

# Text Amendment

## Background

The Town of Carrboro Land Use Ordinance is the document that governs all use of property within the Town's jurisdiction. The Land Use Ordinance provides the regulations for various districts and uses, including: permitted land uses, height of structures, building setbacks, lot size, drainage requirements, landscaping requirements and other specific zoning requirements.

The regulations of the Land Use Ordinance help ensure that the town will continue to grow and change in a managed, predictable way while safeguarding the health and safety of the general public.

If a portion of the Land use Ordinance prohibits you from developing your property in the manner that you desire, you may apply for a text amendment. You must have the text amendment approved before beginning any other development process.

### *When/why might I use the text amendment process?*

If the Land Use Ordinance does not permit certain aspects of your desired project (i.e., 4-story buildings, enough limitless impervious surface, detached garages, etc.), you must either modify your project to conform with the ordinance or apply for a text amendment prior to proceeding with your proposed development.

### *Where do I initiate the process?*

Town of Carrboro Planning Department  
Planning Division

301 West Main Street  
Carrboro, NC 27510

Hours: Monday-Friday, 8am-5pm

Phone: (919) 918-7324

Fax: (919) 960-9450

### *What information will I need to provide for a text amendment in the Town of Carrboro?*

Each of the following items must be completed in their entirety:

- D. The appropriate text amendment application completed and signed. The appropriate application can be obtained in the Carrboro Planning Department (also see Appendix I - 3).
- E. A narrative explaining the nature of your desired text amendment (if the application does not provide you with sufficient space).
- F. Payment of the appropriate fee to the Town of Carrboro. Please see the "Town of Carrboro Schedule of Fees and Miscellaneous Charges" found in Appendix I - 28 (subject to change annually).

### *Who may be involved in the text amendment process?*

Planning Department

- Planning Division
- Zoning Division

Town Attorney  
Town Engineer  
Public Works Department  
Orange County Planning