



Legislation Text

File #: 14-0085, **Version:** 1

TITLE:

Request-to-set a 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 setting a public hearing on potential text amendments modifying the building setback provisions as they relate to roof overhangs. A resolution setting a public hearing date for April 22, 2014 has been prepared, and advisory board review has also been requested prior to the public hearing.

DEPARTMENT: Planning

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INFORMATION: Over the years Planning staff have received requests from the building community to consider excluding roof overhangs from the building setback provisions. 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 (*Attachment D*). Benefits from substantial roof overhangs include: diverting water away from building foundations, sheltering windows and exterior siding from the elements, and depending on the height of the building roof overhangs can 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, and which include modest side-gable houses for mill workers and the larger Craftsman homes constructed for merchants.

Interest in removing roof overhangs from the setback provisions resurfaced again at the March 11, 2014 work session when Board members expressed interest in modifying the ordinance to allow overhangs of up to three feet to be excluded from the setback provisions. The Board of Aldermen must receive public comment before adopting amendments to the LUO. Planning Board and Orange County review is also needed.

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 attached resolution, setting a public hearing for April 22, 2014 and referring the proposed amendments to Orange County, the Planning Board, the Appearance Commission, and the Environmental Advisory Board.