

Introduction

01

What is a Unified Development Ordinance (UDO)?

A Unified Development Ordinance is a set of rules adopted by the Town Council that governs how land in Carrboro will be developed. It controls zoning, the subdivision of land, and how private property may be used. It has impacts on:



Where growth happens



What buildings look like



How we get around



Environmental protections



The review process

02

How does the UDO affect me?

The UDO seeks to balance private property rights with the public good and can affect people's lives in profound ways. Consider these daily activities and how the UDO impacts them:

7A Walking the Dog

Sidewalks, street trees, and open space rules shape your neighborhood walk

8A Leaving Home

Setbacks, lot size, and driveway placement—all guided by the UDO

9A Commuting to Work

Bike lanes and transit access are realized through the UDO

12P Grabbing Lunch

Zoning allows shops and restaurants near homes and offices

3P Picking up the Kids

The UDO regulates traffic flow, signage, and helps address school siting

6P Evening in the Park

The UDO preserves open space and helps establish recreation standards

8P Relaxing at Home

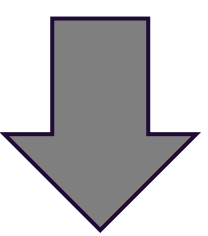
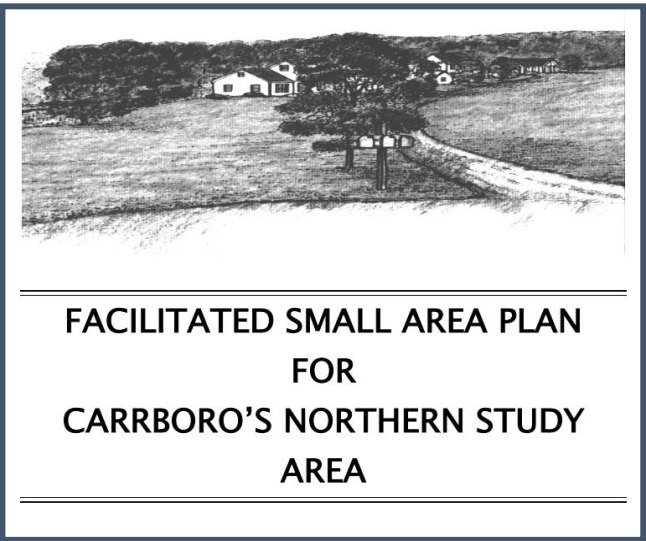
Lighting and noise rules help keep neighborhoods peaceful

03

How does the UDO Relate to Town Policy?

Carrboro Connects is a policy guidance document which describes the vision for Carrboro's future. It establishes goals and strategies for how the Town can achieve its future vision. The Town also has policy guidance for other portions of the Town like Downtown or the Northern Study Area.

The UDO is one of the primary tools the Town uses to implement its land use policies.

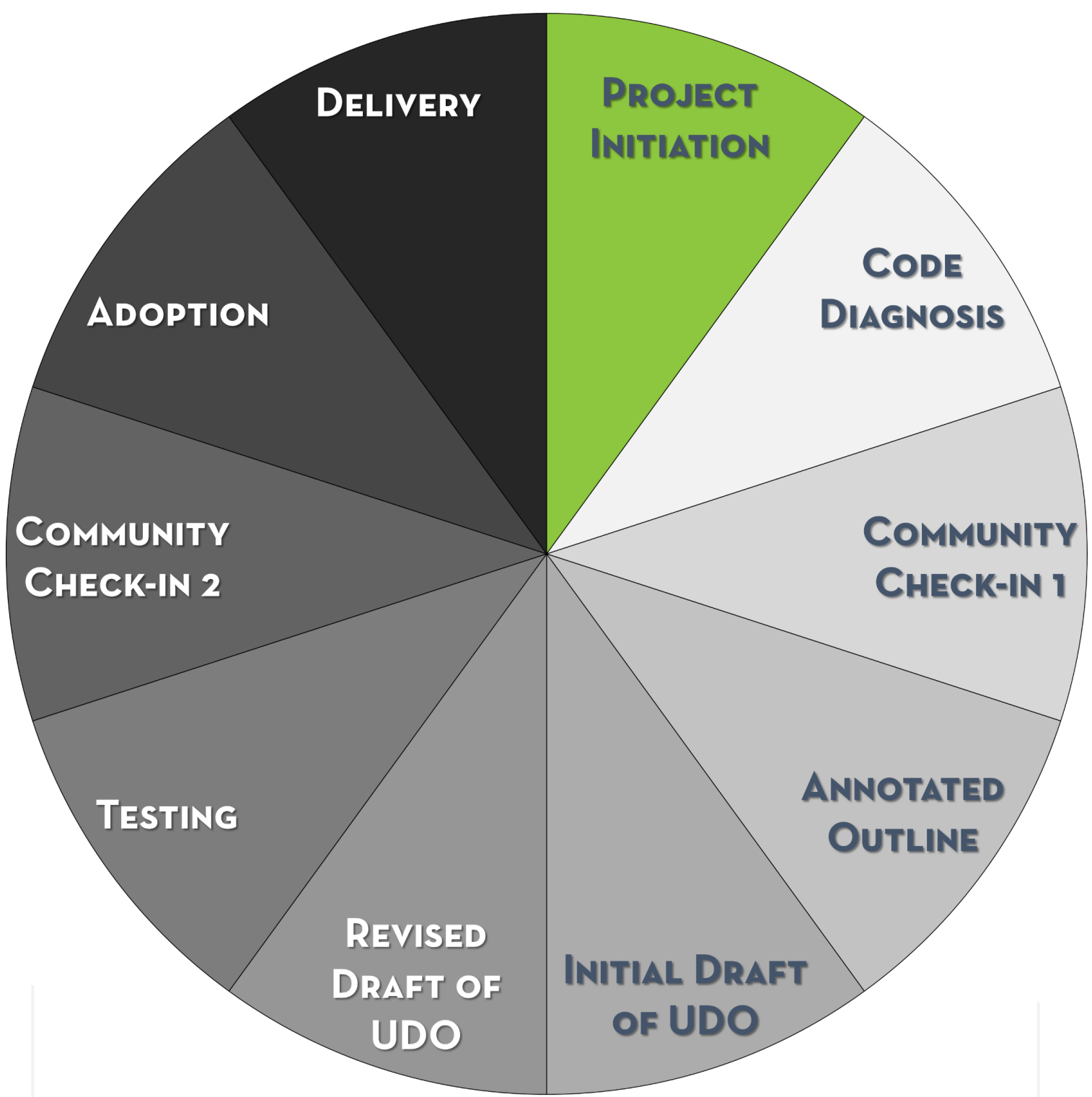


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04

How long will the UDO take to complete?



The project will take 18 months to complete and is expected to be done in late summer of 2026.

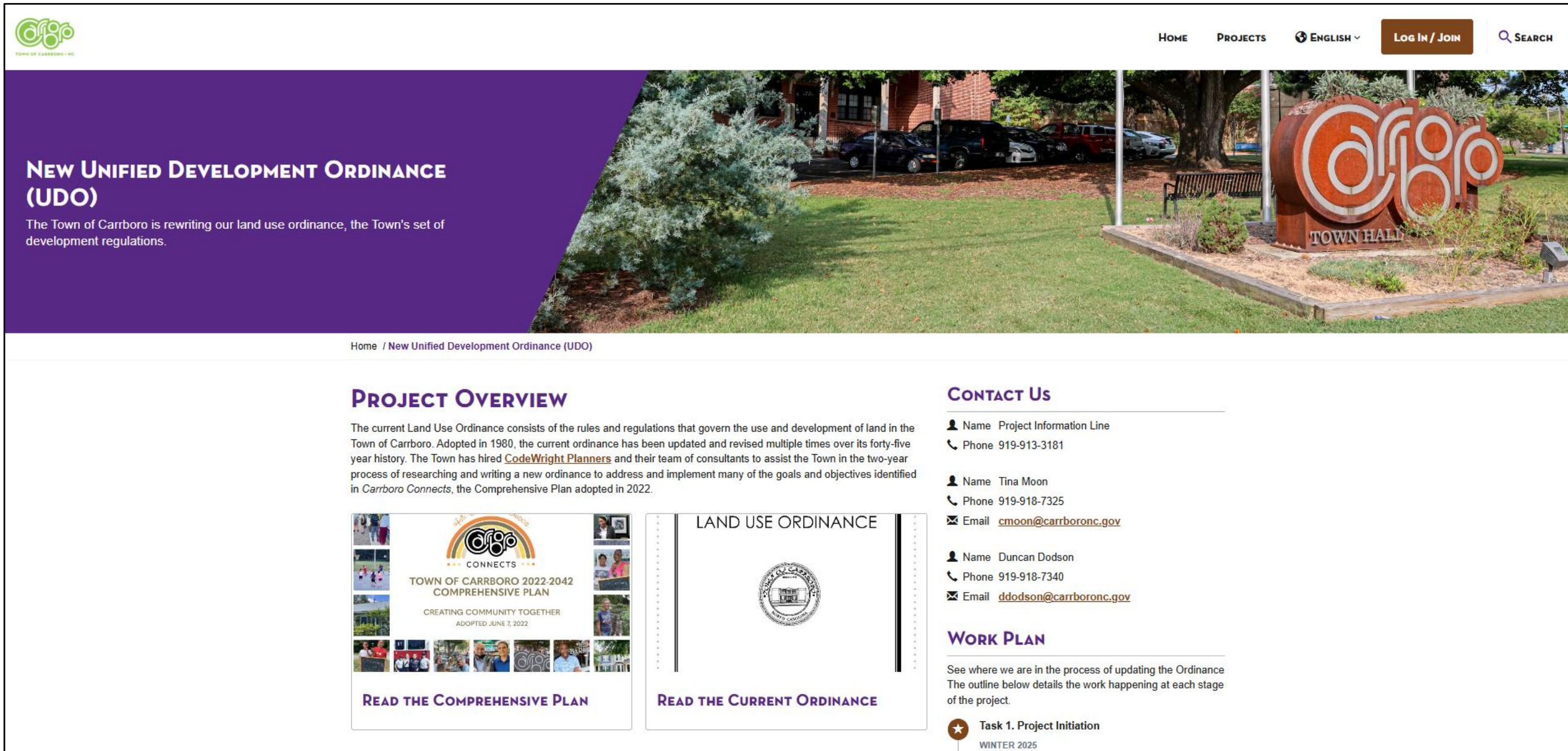
05

How Can I Get Involved and Where Do I Learn More?

Please visit the Project Website for additional information and for engagement opportunities.



engage.carrboronc.gov



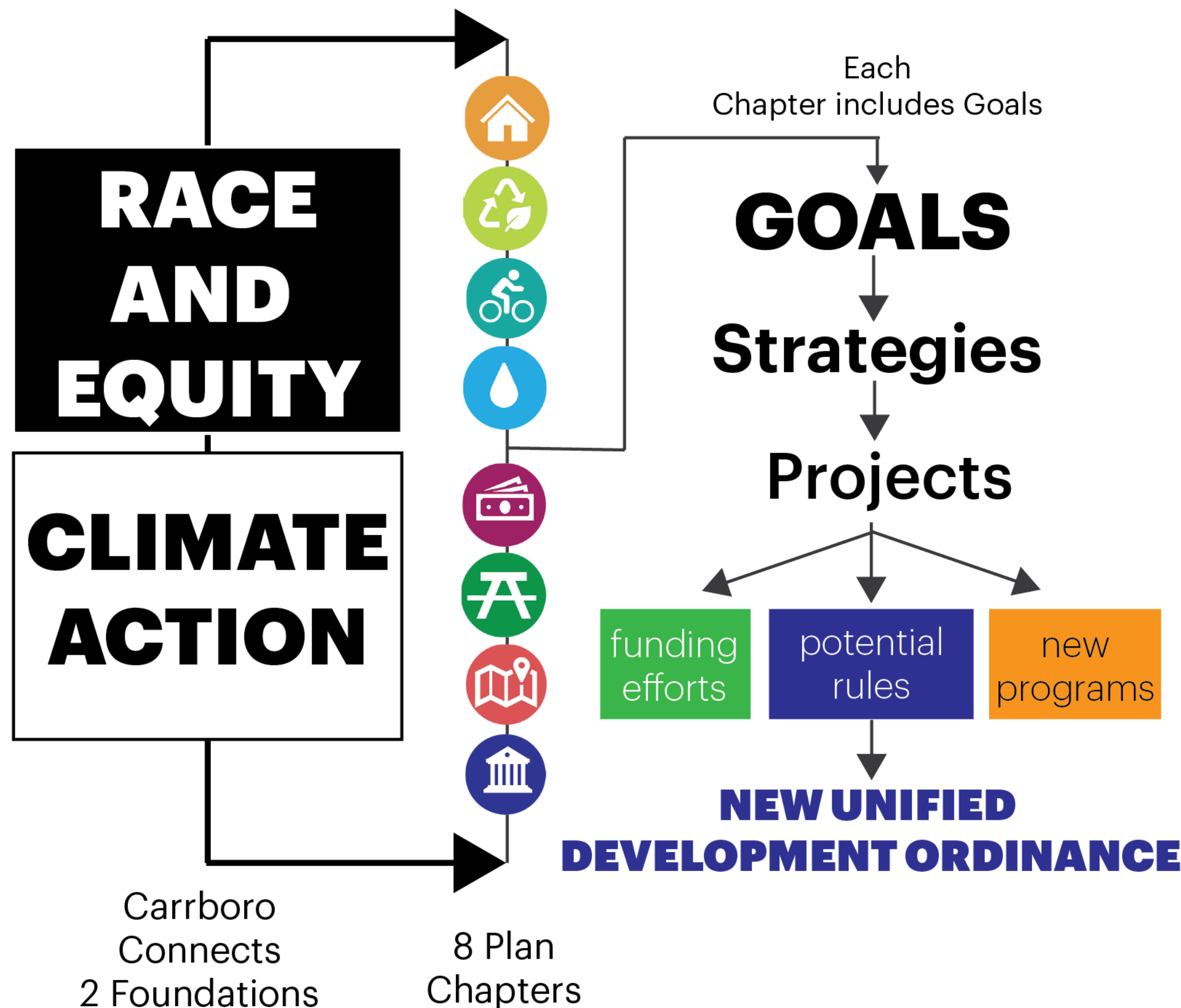
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Project Themes

Carrboro Connects, the Comprehensive Plan for Carrboro, is organized into chapters, goals, strategies, and projects. Some projects contemplate potential rules (while others are funding related or programmatic). Those projects related to rules are the ones to be addressed by the Unified Development Ordinance (UDO).

The new UDO project centers on the themes of climate action and race and equity while adding two additional themes to address land use-related projects: Attainable Housing and Predictable Processes.



Climate Action

Protecting the Town from a changing climate



Race and Equity

Addressing disparities, taking reparative steps



Attainable Housing

Providing a variety of housing options for all residents



Predictable Processes

Adding clarity and efficiency to the new Ordinance

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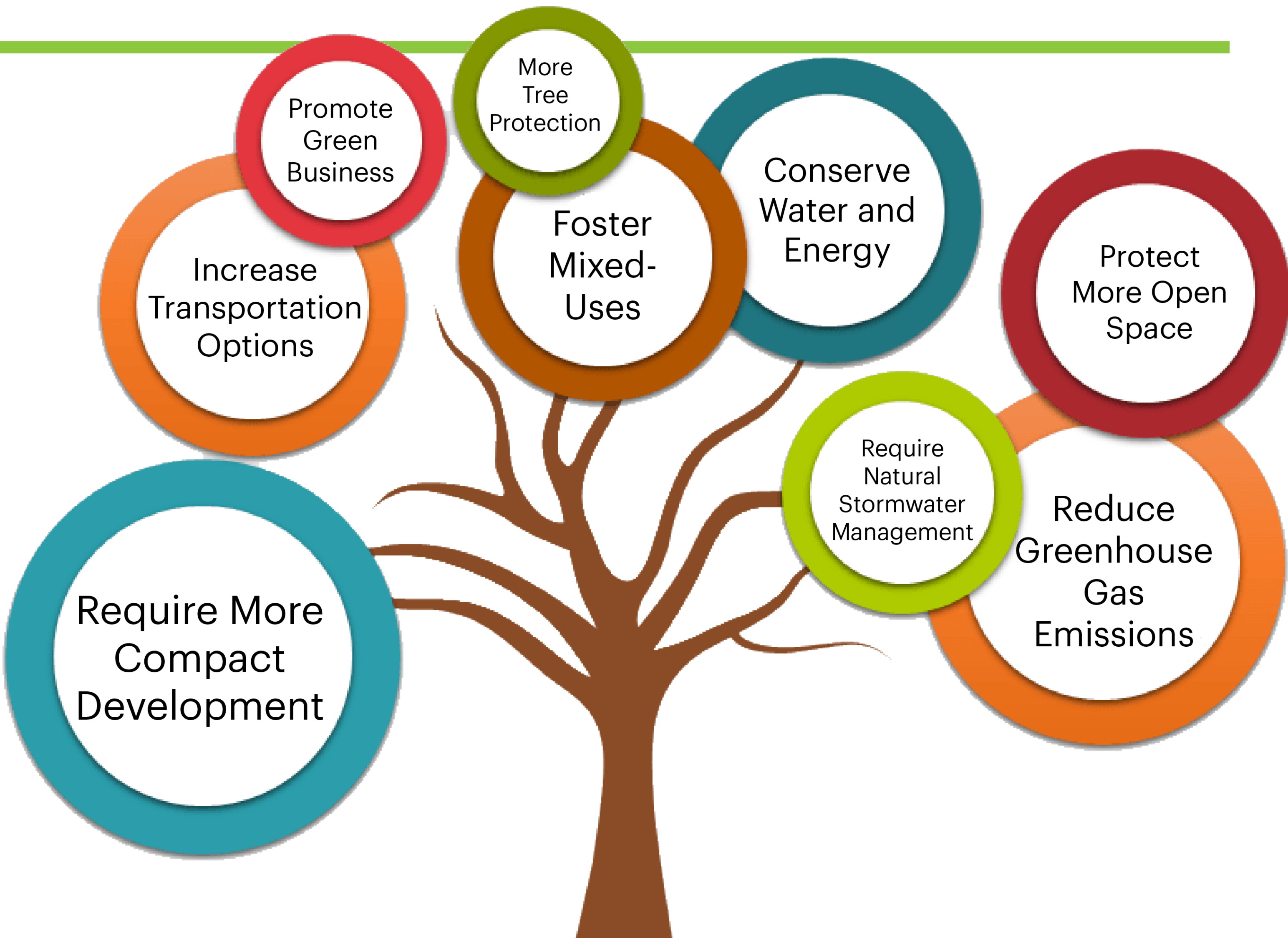


Climate Action

Climate action is a foundational theme in *Carrboro Connects* and is also a theme in the new Unified Development Ordinance (UDO) project. Acting on climate-related changes means taking steps to protect the Town and its residents from changes in the climate that can endanger lives and property.

The graphic to the right highlights several of the climate action-related strategies and projects in *Carrboro Connects*. The new UDO will incorporate provisions to address these kinds of topics.

The four questions below ask for your thoughts about new climate action rules. Please place one dot on your preferred answer to each of the following questions.



01. I support more compact development:
Center of Town
Along major street corridors
Everywhere in Carrboro

02. "Green" development should be:
Mandatory everywhere
Mandatory only in some places
Voluntary

03. Carrboro should focus more on:
Pedestrian mobility
Bicycle mobility
Transit mobility

04. New development should provide more:
Recreation space
Building lots
Undisturbed land

Please feel free to leave a sticky note on the white board below if you have additional thoughts to share on new climate action rules.



Race and Equity

Centering race and equity means recognizing and removing implicit biases, removing the potential for race to impact life outcomes, and ensuring everyone has access to the same opportunities regardless of their starting places. Within the context of development regulations, centering on race and equity means...

ENSURING

Safe &
Attainable
Housing

Access to
Natural Areas
& Recreation

Equal Distribution
of Environmental
Benefits & Burdens

A More
Inclusive
Economy

Equity in
Transportation
Access & Impacts

Excellence
in Building
Design

Opportunities
for
Participation

The five questions below ask for your ideas about how to ensure the new UDO is properly centered on race and equity. Please share your thoughts by placing sticky notes below:

01. How do you find out if you need a permit to do something on your property? How can we make it easier?

02. How do you find out about new development projects in your area? How can we make it easier?

Example:
Active
Projects
Interactive
GIS Map

03. How do you want to participate in review of new development? How can we make it easier?

Example:
Public hearings
with Town
Council

04. Should Carrboro allow a faster review process with less public discussion for small-scale development?

Example:
Multi-family
bldgs. Under
10 units

05. Should some kinds of development have lower application fees? Should some have higher fees?

Please feel free to leave a sticky note on the white board below if you have additional thoughts to share on race & equity.

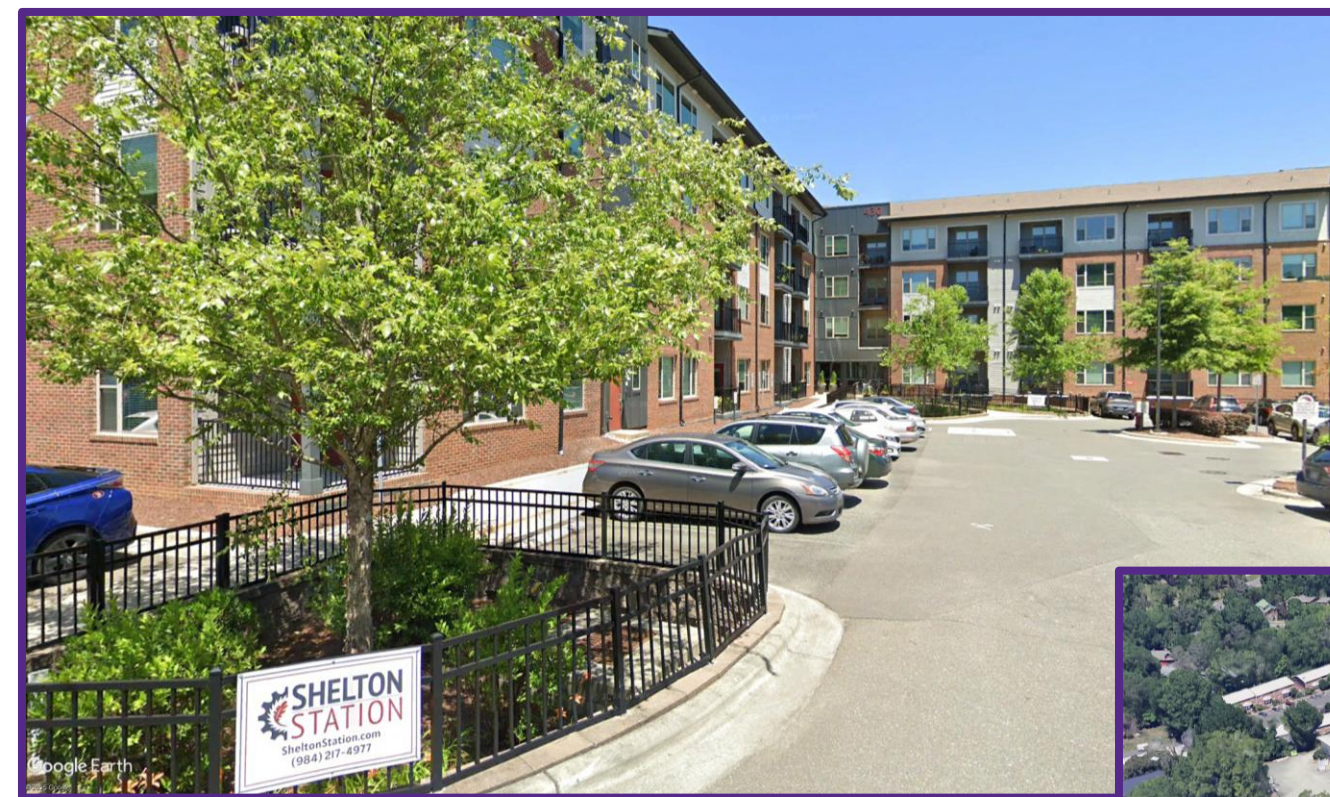
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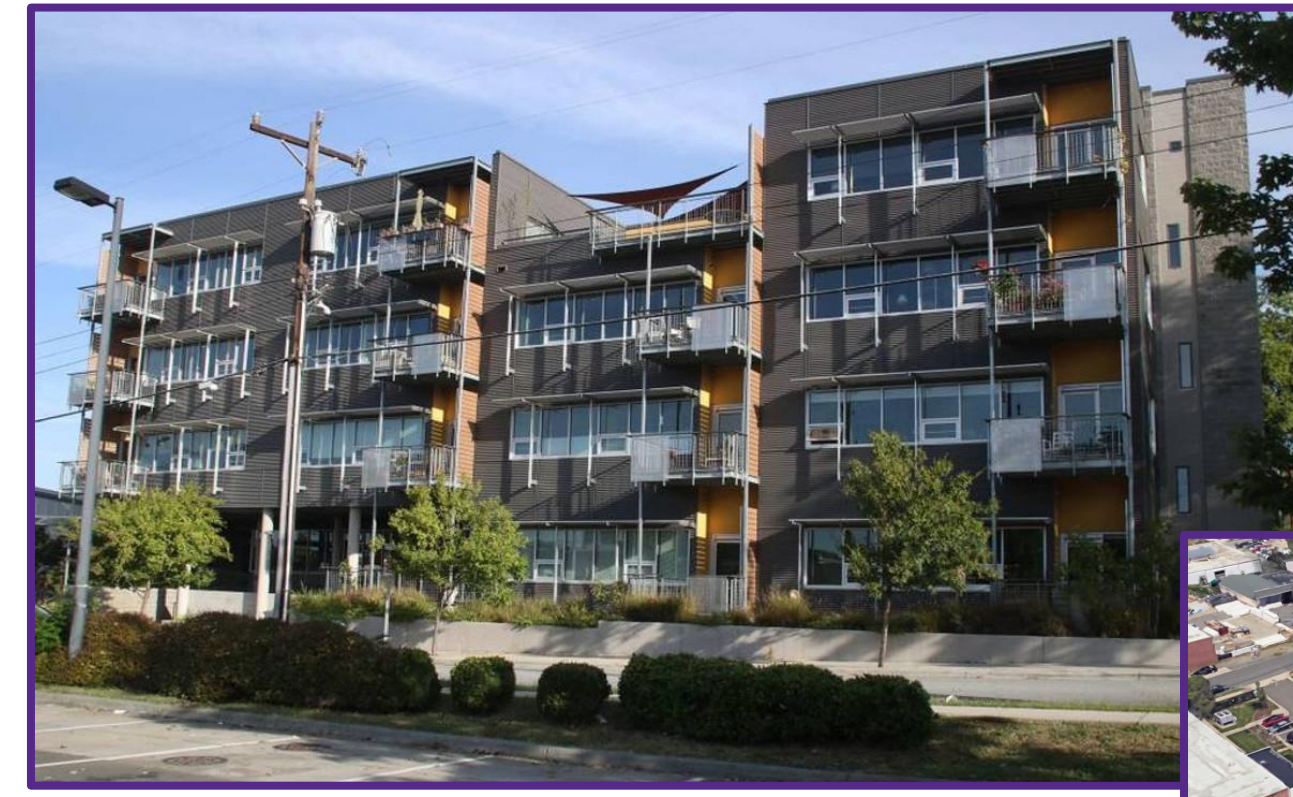
Attainable Housing - Density

The new UDO will work to make different types of housing easy to build in different parts of Town. When establishing standards for attainable housing, what kinds of housing do you want to see Carrboro prioritize? Please place a dot next to all the types of housing you think are appropriate in Carrboro:



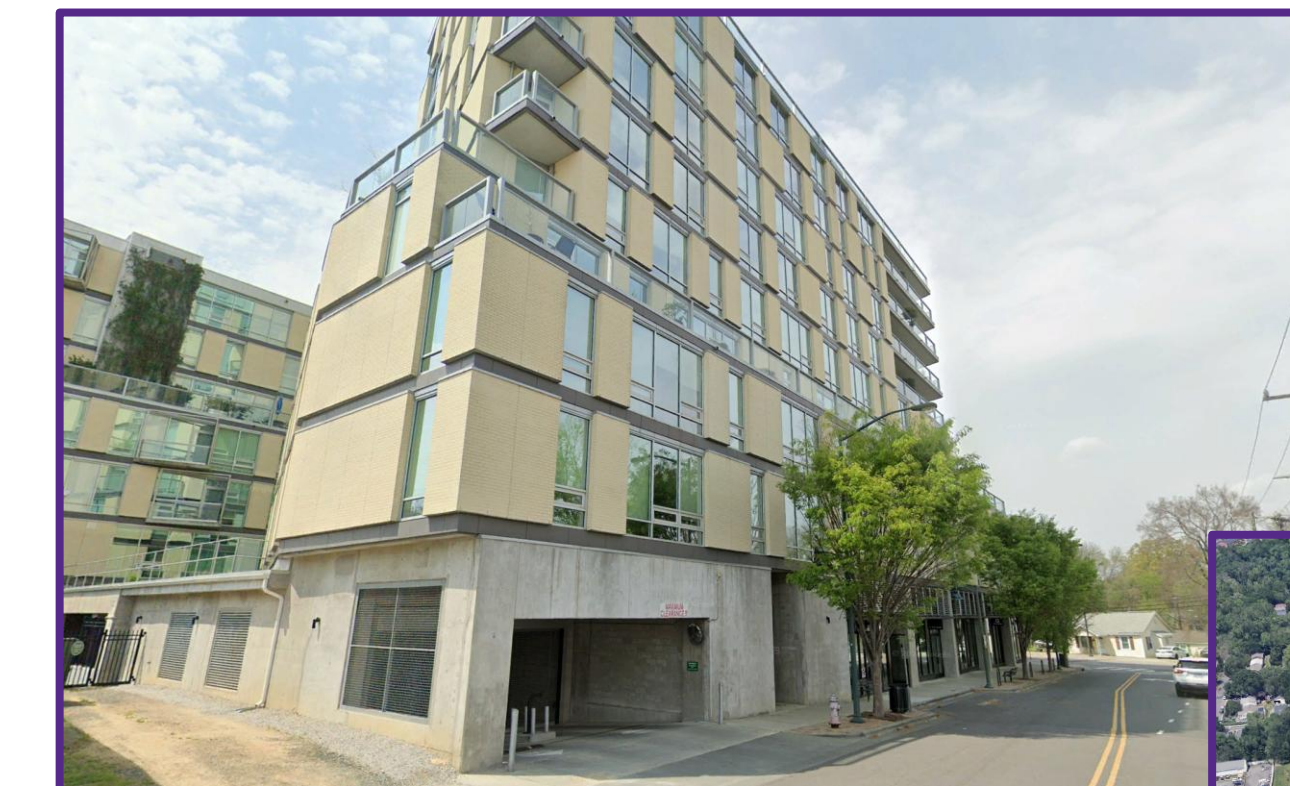
3-Story Apartments with adjacent Parking

(Studio, 1-, & 2-bedroom apartments)



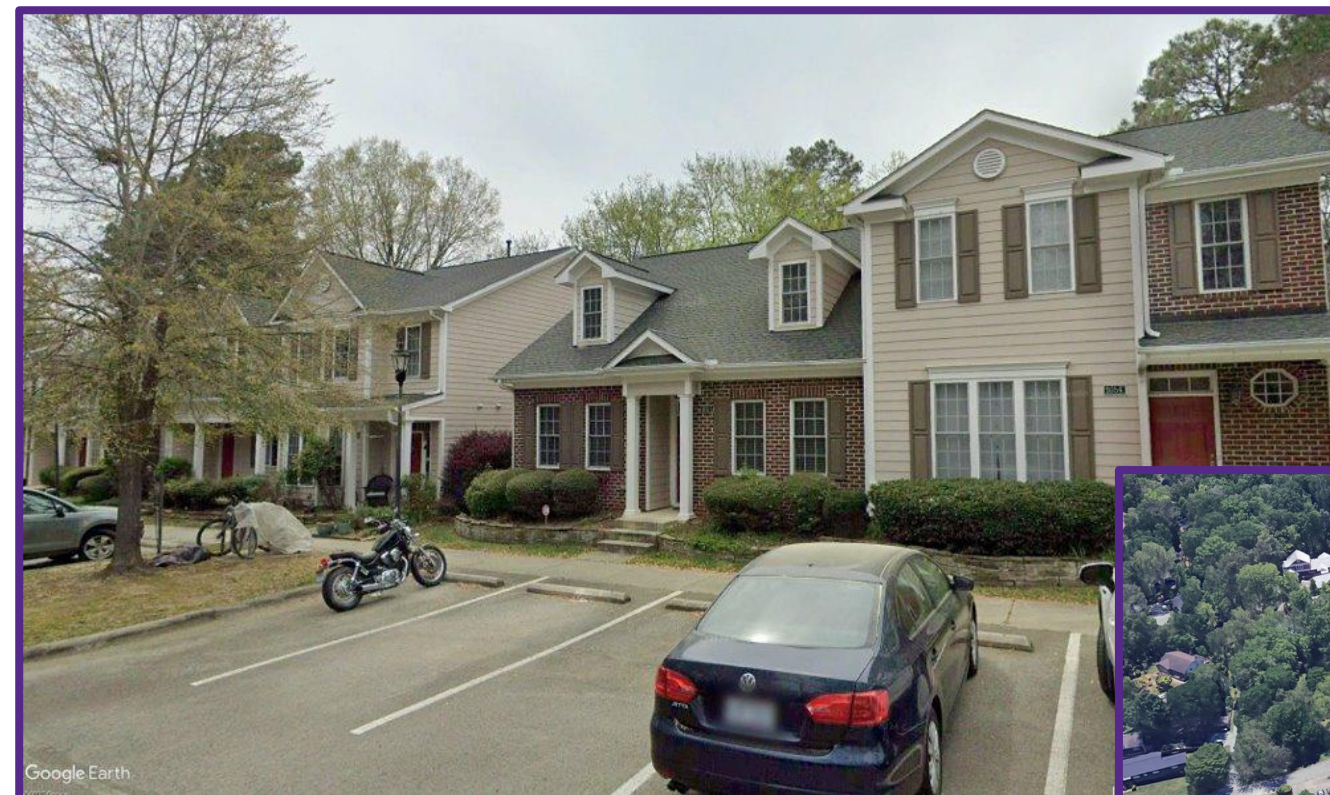
5-Story Apartments/Co-Living with Underground Parking

(1- and 2-bedroom apartments)



7-Story Downtown Apartments with Stacked/Podium Parking

(1-, 2-, and 3-bedroom condo apartments)



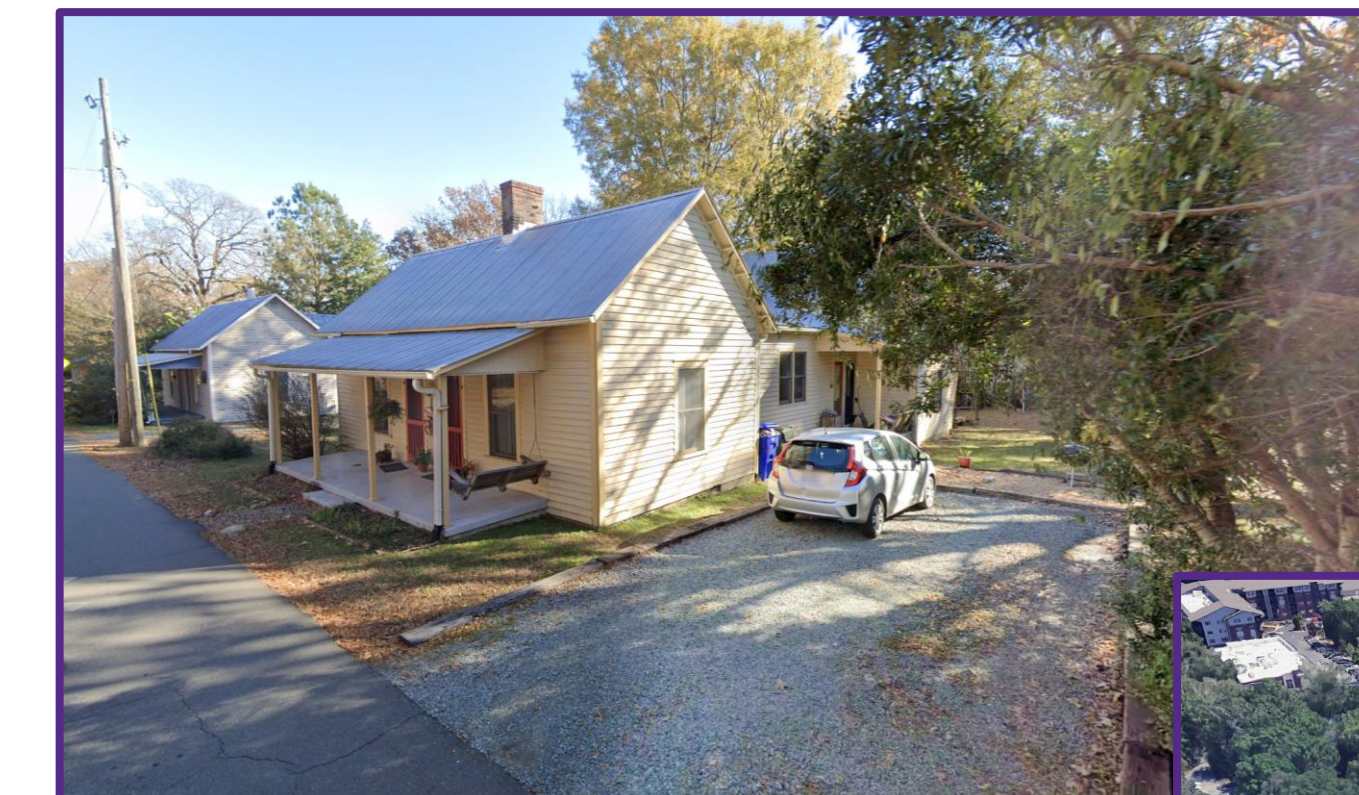
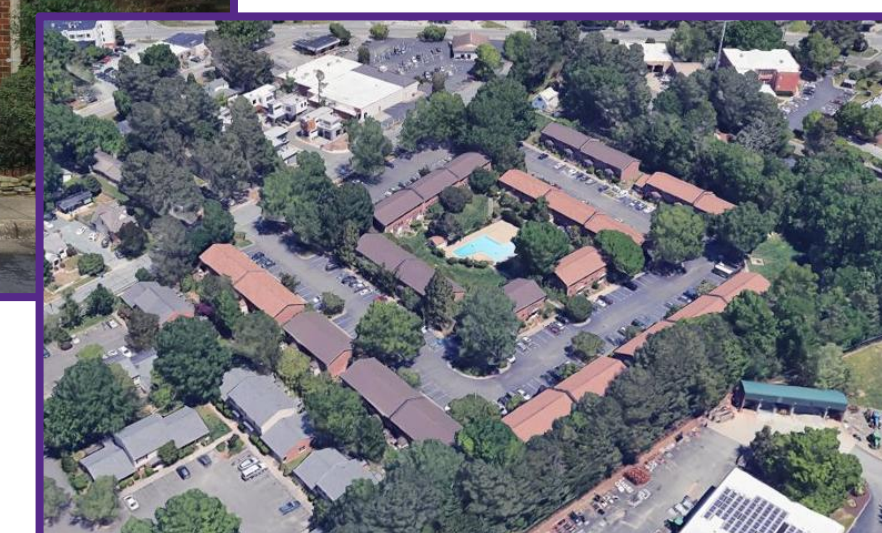
2-Story Attached Duplex Townhomes

(2-bedroom townhomes 1,600-1,700 sf)

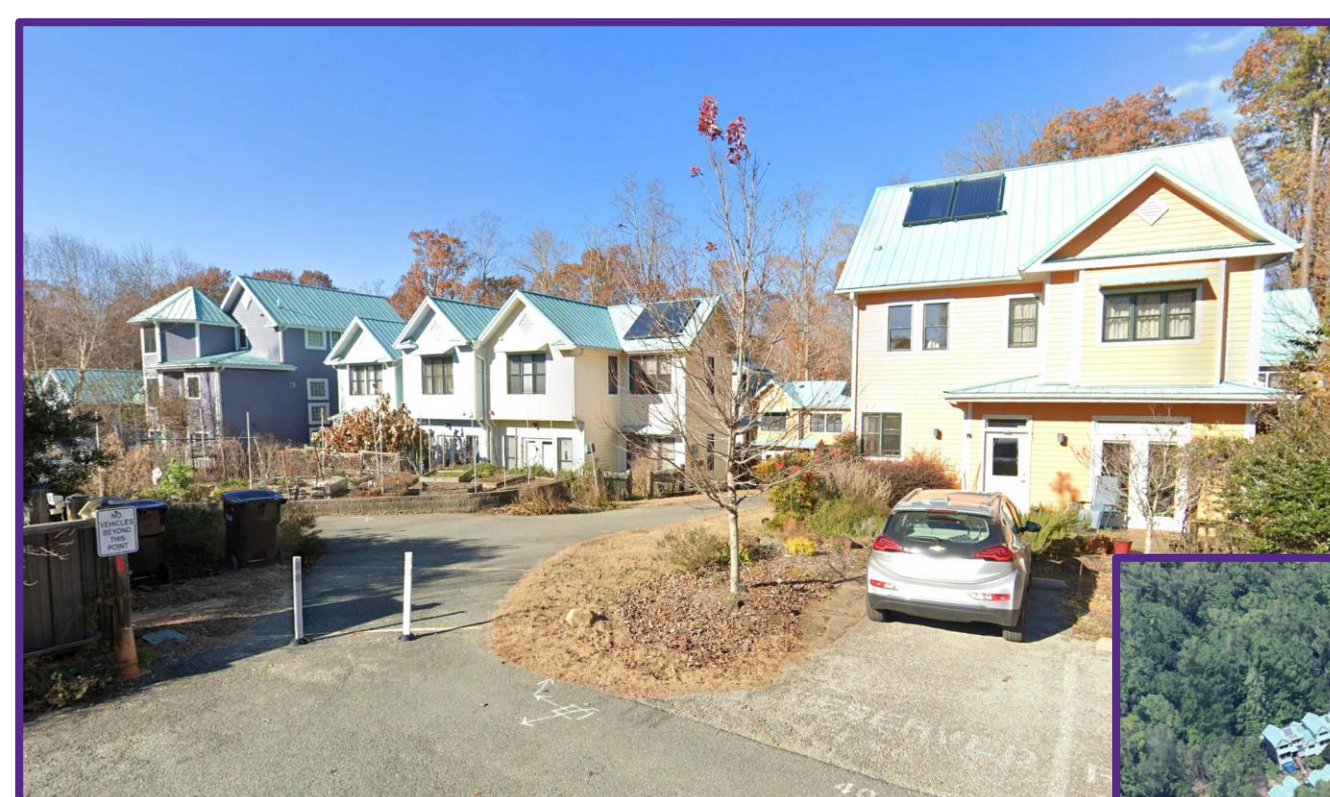
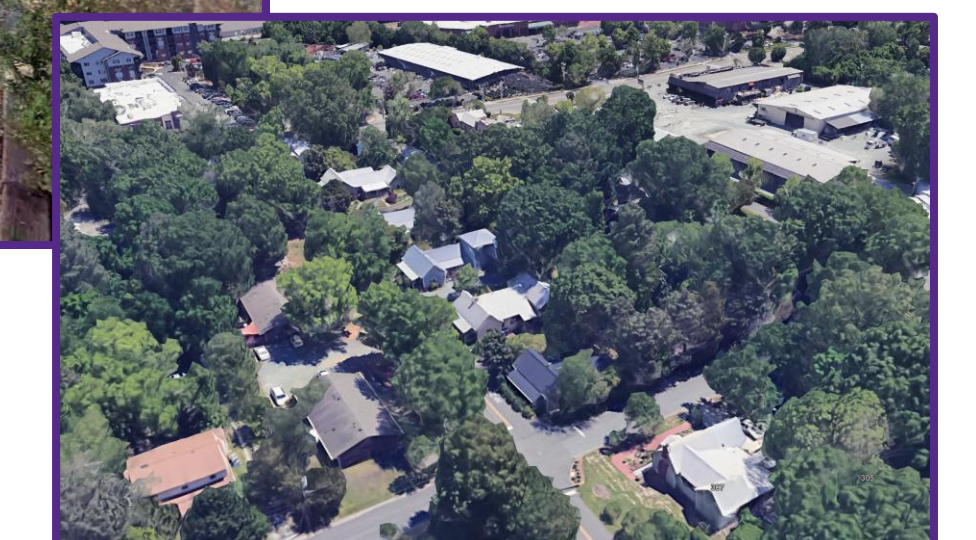


2-Story Attached Quadplex Townhomes

(2-bedroom townhomes 1050 sf)

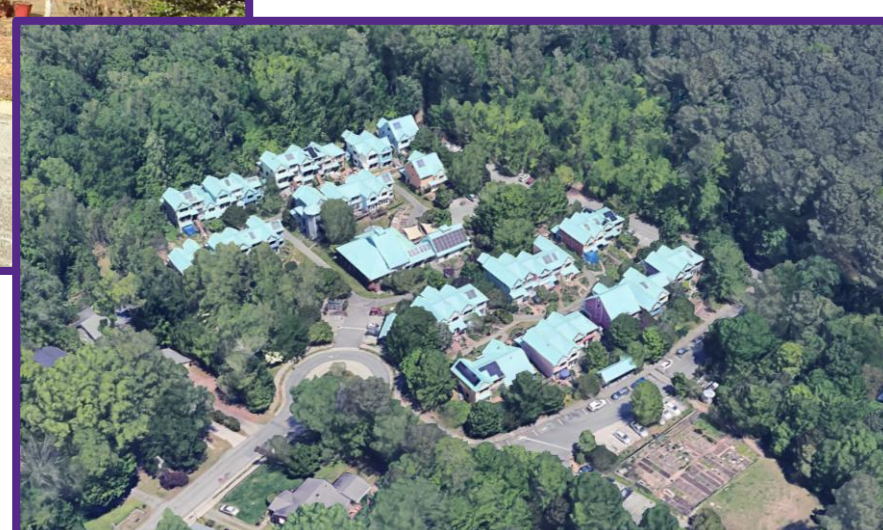


1-Story Attached Duplex

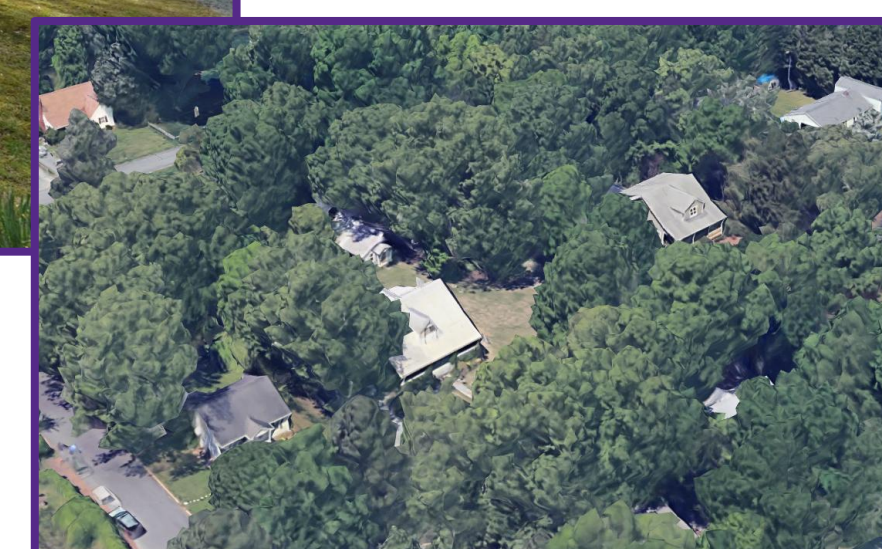


1- and 2-Story Detached Single Family Homes – Cottage Court

(Various bedrooms 1,000-2,400 sf)



Single Family Home with Accessory Dwelling Unit (ADU)



Please feel free to leave a sticky note on the white board below if you have additional thoughts to share on appropriate types of housing or densities.

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Attainable Housing - ADUs

(Accessory Dwelling Units)

Accessory dwelling units (ADUs) are one way for Carrboro to increase its supply of attainable housing while also providing for more housing choices. The Town's current rules allow ADUs on lots with a detached house only when the lot is at least one-and-one-half ($1\frac{1}{2}$) times larger than the absolute minimum for the zoning district where located. This could be an impediment to the establishment of ADUs.

in Section 15-182(b) (see LDO Article 12 Page 2)

The diagrams below show a hypothetical 1,400 square-foot single-family detached home in the R-10 district with a 700 square foot detached ADU. The R-10 district has a minimum lot size of 10,000 square feet. The point of the exercise is to demonstrate the outcomes if the current lot size requirements for ADUs were reduced.

LEGEND



Lot Area

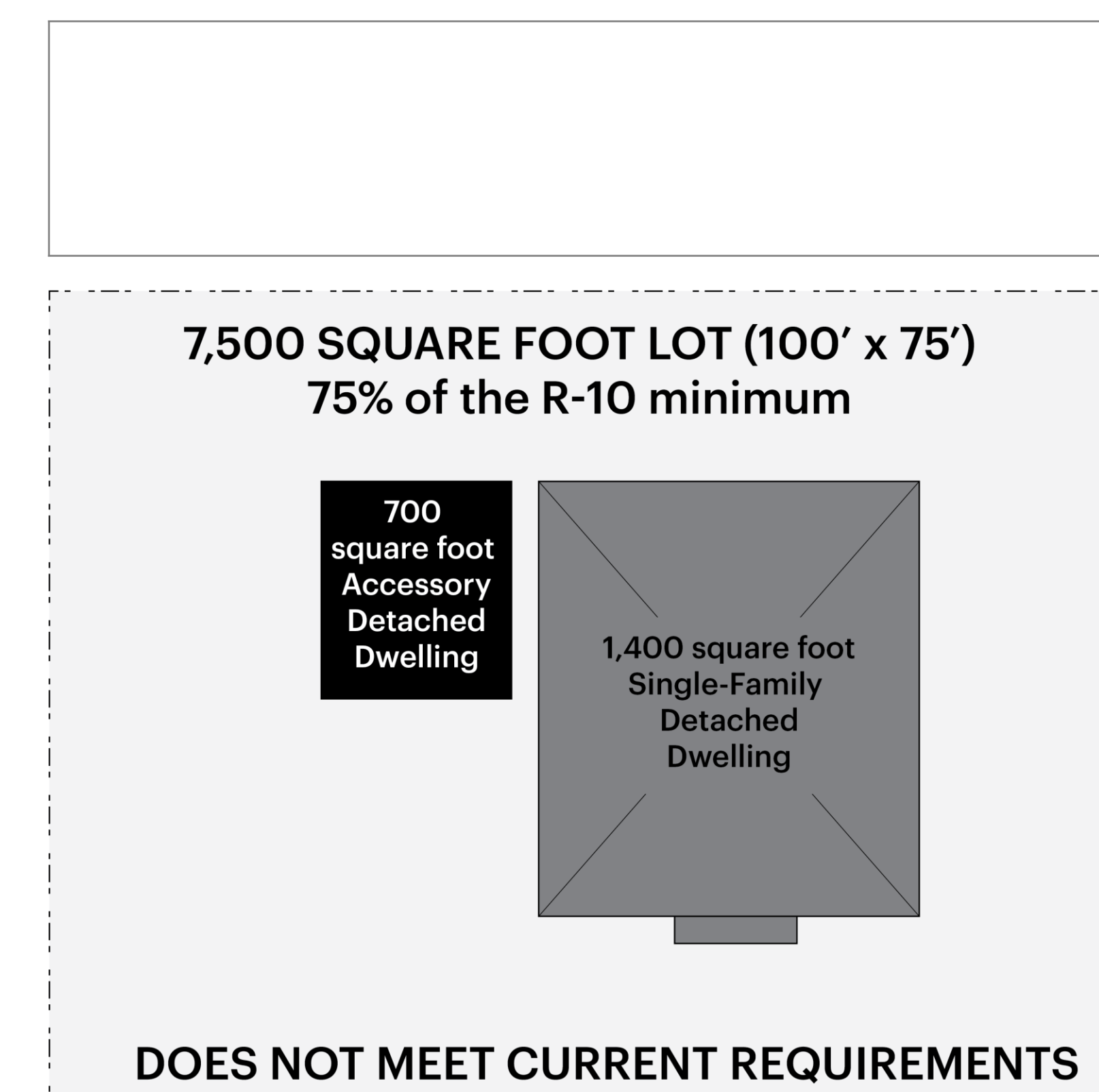
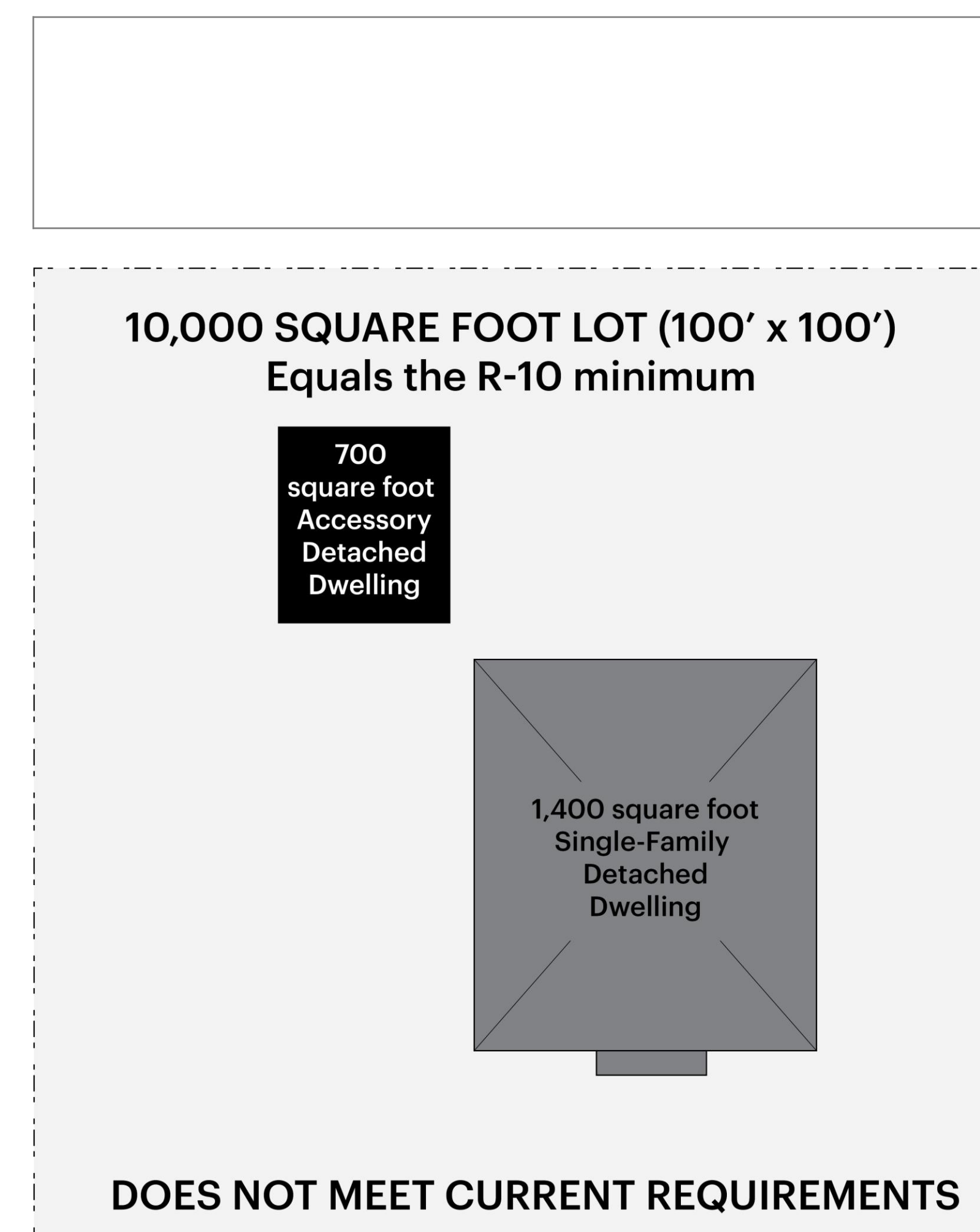
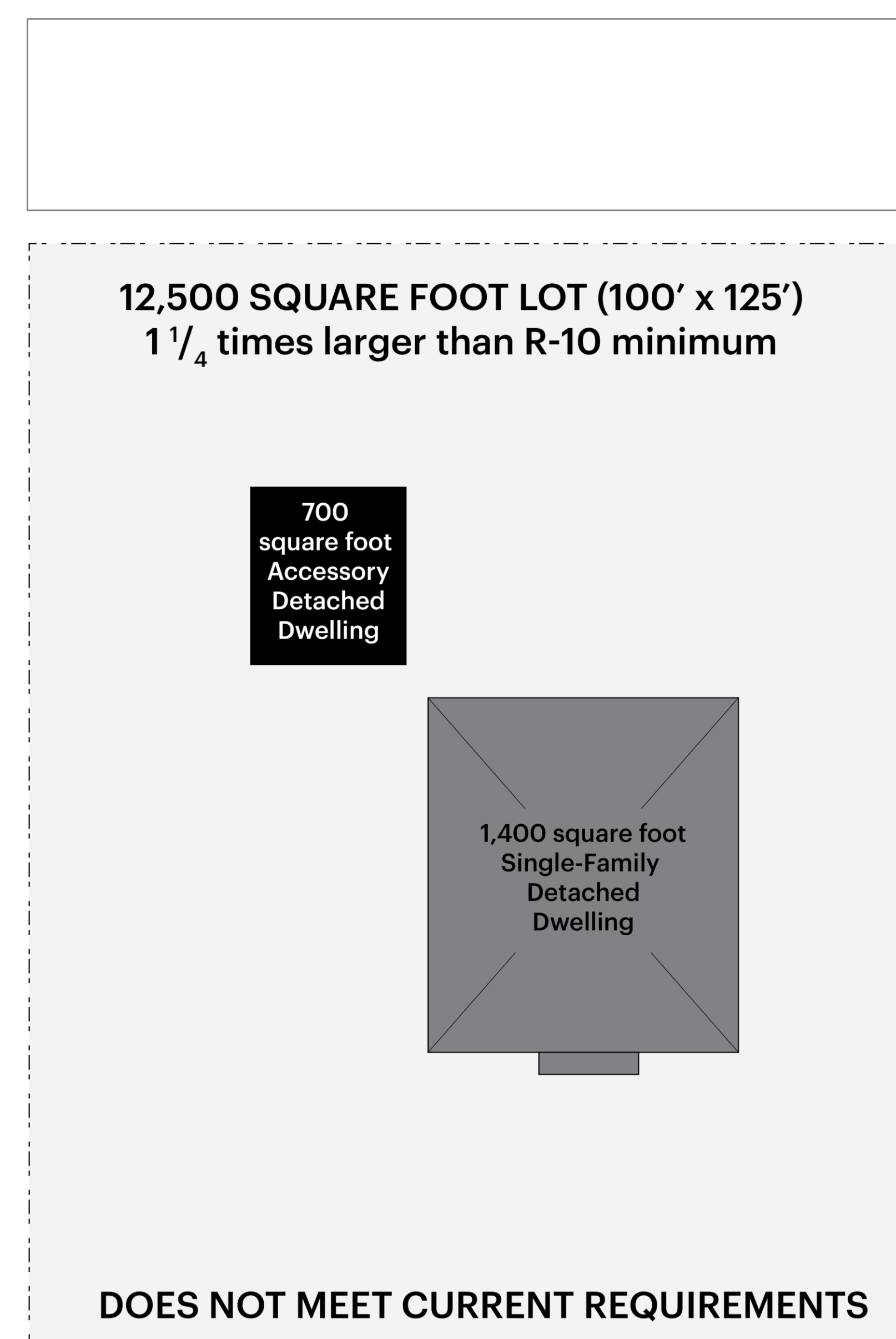
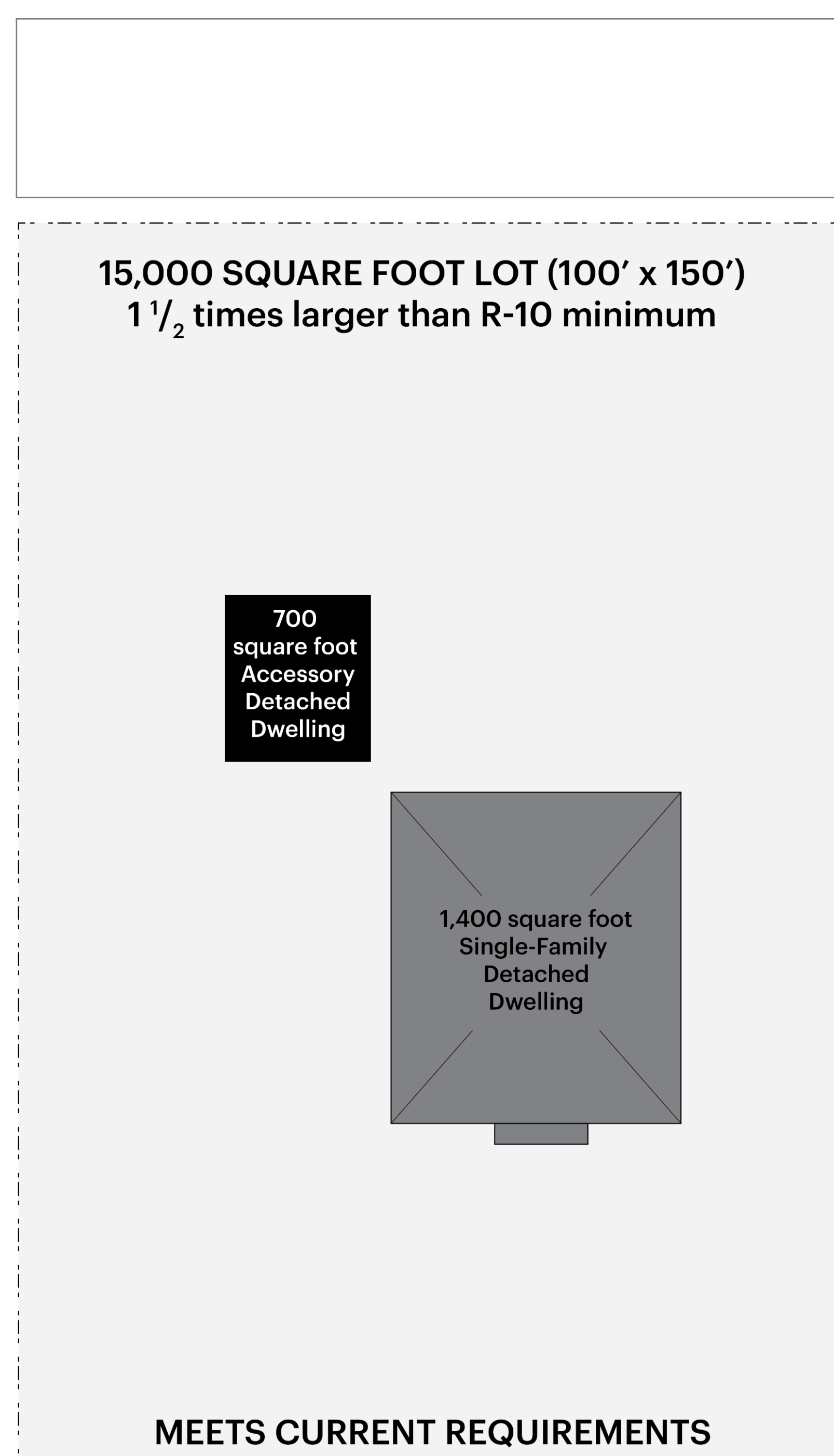


Single-Family Home



ADU

Please place a dot above the hypothetical image below that you feel is "about right" for Carrboro.



Please feel free to leave a sticky note on the white board below if you have additional thoughts to share on new climate action rules.

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Predictable Processes

A predictable Unified Development Ordinance (UDO) is the fourth theme in the project. In this context, “predictable” means a process with an outcome that can be expected or foreseen because the process itself follows a documented pattern. The standards are clear. The steps in the process are clear. Contingencies are clear. The instances where discretion in decision-making exists by Town officials is made clear. A predictable UDO is one of the most powerful tools Carrboro can use to reach its land use policy goals.

Hallmarks of Predictable Development Codes:

- Illustrations
- Summary Tables
- Navigation Aids for Users
- Short, Numbered Statements (not paragraphs)
- Purpose and Intent Statements
- Rules of Measurement
- Measurable Review Criteria
- Streamlined Review for Preferred Development
- Delegation of Decision-Making to Staff
- Ongoing Review and Update of Rules

The two questions below ask for your thoughts about predictable processes. Please place one dot on your preferred answer to each question:

01. I support the idea of faster review for pre-approved building designs:

Agree

Disagree

Not Sure

02. The Town should:

Have more strict development standards

Have less strict development standards

Softening standards for preferred development

Please feel free to leave a sticky note on the white board below if you have additional thoughts to share on predictable processes.

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Chapter 3 Districts

Section 3.2 Conventional Zoning Districts
Sub-section 3.2.4 (DTNN) Downtown
Neighborhood

3.2.4 (DTNN) DOWNTOWN NEIGHBORHOOD¹⁸

A. DOWNTOWN NEIGHBORHOOD (DTNN) SUBDISTRICT PURPOSE STATEMENT

The Downtown Neighborhood (DTNN) Subdistrict includes those parcels of neighborhood blocks located to the north and south of Main Street and surrounded on most sides by the Downtown Transitional (DTND) Sub-district. The Downtown Neighborhood Transitional (DTNT) Subdistrict is composed of neighborhoods with mid-rise and older single-family residential dwellings on contiguous lots around the downtown area. The sub-district standards are configured to protect and maintain the established residential character of the neighborhoods with a focus on limited amounts of neighborhood-serving residential development, all on public water and sewer utilities. In addition to single-family detached dwellings, the sub-district permits a range of moderate-density housing options like duplexes, bungalow courts, and single-family attached residential. Buildings maintain a residential character and are commonly between one and two stories in height. Privacy fences and landscaping are common methods of maintaining land use compatibility between different lots. As with the other downtown sub-districts, sidewalks, parks, and recreation features are distributed throughout the sub-district. The transportation network continues the well-established rectilinear street grid network of uniform block sizes, through streets, and alleys found in the downtown core and transitional areas.

B. DTNN SUBDISTRICT PREFERRED DEVELOPMENT FORMS

The following images are provided as example forms of allowable development and site configuration. These are provided for informational purposes only, and do not constitute a standard or requirement under this Ordinance. Conflicts between images and the text of this Ordinance are addressed in accordance with Section 3.5 Conflict.

Quadplex Building

Bungalow Court

Pocket Neighborhood

Live/Work Building

¹⁸ The DTNN district includes the existing residential neighborhoods surrounding the central business district portion of downtown, as envisioned by the updated Downtown Master Plan. The Comprehensive Plan identifies this area as Downtown Neighborhood. It is envisioned as a primarily single-family detached area with small-scale multi-family and single-family attached uses in close proximity to the central business district. It seeks to retain the historic character of the area, with connected streets that include pedestrian circulation features. While not envisioned in this plan, the area could permit very low-intensity non-residential uses like offices, home occupations, and personal services operating out of homes or family residential structures. Densities are envisioned at around 10 units per acre, though lot sizes for single-family residential are likely to be larger than 5,000 square feet each. The Plan suggests sites set aside 10% of their area as open space with a blend of active and passive and formal recreation features.

183

Town of Clayton Last Update
Unified Development Ordinance 7.5.23

Chapter 3 Districts

Section 3.2 Conventional Zoning Districts
Sub-section 3.2.4 (DTNN) Downtown
Neighborhood

C. DOWNTOWN NEIGHBORHOOD SUBDISTRICT DIMENSIONAL STANDARDS

Max. Residential Density (du/acre)	9.0	Min. Building Footage (% of lot width)	None
Min. Lot Area (sq)	20	Min. Street Setback (ft) (1) (10)	None
1. Min. Water & Sewer (1)	7,000	Min. Street Setback (ft)	None
Without Water & Sewer	N/A	Side Setback (ft) (Adjacent DTNN district)	5/10
2. Min. Lot Width (ft) (2) (3)	50	Rear Setback (ft) (Adjacent DTNN district)	20/25
Max. Lot Coverage (% of lot area)	60	Setback (ft) (Adjacent other district) (2) (5) (1) (10)	None
3. Max. Building Size (sf) (4)	5,000	Min. Spacing Between Buildings (ft) (7) (10)	20
4. Min. Open Space Set Aside (ft of lot area) (5)	10	Between Secondary and any other Building	8
Min. Building Height (stories)	None	Min. Perimeter Setback for Multi-Building and Unified Developments (10) (11)	30
Max. Building Height (ft)	35	Min. Off-Street Parking Setback (ft)	None

NOTES:

- (1) For an additional 500 sq ft per residential unit for developments in excess of five units.
- (2) Applied to the entire development site when buildings on individual lots have shared or party walls.
- (3) Measured at the interior building setback line (not the "pole" portion of a flag lot).
- (4) Applied to new commercial and institutional buildings only. Buildings on lots over five acres in area are exempt.
- (5) Gathering areas are needed in open space set aside.
- (6) Applied from the edge of public street rights-of-way (excluding alleys). Setbacks from private streets shall be at least five feet from the edge of the pavement or the edge of the sidewalk, if one is provided.
- (7) Applicable Fire Code or Building Code requirements shall control with respect to minimum distance.
- (8) Not applied to lots, new adjacent to shared or party building walls.
- (9) Not applied to multi-building and unified developments.
- (10) Reduced by 50% for bungalow courts and pocket neighborhoods.
- (11) Unified and multi-building developments meeting the definitions in this Ordinance are exempted from side and rear setbacks along internal lot lines. Perimeter setbacks shall apply along all public street rights-of-way.

184

Town of Clayton Last Update
Unified Development Ordinance 7.5.23

CHAPTER 7: STANDARDS	
SECTION 7.1: DESIGN STANDARDS AND GUIDELINES	

9: PRIMARY ENTRANCE

a: The primary building facade and primary building entrance of a single-building development shall face the right-of-way from which the building derives its street address (see Figure 7.1.2.E-4: Primary Entrance Characteristics).

b: Corner entries are permitted on buildings on corner lots.

c: Nothing shall prohibit a secondary building entrance from facing a parking lot or other portion of the site.

d: A primary entrance shall either project from or be recessed into the primary facade wall plane.

FIGURE 7.1.2.E-4: PRIMARY ENTRANCE CHARACTERISTICS

10: GARAGES

Garage doors in non-residential buildings shall not face any existing or proposed street but may face an alley.

11: FAÇADE DESIGN

Building facades on lots in the TC or MM districts that face streets (except alleys) shall be configured in accordance with Table 7.1.2.E-6: Façade Design, and Figure 7.1.2.E-6: Façade Design:

TABLE 7.1.2.E-6: FAÇADE DESIGN		
REQUIRED ARCHITECTURAL FEATURE	TOWN CENTER (TC) DISTRICT	MOUNTAINSIDE MIXED USE (MM) DISTRICT
Building Offsets, Alcoves, or Niches (1)	Provided every 40 feet of facade length	Provided every 30 feet of facade length
Permanent Awnings or Canopies	Required above at least 75% of doors along facade, including the primary entrance	Required above at least 75% of doors and windows along facade, including the primary entrance
Minimum Number of Required Exterior Building Materials	Three	Three
Plasters, Arsons, and Timber Framing	Optional, but encouraged	Optional, but encouraged
NOTES:		

CHAPTER 7: STANDARDS	
SECTION 7.1: DESIGN STANDARDS AND GUIDELINES	

TABLE 7.1.2.E-6: FAÇADE DESIGN

REQUIRED ARCHITECTURAL FEATURE	TOWN CENTER (TC) DISTRICT	MOUNTAINSIDE MIXED USE (MM) DISTRICT
(1) Buildings with facades of 100 linear feet or more shall be configured to appear as a series of three or more individual storefronts, each with a minimum width of 20 linear feet. Nothing shall require the inclusion of a doorway within each storefront, though one may be provided.		

FIGURE 7.1.2.E-6: FAÇADE DESIGN

Town of Laurel Park

Effective Date: 8.18.21

PAGE 219

Unified Development Ordinance

Last Amended: 12.15.22

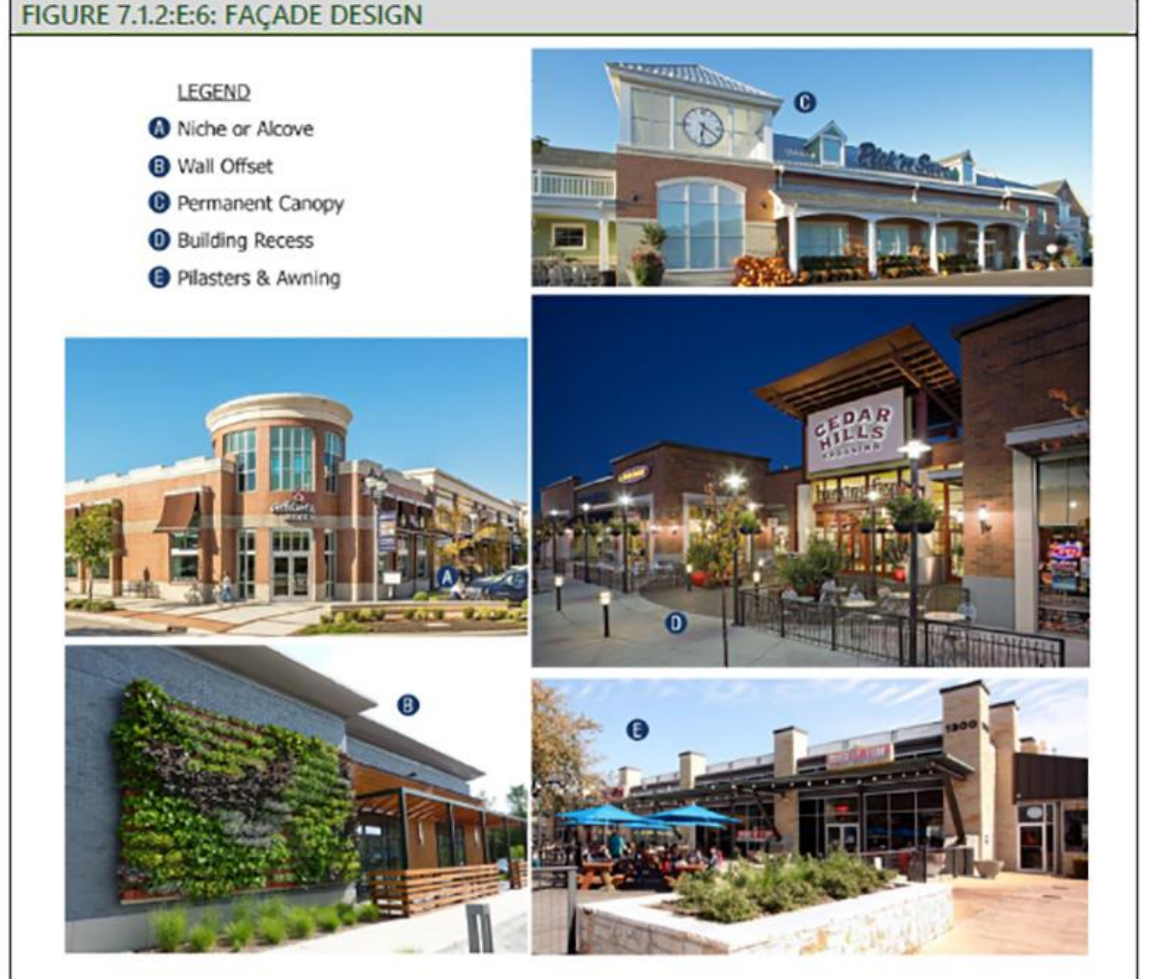
Town of Laurel Park

Effective Date: 8.18.21

PAGE 220

Unified Development Ordinance

Last Amended: 12.15.22



Other Questions

Please use a sticky note to provide any additional thoughts or questions you have on one or more of the project themes. Town staff and the consulting team will incorporate your feedback into the remaining project tasks.

Please share what worked with this forum or tell us what we can do better at the next one.



**Climate
Action**

Example:
What I want
for this project
is...



**Race and
Equity**

Example:
Please provide
more details
on project
proposals



**Attainable
Housing**



**Predictable
Processes**

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THANK YOU FOR PARTICIPATING!



Scan the QR Code to access the
UDO Update Project Page on the
Engage Carrboro Site

Please remember to:

Spread the Word

Be a Community Ambassador. Tell your fellow community members what you discovered about the UDO. Ask them to participate. Please share your thoughts.

Keep Informed

**Sign up for the mailing list <https://www.carrboronc.gov/list.aspx>
Visit the project website on Engage Carrboro. Please take a handout to share.**

Ask Questions

Open communication is key. We want you to understand the process and the contents of the UDO. Your questions help us see things we may not know or may have overlooked. Questions make a better ordinance for Carrboro.

Give Feedback

We need to know what you are thinking! Please share your ideas. Review materials. Tell us what you like and what you want changed in the current rules.

We look forward to seeing you again soon!

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