

Handout for Homeowners

Garner Forward UDO Re-Write Rezoning of Residential Properties

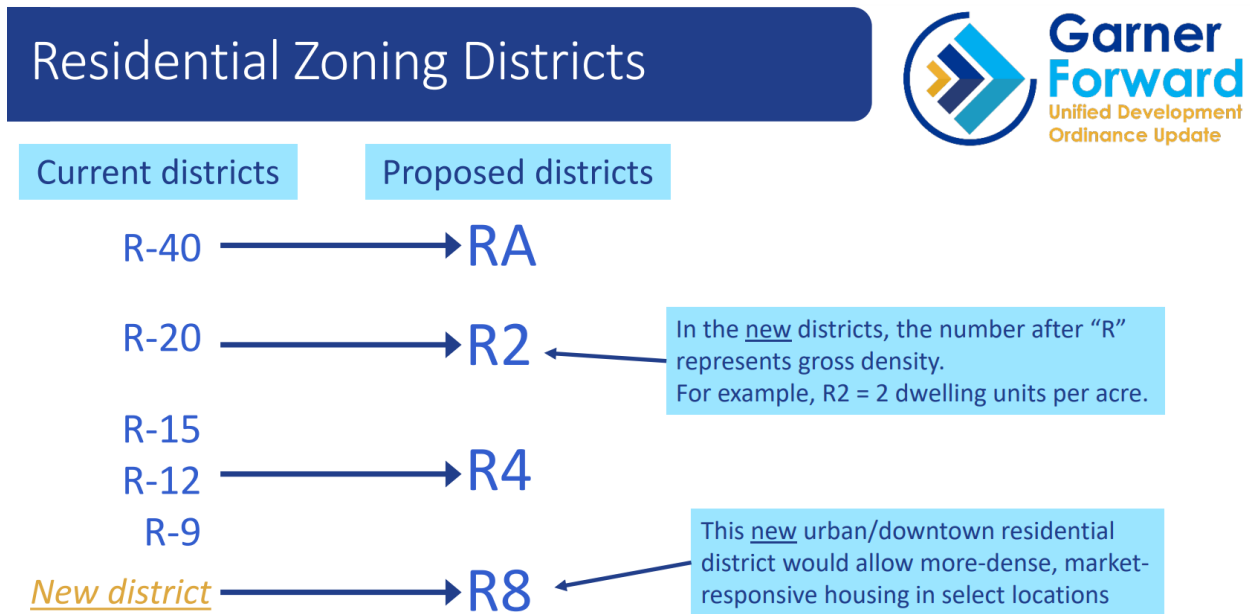


Why is my zoning being changed?

- The Garner Forward Comprehensive Plan (2018) recommended changes to the Town’s zoning districts.
 - The Unified Development Ordinance (UDO) Re-Write and its associated town-wide rezoning propose to implement these recommended changes.
- The purpose was to consolidate similar zoning districts with overlapping regulations.
 - This allows for greater efficiencies in staff administration
 - This also allows owners increased flexibility with improving and enlarging existing homes.

What is my new zoning district?

- Check the **Rezoning Map: Proposed New Zoning Compared with Existing Zoning** at <https://www.garnernc.gov/departments/planning/garner-forward/udo-re-write-project>
- Most Single-Family Residential properties will become the new **R4 Zoning District**.



What will change with my new residential zoning?

- Existing residences will remain residentially zoned. There is no intent to “upzone” or “downzone” as a result of this process.
- The new residential zoning districts emphasize gross lot density (units per acre) and minimum lot widths (not minimum lot size) for new subdivisions and neighborhood development.
- Accessory Dwelling Units (ADUs) are proposed to be permitted subject to standards.