

| INCENTIVE (Defined in the Town of Carrboro’s Land Use Ordinance) | DESCRIPTION |
|---|---|
| DENSITY BONUS (Section 15-182.4) | (i) Can increase density up to 150% of otherwise allowable density. (i) 2 additional market rate units for every 1 affordable unit. (o) Developments that use density bonus may be entitled to relief from the setback requirements under some circumstances. |
| OPEN SPACE REDUCTION (Section 15-182.4) | (k) Any development that provides affordable housing can reduce the required open space by an amount equal to twice the land area consumed by all affordable housing units, down to a minimum of 20% open space. |
| SIZE-LIMITED REQUIREMENT WAIVER (Section 15-188) | (j) All new residential developments are required to have 25% size-limited lots. However, if a residential development provides at least 85 % of the maximum number of affordable housing units available under the density bonus provision, size limited requirements may be waived. |
| PAYMENT IN LIEU (Section 15-54.1) | A payment in lieu of providing affordable housing can be made to the Affordable Housing Special Revenue Fund. Payment in lieu: 15% of total proposed units = X. X multiplied by the payment in lieu fee, \$32,167 (Determined by multiplying the average of median home sales prices, as obtained from MLS data, of the previous three years for the Chapel Hill Carrboro City School District, by 10%). For example, a developer proposes to build 15 market rate units: 15% x 15 units = 2.25 2.25 x \$32,167 = \$72,375.75 |
| INCENTIVE | DESCRIPTION |
| Affordable Housing Fund | Nonprofits and residents can apply to the Town for funding of projects that meet the Town’s affordable housing goals. |
| Permit Fee Waiver | Land use and building permit fee waivers by approval for nonprofits. |