



Legislation Details (With Text)

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Title: Public hearing on Land Use Ordinance Amendments Relating to Building Setbacks

PURPOSE: The purpose of this agenda item is for the Board of Aldermen to consider amending the Land Use Ordinance to modify the building setback provisions as they relate to roof overhangs. A draft ordinance has been provided. The Board must receive public comments before taking action on the draft ordinance.

Indexes:**Code sections:**

Attachments: 1. Attachment A-1 - Consistency Resolution for Ordinance Adoption, 2. Attachment A-2 - Consistency Resolution for Ordinance Rejection, 3. Attachment B - Draft LUO Amendment Building Setbacks 3-10-2014, 4. Attachment C - Email Inquiry Regarding Roof Overhangs, 5. Attachment D - Excerpts from LUO ART-XII, 6. Attachment E - Comments from Advisory Boards and Orange County, 7. Attachment F - Fact Sheets from the NC Solar Center

Date	Ver.	Action By	Action	Result
4/22/2014	1	Board of Aldermen	approved	Pass

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DEPARTMENT: Planning

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INFORMATION: Over the years Planning staff have received inquiries and requests to consider excluding roof overhangs from the building setback provisions. *(An example is provided as Attachment C)*. Interest in this topic has increased in recent years, due in part to the inclusion of roof overhangs as a potential feature in green building design. Strategically placed roof overhangs offer a passive solar benefit, which when combined with proper orientation and landscaping can provide energy savings. The North Carolina Solar Center has identified a formula for sizing roof overhangs to allow maximum shading during the summer months and maximum sun exposure during the winter months *(Attachment F)*. Other benefits from substantial roof overhangs can include diverting water away from building foundations, and sheltering windows and exterior siding from the elements. Extensive roof overhangs may also offer some protection for stored items such as bicycles and gardening equipment, leaning against a wall. In addition, roof overhangs of approximately one to two feet are typical of the older building stock in Carrboro dating to the mill period, which include the modest side-gable houses intended for mill workers and the larger Craftsman homes constructed for merchants.

Based on this analysis, staff added a potential text amendment related to roof overhangs to the departmental work plan. During the March 2014 work session, the Board of Aldermen expressed interest in modifying the ordinance to allow overhangs of up to three feet to be excluded from the setback provisions. A draft ordinance was prepared and a hearing date set.

The draft ordinance was presented at the April 3rd joint review meeting, and was referred to Orange County. Comments are provided (*Attachment E*).

FISCAL & STAFF IMPACT: Public hearings involve staff and public notice costs associated with advisory board and Board of Aldermen Review.

RECOMMENDATION: Staff recommends that the Board of Aldermen consider the resolution finding consistency, and the draft ordinance provided in the attachments.