

Section	Existing Title or Exact Text in Question	Potential Disposition in New UDO
Section 15-7	"Subject to Article VIII of this chapter (Nonconforming Situations), no person may use, occupy, or sell any land or buildings or authorize or permit the use, occupancy, or sale of land or buildings under his control except in accordance with all of the applicable provisions of this chapter."	Use gender inclusive language throughout the Ordinance: they/their/theirs.
Section 15-15	Accessory Dwelling Units (ADUs) are not defined.	Accessory Dwelling Units: Smaller, independent residential dwelling units located on the same lots as stand-alone single-family homes.
Section 15-15	Adult Care Home, Class A or B	Family Care Home: A home with support and supervisory personnel that provides room and board, personal care, and habilitation services in a family environment for not more than six resident persons with disabilities.
Section 15-15	Affordable Housing is not defined in the current ordinance.	Affordable Housing: As housing on which the occupant is paying no more than 30 percent of gross income for housing costs, including utilities.
Section 15-18	Tourist Homes	Short-Term Rental: A dwelling unit with up to six guest rooms that is used and/or advertised through an online platform, or other media, for transient occupancy for a period of less than one month.
Section 15-22(d)	"All board meetings shall be open to the public, and whenever feasible the agenda for each board meeting shall be made available in advance of the meeting."	Include and clarify deadlines for agenda publication.
Section 15-22E	"... Such notice(s) shall be posted at least seven days prior to the meeting at which the matter is to be considered."	Define whether calendar or business days.
Section 15-26D	"If an advisory committee provides direct advice to the Town Council (i.e. it does not report to the planning board), a member of that board shall not vote on recommendations regarding any zoning map or text amendment where the outcome of the matter being considered is reasonably likely to have a direct, substantial, and readily identifiable financial impact on the member. An appointed board member shall not vote on any zoning amendment if the landowner of the property subject to a rezoning petition or the applicant for a text amendment is a person with whom the member has a close familial, business, or other associational relationship."	A member of that board shall not vote on recommendations of any matter or application type where the outcome of that vote is likely to have a monetary impact or gain.
Section 15-34	There are no findings mentioned within the section that the Board of Adjustment (BOA) will make decisions upon. At this time, it is unclear what drives approval or dismissal.	The introduction of additional findings about site design would remove subjectivity and provide clarity and standardization.
Section 15-44(a)(1)	Powers and Duties of Appearance Commission.	List out more clearly matters that may appear before the Appearance Commission.
Section 15-44(a)(4)	Powers and Duties of Appearance Commission.	Neighborhood Preservation Overlay Districts should be heard and decided by the Planning Commission as even though the assessment is regarding character and compatibility, the resulting decision can and does have an impact on development type and density.
Part VII	"To retain diversity on an advisor board;"	Define diversity within the definitions section.
Section 15-46	As written, single-family development permitting is not clear.	Clarification the plating and permitting process for single-family development outside of subdivisions.
Section 15-48.1	"Prior to submitting an application for a special use permit-B or special use permit A or for conditional zoning to allow use classification 3.260 Social Service Provider/Community Kitchen, the applicant shall comply with the requirements of this section."	Regardless of the intention, this does not feel fair or equitable for a Social Services use to specifically have to provide a concept plan, hold an "on-site" walkabout, and attend a Joint Advisory Board meeting.
Section 15-48.1(c)(2)(b)	"Proposed residential densities and types of residential units (in terms of number of bedrooms);"	Change bedrooms to units.
Section 15-48.1(d)	"Following the presentation of the concept plan to the Joint Advisory Board, the members of that board may present such feedback to the developer as they deem appropriate. In addition, following the Joint Advisory Board meeting, the component advisory boards may meet separately and make recommendations to the developer."	The existing text does not give clear limits to what the advisory board can and should weigh in on. Without those limits, it could potentially turn into a chaotic situation where a subjective board is making decisions during an objective process.
Section 15-48.1(e)	"When the development application comes back before the advisory boards for a recommendation prior to the public hearing on such application, the applicant shall provide a written response to all advisory board comments, and each advisory board that has reviewed the concept plan and made comments on it shall review those comments and may ask the developer to explain how those comments have been addressed or why they have not been addressed."	This creates an unnecessarily lengthy process which can disadvantage Affordable Housing projects where budgets are already tight.
Section 15-49(c1)	"If the administrator determines that a proposed development that has been issued a zoning permit, special use permit-B, or special use permit-A would likely have a significant impact on adjoining or nearby streets, sidewalks, or properties during the construction process, the administrator shall notify the permit recipient that a construction management plan must be submitted and approved by the administrator. Examples of significant impacts include but are not limited to the construction of more than 1000 square feet of new building area in the downtown commercial zoning districts or ground disturbance of more than 20,000 square feet in the downtown commercial zoning districts. "	If regulation goes beyond downtown commercial zoning district, provide an example so that it does not only read as if it is for the downtown commercial zoning district.
Section 15-49(d)	"The presumption established by this chapter is that all of the information set forth in Appendix A is necessary to satisfy the requirements of this section. However, it is recognized that each development is unique, and therefore the permit-issuing authority may allow less information or require more information to be submitted according to the needs of the particular case. For applications submitted to the Town Council or board of adjustment, the applicant may rely in the first instance on the recommendations of the administrator as to whether more or less information than that set forth in Appendix A should be submitted."	Require the same information. Or give examples of instances that require less or more information.

Section 15-49(e)	“In classes of cases where a minimal amount of information is necessary to enable the administrator to determine compliance with this chapter, such as <u>applications for zoning permits to construct single-family houses or duplexes</u> , or applications for sign permits, the administrator shall develop standard forms that will expedite the submission of the necessary plans and other required information.”	Is the intent by giving this example to say that SF houses and duplexes are the only ones to use these specific forms? If not, I would reword it to clarify or be exhaustive.
Section 15-50(c)	“After the site analysis plan has been submitted, the planning staff shall schedule a mutually convenient date to walk the property with the applicant and the applicant’s site designer.”	Well-intentioned but another step in the application process. At this point, this is now 4 events/tasks that must occur before submittal.
Section 15-50(e)	“Following completion of the steps described in subsections (b), (c), and (d), the developer shall submit a conceptual preliminary plan of the proposed subdivision, prepared in accordance with the four-step process described in subsection (f). This plan shall be a preliminarily engineered sketch plan drawn to illustrate initial thoughts about a conceptual layout for open space, house sites, and street alignments. This is the stage where drawings are tentatively illustrated, before heavy engineering costs are incurred in the design of any proposed subdivision layout. The planning staff shall review this plan and provide comment to the developer on the overall pattern of streets, house lots, open space, and the treatment of primary and secondary conservation areas in light of the applicable requirements of this chapter.”	Well-intentioned but yet another step in the application process. At this point, this is now four tasks that must occur before submittal.
Section 15-51(a)	“Upon receipt of a formal application for a zoning, special use permit or minor plat approval, the administrator shall review the application and confer with the applicant to ensure that the applicant understands the planning staff’s interpretation of the applicable requirements of this chapter, that the applicant has submitted all of the information that the applicants intends to submit, and that the application represents precisely and completely what the applicant proposes to do.”	Each process is different and unique based on interpretation and staff involved, which can create processes that are not transparent or encouraging of development.
Section 15-52(c)	“If the administrator determines that the development for which a zoning permit is requested will have or may have substantial impact on surrounding properties, the administrator shall, at least ten days before taking final action on the permit request, send a written notice to those persons who have listed for taxation real property any portion of which is within 150 feet of the lot that is the subject of the application, informing them that...”	Subjective language as the administrator is a determining factor and not land disturbance or intensity. Clarification of business days. Letter should also be sent to renters to ensure an equitable and transparent process.
Section 15-52(e)	“If the administrator is contacted by a person entitled to receive notice under subsection (c) within the time period specified in subsection (c)(2) and requested to delay issuing the permit for an additional period of not more than ten days, the administrator shall comply with this request and so notify the permit applicant.”	Barrier to a simplified development process, though a positive regarding the transparency of the process and public comment opportunity.
Section 15-54(c)(4)	“If completed as proposed, the development, more probably than not: a) Will materially endanger the public health or safety; or b) Will substantially injure the value of adjoining or abutting property; or c) Will not be in harmony with the area in which it is to be located; or d) Will not be in general conformity with the Comprehensive Plan, Land Use Plan, Long Range Transportation Plans, or other plans officially adopted by the Council.”	SUP findings read like a variance – nothing to do with site design and makes the process more subjective in nature.
Section 15-54.1(b)	“An applicant for approval of any residential development containing five or more dwelling units or lots that does not elect to meet the Council’s 15% affordable housing policy goal by constructing affordable housing units or donating affordable housing lots (as those terms are described in Section 15-182.4) shall nevertheless be considered to have met this goal if such applicant makes a payment to the Town’s Affordable Housing Special Reserve Fund in lieu of such construction or donation in an amount calculated as provided in this subsection...”	Transparency – Clarify who manages the fund and what are the regulations for utilizing it to help meet Affordable Housing Policy Goals.
Section 15-55.1(2)	“Will be in harmony with the area in which it is to be located. The manner in which a project is designed to accommodate additional building height including, but not limited to, scale, architectural detailing, compatibility with the existing built environment and with adopted policy statements in support of vibrant and economically successful and sustainable, mixed-use, core commercial districts shall be among the issues that may be considered to make a finding that a project is or is not in harmony with the area in which it is to be located. The applicant may use a variety of graphic and descriptive means to illustrate these findings.”	A QJ process is required to increase building height – which seems excessive and is a barrier to development. Additionally, as written, this is subjective in nature and may be hard for a developer to “get it right”.
Section 15-56(a)	“When presented to the board of adjustment at the evidentiary hearing, the application for a special use permit-B shall be accompanied by a report setting forth the planning staff’s proposed findings concerning the application’s compliance with Section 15-49 (Application To Be Complete) and the other requirements of this chapter, as well as any staff recommendations for additional requirements to be imposed by the board of adjustment.”	Staff are not land use attorneys or experts in property value; therefore they should not be making recommendations on quasi-judicial applications. The applicant has the burden of proof to ensure they are meeting the findings and gain approval from the Board.
Section 15-56(c)	“The board of adjustment may, by general rule applicable to all cases or any class of cases, or on a case by case basis, refer applications to the planning board, the appearance commission, transportation advisory board, the environmental advisory board, the affordable housing advisory commission, or to other relevant advisory board, to obtain the recommendations of some or all of these boards.”	This creates an unnecessarily lengthy process which can disadvantage Affordable Housing projects where budgets are already tight.

Section 15-57(a)	"Before being presented to the Town Council, an application for a special use permit-A shall be referred to the planning board, appearance commission, transportation advisory board, environmental advisory board, the affordable housing advisory commission, or other relevant advisory board for joint review and action in accordance with this section. The Town Council may not hold a public hearing on a special use permit application-A until the planning board, appearance commission, transportation advisory board, environmental advisory board, affordable housing advisory commission, or other relevant advisory board have had an opportunity to consider the application (pursuant to standard agenda procedures) at one regular meeting. In addition, at the request of the planning board, appearance commission, transportation advisory board, environmental advisory board, affordable housing advisory commission, or other advisory board, the Town Council may continue the public hearing to allow the respective boards more time to consider the application."	This creates an unnecessarily lengthy process which can disadvantage Affordable Housing projects where budgets are already tight.
Section 15-57(c)	"The planning board, appearance commission, transportation advisory board, environmental advisory board, affordable housing advisory commission, or other board, shall consider the application and the attached staff report in a timely fashion, and may, in its discretion, hear from the applicant or members of the public."	Consult with Town attorney – these are technically advisory boards that are noted to be able to meet with the applicant but they are exercising "quasi-judicial functions".
Section 15-59(c)	"Without limiting the foregoing, the board may attach to a permit a condition limiting the permit to a specified duration."	Remove confusion by placing a specific length of time (i.e. one year or four years).
Section 15-83.2	Signs Posted to Disclose Development Plan.	Where possible, the use of multilingual signage can create a more equitable environment.
Section 15-92.1	Special Exception Permits.	Staff clarity is needed on how often these instances occur.
Section 15-97	Reasonable Accommodations.	Staff clarity is needed on how often these instances occur.
Section 15-101(a)	"Before making a decision on an appeal or an application for an administrative decision, variance, special use permit-B, special use permit-A, certificate of appropriateness, or a petition from the planning staff to revoke a special use permit, the board of adjustment or the town council, as the case may be, shall hold an evidentiary hearing on the appeal or application. Evidentiary hearings are also known as quasi-judicial hearings."	We recommend that a separate commission issues COA. A historic commission is needed, not an advisory board
Section 15-102(2)	"With respect to hearings on matters other than special use permits, notice shall be given to neighboring property owners by mailing a written notice not later than 10 days or earlier than 25 days before the hearing to those persons who are listed on Orange County's computerized land records system as owners of real property any portion of which is abutting or located within 150 feet of the lot that is the subject of the application or appeal. The planning staff shall also make reasonable efforts to mail a similar written notice not less than 10 days or earlier than 25 days before the hearing to the occupants of residential rental property which is abutting or located within 150 feet of the lot that is the subject of the application or appeal."	Incorporate mailing notifications to renters as a requirement into other non-QJ processes.
Section 15-105(a)	"A tape recording shall be made of all hearings required by Section 15-101, and such recordings shall be kept for at least two years. Accurate minutes shall also be kept of all such proceedings, but a transcript need not be made."	Make digital recordings available to the public via YouTube or another streaming platform.
Section 15-114(c)	"This chapter may also be enforced by any appropriate equitable action."	Staff clarity needed on when these instances occur and what has been deemed as "equitable action" in the past.
Section 15-123	Nonconforming Lots.	Staff clarity is needed on how many nonconforming lots/homes there are in Carrboro under the current ordinance.
Section 15-124(g)	"A nonconforming use that operates within an enclosed building may expand one time by enlarging the building within which the use is conducted or by expanding within a building where an extension is not otherwise allowed under subsection"	A potential barrier to aging in place. Someone may purchase a nonconforming home in their 20s and install a sunroom and in their 40s need to install a ramp. By only having one instance to expand, they are limited to age in place.
Section 15-124(g)(6)	"A permit authorizing the expansion is issued by the board of adjustment, unless the expansion is proposed in connection with a development that otherwise requires a special use permit-A, in which case the permit must be issued by the Town Council."	Evidentiary hearings for expansions to a nonconforming situation create a hindrance for aging in place. For example, a small home that needs to be expanded to move a master bedroom to the first floor for its elderly owner would be required to pay an additional \$600 in application fees and hire experts on top of construction costs.
Section 15-130(a-b)	(a) "Existing mobile home communities (use classifications 1.122 or 1.123) that do not meet all of the standards for such a use that are set forth elsewhere in this ordinance at the time of adoption of this section shall be considered nonconforming. Such uses shall not expand in any way beyond the existing developed areas but shall be allowed to remove and replace the units on spaces existing within the existing community at the time of adoption of this section. (b) Only the replacement and location of units on an existing mobile home space shall be permitted, provided that the total number of units does not exceed the number existing at the time of adoption of this section; and provided that the existing waste treatment system is functioning properly. Removal and replacement of such units shall not be considered expansion of the nonconforming use.	Barrier to affordable housing opportunities for low- and moderate-income residents. G.S 160D-910 states "The General Assembly finds that manufactured housing offers affordable housing opportunities for low- and moderate-income residents of this State who could not otherwise afford to own their own home. The General Assembly further finds that some local governments have adopted zoning regulations that severely restrict the placement of manufactured homes. It is the intent of the General Assembly in enacting this section that local governments reexamine their land-use practices to assure compliance with applicable statutes and case law and consider allocating more residential land area for manufactured homes based upon local housing needs."
Section 15-136.1	"The HR-CC district is designed to provide for a broader range of housing and employment options by concentrating new development into nodes which will balance providing areas for desired new uses while protecting the overall neighborhood character."	Staff clarification on success of the zoning district.

Section 15-137	"No area less than twenty contiguous acres may be zoned as a Planned Industrial Development district..."	If there are not any realistic tracts of land left that could be realistically rezoned to this zoning district, remove or reduce the standard.
Section 15-139	"The sixty different PUD zoning districts are derived from the various combinations of possible alternatives within each of the three elements -- residential, commercial, manufacturing/processing. For example, there is an R-20/B-1(g)/M-1 district, an R-20/B-2/M-1 district, an R-20/B-2 district, an R-15/B-1(g)/M-1 district, etc."	Barrier to housing/development. Having this many zoning districts is incredibly confusing. PUDs were originally put in place to be their own zoning district, not a Frankenstein of two to three districts together. The standards may be collected and applied but the naming of the district should just be "PUD."
Section 15-140(5)	"Subject to subdivision (6), the amount of floor area set aside or used for purposes not permissible within the R-2 district (i.e., commercial uses) may not exceed ten percent of the floor area used for residential purposes."	Commercial uses can subsidize the cost and maintenance of development and by limiting it to no more than 10% of the floor area, it makes this less feasible.
Section 15-140(7)	"The maximum building height for the district shall be 50 feet. A building that is over 35 feet shall be set-in and setback 2 additional feet for every additional foot above 35 feet in height."	Staff is needed to provide clarity: does this include an internal parking garage? Also, are there lots deep enough to realistically meet this step back regulation?
Section 15-140.1(c)(5)	"Subject to the other provisions of this subsection, the dimensional and other requirements of this chapter applicable to the R-3 district shall apply to a mixed-use development permitted under this section. However, the maximum height of buildings within the mixed use development, shall be four stories, except that a fifth story shall be permitted if the developer conveys at least ten percent of the land within the development to a nonprofit agency and constructs on that land of affordable housing as described in subsection (c)(3) above."	Height restrictions are a barrier to affordable and diverse housing types.
Section 15-141(b)	"The Historic District and Neighborhood Preservation District are overlay districts, and properties within these districts are subject to the regulations applicable to the underlying district as well as the requirements set forth in Article XXI of this chapter."	Due to strict design regulations, overlay districts such as these are barriers to development and housing. Additionally, these districts appear to be community led and created and not following any specific local, state, or national historic district guidelines.
Section 15-141.2(a)	"There is hereby established a Village Mixed Use (VMU) district. This district is established to provide for the development of rural new villages at a scale intended to continue Carrboro's small town character as described in its Year 2000 Task Force Report and to promote a traditional concept of villages."	Appears to be an out-of-date zoning district. Ruskin Drive
Section 15-141.4(g)(1)(a)	"Does not involve a change in uses permitted or the density overall of the development permitted;"	Example: A 5 unit increase/decrease due to a recently discovered environmental feature could trigger a development to go through the process again.
Section 15-141.4(k)(6)	"Inclusion of Low Impact Development features."	Old term; now called "Green Stormwater Infrastructure"
Section 15-141.5(b)(1)	"If the Town receives a request for FLX zoning for a tract that has not been the subject of a site-specific planning study as described in Subsection. (b)(iv) above, the Planning Director shall present to the Town Council a proposal for undertaking such a study before accepting a formal application for the rezoning. If the Town Council accepts the proposal, the site-specific planning study shall proceed as described in the following subsections, or as otherwise directed by the Council. a. The site-specific planning study shall be structured as a charrette of a minimum of one day in duration, or more as determined by the Council."	Clarification of "site specific planning study" is needed. Is this an additional review/public hearing process to what is already asked of the applicant?
Use Table	Very few uses are permitted "by right" with an administrative process.	Expand the use table to be supportive of the development goals noted within Carrboro Connects.
Use Table	"Class B Mobile Homes" are not permitted in any zoning district.	Expand the use table to be supportive of the development goals noted within Carrboro Connects.
Use Table	Home occupations required a Special Use Permit B in the downtown districts, which is a hindrance given how expensive the process is.	Expand the use table to be supportive of the development goals noted within Carrboro Connects.
Use Table	Hospitals and other care institutions are barely permitted in any zoning district.	Expand the use table to be supportive of the development goals noted within Carrboro Connects.
Use Table	Police and Fire Stations are permitted by-right in every zoning district. In other municipalities, they are sometimes a special use permit to allow residence an opportunity to negotiate for greater buffer, traffic calming measures, sidewalks, etc.	Expand the use table to be supportive of the development goals noted within Carrboro Connects.
Section 15-147(j)	"Notwithstanding the other provisions of this section, whenever a building of more than two stories or 35 feet in height is proposed within the B-1(g), B-1(c), B-2, CT or M-1 zoning districts, a special use permit-A must be obtained from the Town Council."	Height restrictions are a barrier to affordable and diverse housing types.
Section 15-154(e)	"When two principal uses are combined, the total amount of parking required for the combination use shall be determined by cumulating the amount of parking required for each individual principal use according to the relative amount of space occupied by that use."	Would encourage the opportunity of more parking reduction opportunities.

Section 15-175.1	"In all residential districts in which 7,200 uses (nursing care, intermediate care, handicapped or infirm, and child care institutions) are permissible, the gross floor area of all buildings on a lot used for such purposes shall not exceed the total square footage derived by multiplying the number of multi-family dwelling units that would be permitted on such lot by 600 square feet."	Clarification from staff is needed as to why there is a maximum square foot on a nursing home?
Section 15-175.4	"In addition to Subsection 182(d) and other applicable provisions, temporary homes for the homeless and overnight shelters for the homeless shall be subject to the following..."	Referenced Section did not provide any additional insight
Section 15-176.5	"Temporary connections to potable water are prohibited. All plumbing and electrical connections shall be in accordance with the State Building Code."	Commercial kitchens are not a defined use within the Use Table.
Section 15-176.7	"A Social Service Provider with Dining must be located within a half block of a public transit service stop."	Barrier to Economic Development. Commercial kitchens allow food trucks, farmers market vendors, etc. to grow their businesses.
Section 15-177(c)(6)	"Vernacular: a building style that is historical and typical of a region and surrounding area. The predominant residential vernacular style in Carrboro and the surrounding area is the mill-era housing."	Staff clarity is needed to know if this is applicable to all zoning districts.
Section 15-177(d)(3)	Building design elements	Staff clarity is needed to know if this is applicable to all zoning districts.
Section 15-177(e)	"Building Architectural Styles. As set forth in (d)(3) above, the developer shall submit elevations that address the general design standards set forth therein. (1) Vernacular Architectural Standards. Developers are encouraged to consider complying with the provisions of Section 15-177 (d)(3) by using Vernacular Architectural Standards (VAS) as described in this subsection."	Staff clarity is needed to know if this is applicable to all zoning districts.
Section 15-177(e)(1)(a)	"Following is a list of the minimum criteria necessary to meet the Vernacular Architectural Standards and its goal of maintaining an architectural connection to Carrboro's past."	Staff clarity is needed to know if this is applicable to all zoning districts.
Section 15-178	"Buildings taller than 40 feet shall maintain a 20-percent shade free area within the public right of way between two lines extended north from the easternmost and westernmost points of the building at the street right of way as measured at noon on September 21."	Barriers to Affordable Housing as how is this calculated? Also, the pedestrian experience will be hotter if shade is regulated so fiercely
Section 15-179	"A neighborhood meeting is required, inviting neighbors and property owners living or owning property within 500 feet of the boundaries of the subject property, with the purpose of the day care owner explaining the daycare proposal and receiving suggestions from neighbors as to ways to limit negative impact on the neighborhood."	In addition to a QJ hearing, a neighborhood meeting is a major hindrance in supporting local businesses and providing day care options for families.
Section 15-181	Minium Lot Size Requirements	We would recommend lowering the B-2 and B-3 minimums to 5,000 square feet.
Section 15-182	Residential Density "Two-family conversions and primary residences with an accessory apartment, and primary residences with an accessory detached dwelling, shall be allowed only on lots having at least 150% of the minimum square footage required [under subsection (a)] for one dwelling unit on a lot in such district. With respect to multi-family conversions into three or four dwelling units, the minimum lot size shall be 200% and 250% respectively of the minimum required [under subsection (a)] for one dwelling unit."	Barrier to housing options like Affordable and attainable Housing and Accessory Dwelling Units.
Section 15-183	Minimum Lot Widths	We would recommend lowering the B-2 and B-3 minimums to 50 feet.
Section 15-185	"No building in any of the following zoning districts may exceed a height of thirty-five feet R-3, R-7.5, R-10, R-15, R-20, RR, C, B-5, M-2, WM-3, O, O/A, and HR-R"	Barrier to housing options like Affordable and attainable Housing and Accessory Dwelling Units.
Section 15-185(a)(3)(c)	"The maximum building height authorized in the first sentence of Subsection (a)(3) of this section may be increased by one story, up to a maximum height of five stories, for every ten feet that the additional story is set back from the street right-of-way beyond the setback specified in Section 15-184"	Barrier to Affordable Housing. How many lots are actually deep enough to meet this standard?
Section 15-197	Developments who are in accordance with the affordable housing policy goal are not exempt from having to meet the points required.	Barrier to Affordable Housing. Yes, providing open space is great but when it has to be an undisturbed meadow, which creates difficulty.
Section 15-198(d)	"Subject to subsection (g), every residential development containing at least 25 lots or dwelling units shall contain, as part of its required open space, one or more areas that are relatively flat, well drained, grassed, and otherwise well suited for use as a play field"	Barrier to Affordable Housing. Yes, providing open space is great but when it has to be an undisturbed meadow, which creates difficulty.

Section 15-204(a-b)	“The Council concludes that when land is developed substantially for residential purposes in the downtown, defined for purposes of this section as those areas zoned B-1(G), B1(c), B-2, or CT, the public health, safety, and welfare are best served when portions of such properties are developed as “downtown livability areas” and improved with “urban amenities” as those terms are used in this section.” “For purposes of this section, “downtown livability area” (DLA) refers to an outdoor area that (i) is not devoted to use as a roadway, parking area, required sidewalk, or required shade tree islands in parking lots...”	Barrier to Affordable Housing.
Section 15-205	“With respect to any development that is authorized to pay a fee in lieu of providing downtown livability area or urban amenities, no use may be commenced, lot sold, or building occupied unless the fee has been paid. If a development is intended to be sold or occupied on a phase-by-phase basis, payment of the fee relating to each phase must first be made.”	Barrier to transparency. What does this fee go to?
Section 15-283(b)	“Any business or commercial or noncommercial entity that has a place of business or occupancy on a lot within a B-1(c), B-1(g), B-2, or CT zoning district may place not more than one sandwich board sign on the lot where such business or other entity is located.”	Clarity is needed from staff. Are “A” frames permitted on all lots?
Section 15-292	“Therefore, as suggested in Section 15-191, the permit-issuing authority may permit deviations from the presumptive requirements of Subsection 15-291(g) and may require more parking or allow less parking whenever it finds that such deviations are more likely to satisfy the standard set forth in subsection 15-291(a). In addition, that same flexible approach shall be followed with respect to the vehicle storage area requirements set forth in the preceding table.”	Barrier to Affordable Housing. No reduction in housing for most zoning districts or uses.
Section 15-295.1	“Bicycle parking may be located in any parking area or in other locations that are easily accessible, clearly visible from the entrance it serves, and do not impede pedestrian or motorized vehicle movement into or around the site. At least 50 percent of bicycle parking shall be sheltered. Designating space for bicycle parking within buildings is an option to consider when feasible.”	Barrier to Affordable Housing.
Section 15-309	“Without limiting the generality of subsection (a), the permit-issuing authority may modify the presumptive requirements for...”	Barrier to Affordable Housing. No other option for reduction to buffer requirements, even though it is a standard around . Buffer averaging?
Section 15-330-340	Neighborhood Preservation and Historic Districts	None of these are inherently bad, but there is no guidance on how many people are selected or appointed, whether they follow local/state/federal guidance. Barriers due to subjectivity without expertise.
Section A-7	“Time schedules for the completion of phases in staged development, as required by Section 15-61.”	Timing is incredibly difficult to note at the beginning of a development process.

Existing Ordinance Section #	Applicable Stated Goals	Current LUO Section Description	Potential Disposition in New LUO	Resulting Effect on Development	Additional Notes / References
15-251.1 Definitions	Protect Health & Human Safety	Regulatory Flood Protection Elevation: The "Base Flood Elevation" plus the "Freeboard." In "Special Flood Hazard Areas" where Base Flood Elevations (BFEs) have been determined, this elevation shall be the BFE plus two (2) feet of freeboard.	Could add 1' for additional protection (3' above BFE) No new structures can be placed in the SFHA, and no substantial improvement could take place with approval. Consider removing the word "substantial".	Increased construction costs	
15-251.9		Standards for Flood Hazard Reductions and Stormwater	consider removing provision for replacing manufactured homes. To remain consistent with equity, Town may want to pursue a reimbursement program available to residents in need of financial assistance.		
15-251-9		Standards for Flood Hazard Reductions and Stormwater	consider removing provision for non-residential structures to be floodproofed. Consider prohibiting new non-residential structures unless a hardship is shown, or adding a provision that the use must be water dependant to justify it's position within the floodplain.		
15-251-9 C		Standards for Flood Hazard Reductions and Stormwater	consider removing allowance for new manufactured homes		
15-251-9 D		Standards for Flood Hazard Reductions and Stormwater	consider requiring that the buildable portion of the lot be based off the Regulatory Flood Protection Elevation instead of the SFHA. RFPE is SHFA +2' and would result in a higher factor of safety and protection from future increases in SHFA		
15-251.11 B 1		Standards for Flood Hazard Reductions and Stormwater	consider requiring that these lots which do not comply have restricted uses.		
15-251-11 B 2		Standards for Flood Hazard Reductions and Stormwater	How is this enforceable? Sounds like it's aimed at preventing mass grading.		
15-261 A		Standards for Flood Hazard Reductions and Stormwater	Require natural drainageways to be allotted into common areas or publicly owned parcels?		
15-261-B		Standards for Flood Hazard Reductions and Stormwater	add more strength to this that the drainage system shall not adversely affect surrounding parcels. This could include controlling discharges, and not placing fill or altering drainage patterns in any way that restricts the flow of water onto the subject property or causes ponding or flooding on surrounding properties		
15-262 C		Standards for Flood Hazard Reductions and Stormwater	suggest adding technical standards to define "too steep"		
15-262 D		Standards for Flood Hazard Reductions and Stormwater	consider adding a freeboard requirement to the road shoulder for the 10-yr and 25-yr storms		
15-262 E		Standards for Flood Hazard Reductions and Stormwater	Impervious surface definition may need to be updated to match SL 2024-49		
15-263 A 1		Standards for Flood Hazard Reductions and Stormwater	add a requirement to provide a signed and sealed survey of the existing conditions no older than XX years?		
15-263 A 2		Standards for Flood Hazard Reductions and Stormwater	add a land disturbance threshold as well? Does this adequately cover existing residential lots or urban infill?		
15-263 A 8a		Standards for Flood Hazard Reductions and Stormwater	add condition that the use remains consistent?		
15-263 A 8c		Standards for Flood Hazard Reductions and Stormwater	update name to match current title		
15-263 B 1		Standards for Flood Hazard Reductions and Stormwater	replace with "primary SCM" language		
15-263 B 2		Standards for Flood Hazard Reductions and Stormwater	check all references and methods for consistency with the Jordan Lake Rules		
15-263 C D E		Standards for Flood Hazard Reductions and Stormwater	Define "Maximum extent practicable" or rephrase		
15-263 G 3		Standards for Flood Hazard Reductions and Stormwater	Add design storm (1-yr?)		
15-263 G 3	SDDM Section 2	Standards for Flood Hazard Reductions and Stormwater	Replace BMP with SCM		
15-263 (all sections)		Storm Drainage Design Manual	Storm drainage system 10-yr is generally adequate		
SDDM Section 2		Storm Drainage Design Manual	Grates and Inlets standard could be raised to 10-yr storm to reduce street flooding	would increase number of inlets and costs, Raleigh moved to the 10 yr storm recently	
SDDM Section 3		Storm Drainage Design Manual	raise culvert design storm for futureproofing		increased culvert sizes, impact on aquatic passage to be considered
SDDM Section 3		Storm Drainage Design Manual	section states that RCP shall be used, change to NCDOT allowances (without Town engineer review)		
SDDM Section 3		Storm Drainage Design Manual	consider requiring headwalls		
General			ensure that there are no barriers to use of stormwater in street yards, right of way, or other required open spaces (other than stream buffers) with the approval of the Town engineer		
General GSI promotion			Volume reduction requirement does promote GSI, work with NCDEQ or others to ensure that GSI techniques are promoted by offering the highest volume reduction credits for those devices.		
General GSI promotion			GSI stormwater devices should also be counted towards meeting landscaping & tree planting requirements		
General GSI promotion			Parking in excess of code minimum could be required permeable pavement		
General GSI notice			NCDEQ currently reviewing Jordan Lake Rules and N&P export methodology		

#	Goal	Reference (Location, source)
1	Conserve and restore watersheds, ecosystems, and native species	Comp Plan goals
	Promote policies to ensure distribution of environmental burdens and access to natural areas and ecosystems to be equitable across race, income, and ability, especially in neighborhoods that have been	
2	denied and historically underserved	Comp Plan goals
	Expand green infrastructure as part of stormwater, watershed restoration, and climate resilience efforts into the Town's public transportation investments	Comp plan GSI goals
	Expand the use of green stormwater infrastructure to further watershed restoration and meet climate resilience goals	Comp plan GSI goals
	Ensure that recreation and park facilities and programming are environmentally responsible and help further climate change related goals	Comp plan recreation goals
	Support development patterns that advance climate action goals and environmental protection	Comp plan land use goals
	Preserve, protect, and restore natural areas and ecologically sensitive and productive areas through all feasible means. Plans and policies will improve equity by increasing the community's access to experiencing natural places, especially for those who currently have less access.	Environmental vision statement
	Recreation, Parks & Cultural Resources recommends expanding use of stormwater Best Management Practices (BMPs) in parks both for direct environmental benefits and as a public education tool.	Climate Action recommended
	Drawing attention to a system's wide approach to be resilient to climate change highlighting changes to construction/retrofits and ecosystem preservation.	Climate Action & Environment (Page 49)
	Suggesting how land use, transportation, policymaking process, energy, stormwater management, and water ecosystems decisions can be used to achieve Carrboro's climate action vision.	Climate Action & Environment (Page 49)
	Establish and protect native vegetation in riparian and stream channel restoration projects.	Environmental Goal Strategy 1.1.D
	Expand nature-based stormwater solutions as part of ecosystem enhancement, watershed restoration, climate resilience, and quality of place improvements.	Environmental Goal Strategy 1.2
	Review and revise the provisions in the Land Use Ordinance related to stormwater and development to provide better protection to streams and riparian areas.	Environmental Goal Strategy 1.2
	Revised provisions may also re-assess the mechanism that allows developers to submit a fee in lieu of mitigating the impacts on stormwater runoff and management.	Environmental Goal Strategy 1.2
	Create strategic initiatives to overcome historic soil quality degradation and determine ways to protect and restore soil quality as a crucial component of ecosystem and community enhancement.	Environmental Goal Strategy 1.3
	Green stormwater infrastructure (GSI) is a specific type of green infrastructure that focuses on treating the runoff from developed areas with nature-based practices such as rain gardens, wetlands, bioswales, and other measures that more closely mimic how nature operates (in contrast to more "traditional" grey infrastructure approaches to stormwater management.)	GSI Water & Energy

integrate green stormwater infrastructure dual solutions that improve stormwater management practices and traffic calming in transportation infrastructure (i.e. streets, alleys, sidewalks, curbs, storm sewers, and greenways).	GSI Water & Energy Goal 3
incentivize Low impact Development practices for any new developments that reduce impervious surfaces and mimic natural hydrology.	GSI Water & Energy Strategy 2.2.B
Stabilize vegetation in new construction beyond the minimum erosion control requirements	GSI Water & Energy Strategy 2.2.C
Pursue development provisions that preserve and maintain natural areas by incorporating environmentally sensitive development and building practices, including redefining pervious pavers and pervious surfaces. Address potential conflicts between land use goals, stormwater and water quality in the land use ordinance and development review process.	Land Use Goal 3, Strategy 3.1
Continue to examine and update standards for conservation lands, wetlands, and steep slopes to future best practices. Preserve smaller hydrology features in addition to named feeder systems and how natural areas and permeable surfaces can manage urban heat island effect and water run-off management in all planning areas. Educate the public and private landowners on up-to-date conservation practices and rationale to help maintain protection of publicly- and privately-owned natural areas	Land Use Goal 3, Strategy 3.1.A
Increase the number of homeownership units that are permanently affordable with targeted strategies to serve households earning 80% of Area Median Income (AMI) or below with priority to historically disadvantaged households	Affordable Housing
Increase the number of rental units that are permanently affordable to very low-income households earning up to 60% of AMI with a particular focus on those earning less than 30% AMI and historically disadvantaged households	Affordable Housing
Diversify and expand a variety of housing options throughout Carrboro using a mixture of affordable housing types	Affordable Housing
Maintain and improve the quality of Naturally Occurring Affordable Housing (NOAH) and “missing middle” opportunities	Affordable Housing
Support efforts with Orange County to ensure that all homeless individuals and families have access to safe housing, appropriate services, and a path to permanent housing.	Affordable Housing
Address disparate impacts of transportation decisions and investments in Carrboro’s BIPOC, lower-income, and differently-abled populations	Transportation + Mobility
Create a more inclusive economy, encourage more racial equity in business development, increase support for locally-owned businesses and promote living wage jobs	Economic Sustainability

Promote the design of new development, renovation of existing buildings and public spaces that add to the character and promote the diversity of the community

Land Use

Plan for the expansion of affordable housing availability through land use tools of planning, zoning, and development review

Land Use

Preserve the architecturally significant and historic properties and districts in the Town that reflect the range of cultures and historic experiences in Carrboro

Land Use