

# Handout for Nonresidential Properties



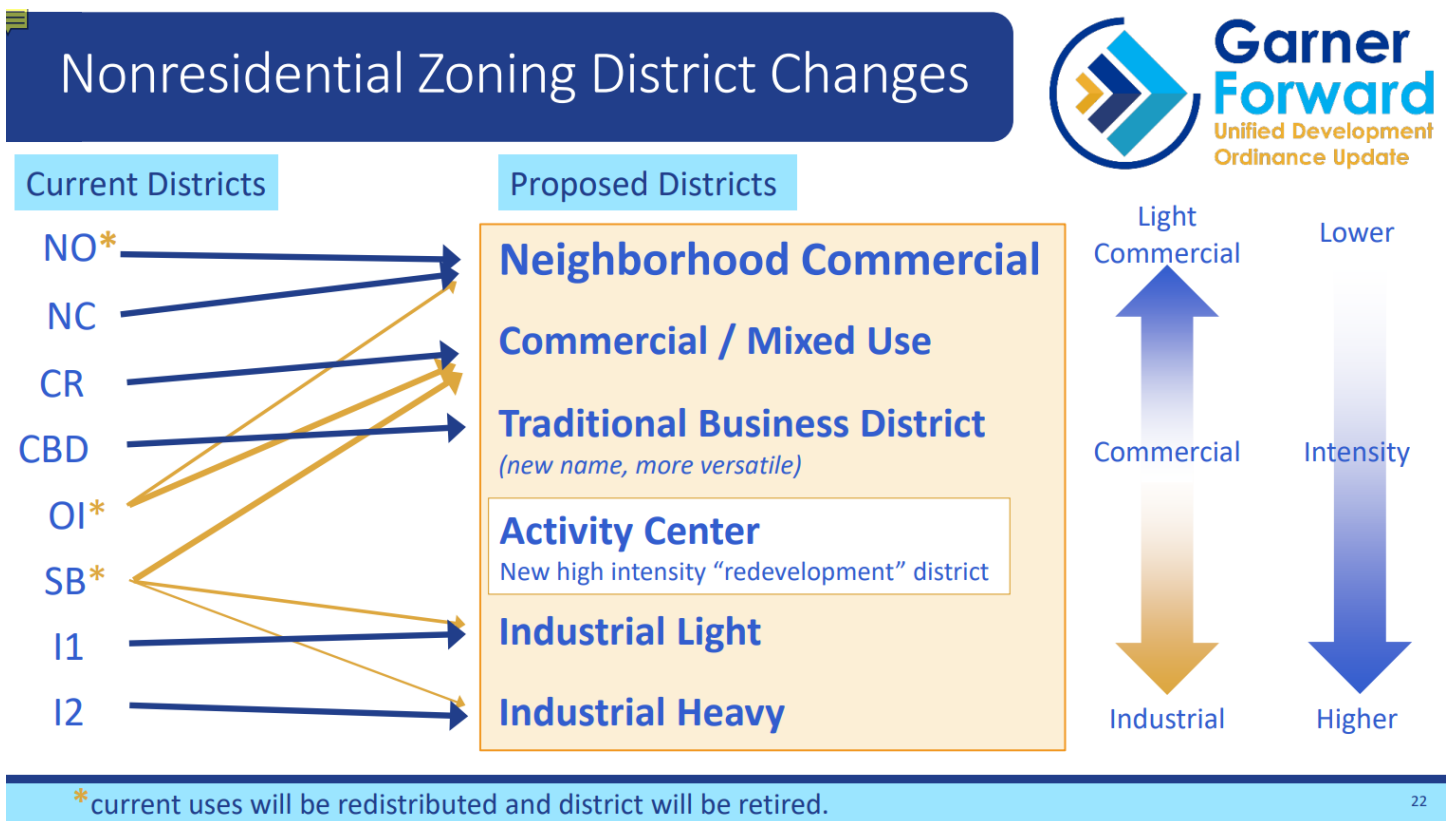
## Garner Forward UDO Re-Write Rezoning of Nonresidential Properties

### **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 increased flexibility within each district.
  - This also modernizes zoning districts to be more responsive to market conditions and development trends.

### **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>



## **What will change with my new residential zoning?**

- There is no intent to “upzone” or “downzone” as a result of this process.
- Generally expanded uses within each district to accommodate changing development demands.
- Industrial districts are largely unchanged.

## **Neighborhood Commercial (NC):**

- Combines Neighborhood Commercial and Neighborhood Office.
- Intended for neighborhood-scale, low-impact, residential-compatible, nonresidential uses (like professional offices and hair salons).

## **Commercial Mixed Use (CMU):**

- Now includes services and offices, allowing more use flexibility.
- May allow for residential uses such as townhomes or apartments.
- Example: Aversboro Square.

## **Industrial Districts:**

- IL (Light Industrial) and IH (Heavy Industrial) districts remain largely unchanged.
- I2 / IH allows outdoor industrial uses.

## **Site Development:**

- New material / façade standards for new commercial development.

