Number of Parking Spaces Required) is amended by revising subdivision (g) to read as follows:

USE	<p style="text-align: center;"><b><u>PART I.</u></b></p> <p style="text-align: center;"><b><u>PARKING REQUIREMENT (EXCEPT AS NOTED IN PART II OF THIS TABLE)</u></b></p>
1.100	<u>For all zoning districts other than the WR, no minimum. A maximum of 2 spaces per dwelling unit plus one space per room rented out in each dwelling unit (see Accessory Uses, Section 15-150). These required spaces shall be in addition to aAny space provided within an enclosed or partially enclosed garage shall not be counted towards the maximum. (AMENDED 2/24/84; 8/27/96)</u>
1.200	<u>No minimum. A maximum of 2 spaces for each dwelling unit, except that one bedroom units require only one space.</u>
1.300	<u>No minimum. Maximum parking may be provided per the following:</u> with respect to multi-family units located in buildings where each dwelling unit has an entrance and living space on the ground floor, the requirement shall be 1½ spaces for each one bedroom unit and 2 spaces for each unit with two or more bedrooms. Multi-family units limited to persons of low- or moderate-income or the elderly require only 1 space per unit. All other multi-family units require 1 space for each bedroom in each unit plus 1 additional space for every four units in the development. (AMENDED 5/10/83)
1.340	<u>No minimum. A maximum of 1 space per every four dwelling units. (AMENDED 1/11/00)</u>
1.350	<u>No minimum. A maximum of 2 spaces for each dwelling unit, except that one bedroom units require only one space. (AMENDED 10/22/19)</u>
1.410 <u>1.420</u>	<u>A maximum of 1 space for each bedroom.</u>

<u>USE</u>	<u>PART I.</u> <u>PARKING REQUIREMENT (EXCEPT AS NOTED IN PART II OF THIS TABLE)</u>
<del>1.420</del>	
1.430	1 space for each room to be rented.
1.510	1 space per room plus additional spaces for restaurant or other facilities. (AMENDED 11/28/06)
1.610	3 spaces for every five beds except for uses exclusively servicing children under 16, in which case 1 space for every 3 beds shall be required.
1.620	
1.630	
1.900	4 spaces for offices of physicians or dentists; 2 spaces for attorneys; 1 space for all others.
1.910	4 spaces for offices of physicians or dentists; 2 spaces for attorneys; 1 space for all others, plus one space for each non-resident employee. (AMENDED 10/22/19)
2.110	1 space per 200 square feet of gross floor area.
2.120	1 space per 400 square feet of gross floor area.
2.130	
2.140	1 space per 200 square feet of gross floor area plus reservoir lane capacity equal to three spaces per window. (AMENDED 2/4/86)
2.150	1 space per 200 square feet in the portion of the building to be used for retail sales plus 1 space for every two employees on the maximum shift. (AMENDED 4/15/97)
2.210	1 space per 200 square feet of gross floor area. (AMENDED 2/4/86)
2.220	1 space per 400 square feet of gross floor area.
2.230	
2.240	1 space per 200 square feet of gross floor area plus reservoir lane capacity equal to three spaces per window. (AMENDED 10/23/18)
2.250	
2.310	1 space per 200 square feet of gross floor area.
2.320	1 space per 400 square feet of gross floor area.
2.330	1 space per 400 square feet of gross floor area.
3.110	1 space per 200 square feet of gross floor area.
3.120	1 space per 400 square feet of gross floor area.

<u>USE</u>	<u>PART I.</u> <b>PARKING REQUIREMENT (EXCEPT AS NOTED IN PART II OF THIS TABLE)</b>
3.130 3.131	1 space per 150 square feet of gross floor area. ( <b>AMENDED 10/23/18</b> )
3.150	1 space per 200 square feet of ground floor area. ( <b>AMENDED 6/20/95</b> )
3.210	1 space per 200 square feet of gross floor area.
3.220	1 space per 400 square feet of gross floor area.
3.230	1 space per 200 square feet of area within main building plus reservoir lane capacity equal to five spaces per window (10 spaces if window serves two stations).
3.250	3 spaces arranged in close proximity to this use. ( <b>AMENDED 9/01/92</b> )
3.260	1 space for every full time employee; 1 space for every 2 part time employees; 1 space for every 3 volunteers; 1 space for every 20 seats in the portion of the building used for dining and 1 space for every 100 square feet of the building dedicated toward meeting or educational space (depending on programming needs, this requirement may apply to the kitchen and dining spaces). ( <b>AMENDED 3/22/16</b> )
4.100 4.200	1 space for every two employees on the maximum shift except that in the B-1-G, B-2, B-3, and B-4 zones, such uses may provide 1 space per 200 square feet of gross floor area.
5.110	1.75 spaces per classroom in elementary schools 5.0 spaces per classroom in high schools.
5.120	1 space per 100 square feet of gross floor area.
5.130	1 space per 150 square feet of gross floor area.
5.200	1 space per every four seats in the portion of the church building to be used for services plus spaces for any residential use as determined in accordance with the parking requirements set forth above for residential uses, plus 1 space for every 200 square feet of gross floor area designed to be used neither for services nor residential purposes.
5.310 5.320	1 space per 300 square feet of gross floor area.
5.400	1 space per 300 square feet of gross floor area.
6.110	1 space for every 3 persons that the facilities are designed to accommodate when fully utilized (if they can be measured in such a fashion -- example tennis courts or bowling alleys) plus 1 space per 200 square feet of gross floor area used in a manner not susceptible to such calculation.

<u>USE</u>	<u>PART I.</u> <b>PARKING REQUIREMENT (EXCEPT AS NOTED IN PART II OF THIS TABLE)</b>
6.120 6.130	1 space for every four seats.
6.140	1 space for every 200 square feet of gross floor area within enclosed buildings <b>(AMENDED 2/2/88)</b>
6.210 6.220	1 space per 200 square feet of area within enclosed buildings, plus 1 space for every 3 persons that the outdoor facilities are designed to accommodate when used to the maximum capacity.
6.230	Miniature golf course – 1 space per 300 square feet of golf course area plus 1 space per 200 square feet of building gross floor area; Driving range -- 1 space per tee plus 1 space per 200 square feet in building gross floor area; Par Three Course -- 2 spaces per golf hole plus 1 space per 200 square feet of building gross floor area.
6.240	1 space per horse that could be kept at the stable when occupied to maximum capacity.
6.250	1 space for every three seats.
6.260	1 space per speaker outlet.
7.100	2 spaces per bed.
7.200	3 spaces for every 5 beds
7.300 7.400	1 space for every two employees on maximum shift.
8.100	1 space per 100 square feet of gross floor area. <b>(AMENDED 2/24/87)</b>
8.200	1 space for every four outside seats. <b>(AMENDED 2/24/87)</b>
8.300	1 space for each drive-in service spot. <b>(AMENDED 2/24/87)</b>
8.400	Reservoir lane capacity equal to five spaces per drive-in window. <b>(AMENDED 2/24/87)</b>
8.500	Spaces to be determined according to projected level of carry-out service. <b>(AMENDED 2/24/87)</b>
8.600	1 space per 200 square feet of floor area plus one space per employee engaged in delivery service. <b>(AMENDED 2/24/87)</b>
8.800	1 space per 100 square feet of performing arts space plus additional spaces for associated and accessory uses as indicated in this table, either Part I or Part II,

<u>USE</u>	<u>PART I.</u> <u>PARKING REQUIREMENT (EXCEPT AS NOTED IN PART II OF THIS TABLE)</u>
	whichever is less. (AMENDED 11/27/18)
9.100	1 space per 200 square feet of gross floor area plus an extra 810 square foot vehicle storage area per repair bay.
9.200	2 regular spaces per bay plus a 1,540 square foot vehicle storage area per bay. (AMENDED 2/4/86)
9.300	1 space per 200 square feet of gross floor area of building devoted primarily to gas sales operation; plus sufficient parking area to accommodate 2 vehicles per pump without interfering with other parking spaces.
9.400	2 regular spaces per bay and office plus an 810 square foot vehicle storage area per bay. (AMENDED 2/4/86, 10/20/92)
9.500	Conveyer type--1 space for every three employees on the maximum shift plus reservoir capacity equal to five times the capacity of the washing operation. Self-service type--2 spaces for drying and cleaning purposes per stall plus two reservoir spaces in front of each stall.
10.210 10.220	1 space for every two employees on the maximum shift but not less than 1 space per 5,000 square feet of area devoted to storage (whether inside or outside).
11.000	1 space per 200 square feet of gross floor area.
12.100 12.200	1 space per 200 square feet of gross floor area.
13.100 13.200 13.300 13.400	1 space per 200 square feet of gross floor area.
14.100 14.200 14.300 14.400	1 space for every 2 employees on maximum shift.
15.100 15.200	1 space per 200 square feet of gross floor area.
15.300	1 space for every 2 employees on maximum shift.

<u>USE</u>	<u>PART I.</u> <u>PARKING REQUIREMENT (EXCEPT AS NOTED IN PART II OF THIS TABLE)</u>
15.400	1 space per 100 square feet of gross floor area.
15.500	1 space per 400 square feet of gross floor area of the collection facility plus 1 space per employee or attendant. <b>(AMENDED 6/28/83)</b>
16.100	1 space per 200 square feet of gross floor area plus reservoir lane capacity equal to three spaces per window.
16.200	1 space per 200 square feet of gross floor area.
19.000	1 space per 1,000 square feet of lot area used for storage, display, or sales. <b>(AMENDED 5/12/81)</b>
20.000 21.000	1 space per 200 square feet of gross floor area.
22.000	1 space for every employee plus 1 space per 250 square feet of floor area used for day care in addition to spaces for any residential use as determined in accordance with the parking requirements set forth above for residential uses.
23.000	1 space per 200 square feet of gross floor area. 1 space per room plus additional space for restaurant or other facilities.
34.000 34.100 34.200	1 space per room plus additional spaces for restaurant or other facilities. 2 spaces per main dwelling unit plus 1 space per room. <b>(AMENDED 6/22/99; 11/28/06)</b>
	<b>(AMENDED 2/04/97; 1/11/00; 5/18/04)</b>

<b>PART II. (APPLIES TO PROPERTIES LOCATED WITHIN THE B-1 (C), B-1 (G), AND B-2 ZONING DISTRICTS)</b>	
<b>USE</b>	<b>PARKING REQUIREMENT</b>
1.100	<u>No minimum. A maximum of</u> 1 per bedroom and no more than 2
1.200	<u>No minimum. A maximum of</u> 1 per bedroom and no more than 2
1.300	<u>No minimum. A maximum of</u> 1 per bedroom and no more than 2
1.500	.75 per room (Note: This does not include parking for associated conference and/or restaurant facilities.)
2.000	1 per 300 square feet of gross floor area
3.000	1 per 400 square feet of gross floor area

**Alternate Section 2.** Section 15-291 (Number of Parking Spaces Required) is amended by revising subdivision (g) to read as described in Section 2 above, with one additional modification: Part I of the Table, use classification 1.300, the provision for multi-family units limited to persons of low-or moderate-income or the elderly to require only 1 space per unit would be deleted as shown below.

1.300	<u>No minimum. Maximum parking may be provided per the following:</u> with respect to multi-family units located in buildings where each dwelling unit has an entrance and living space on the ground floor, the requirement shall be 1½ spaces for each one bedroom unit and 2 spaces for each unit with two or more bedrooms. <del>Multi-family units limited to persons of low-or moderate-income or the elderly require only 1 space per unit.</del> All other multi-family units require 1 space for each bedroom in each unit plus 1 additional space for every four units in the development. <b>(AMENDED 5/10/83)</b>
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Section 3. Section 15-302 (Limitation on the Total Lot Coverage Devoted to Surface Parking) is amended to read as follows:

For use classifications other than 1.100, 1.200, 1.300, 1.340, 1.350, no development approved after the effective date of this section may construct more than 110 percent of the number of parking spaces determined by the permit issuing authority to be necessary to satisfy the requirements of Section 15-291

Section 4. This ordinance shall become effective upon adoption.