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 <u>https://www.garnernc.gov/departments/planning/garner-forward/udo-re-write-project</u>

Nonresidential Zoning District Changes Ordinance Update **Proposed Districts Current Districts** Light Lower NO* **Neighborhood Commercial** Commercial NC **Commercial / Mixed Use** CR **Traditional Business District CBD** Commercial Intensity (new name, more versatile) 01* **Activity Center** New high intensity "redevelopment" district SB* **Industrial Light** 11 **Industrial Heavy** 12 Industrial Higher

 $^{^*}$ current uses will be redistributed and district will be retired.

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.

