

AN ORDINANCE AMENDING THE CARRBORO LAND USE ORDINANCE RELATING TO DIMENSIONAL REQUIREMENTS IN THE B-1(C) AND B-1(G) DISTRICTS, PERMIT REQUIREMENTS FOR TOWN-OWNED AND OPERATED FACILITIES, AND TREE CANOPY COVERAGE STANDARDS

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THE TOWN COUNCIL OF THE TOWN OF CARRBORO ORDAINS:

Section 1. Subsection 15-185(a), Building Height Limitations, is amended by adding a new provision (5) to read as follows:

(5) With respect to structured parking decks where the underlying zoning is B-1(c) or B-1(g), so long as the parking deck is substantially serving the use on the lot on which it is located, the maximum height for the parking deck and associated appendages such as stair towers, elevator shafts and mechanical equipment, including solar collectors, shall not exceed 60 feet along any elevation. The DNP district requirements in subsection 15-185.1 shall not apply.

Section 2. Subsection 185.1(h), Downtown Neighborhood Protection Overlay District Requirements, is amended with an additional sentence to read as follows:

(h) Notwithstanding the permit requirements established in Sections 15-146 and 15-147, if a developer proposes to construct within those areas of the DNP district where the underlying zoning is B-1(c) a building that exceed two stories in height, or where the underlying zoning is B-1(g) a building that exceeds three stories, a conditional use permit must be obtained. Use classification 15.800, Town-owned and/or Operated Facilities and Services are not subject to this requirement.

Section 3. Subsection 15-319(b), Tree Canopy Coverage Standards, is rewritten as follows:

(b) Modifications to the Canopy Coverage Standards. The permit issuing authority may approve a development application that does not fully comply with the canopy coverage standards when it finds that the application substantially (50% or more) complies with these standards and that such a deviation:

- (1) Enables the development to better achieve other Town objectives such as: i) the promotion of solar access to encourage active and passive solar technology for water and space heating and renewable energy generation, ii) improved stormwater management, and iii) the preservation of established landscapes or established streetscapes; or
- (2) Is part of a redevelopment proposal or development of an infill lot in the B-1(c), B-1(g) or B-2 districts.

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 All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 5. This ordinance shall become effective upon adoption.