

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 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 15-185.1(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 a Net Zero GHG Emissions building achieved through energy efficiency and renewable energy generated on-site or imported from off-site; or
- (2) Is in exchange for a payment in lieu that is equivalent to the cost of acquiring the space necessary for planting the trees that will not be planted on the site to meet the full tree canopy requirement. The payments must be equivalent to the cost of acquiring the space for the trees to be planted at a cost equivalent to the value of the property where the development is being built.

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 All provisions of any town ordinance in conflict with this ordinance are repealed.

Section 5. This ordinance shall become effective upon adoption.