

AN ORDINANCE AMENDING THE LAND USE ORDINANCE RELATING TO COMMUNITY OR REGIONAL UTILITY FACILITIES

**\*\*DRAFT 11-20-18\*\***

THE BOARD OF ALDERMEN OF THE TOWN OF CARRBORO ORDAINS:

Section 1. Section 15-146 (The Table of Permissible Uses) is amended by adding the letters “Z, S” opposite use classification 17.200 “Community or Regional Utility Facilities” under the R-10 Zoning District to indicate that this use is permissible in this district with a zoning permit or special use permit, subject to the supplementary use regulations in Subsection 15-172.1.

Section 2. Article XI (Supplementary Use Regulations) is amended by adding a new section 15-172.1 as follows:

- (a) Community or regional utility facilities that: i) support the production of a finished water supply, ii) are within 200 feet of a raw water source, and iii) are no larger than 2000 square feet in building area and no taller than 25 feet in height are allowed in the R-10 zoning district with a zoning permit, provided that such facility otherwise satisfies the requirements of the Carrboro Land Use Ordinance, including the outdoor lighting requirements in Section 15-242.5.
- (b) A community or regional utility facility that supports the production of a finished water supply that is larger or taller than the maximums stated above, or that cannot meet one or more of the provisions below, may be allowed in the R-10 Zoning District with a special use permit issued by the Board of Adjustment upon satisfaction of the considerations required by section 15-54.
- (c) At least one on-site parking space, shall be provided, with additional spaces as needed to accommodate the number of vehicles likely to be present at the facility on a regular basis.
- (d) The facility shall be surrounded by a Type A buffer on all sides unless: i) the facility is located more than 500 feet from any property boundary line, or ii) existing trees satisfy the definition of a Type A buffer, in which case such trees shall be identified on the site plan and shall be maintained in order to comply with this requirement.
- (f) A community or regional utility shall not generate any noise, smoke, odor, vibration, electrical interference, or other disturbance that is perceptible beyond the boundaries of the lot where the facility is located or that adversely affects the use of adjoining or neighboring properties.
- (g) No outdoor storage shall be permissible.
- (h) Any community or regional utility facility shall have signage identifying the operator of the facility and providing a telephone number or other contact information for the operator.

Section 3. Section 15-147 Use of the Designation Z, S, C, in Table of Permissible Uses is amended by adding a new subsection (s) that reads as follows:

(s) Notwithstanding the foregoing, the permit requirement for use classification 17.200 “Community or Regional Utility Facilities” in the R-10 Zoning District shall be determined by the supplementary use regulations in Section 15-172.1.

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

Section 5. This ordinance shall become effective upon adoption.

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