AN ORDINANCE AMENDING THE LAND USE ORDINANCE TO MODIFY PROVISIONS
RELATING TO SOLAR SETBACKS

DRAFT 1-27-2014

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

Section 1. Subsection 15-48.1(c)(2)(a), Concept Plan Review Procedures Prior to Submitting
Applications, is amended as follows:

    a. A sketch site plan showing the location and size (including floor area) of proposed
       buildings, (including the extent to which buildings taller than 40 feet may cast a shadow),
       parking areas, and driveway entrances;

Section 2. Appendix A – Information Required with Applications, is amended with a new subsection
A-6(b)(26) to read as follows:

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

Section 3. Subsection 15-185 shall be amended with a new subdivision (i) to read as follows:

    (i) The height regulations established in this section shall not be used to prevent adequate solar
       access to and around buildings, rights-of-way, off-street parking areas, loading space and
       service areas, space for landscaping, and spacing between buildings and portions of
       buildings.

        (1) Notwithstanding the foregoing, developments including buildings taller than 40 feet
           shall be designed so as not to have an unnecessary substantial shadow impact on
           neighboring properties and public spaces. Development plans shall contain a
           shadow impact analysis as described in Appendix A – Information Required with
           Applications.
        (2) Development plans which show new construction casting a substantial shadow
           area on buildings and open space within the proposed development or on adjacent
           buildings, lots and rights-of-way for more than four consecutive hours per day
           shall be modified until such shading is removed.

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 All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 5. This ordinance shall become effective upon adoption, and its provisions shall be
applicable to projects for which permits are issued after the effective date.