

LAND USE ORDINANCE

SUMMARY OF TABLE OF CONTENTS

Article I.	GENERAL PROVISIONS
Article II.	BASIC DEFINITIONS AND INTERPRETATIONS
Article III.	ADMINISTRATIVE MECHANISMS
Article IV.	PERMITS AND FINAL PLAT APPROVAL
Article V.	APPEALS, VARIANCES, SETBACK EXCEPTIONS, INTERPRETATIONS, AND DETERMINATIONS
Article VI.	EVIDENTIARY HEARING PROCEDURES FOR APPEALS AND APPLICATIONS
Article VII.	ENFORCEMENT AND REVIEW
Article VIII.	NONCONFORMING SITUATIONS, VESTED RIGHTS AND PERMIT CHOICE
Article IX.	ZONING DISTRICTS AND ZONING MAP
Article X.	PERMISSIBLE USES
Article XI.	SUPPLEMENTARY USE REGULATIONS
Article XII.	DENSITY AND DIMENSIONAL REGULATIONS
Article XIII.	RECREATIONAL FACILITIES AND OPEN SPACE
Article XIV.	STREETS AND SIDEWALKS
Article XV.	UTILITIES
Article XVI.	FLOOD DAMAGE PREVENTION, STORMWATER MANAGEMENT, AND WATERSHED PROTECTION
Article XVII.	SIGNS
Article XVIII.	PARKING
Article XIX.	SCREENING AND TREES
Article XX.	AMENDMENTS
Article XXI.	NEIGHBORHOOD PRESERVATION

APPENDIX A. Information Required with Applications

APPENDIX B. Specifications on Driveway Entrances

APPENDIX C. Specifications for Street Design and Construction

APPENDIX D. Vehicle Accommodation Area Surfaces

APPENDIX E. Screening and Trees – Guide for Landscaping

APPENDIX F. Noise Measurement Data Sheet

APPENDIX G. Method Used in Calculating Point Values for Active Recreation Facilities

APPENDIX H. Example of Section 15-92.1, Setback Exception

APPENDIX I. Storm Drainage Design Manual

APPENDIX J. Noise Levels [dB(A)] for Common Indoor and Outdoor Sounds

CARRBORO LAND USE ORDINANCE TABLE OF CONTENTS

APPENDIX K. Design and Management Handbook for Preservation Areas in Lower Merion Township, Montgomery County, Pennsylvania

APPENDIX L. Village Mixed use & Affordable Housing Vernacular Standards

CARRBORO LAND USE ORDINANCE TABLE OF CONTENTS

TABLE OF CONTENTS

LAND USE ORDINANCE AMENDMENTS

Article I

GENERAL PROVISIONS

Section 15-1	Short Title
Section 15-2	Authority
Section 15-3	Jurisdiction
Section 15-4	Effective Date
Section 15-5	Relationship to Existing Zoning, Subdivision and Flood Control Ordinances
Section 15-6	Relationship to Comprehensive Plan, Land Use Plan and Other Adopted Plans
Section 15-7	No Use of Land or Buildings Except in Conformity with Chapter Provisions
Section 15-8	Fees
Section 15-9	Stricter Regulation Controls
Section 15-10→14	Reserved

Article II

BASIC DEFINITIONS AND INTERPRETATIONS

Section 15-15	Definitions of Basic Terms
Section 15-16	Lots Divided by District Lines
Section 15-17→20	Reserved

Article III

ADMINISTRATIVE MECHANISMS

Part I. Planning Board

Section 15-21	Appointment and Terms of Planning Board Members
Section 15-22	Meetings of the Planning Board
Section 15-23	Quorum and Voting
Section 15-24	Planning Board Officers
Section 15-25	Powers and Duties of Planning Board
Section 15-26	Advisory Committees
Section 15-27	Northern Transition Area Advisory Committee
Section 15-28	Reserved

Part II. Board of Adjustment

Section 15-29 Appointment and Terms of Board of Adjustment
Section 15-30 Meetings of the Board of Adjustment
Section 15-31 Quorum
Section 15-32 Voting
Section 15-33 Board of Adjustment Officers
Section 15-34 Powers and Duties of the Board of Adjustment
Section 15-35→36 Reserved

Part III. Land Use Administrator and Planning Director

Section 15-37 Land Use Administrator
Section 15-38 Planning Director
Section 15-39 Reserved

Part IV. Board of Aldermen

Section 15-40 The Board of Aldermen
Section 15-41 Reserved

Part V. Transportation, Mobility and Greenways Advisory Commission

Section 15-42 Appointment and Terms of Transportation, Mobility and Greenways Advisory Commission
Section 15-43 Organization and Meetings of Transportation, Mobility and Greenways Advisory Commission
Section 15-44 Powers and Duties of Transportation, Mobility and Greenways Advisory Commission

Part VI. Climate and Environmental Advisory Commission

Section 15-45 Appointment and Terms of Climate and Environmental Advisory Commission
Section 15-45.1 Organization and Meetings of CEAC
Section 15-45.2 Powers and Duties of the CEAC

Part VII. Membership Limitations on Boards, Committees, Advisory Groups, and Commissions

Article IV

PERMITS AND FINAL PLAT APPROVAL

Part I. Permit Requirements

CARRBORO LAND USE ORDINANCE TABLE OF CONTENTS

Section 15-46	Permits Required
Section 15-47	No Occupancy, Use, or Sale of Lots until Requirements Fulfilled
Section 15-48	Who May Submit Permit Applications
Section 15-48.1	Concept Plan Review Procedures Prior to Submitting Applications
Section 15-49	Applications to be Complete
Section 15-50	Site Planning Procedures for Major Subdivisions
Section 15-51	Staff Consultation after Application Submitted
Section 15-52	Zoning Permits
Section 15-53	Performance Guarantee to Ensure Compliance with Zoning Permit
Section 15-54	Special Use Permits-A and Special Use Permits-B
Section 15-54.1	Affordable Housing Goal and Alternative Methods of Achieving the Goal
Section 15-55	Burden of Presenting Evidence; Burden of Persuasion
Section 15-55.1	Findings and Burden of Proof for Special Use Permits-A Required for Taller Buildings in Commercial Districts
Section 15-56	Recommendation on Special Use Permit-B Applications
Section 15-57	Recommendations on Special Use Permits-A
Section 15-58	Board of Adjustment Action on Special Use Permits-B and Town Council Action on Special Use Permits-A.
Section 15-59	Additional Requirements on Special Use Permits-B and -A
Section 15-60	Authorizing Use, Occupancy, or Sale Before Completion of Development Under Special Use Permits
Section 15-61	Completing Developments in Phases
Section 15-62	Expiration of Permits
Section 15-63	Effect of Permit on Successors and Assigns
Section 15-64	Amendments to and Modifications of Permits
Section 15-65	Reconsideration of Council or Board Action
Section 15-66	Applications to be Processed Expeditiously
Section 15-67	Maintenance of Common Areas, Improvements, and Facilities
Section 15-68→75	Reserved

Part II. Major and Minor Subdivisions

Section 15-76	Regulation of Subdivisions
Section 15-77	No Subdivision Without Plat Approval
Section 15-78	Minor Subdivision Approval
Section 15-78.1	Special Review for Certain Classes of Subdivisions
Section 15-79	Major Subdivision Approval Process
Section 15-80	Endorsements on Major Subdivision Plats
Section 15-81	Plat Approval Not Acceptance of Dedication Offers
Section 15-82	Protection Against Incompleteness
Section 15-83	Maintenance of Dedicated Areas Until Acceptance
Section 15-83.1	Display of Approved Site Plan Required
Section 15-83.2	Signs Posted to Disclose Development Plan
Section 15-83.3	Covenants May Not Prohibit Devices that Generate or Conserve Energy or Water

CARRBORO LAND USE ORDINANCE TABLE OF CONTENTS

Part III. Construction Drawing Approval

Section 15-84	Construction Drawings Shall Conform to Land Use Permit Plans
Section 15-85	Construction Drawing Submittal Process
Section 15-86	Record Drawings
Section 15-87	Construction Drawing Submittal Requirements

CARRBORO LAND USE ORDINANCE TABLE OF CONTENTS

Part IV. Adequate Public School Facilities

Section 15-88	Purpose
Section 15-88.1	Certificate of Adequacy of Public School Facilities
Section 15-88.2	Service Levels
Section 15-88.3	Expiration of Certificates of Adequacy of Public School Facilities
Section 15-88.4	Exemption From Certification Requirement for Development with Negligible Student Generation Rates
Section 15-88.5	Applicability to Previously Approved Projects and Projects Pending Approval
Section 15-88.6	Appeal of School District Denial of a CAPS
Section 15.88.7	Information Required From Applicants
Section 15-89→90	Reserved

Article V

APPEALS, VARIANCES, SETBACK EXCEPTIONS, INTERPRETATIONS, AND DETERMINATIONS

Section 15-91	Appeals
Section 15-92	Variances
Section 15-92.1	Setback Exceptions
Section 15-93	Interpretations
Section 15-93.1	Determinations
Section 15-94	Requests to be Heard Expeditiously
Section 15-95	Burden of Proof in Appeals, Variances, and Special Exceptions
Section 15-96	Board Action on Appeals, Variances and Special Exceptions
Section 15-97	Reasonable Accommodations
Section 15-98→100	Reserved

Article VI

EVIDENTIARY HEARING PROCEDURES FOR APPEALS AND APPLICATIONS

Section 15-101	Hearing Required on Appeals and Applications
Section 15-102	Notice of Evidentiary Hearing
Section 15-102.1	Administrative Materials
Section 15-103	Evidence
Section 15-104	Modification of Application at Hearing
Section 15-105	Record
Section 15-106	Written Decision
Section 15-107	Standing
Section 15-108→110	Reserved

CARRBORO LAND USE ORDINANCE TABLE OF CONTENTS

Article VII

ENFORCEMENT AND REVIEW

Section 15-111	Complaints Regarding Violations
Section 15-112	Persons Liable
Section 15-113	Procedures Upon Discovery of Violations
Section 15-114	Penalties and Remedies for Violations
Section 15-115	Permit Revocation and Building Permit Denial
Section 15-116	Judicial Review
Section 15-117	Stop Work Orders
Section 15-118	Statutes of Limitations
Section 15-119→120	Reserved

Article VIII

NONCONFORMING SITUATIONS, VESTED RIGHTS AND PERMIT CHOICE

Section 15-121	Definitions
Section 15-122	Continuation of Nonconforming Situations and Completion of Nonconforming Projects
Section 15-123	Nonconforming Lots
Section 15-124	Extension or Enlargement of Nonconforming Situations
Section 15-125	Repair, Maintenance and Reconstruction
Section 15-126	Change in Use of Property Where a Non-conforming Situation Exists
Section 15-127	Abandonment and Discontinuance of Nonconforming Situations
Section 15-128	Completion of Nonconforming Projects
Section 15-128.1	Repealed
Section 15-128.2	Vested Rights and Permit Choice
Section 15-128.3	Vested Rights - Site Specific Vesting Plans
Section 15-129	Nonconforming Signs
Section 15-130	Nonconforming Mobile Home Communities
Section 15-131→134	Reserved

Article IX

ZONING DISTRICTS AND ZONING MAP

Part I. Zoning Districts

Section 15-135	Residential Districts Established
Section 15-135.1	Conservation District Established
Section 15-136	Commercial Districts Established
Section 15-136.1	Historic Rogers Road District Established
Section 15-137	Manufacturing Districts Established
Section 15-138	Public Facilities District Established
Section 15-139	Planned Unit Development District Established
Section 15-140	Residential High Density and Commercial Overlay District

CARRBORO LAND USE ORDINANCE TABLE OF CONTENTS

Section 15-140.1	Office-Residential Mixed Use District
Section 15-141	Neighborhood Preservation District Established
Section 15-141.1	Jordan Lake Watershed Districts Established
Section 15-141.2	Village Mixed Use District Established
Section 15-141.3	Repealed
Section 15-141.4	Conditional Zoning Districts
Section 15-141.5	Site Specific, Flexible Zoning District

Part II. Zoning Map

Section 15-142	Official Zoning Map
Section 15-143	Amendments to Official Zoning Map
Section 15-143.4	Downtown Neighborhood Protection Overlay District
Section 15-143.5	Lloyd/Broad Overlay District
Section 15-144→145	Reserved

Article X

PERMISSIBLE USES

Section 15-146	Table of Permissible Uses
Section 15-147	Use of the Designations A,B,Z in Table of Permissible Uses
Section 15-148	Board of Adjustment Jurisdiction Over Uses Otherwise Permissible with a Zoning Permit
Section 15-149	Permissible Uses and Specific Exclusions
Section 15-150	Accessory Uses
Section 15-151	Permissible Uses Not Requiring Permits
Section 15-152	Change in Use
Section 15-153	Developments in the B-3 Zoning District
Section 15-154	Combination Uses
Section 15-155	Planned Unit Developments
Section 15-156	More Specific Use Controls
Section 15-157	Residential Uses in Conservation Districts
Section 15-158	Hazardous Substances in B-5 and WM-3 Districts
Section 15-159	Mobile Home Type Structures Prohibited in Business Districts
Section 15-160	Outside Display of Goods in B-1(c) and B-1(g) Districts
Section 15-160.1	Residential Uses in B-1(c) District
Section 15-160.2	Permissible Uses in the Historic District

CARRBORO LAND USE ORDINANCE TABLE OF CONTENTS

Article XI

SUPPLEMENTARY USE REGULATIONS

Part I. Non-Residential Performance Standards

Section 15-161	“Good Neighbor” Performance Standards for Non-Residential Uses
Section 15-162	Smoke, Dust, Fumes, Vapors, Gases, and Odors
Section 15-163	Noise
Section 15-164	Vibration
Section 15-165	Ground Water Supply
Section 15-166	Air Pollution
Section 15-167	Disposal of Liquid Wastes
Section 15-168	Water Consumption
Section 15-169	Electrical Disturbance or Interference
Section 15-170→171	Reserved

Part II. Miscellaneous Supplementary Use Provisions

Section 15-172	Neighborhood Utility Facilities
Section 15-172.1	Community or Regional Utility Facilities
Section 15-173	Horticultural Sales with Outdoor Display
Section 15-174	Signs on Historic Buildings
Section 15-175	Special Events
Section 15-175.1	Density Restrictions on 7.200 Uses
Section 15-175.2	Recycling Operations
Section 15-175.3	Seasonal Christmas Tree or Pumpkin Sales
Section 15-175.4	Temporary Homes for Homeless and Overnight Shelters for Homeless
Section 15-175.5	Veterinarian Offices
Section 15-175.6	Temporary Structures and Parking Facilities
Section 15-175.7	Automobile Repair Shop or Body Shop (9.400) Uses
Section 15-175.8	Access for 8.500 and 8.600 Restaurant Uses in the B-1(g)
Section 15-175.9	Senior Citizen Residential Complex
Section 15-175.10	Flag Lots in the Historic District
Section 15-175.11	Solar Arrays
Section 15-176	Towers and Antennas, and Wireless Facilities including Small and Micro Wireless Facilities
Section 15-176.1	Businesses with Drive-In Windows
Section 15-176.2	Village Mixed Use Developments
Section 15-176.3	Reserved for Transfer of Development Rights
Section 15-176.4	Vehicle Sales in the B-1(g) Zoning District
Section 15-176.5	Mobile Prepared Food Vendors
Section 15-176.6	Data Service Provider Facilities
Section 15-176.7	Social Service Provider with Dining
Section 15-176.8	Performing Arts Space
Section 15-176.9	Special Standards for Historic Rogers Road District

CARRBORO LAND USE ORDINANCE TABLE OF CONTENTS

Section 15-177	Architectural Standards for Subdivisions Containing Four or More Single-Family Detached Residences
Section 15-178	Architectural Standards for Downtown Development
Section 15-179	Child Day Care Homes and Child Day Care Facilities
Section 15-179.1	Day Care Uses within Village Mixed Use Development
Section 15-180	Electronic Gaming Operations

Article XII

DENSITY AND DIMENSIONAL REGULATIONS

Section 15-181	Minimum Lot Size Requirements
Section 15-182	Residential Density
Section 15-182.1	Residential Density in R-SIR Zoning
Section 15-182.2	Effect of Public Acquisition of Property on Density, Setback and Height Requirements
Section 15-182.3	Residential Density of Major Developments in Certain Districts
Section 15-182.4	Residential Density Bonuses for Affordable Housing
Section 15-183	Minimum Lot Widths
Section 15-184	Building Setback Requirements
Section 15-185	Building Height Limitations
Section 15-185.1	Downtown Neighborhood Protection Overlay District Requirements
Section 15-185.2	Lloyd/Broad Overlay District Requirements
Section 15-186	Cluster Subdivisions
Section 15-187	Architecturally Integrated Subdivisions
Section 15-188	Restrictions Designed to Mandate the Construction of Some Smaller New Homes for Sale
Section 15-189→195	Reserved.

Article XIII

RECREATIONAL FACILITIES AND OPEN SPACE

Section 15-196	Active Recreational Areas and Facilities Required
Section 15-197	Exception to Recreational Facilities and Open Space Requirements
Section 15-198	Open Space
Section 15-199	Ownership and Maintenance of Recreational Facilities and Open Space Not Dedicated to the Town
Section 15-200	Dedication of Open Space
Section 15-201	Homeowner's Association
Section 15-202	Flexibility in Administration Authorized
Section 15-203	Fees in Lieu of Active Recreational Areas and Facilities or Usable Open Space
Section 15-204	Downtown Livability Area and Urban Amenities Provisions
Section 15-205	Fees in Lieu of Downtown Livability Area and Urban Amenities
Section 15-206	Ownership and Maintenance of Downtown Livability Areas and Urban Amenities
Section 15-207→208	Reserved.

CARRBORO LAND USE ORDINANCE TABLE OF CONTENTS

Article XIV

STREETS AND SIDEWALKS

Section 15-209	Council Findings and Declaration of Policy for Complete Streets
Section 15-210	Street Classification
Section 15-211	Access to Public Streets in General
Section 15-212	Access to Arterial Streets
Section 15-213	Entrances to Streets
Section 15-214	Coordination with Surrounding Streets
Section 15-215	Relationship of Streets to Topography
Section 15-216	Street Width, Sidewalk, and Drainage Requirements in Subdivisions
Section 15-216.1	Street Widths, Sidewalk and Drainage Requirements in Certain Developments
Section 15-217	General Layout of Streets
Section 15-218	Street Intersections
Section 15-219	Construction Standards and Specifications
Section 15-220	Public Streets and Private Roads in Subdivisions
Section 15-220.1	Design Standards for Village Mixed Use Developments
Section 15-221	Road and Sidewalk Requirements in Unsubdivided Developments
Section 15-222	Attention to Handicapped in Street and Sidewalk Construction
Section 15-223	Street Names and House Numbers
Section 15-224	Bridges
Section 15-225	Utilities
Section 15-226	Road Standards in the University Lake Watershed
Section 15-227→235	Reserved

Article XV

UTILITIES

Part I. Water and Waste Water

Section 15-236	Utility Ownership and Easement Rights
Section 15-237	Lots Served by OWASA-Owned Water and Sewer Lines
Section 15-238	Sewage Disposal Facilities Required
Section 15-239	Determining Compliance with Section 15-238
Section 15-240	Water Supply System Required
Section 15-241	Determining Compliance with Section 15-240

Part II. Outdoor Lighting

Section 15-242	Purpose and Intent
Section 15-242.1	Definitions
Section 15-242.2	Applicability
Section 15-242.3	Minimum Lighting Requirements for Security
Section 15-242.4	Subdivisions

CARRBORO LAND USE ORDINANCE TABLE OF CONTENTS

Section 15-242.5	General Standards
Section 15-242.6	Vehicular Canopies
Section 15-242.7	Outdoor Display Areas
Section 15-242.8	Outdoor Sports Fields and Performance Areas
Section 15-242.9	Prohibited Uses of Light
Section 15-242.10	Light Measurement Techniques
Section 15-243	Reserved
Section 15-244	Electric Power
Section 15-245	Telephone Service
Section 15-246	Underground Utilities
Section 15-247	Utilities to be Consistent with Internal and External Development
Section 15-248	As-Built Drawings Required
Section 15-249	Fire Hydrants
Section 15-250	Screening of Dumpsters

Article XVI

FLOOD DAMAGE PREVENTION, STORMWATER MANAGEMENT, AND WATERSHED PROTECTION

Part I. Flood Damage Prevention

Section 15-251	Purpose and Objective
Section 15-251.1	Definitions
Section 15-251.2	General Provisions
Section 15-251.3	Application Requirements
Section 15-251.4	Permit Requirements
Section 15-251.5	Certification Requirements
Section 15-251.6	Duties and Responsibilities of the Administrator
Section 15-251.7	Variance Procedures
Section 15-251.8	General Standards for Flood Hazard Reductions
Section 15-251.9	Specific Standards for Flood Hazard Reductions
Section 15-251.10	Floodways and Non-Encroachment Areas
Section 15-251.11	Special Provisions for Subdivisions
Section 15-252 →260	Reserved

Part II. DRAINAGE, EROSION CONTROL, STORM WATER MANAGEMENT

Section 15-261	Natural Drainage System Utilized to Extent Feasible
Section 15-262	Development Must Drain Properly
Section 15-263	Management of Storm Water
Section 15-263.1	Maintenance of Structural BMPs
Section 15-264	Sedimentation and Erosion Control
Section 15-265	Reserved
Section 15-266	Impervious Surface Limitations
Section 15-267	Additional Development Standards within C and WR District
Section 15-268	Repealed

CARRBORO LAND USE ORDINANCE TABLE OF CONTENTS

Part III. WATER QUALITY BUFFERS

Section 15-269	Findings and Purpose
Section 15-269.1	Definitions
Section 15-269.2	Required Buffers
Section 15-269.3	Width of Buffers
Section 15-269.4	Diffuse Flow Requirement
Section 15-269.5	Exempt and Allowable Activities
Section 15-269.6	Determination of “No Practical Alternatives”
Section 15-269.7	Mitigation for Water Quality Buffers
Section 15-269.8	Permits and Enforcement of Buffer Requirements

Article XVII

SIGNS

Section 15-270	Definitions
Section 15-271	Permit Required for Signs
Section 15-272	Signs Excluded From Regulation
Section 15-273	Certain Temporary Signs: Permit Exemptions and Additional Regulations
Section 15-274	Determining the Number of Signs
Section 15-275	Computation of Sign Area
Section 15-276	Total Sign Surface Area
Section 15-277	Freestanding Sign Surface Area
Section 15-278	Number of Freestanding Signs
Section 15-279	Subdivision and Multi-Family Development Entrance Signs
Section 15-280	Location and Height Requirements
Section 15-281	Sign Illumination and Signs Containing Lights
Section 15-282	Miscellaneous Requirements
Section 15-283	Sandwich Board Signs
Section 15-284→289	Reserved

Article XVIII

PARKING

Section 15-290	Definitions
Section 15-291	Number of Parking Spaces Required
Section 15-292	Flexibility in Administration Required
Section 15-292.1	Payment of Fee in Lieu of Providing Parking Spaces
Section 15-293	Parking Space Dimensions
Section 15-294	Required Width of Parking Area Aisles
Section 15-295	General Design Requirements
Section 15-295.1	Design Standards for Bicycle Parking
Section 15-296	Vehicle Accommodation Area Surfaces
Section 15-297	Joint Use of Required Parking Spaces
Section 15-297.1	Creation of Public Parking Lots from Private Parking Areas

CARRBORO LAND USE ORDINANCE TABLE OF CONTENTS

Section 15-298	Satellite Parking
Section 15-299	Special Provisions for Lots with Existing Buildings and lots within Neighborhood Preservation Districts
Section 15-300	Loading and Unloading Areas
Section 15-301	No Parking Indicated Near Fire Hydrants
Section 15-302	Limitation on the Total Lot Coverage Devoted to Surface Parking
Section 15-303	Reserved

Article XIX

SCREENING AND TREES

Part I. Screening

Section 15-304	Council Findings Concerning the Need for Screening Requirements
Section 15-305	General Screening Standards
Section 15-306	Compliance with Screening Standards
Section 15-307	Descriptions of Screens
Section 15-308	Table of Screening Requirements
Section 15-309	Flexibility in Administration Required
Section 15-310	Combination Uses
Section 15-311	Landscaping Plan
Section 15-311.1	Screening of Flag Lots in the Historic District (HD)
Section 15-312	Protective Buffer Along Major Roads
Section 15-313	Reserved

Part II. Shading and Tree Protection

Section 15-314	Council Findings and Declaration of Policy on Shade Trees
Section 15-315	Required Trees along Dedicated Streets
Section 15-316	Retention and Protection of Large Trees
Section 15-317	Shade Trees in Parking Areas
Section 15-318	Protection of Trees during Construction
Section 15-319	Performance Security May Be Required
Section 15-319.1	Regulation of Forestry Activities

Article XX

AMENDMENTS

Section 15-320	Amendments in General
Section 15-321	Initiation of Amendments
Section 15-322	Planning Board and Other Advisory Consideration of Proposed Amendments
Section 15-323	Hearing Required: Notice
Section 15-324	Council Action on Amendments
Section 15-325	Ultimate Issue Before Council on Amendments
Section 15-326	Protests to Zoning Map Amendments

CARRBORO LAND USE ORDINANCE TABLE OF CONTENTS

Article XXI

NEIGHBORHOOD PRESERVATION

Part I. NEIGHBORHOOD PRESERVATION

Section 15-330	Neighborhood Preservation District Commission
Section 15-331	Powers and Duties of the Neighborhood Preservation District Commission
Section 15-332	Review Process for Certain Projects Within a Neighborhood Preservation District; Delay of Permit Issuance
Section 15-333	Commission Rules, Procedures and Guidelines
Section 15-334	Procedure for Designating a Neighborhood Preservation District
Section 15-335	Reserved

Part II. HISTORIC PRESERVATION

Section 15-336	Historic District Commission
Section 15-337	Powers and Duties of Historic District Commission
Section 15-338	Procedure for Designating or Amending a Historic District
Section 15-339	Certificates of Appropriateness
Section 15-340	Historic District Commission Recommendation on Permit and Other Applications

CARRBORO LAND USE ORDINANCE TABLE OF CONTENTS

Appendix A

INFORMATION REQUIRED WITH APPLICATIONS

- A-1 In General
- A-2 Written Applications
- A-3 Development Site Plans
- A-4 Graphic Materials Required for Plans
- A-5 Existing Natural, Man-Made, and Legal Features
- A-6 Proposed Changes in Existing Features or New Features
- A-7 Documents and Written Information in Addition to Plans
- A-8 Number of Copies of Plans and Documents

Appendix B

SPECIFICATIONS ON DRIVEWAY ENTRANCES

Appendix C

SPECIFICATIONS FOR STREET DESIGN AND CONSTRUCTION

- C-1 Design Speed, Sight Distance, Centerline Radius
- C-2 Cut and Fill Slopes
- C-3 Sign Distances at Intersections
- C-4 Radius at Street Intersections
- C-5 Clearing and Grubbing
- C-6 Grading and Compaction
- C-7 Street Base
- C-8 Street Surfaces
- C-9 Pavement Section Variations
- C-10 Street Cross Sections
- C-11 Curb and Gutter
- C-12 Sidewalks
- C-13 Wheel Chair Ramps
- C-14 Storm Water Run-off Control
- C-15 Sedimentation Control

CARRBORO LAND USE ORDINANCE TABLE OF CONTENTS

STANDARD DRAWINGS

- No. 1 Sight Distance for No Stop Condition
- No. 2 Sight Distance for Stop Condition (Secondary State Road)
- No. 3 Sight Distance for Stop Condition (Primary State Road)
- No. 4 Curb and Gutter
- No. 5 No Curb and Gutter
- No. 6 Residential Street–No Curb and Gutter
- No. 7 Residential Street–Curb and Gutter
- No. 8 Standard Curb and Gutter
- No. 9 Standard Wheel Chair Ramp
- No. 10 Standard Catch Basin
- No. 11 Storm Water Manhole
- No. 12 Yard Inlet Cover
- No. 13 Yard Inlet
- No. 14 Sedimentation Control
- No. 15 Single Driveway-Open Ditch
- No. 16 Symmetrical Cul-De-Sac With Center Island
- No. 17 Mountable Curb – Cul-De-Sac Island
- No. 18 Alley with Curb & Gutter
- No. 19 T-Turnaround
- No. 20 Branch Turnarounds
- No. 21 Minor Street Without Curb & Gutter &
Minor Street With Curb & Gutter
- No. 22 Local Street Without Curb & Gutter &
Local Street With Curb & Gutter
- No. 23 Subcollector Street Without Curb & Gutter &
Subcollector Street With Curb & Gutter
- No. 24 Mortarless Laid Brick Pavers for Sidewalks
- No. 25 Mortarless Laid Brick Pavers for Sidewalks
- No. 26 Collector Street – Curb & Gutter
- No. 27 Alternative Street Standards

Appendix D

VEHICLE ACCOMMODATION AREA SURFACES

- D-1 Paved Surfaces
- D-2 Unpaved Surfaces
- D-3 Alternate Parking Space Treatment

CARRBORO LAND USE ORDINANCE TABLE OF CONTENTS

Appendix E

SCREENING AND TREES – GUIDE FOR LANDSCAPING

- E-1 Guide for Protecting Existing Trees
- E-2 Standards for Street and Parking Lot Trees
- E-3 Formula for Calculating Twenty Per Cent Shading of Vehicle Accommodation Areas
- E-4 Typical Parking Lot Planting Islands
- E-5 Guide for Planting Trees
- E-6 Typical Opaque Screens
- E-7 Typical Semi-Opaque Screens
- E-8 Typical Broken Screens
- E-9 Guide for Planting Shrubs
- E-10 Lists of Recommended Trees and Shrubs
- E-11 Small Trees for Partial Screening
- E-12 Large Trees for Evergreen Screening
- E-13 Large Trees for Shading
- E-14 Small Shrubs for Evergreen Screening
- E-15 Large Shrubs for Evergreen Screening
- E-16 Assorted Plantings for Broken Screens
- E-17 List of Invasive Plant Species

Appendix F

- F-1 Community Noise Measurement Data Sheet
- F-2 Computational Work Sheet

Appendix G

METHOD FOR CALCULATING POINT VALUES FOR ACTIVE RECREATION FACILITIES

Appendix H

EXAMPLE OF SECTION 15-92.1, SETBACK EXCEPTION

Appendix I

STORM DRAINAGE DESIGN MANUAL

CARRBORO LAND USE ORDINANCE TABLE OF CONTENTS

Appendix J

NOISE LEVELS [dB(A)] FOR COMMON INDOOR/OUTDOOR SOUNDS

Appendix K

**DESIGN AND MANAGEMENT HANDBOOK FOR PRESERVATION AREAS
IN LOWER MERION TOWNSHIP, MONTGOMERY COUNTY, PENNSYLVANIA**

Appendix L

**VILLAGE MIXED USE & AFFORDABLE HOUSING VERNACULAR
STANDARDS**