



Carrboro New Unified Development Ordinance

Land Use Policy Summary February, 2025

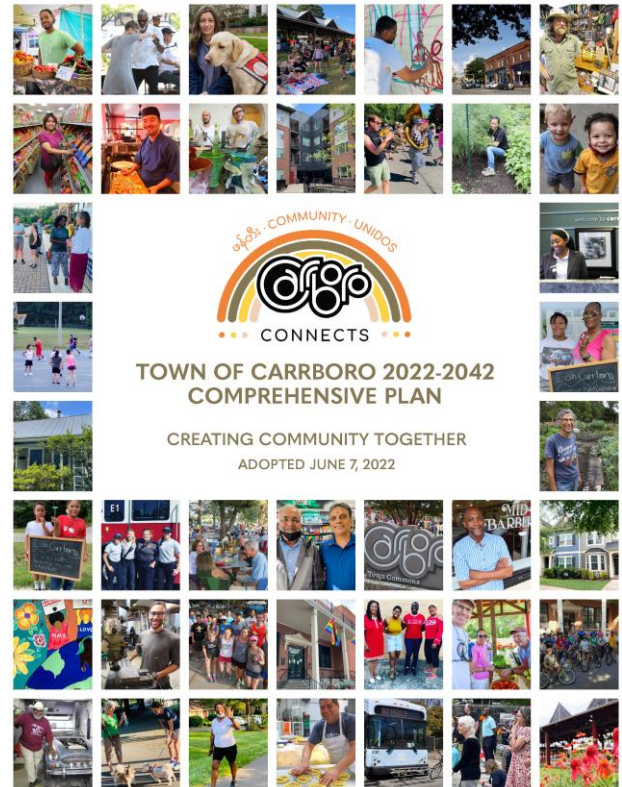
The Carrboro New Unified Development Ordinance (UDO) is an effort to rewrite the Town's Land Use Ordinance (or "LUO") to implement the 2022 *Carrboro Connects* Comprehensive Plan. *Carrboro Connects* is the result of a community-wide planning effort to articulate the Town's vision for its future and identify the actions needed to help that desired future become a reality.

The UDO is one of the Town's primary tools for implementing the policy guidance and desired actions in Carrboro Connects. It is the basic set of laws used by the Town to regulate land uses in order to protect public safety, support property values, protect the environment, and ensure adequate mobility. This UDO project is innovative in that it will address the basic elements included in most other development regulations while also maintaining a focus on:

- Creating greater climate resiliency;
- Promoting social justice;
- Ensuring attainable housing for current and future residents; and
- Protecting Carrboro's community character.

Carrboro Connects includes 11 chapters that provide land use policy guidance on a wide variety of factors, including: affordable housing, climate action, transportation, green stormwater infrastructure, economic sustainability, parks and recreation, and land use. The table on the following pages identifies the relevant land use policies and actions from *Carrboro Connects*, provides a brief summary of each, and includes a column with some ideas about how each strategy might be implemented in the updated UDO.

Policies in *Carrboro Connects* that are not directly related to the land use or the UDO are not included in the table. It is important to note that all potential implementation ideas depend on discussion and acceptance by Town staff, elected officials, the public, and that proposed solutions or changes must be permissible under North Carolina law. We note that approximately 43 of the plan's 106 strategies (about 40%) are beyond the scope of a regulatory document like the UDO. For example, requirements that address ownership style (rental versus fee simple ownership) are generally not permissible under State and federal laws. Interventions involving funding-related activities are very important components of Carrboro's goals but are not part the regulatory framework. Strategies that seek to support or inform residents about opportunities are vital but are also beyond the scope of regulations. With these aspects in mind, the following table outlines the 63 land use-related strategies from Carrboro Connects and some ideas for implementing these strategies in the new Unified Development Ordinance.





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Policy Summary Table Key – Description of table features (in red)

CARRBORO CONNECTS POLICY SUMMARY TABLE		
Goal/ Strategy	Description	Implementation Ideas in New UDO
Carrboro Connects Chapter Number →	4.2 Reduce negative effects of parking requirements on housing costs and natural resources.	Consider abolishing parking minimums town-wide
Chapter 6 Green Stormwater Infrastructure, Water, & Energy		
Goal Number (from plan) →	GS11 Increase the use of native plants and vegetation to mitigate climate change impacts, assist with stormwater mitigation, and reduce heat island effect.	← Goal Statement
Strategy Number (from plan) →	1.1 Rely on community leadership and participation from all residents, including those with financial barriers or those who have historically been excluded from participation.	←
Relevant Strategy(ies) from Carrboro Connects Plan Text		Proposed ideas for implementing the listed strategy in new UDO document

CARRBORO CONNECTS POLICY SUMMARY TABLE		
Goal/ Strategy	Description	Implementation Ideas in New UDO
Chapter 3 Affordable Housing		
AH1	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.	- Scale affordable housing targets to development size (exceeding 15% in some cases like in downtown, as part of mixed-use redevelopment, and in the ETJ)
1.1	Increase development of for-sale affordable housing units for households earning up to 80% of AMI.	- Discount affordable units from density calculations throughout the planning jurisdiction - Explore maximum unit size thresholds or discretionary review requirements for detached residential exceeding a threshold size - Embrace the Town's role as a primary housing provider





CARRBORO CONNECTS POLICY SUMMARY TABLE

Goal/ Strategy	Description	Implementation Ideas in New UDO
AH2	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.	
2.1	Continue to support rental housing development through the Affordable Housing Fund and leveraging other resources.	Explore use of development agreements to foster incremental redevelopment and expansion of rental and rent-to-own housing in order to permit by-right approval rather than a discretionary review procedure
2.3	Ease the pressure on rental prices by increasing affordable rental housing stock, particularly in high-transit areas.	- Establish detached multi-family structure use types and permit in most zoning districts by-right - Establish standards for micro residential units and exclude from density calculations - Ease tiny home and movable unit requirements (other than building code standards) to facilitate by-right establishment - Consider abolish mandatory vehicular parking requirements altogether (except for accessible parking)
AH3	Diversify and expand a variety of housing options throughout Carrboro using a mixture of affordable housing types.	
3.1	Expand the provision of Accessory Dwelling Units (ADUs).	- Allow up to two attached or integrated (within the interior of the principal structure) ADUs within single-family detached structures by-right - Allow one detached and one attached/integrated ADU per each single-family detached structure by-right - Explore the desire to regulate (limit) short term rentals
3.3	Preserve existing mobile home parks and identify possible locations for additional mobile and manufactured housing.	- Avoid distinctions between mobile and manufactured home structures - Broaden array of districts where these uses are permitted by-right (not overlay district requirements) - Permit these structure types in small-lot/small-size housing configurations like bungalow courts and pocket neighborhoods by-right - Reduce minimum space size requirements and reduce internal park setbacks
AH4	Maintain and improve the quality of Naturally Occurring Affordable Housing (NOAH) and "missing middle" opportunities.	





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Goal/ Strategy	Description	Implementation Ideas in New UDO
4.4	Preserve and expand opportunities for “missing middle” housing.	- Discuss the desire to make single-family detached fee-simple units a special use or subject to conditional rezoning requirements - Allow live/work, duplex, triplex, quadplex, and “mansion apartment” uses by-right in all residential and commercial districts - Mandate variable lot sizes in major residential subdivisions, including in the ETJ - Explore minimum density requirements in ETJ areas
AH5	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.	
5.3	Prevent homelessness	Review and update use types to recognize and permit transitional and emergency housing use types by-right in urban areas and on lots abutting transit corridors
AH7	Reduce utility expenses for all homes	
7.1	Find ways to provide free broadband by using the town’s expanding broadband network.	Ensure “small-scale” (50’ in height or less) telecommunication facilities (including collocation and small wireless) are allowable by-right everywhere
Chapter 4 Climate Action & Environment		
CA1	Achieve 80% reduction in per capita greenhouse gas emissions by 2030, as compared to 2010 levels.	
1.1	Increase the use of renewable energy sources, e.g., solar for all residents, including low-income residents.	- Ease requirements for Level 1 and 2 solar energy systems, particularly Level 2 (community scale) systems - Ease requirements for micro, small, and medium (up to 100 kW) wind systems - Add new incentives for residential subdivisions to be configured with high-capacity transformers, EV guest parking spaces, and EV-ready principal structures
1.2	Integrate Climate Action with the Local Living Economy.	- Allow food production uses by-right throughout the planning jurisdiction - Apply bona fide farm and agricultural exemptions within the corporate limits





CARRBORO CONNECTS POLICY SUMMARY TABLE

Goal/ Strategy	Description	Implementation Ideas in New UDO
CA4	Enable lower-income residents and small business owners to be able to financially participate and benefit from climate resiliency programs.	
4.2	Expand access to weatherization, energy efficiency, and continue water conservation measures for all, especially lower-income residents and small business owners, in new construction and retrofits to existing buildings.	Include new sustainable development incentives (like density and height bonuses) related to provision of green building, energy efficiency, and water conservation aspects in new development (note these kinds of features are notoriously difficult to integrate into speculative commercial developments where tenants are not known at the time of permitting)
E1	Conserve and restore watersheds, ecosystems, and native species.	
1.1	Support native plantings throughout town.	- Supplement the landscaping and screening provisions with species diversity, invasive species removal, and native species threshold requirements - Discuss the Town's desire for tree retention vs reforestation requirements
1.2	Expand nature-based stormwater solutions as part of ecosystem enhancement, watershed restoration, climate resilience, and quality of place improvements.	- Integrate new mandatory green stormwater infrastructure requirements for residential subdivisions, multi-family, non-residential, and mixed-use developments in greenfield areas and incentives for green stormwater infrastructure retrofits on developed sites - Review and update conservation subdivision provisions; consider mandatory conservation subdivision requirements in some greenfield areas
1.3	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.	Add soil restoration (subject to identified standards) as a sustainable development incentive





CARRBORO CONNECTS POLICY SUMMARY TABLE

Goal/ Strategy	Description	Implementation Ideas in New UDO
E2	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 denied and historically underserved. 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 denied and historically underserved.	
2.1	Ensure environmental policies and tools do not have disparate impacts based on race and income, and undo harm from historical policies and zoning.	- Review code provisions from the standpoint of social justice and provide recommendations for revision - Investigate of current flood damage prevention provisions create disproportionate regulatory impacts in any specific areas, and if so, consider potential recommendations (implementing recommendations will likely require FEMA review and authorization and it could impact Carrboro's Community Rating System class)
Chapter 5 Transportation and Mobility		
TM1	Address disparate impacts of transportation decisions and investments in Carrboro's BIPOC, lower-income, and differently-abled populations.	
1.1	Center equity in transportation planning processes.	Reference the Transportation & Mobility Strategies Map in Carrboro Connects in the UDO street criteria
1.2	Improve transportation options for all communities, with a focus on incrementally shifting transit stops to denser areas to serve as connections between residences and points of interests while limiting displacement impacts on marginalized populations.	Limit establishment of new transit corridors to areas where at least half of the homes within 1,320 feet of the corridor alignment are designated as affordable
TM2	Continue to expand the transportation system to provide at least one non-automobile option (walking, biking, and transit) for every neighborhood to be usable for a variety of trip purpose.	





CARRBORO CONNECTS POLICY SUMMARY TABLE

Goal/ Strategy	Description	Implementation Ideas in New UDO
2.1	Encourage non-automobile use in the community and reduce vehicle miles travelled through land use decisions of developments that lends itself to public transit use (such as denser mixed-use nodes) and enhancement of public transit itself.	- Ensure UDO transportation requirements prioritize bicycle and pedestrian infrastructure over street infrastructure - Review and update sidewalks standards to require completion of sidewalk connections, street crossings, and connections to greenways - Consider a sidewalk fee-in-lieu system to help complete missing sidewalk connections in established neighborhoods - Discuss if and how the Town will fund bike lane infrastructure, particularly in already-developed areas
2.2	Continue to create safe streets and trail networks for pedestrians, bike riders, and transit riders.	- Review and update UDO to include or cross-reference complete streets or NACTO configuration requirements for public streets (discuss if private streets should follow public street standards) - Reduce Town street design speed to 20 mph (10 mph for alleys) - Review and update (or cross reference) street geometry standards and increase sight distance triangles to 10-70 AASHTO provisions
TM3	Reduce greenhouse gas emissions from motor vehicle use by 80% by 2030.	
3.1	Expand opportunities for transportation options that do not rely on fossil fuel-powered, single-occupancy vehicles.	Review and update EV charging station provisions to ensure inclusion of 110-volt outlets for charging e-bikes and scooters
TM4	Improve the management of parking spaces in the downtown area.	
4.1	Establish a regular schedule for conducting parking counts and inventorying existing spaces. Develop a more accurate methodology for utilizing shared parking and satellite parking.	- Consider abolishing parking minimums town-wide - Review, update, and simplify shared and off-site parking provisions - Establish parking maximums in the downtown and for specific non-residential uses
4.2	Reduce negative effects of parking requirements on housing costs and natural resources.	Consider abolishing vehicular parking minimums town-wide (except for accessible spaces)





CARRBORO CONNECTS POLICY SUMMARY TABLE

Goal/ Strategy	Description	Implementation Ideas in New UDO
Chapter 6 Green Stormwater Infrastructure, Water, & Energy		
GS11	Increase the use of native plants and vegetation to mitigate climate change impacts, assist with stormwater mitigation, and reduce heat island effect.	
1.1	Rely on community leadership and participation from all residents, including those with financial barriers or those who have historically been excluded from participation.	- Review landscaping and screening standards to require removal of invasive species as part of development and redevelopment - Add species diversity and native species thresholds to landscaping requirements - Remove lawn as an allowable form of ground cover within required landscaping areas (like buffers)
GS12	Plant and maintain the tree canopy along identified roads.	
2.1	Improve tree canopy downtown to create a more vibrant and inviting urban landscape, reduce the heat island and stormwater runoff, and sequester carbon.	Consider adopting amended street tree requirements for arterial and collector streets in downtown (including species, on-center spacing, pits/structural soils, etc.)
2.2	Work with neighborhoods to improve tree canopy and the forest along roads, in neighborhood open spaces, and on private lots.	Consider requirements or incentives for streetscape buffers along streets (but outside the right-of-way) along roadways in nonresidential, multi-family, mixed-use, and new major residential subdivisions
GS13	Expand green infrastructure as part of stormwater, watershed restoration, and climate resilience efforts into the Town's public transportation investments.	
3.1	Coordinate transportation and public infrastructure improvements with green stormwater infrastructure.	Add a blend of mandates for green stormwater infrastructure (e.g., LID in parking lots, rain gardens, bioswales, artificial wetlands, etc.) for new development and incentives for its use as part of redevelopment
W2	Protect and restore watersheds and ecosystems.	





CARRBORO CONNECTS POLICY SUMMARY TABLE

Goal/ Strategy	Description	Implementation Ideas in New UDO
2.1	Continue to implement watershed management and restoration projects.	- Explore incentives for converting site-specific stormwater control measures (SCMs) to larger multi-site or community-level facilities (this may require establishment of or changes to a stormwater utility for the purposes of maintenance) - Review and update current stormwater provisions for compliance with State law - Update minimum SCM maintenance and inspection provisions to ensure system functionality - Discuss the degree to which the Town wishes to address nuisance flooding from existing development - Provide credit towards open space standards for SCMs that are configured as green stormwater infrastructure or as open space amenities
2.2	Address the effect of development on stormwater management.	- Explore building gutter downspout disconnection requirements for infill development - Discuss new requirements for contour grading with maximum four-foot cut and fill limits from pre-construction grades on greenfield sites - Limit off-site runoff to a non-erosive velocity - Establish incentives for rainwater harvesting - Explore and update impervious surface provisions to allow impervious surface averaging across communities or within unified developments in infill and redevelopment contexts - Consider allowing LID and infiltration facilities as a means to "buy down" impervious surface coverage limits on built lots in urban areas
W3	Reduce the amount of Carrboro's treated water use while increasing water rate affordability.	
3.1	Promote water conservation and efficiency efforts among residents and businesses.	- Include sustainable development incentives for low-flow fixtures in buildings and rainwater harvesting facilities - Prohibit use of automatic irrigation for landscaping (but not food production)
E1	Achieve 80% reduction 2010 levels of per capita greenhouse emissions by 2030.	





CARRBORO CONNECTS POLICY SUMMARY TABLE

Goal/ Strategy	Description	Implementation Ideas in New UDO
1.1	Reduce greenhouse gas emissions from motor automobile use by 80% by 2030.	Review and update EV charging space requirements (see related implementation ideas in this table)
1.2	Reduce community greenhouse emissions attributed to Carrboro buildings by 80% from 2010 levels by 2030.	- Include net zero construction in the array of available sustainable development incentives - Require non-residential structures over 50,000 sf to incorporate net zero construction features - Explore protection of solar footprints to help ensure passive solar access - Explore adding tree retention provisions based on its building shading potential
Chapter 7 Economic Sustainability		
ES1	Create a more inclusive economy, encourage more racial equity in business development, increase support for locally owned businesses and promote living wage jobs.	
1.1	Create more equitable opportunities for residents and workers to obtain living wage jobs and a career path to support one's household.	- Increase the ability to accommodate micro-retail and neighborhood-serving nonresidential uses in residential districts by-right - Explore a tiered approach to home occupation provisions that make increased economic activity from homes more permissible in neighborhoods (subject to compatibility protections) - Add new business incubators, makerspace, and artisanal micro-manufacturing use types and provisions
ES2	Promote economic development that is resilient, promotes excellence in design, reinforces a sense of place, expands commercial development opportunities, promotes infill development and reduces the tax burden on residents.	
2.1	Support well-planned and designed, higher density and mixed-use development in the downtown.	Expand the downtown zoning district boundaries based on Downtown Master Plan recommendations
2.2	Strengthen other business districts and commercial areas in Carrboro's neighborhoods.	Consider establishing a mixed-use activity center conditional zoning district designation that permits negotiation in return for use-mixing, affordable housing provision, affordable commercial space provision, and community-level stormwater management facilities





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Goal/ Strategy	Description	Implementation Ideas in New UDO
ES3	Grow the arts, entertainment, cultural and tourism sectors of the economy.	
3.3	Expand tourism opportunities.	Discuss if the Town wants to address short term rentals – they benefit tourism but can interfere with housing availability, and can be difficult to enforce depending on how regulated
3.4	Support business opportunities and unique ownership models.	Establish new micro-retail, business incubator, artisanal micro-manufacturing uses and use standards, allow such uses throughout the planning jurisdiction, and incorporate compatibility provisions when such uses abut single-family residential development
ES4	Encourage the transition of the economy to one based on green technology and low-impact industries.	
4.1	Promote energy efficiency, renewable energy, and green buildings.	Incorporate sustainable development incentives (see related implementation ideas in this table)
4.2	Promote the green economy including local innovators and low-impact industries.	Encourage local food production as by-right principal and accessory uses in all zoning districts
4.3	Attract a greater share of high tech, biotech and research, and development industries.	Discuss the establishment of adaptive re-use and business start-up use types – such uses would be permitted in most districts by-right and would allow a broad range of non-residential uses and activities, subject to size and compatibility limitations
Chapter 8 Recreation, Parks, & Culture		
RPC1	Promote recreational programming and cultural resources across all ages, genders, races, and abilities with affordable opportunities.	
1.1	Evaluate recreational programming through the adopted One Orange Racial Equity Framework to identify any gaps in activities for all interests, age groups, ability, and affordability levels.	Supplement greenway standards to require incorporation of additional exercise equipment and facilities (provided at the expense of the developer constructing and dedicating the greenway)





CARRBORO CONNECTS POLICY SUMMARY TABLE

Goal/ Strategy	Description	Implementation Ideas in New UDO
1.2	Identify and promote opportunities for both passive and active recreation for young and old populations.	- Review and update open space standards to recognize three levels or types of open space (passive, active, and urban) - Require all use types to provide at least one form of open space - Recognize a wide variety of public realm features and gathering areas (e.g., public art, outdoor seating, pedestrian mobility elements, etc.) and credit them towards urban open space
RPC2	Ensure all people in Carrboro have safe, equitable, and connected access to parks, open space, and recreational facilities.	
2.1	Strive for a park, play field, or other green space within walking distance (e.g. half-mile or 10-minute walk) and physically accessible to all residents in Carrboro.	- Emphasize connection to existing adjacent open space resources (on other lots) as one primary criteria for open space - Ensure greenways are configured in accordance with universal access requirements - Explore the potential for reduction in total open space set-aside requirements for use types that grant public access easements to the open space set-aside areas
2.5	Encourage and support the development of greenways and trails for public use, creating a complete network of connected greenways connecting parks, open spaces and conservation areas for biking, walking, and wildlife corridors.	- Review and update greenway provision requirements to require greenways to be constructed and dedicated - Credit greenways towards park dedication and open space provision - Permit reduced setbacks from lot lines abutting greenways - Encourage greenways to incorporate community-level stormwater management features
RPC3	Ensure that recreation and park facilities and programming are environmentally responsible and help further climate change related goals.	
3.2	Enhance public access to parks and natural areas while balancing environmental protection and locating active facilities away from ecologically sensitive sites.	Permit open space set-aside areas to be used for food production by residents or the landowner
RPC4	Strengthen a sense of community and inclusion through the arts, events, and cultural programming that celebrates the diversity in Carrboro.	





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Goal/ Strategy	Description	Implementation Ideas in New UDO
4.3	Continue to support, fund, and install public artwork by local artists in strategic locations throughout Town to celebrate the history and story of Carrboro.	Allow public art features to be credited toward active and urban open space set-aside requirements
Chapter 9 Land Use		
LU1	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.	
1.1	Foster quality design of the public realm including public right-of-way, Town facilities, parking lots and other public spaces.	- Supplement landscaping provisions with requirements for use of native plants - Review and update sidewalk standards to include fee-in-lieu options for use in addressing missing sidewalk connections in other locations - Incorporate new open space set-aside standards that include urban open space options like gathering areas and plazas
1.2	Encourage the improvement of semi-public spaces to provide amenities, stormwater benefits and attractive environments for a balance of people, natural habitat, and open space.	- Allow reduced open space set-aside amounts for uses that allow such spaces to be accessible to the public - Establish mandatory green stormwater infrastructure requirements for greenfield development and incentives for green stormwater infrastructure as part of redevelopment and infill
1.3	Utilize the development review process to promote excellence in design that meets the diverse range and cultures expressed in Carrboro's built environment.	- Review the full range of application review procedures in the UDO and ensure all procedures include purpose and intent, applicability, exemptions, review criteria, effect, appeal, and expiration clarity - Review and update development and design standards to raise the bar for new non-residential and mixed-use development - Include incentives for redevelopment efforts to incorporate higher quality design and development features
LU2	Plan for the expansion of affordable housing availability through land use tools of planning, zoning, and development review.	





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Goal/ Strategy	Description	Implementation Ideas in New UDO
2.2	Preserve and promote the availability of affordable housing along key corridors and nodes that are transit-accessible, walkable and bikeable. Adopt zoning reforms to preserve and increase availability of affordable housing in key corridors that are transit connected, walkable, and bikeable.	- Establish new incentives for the provision of affordable housing by the private sector - Recognize the role of the Town in providing affordable housing when the private market cannot - Suggest avoiding complex regulatory provisions (like overlay districts) in favor of by-right density increases in target areas and additional incentives for density in appropriate locations
2.3	Expand the allowance of Accessory Dwelling Units (ADUs) and tiny homes.	- Broaden allowance for ADUs and tiny homes as identified in other parts of this table - Suggest by-right allowance for ADUs generally rather than requirements for use of pre-approved designs to secure by-right approval
2.4	Explore the creation of an overlay district to preserve mobile home parks.	Suggest addressing mobile and manufactured home parks in ways already explained in this table, but avoiding complex overlay district designations
2.5	Fully evaluate and reduce housing density restrictions to slow the increase of housing prices and diversify housing stock.	- Suggest an approach that makes the establishment of smaller homes the “path of least resistance” while the establishment of large detached residential structures subject to discretionary review - Review and update affordable housing density bonus provisions - Broaden the array of allowable by-right residential unit types in traditional neighborhoods
2.6	Improve the development review process to promote more affordable housing and reduce costs.	Expand the ability for developments that exceed affordable dwelling unit targets to be approved administratively





CARRBORO CONNECTS POLICY SUMMARY TABLE

Goal/ Strategy	Description	Implementation Ideas in New UDO
2.8	Pursue updates to the UDO and zoning maps to provide greater densities in areas prioritized for growth, particularly along corridors identified in Strategy 8 and small area plans as part of implementation of the comprehensive plan.	Increase densities in target areas and include incentives for affordable units as described in other portions of this table
LU3	Support development patterns that advance climate action goals and environmental protection.	
3.1	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.	- Refine and integrate conservation subdivision provisions, including potential for mandatory conservation design in some areas - Address species diversity, native, and invasive plant removal as described in this table - Review and expand open space set-aside requirements as described in this table - Review and continue to discuss how tree protection provisions should evolve in light of policy guidance
LU4	Promote land use planning and development that reduces GHG emissions through reducing auto-dependence.	
4.1	Update the Land Use Ordinance to be consistent with the goals of the Comprehensive Plan.	- Address ADUs, off-street parking provisions, the degree to which the Town will regulate short term rentals, and reductions to dimensional standards as incentives for preferred forms of development as already indicated in this table - Discourage expansive use of overlay districts or other mechanisms that increase complexity or interfere with predictability
LU5	Expand appropriate development opportunities that meet the goals of the comprehensive plan.	





CARRBORO CONNECTS POLICY SUMMARY TABLE

Goal/ Strategy	Description	Implementation Ideas in New UDO
5.1	Increase the amount of land available for commercial, light industry, and mixed-use development.	- Review the current zoning district configuration, broaden the ability to locate residential uses in more districts, add the ability to accommodate low-intensity non-residential uses in residential districts - Consider abolishing commercial districts in favor of mixed-use districts - Explore increased use of conditional rezoning to facilitate negotiated outcomes for developments that exceed affordability or climate reliance objectives
5.2	Improve the development approval process to be more predictable and efficient while continuing to offer vibrant community participation.	- Update development review procedures for efficiency and predictability as identified in this table - Delegate as much administrative authority to Town staff as possible while also codifying the Town's desired forms and format of development - Rely on public participation in the determination of common goals regarding location, type, and configuration of preferred forms of development, and then make development consistent with these requirements by-right - Rely on public participation for consideration of development forms and formats that differ from the Town's codified standards or for developments that seek to deviate from codified standards
LU6	Improve access and availability of Town Parks and schools to meet recreation and educational needs.	
6.1	Identify additional park space needed to serve residents within a 10-minute walk.	- Review and update parkland dedication requirements for residential and mixed-use development - Broaden requirements for open space set-aside provision and create incentives for open space that is subject to public access easements - Add proximity and connection requirements to open space set-aside requirements as described elsewhere in this table
6.2	Coordinate with Orange County and Chapel Hill-Carrboro Schools regarding school siting, capital needs and improved access via bike facilities and sidewalks.	- Review and update sidewalk standards to ensure maximum sidewalk (and greenway) accessibility to schools - Discuss the ways in which bicycle facilities may be used to increase safe access to school





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Goal/ Strategy	Description	Implementation Ideas in New UDO
LU7	Preserve the architecturally significant and historic properties and districts in Town that reflect the range of cultures and experiences in Carrboro.	
7.1	Review and Update Neighborhood Preservation Districts.	Explore the possibility of converting some neighborhood design guidelines to standards
7.2	Create a local historic landmark property program.	This effort requires work with the State Historic Preservation Office and is outside the scope of this UDO effort (but placeholders and other anticipatory aspects can be added to the UDO as part of this project)
LU8	Plan for future land uses that advance goals and strategies in the comprehensive plan and protect, enhance, and complement the unique character of each area.	
8.1	Plan for balanced growth at key nodes and corridors that further the goals of this plan. The Future Land Use Map shows existing and future land uses. Specific changes in land use are identified in the Corridor Plans.	Update the UDO in accordance with the growth management strategies and recommendations outlined in this table

END OF TABLE

