

AN ORDINANCE AMENDING THE CARRBORO ZONING MAP TO REZONE APPROXIMATELY
7405.20 SQUARE FEET OF PROPERTY KNOWN AS 106 HILL STREET FROM R-7.5
(RESIDENTIAL, 7,500 SQUARE FEET PER DWELLING UNIT) TO R-3-CZ (RESIDENTIAL, 3,000
SQUARE FEET PER DWELLING UNIT, CONDITIONAL)

****DRAFT 9-24-2021****

THE TOWN COUNCIL OF THE TOWN OF CARRBORO ORDAINS:

SECTION 1. The Official Zoning Map of the Town of Carrboro is hereby amended as follows:

That property being described on the Orange County Tax Map by parcel identification number shown below shall be rezoned as noted and subject to the following conditions:

Chapel Hill Township, 106 Hill Street (PIN 9778-97-5883) encompassing approximately 7405.2 square feet as shown on the accompanying map titled "Conditional Rezoning Site Plan" is hereby rezoned from R-7.5 (Residential, 7,500 square feet per dwelling unit) to R-3-CZ (Residential, 3,000 square feet per dwelling unit, Conditional).

1. The rezoning exhibit labeled "Conditional Rezoning Site Plan," dated _____ is approved and incorporated herein to indicate land uses, the general location and size of buildings, building setbacks, stormwater management features, open space and parking spaces. Other features and issues remain to be decided at the time a permit is requested for development include, but are not necessarily limited to, the location and number of trees and other landscaped areas, and the location of recreational facilities or payment in-lieu thereof.
- (Optional) 1A.** The Town Council hereby finds, that ____ parking spaces is/are sufficient to serve this development based on the evidence provided by the applicant relating to the proximity of the site to bus lines and experience that the tenant population for the project does not typically have cars.
2. Up to three size-restricted dwelling units may be constructed on the site subject to the provisions of the variance approved by the Town of Carrboro Board of Adjustment on June 16th, 2021, which allows for the buildings to encroach into the Zone 1 and Zone 2 riparian buffer.
3. All dwelling units constructed on the subject property are to remain affordable for residents earning less than 30% of the area AMI, for a period of at least 99 years following the approval date of the certificates of occupancy.
4. The homes shall not be enlarged or replaced. If future replacement is deemed necessary due to age or damage the replacement building shall match the original in size, height, massing and placement on the site.
5. Each dwelling unit shall be constructed with a finished floor and mechanical units elevated at least two feet above the existing elevation of the curb at the intersection of Hill and Broad streets. The final elevation to be determined as part of the zoning permit approval.
6. The foundation or portion of the dwelling below the finished floor for each unit shall be "floodproof," meaning that flood waters will not be impeded from passing through, hydrostatic pressure will not be created, and the risk of damage to the structure will be minimized. Due to this

risk of flooding, the space under the finished floor for each unit shall be not enclosed as a finished habitable space or unfinished area for storage.

SECTION 2. All provisions of the any Town ordinance in conflict with this ordinance are repealed.

SECTION 3. This ordinance shall become effective upon adoption.

The foregoing ordinance having been submitted to a vote, received the following vote and was duly adopted, this the _____ day of _____ 2021.

AYES:

NOES:

ABSENT OR EXCUSED.

