

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

****DRAFT 6/22/2018****

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 Overlay District, which provides as follows:

Section 15-143.5 Lloyd/Broad Overlay District

- (a) There is hereby created a Lloyd/Broad 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 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subject to the regulations applicable to the underlying zoning district, except as those regulations are modified or superseded by the requirements of this District which are set forth in Section 15-185.2 of this Chapter.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 Overlay District requirements which reads as follows:

Section 15-185.2 Lloyd/Broad Overlay District Requirements

- (a) Lots within the Lloyd/Broad Overlay District are subject to the requirements of this Section.
- (b) The ~~minimum~~ front yard setback requirement applicable to lots within this District shall be a minimum of 15 feet and a maximum of 25 feet from the right-of-way.
- (c) The maximum height of any structure within this District shall be a vertical distance of twenty-~~three~~five (23~~5~~5) 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. Increased setback distances for upper stories are encouraged. So long as all other overlay district requirements are met, a legally nonconforming roof height in a residential structures may be extended to a new addition to the residential structured.
- (d) Within this District, the maximum ~~size lot coverage~~ of ~~new buildings or structures on the lot, including garages, on undeveloped lots~~ residential structures shall not exceed 1,750 square feet ~~twelve percent (12%) of the lot area or 1,000 square feet,~~

~~whichever is less. For developed lots, the maximum combined size of new or enlarged buildings shall not exceed 2,000 square feet. Existing dwellings greater than 1,200 square feet in size may be expanded up to 2,000 square feet.~~

- (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.~~ Parking areas shall be configured to provide direct access to individual spaces, without the need for excessive stacking, and, to the extent practicable, parking areas shall not be allowed between the building façade and the street right-of way.
- (f) Within this District, the number of unrelated individuals occupying a single dwelling unit shall be limited to four. Individuals related by blood, marriage or other legal arrangement shall not be subject to this limitation.

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 to all new development. This ordinance is effective to all existing development thirty-six (36) months following the date of 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: ____