

**AN ORDINANCE TO AMEND THE CARRBORO
LAND USE ORDINANCE TO ESTABLISH A LLOYD/BROAD/
SUNSET OVERLAY DISTRICT**

****DRAFT 4/13/2018****

BE IT ORDAINED BY THE CARRBORO BOARD OF ALDERMEN AS FOLLOWS:

Section 1. Article IX of the Carrboro Land Use Ordinance is amended to add a new Section 15-143.5 Lloyd/Broad/Sunset Overlay District, which provides as follows:

Section 15-143.5 Lloyd/Broad/Sunset Overlay District

- (a) There is hereby created a Lloyd/Broad/Sunset Overlay District. The purpose of this District is to protect and preserve the character of the District and to establish special height, setback, mass and parking requirements applicable to lots within the District.
- (b) Because the Lloyd/Broad/Sunset Overlay District is an overlay district, properties within this District are subject to the regulations applicable to the underlying zoning district, except as those regulations are modified or superseded by the requirements of this District which are set forth in Section 15-185.2 of this Chapter.

Section 2. Article XII of the Carrboro Land Use Ordinance is amended adding a new Section 15-185.2 - Lloyd/Broad/Sunset Overlay District requirements which reads as follows:

Section 15-185.2 Lloyd/Broad/Sunset Overlay District Requirements

- (a) Lots within the Lloyd/Broad/Sunset Overlay District are subject to the requirements of this Section.
- (b) The minimum front yard setback requirement applicable to lots within this District is 15 feet.
- (c) The maximum height of any structure within this District shall be a vertical distance of twenty-five (25) feet measured from the floor of the main story of the residence at the front elevation to the top of the roof above the floor. Within this District it shall not be permitted to construct habitable basements, crawl spaces or garages beneath the finished first floor of the dwelling unit.
- (d) Within this District, the maximum lot coverage of buildings or structures on the lot, including garages, shall not exceed twelve percent (12%) of the lot area or 1,000 square feet, whichever is less.
- (e) Within this District, each improved lot must have at least two parking spaces plus one additional parking space for every three hundred feet (300) of heated living

area in excess of 1,000 square feet. A minimum of 600 square feet lot area must be available for parking.

Section 3. All provisions of any Town ordinance or resolution in conflict with this ordinance are repealed.

Section 4. This ordinance is effective upon adoption.

The foregoing ordinance, having been submitted to a vote, received the following vote, and was duly adopted this ____ day of _____, 2018.

Ayes: ____

Noes: ____

Absent or Excused: ____