

Unified Development Ordinance Update



FACILITATED BY:  STEWART

04/15/2020

Purpose of the UDO Update



Garner Forward
Unified Development Ordinance

What is a UDO?



The Unified Development Ordinance defines the standards and process for local land use and development regulation

Combines:

- Zoning and land use regulation
- Subdivision
- Development standards
- Application procedures
- Enforcement

Town of Garner, North Carolina Unified Development Ordinance

DEVELOPMENT ORDINANCE
OF THE TOWN OF
GARNER, NORTH CAROLINA

*Adopted: July 22, 2003
Effective: October 1, 2003
Revised Through: June 2018*

Prepared by: Town of Garner Planning Department

Why Update Now?

Implement recommendations from:

- Recently adopted Comprehensive and Transportation Plans
- Other adopted plans

Establish compliance with recent state legislative changes, incl. Chapter 160D

Correct issues identified as problematic, outdated, or cumbersome

Last updated in 2003



The UDO Update Process



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Unified Development Ordinance

Project Framework



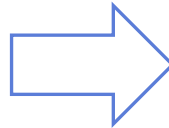
Existing UDO

Town of Garner, North Carolina
Unified Development Ordinance

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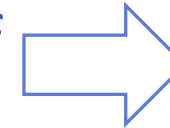
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Update process

- State statutes (Ch160D)
- Adopted Town plans
- Federal case law
- Town and technical staff
- Steering Committee
- Public input & review
- Planning Board
- Town Council



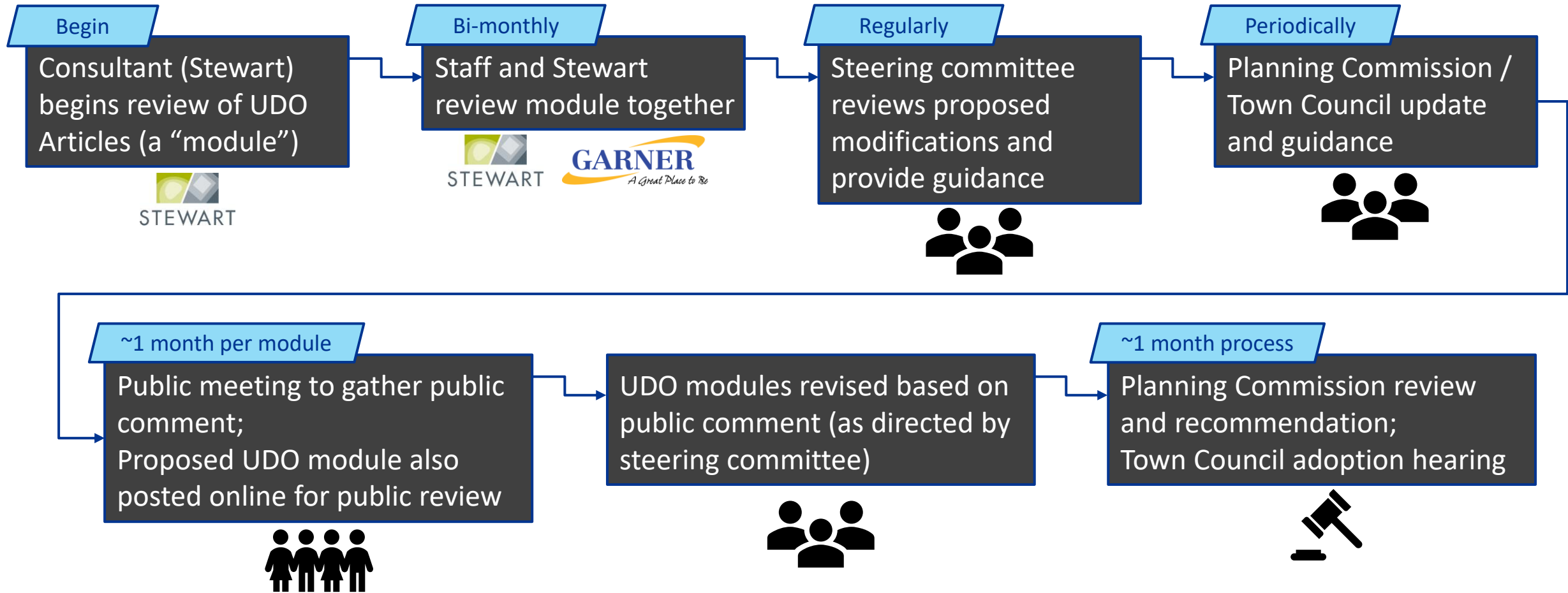
New UDO



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GARNER, NORTH CAROLINA

Prepared by: Town of Garner Planning Department

Conceptual Revision Process (Ver. 01/27/2020)



Steering Committee



Residents appointed by Town Council

Diverse and representative backgrounds and perspectives

Review materials and weigh perspectives

Provide guidance on purpose, intent, implementation, and magnitude



Technical Advisory Committee

Town staff members and representatives of key outside agencies

Use the UDO for review, communication, and enforcement

Advise on operational details, internal procedures and coordination, and logistics

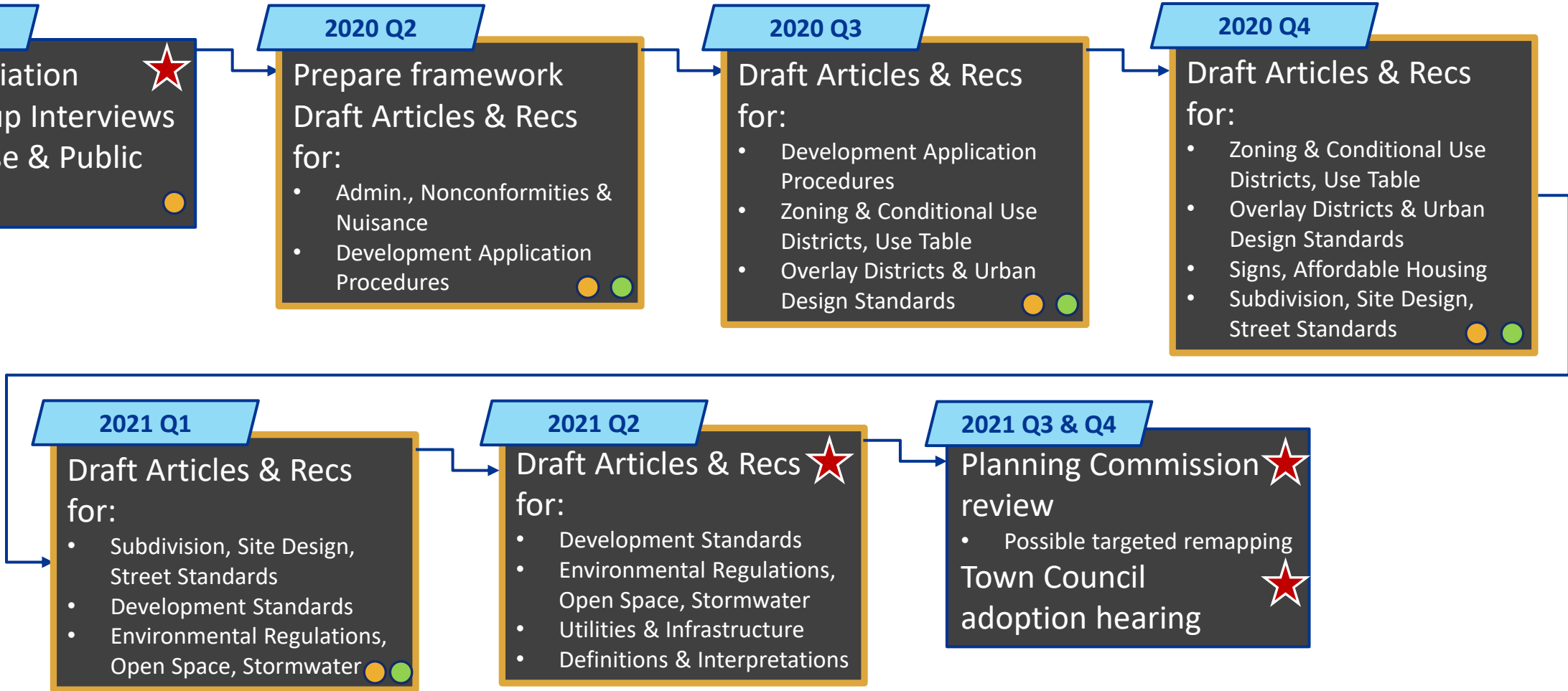
Coordinate standards across departments/agencies



Example partner agencies:



Conceptual Project Timeline (Ver. 01/14/2020)



● Steering Committee Meeting(s)

● Planning Commission / Town Council Joint Worksession

★ Public Meeting or Public Hearing (date/time TBD)

□ Zoning Map Update process

Guidance from Adopted Plans and Documents



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Major Public Priorities

The public engagement from the Comprehensive Plan identified the following as major guiding principles:

1. Building on and Conserving Garner's Character
2. Promoting New Housing Options
3. Expanding Recreation Opportunities Beyond Play
4. Attracting Non-Residential Uses that Citizens Need
5. Improving the Efficiency of Transportation Systems

GARNERFORWARD

What we learned from survey and focus groups

WANTED...FOR OUR TOWN



Make a Case for
(Positive) Change.
Continue Building the
Brand.
Education is the Future.
Diverse Town with
Diverse Housing Needs.
Connectivity is Key.
Public Transit Decisions.
Land Development in
the Wake of I-540.

46%

want more housing
choice (17% thought it
was unimportant)...



but limit apartments, and
put higher-density in the
right places

UDO Guidance from Adopted Plans

(heavily) abridged summary:

- Improve development outcomes with design-based regulations
- Promote preservation of existing housing
- Encourage inclusion of affordable housing options
- Modernize and revise parking regulations
- Incentivize development in North Garner
- Evaluate roles and regulations for street trees and tree preservation



UDO Guidance from Adopted Plans

(heavily) abridged summary:

- Strengthen driveway spacing/access management rules
- Promote and require transportation connectivity
- Adopt guidelines and rules for “complete” transportation corridors (auto/bike/ped)
- Promote greenway construction to meet goal of 33 new miles by 2030.



Recent Legislation: G.S. Chapter 160D



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What is Chapter 160D?

Statewide update to enabling legislation

(effective 01/01/2021)

- Consolidate planning and development regulations as new Chapter 160D
- Reorganize statutes to be more user-friendly
- Clarify and modernize provisions
- Uniform Terminology
- Unified Procedures
- Simplified Plan Consistency Statements



Chapter 160D

General Articles

1. General provisions
2. Jurisdiction
3. Boards, Organization
4. Administration, Enforcement, Appeals
5. Planning
6. Process to Adopt/Amend Regulations

Specific Articles

7. Zoning
8. Subdivision
9. Particular Uses/Areas
10. Development Agreements
11. Building Code and Building Condition
12. Housing Codes
13. Miscellaneous Additional Authority
14. Judicial Review

Other Major 160D-related Provisions



Updated comprehensive plan required for zoning enforcement


Regulatory maps may be adopted by reference (e.g. floodplain maps)

Form-based code *explicitly* authorized

Clarifies allowable exactions

No third-party rezonings

Clarifies procedural approvals and entitlement sunset limitations



Chapter 160D
update by
Jan. 1, 2021



New UDO by
Winter 2021

Stakeholder Interviews and Community Tour Summary



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Stakeholders and Tour

More user-friendly document

More predictable outcomes

Flexibility in achieving standards

**Higher standards for development
balanced by market realities**

**Consistency with other departments
and Town ordinances**

Clarity in the path to entitlement



Stakeholders and Tour



Activation of redevelopment catalyst areas,
including higher density with standards

Alternative street cross-sections in places

Recreation requirements, esp. for active
recreation

Amenity sites, stormwater, and fencing

Signage



Stakeholders and Tour

**Tree preservation and perimeter buffers
between incompatible uses**

Landscaping regulations

Street trees

Transportation corridor overlays

Sidewalks and greenways

Parking requirements: on- and off-street

**Planned Development Districts, esp. PRD
and zoning standards**



Upcoming Public Involvement and Events



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Upcoming

Periodic public open house meetings

- Future meetings likely conducted in-person at Town Hall

Joint Planning Commission / Town Council updates

Online public survey

Online posting and review of UDO modules / articles

Contact Planning Department staff

Visit the project webpage to learn more



For more information:

[WWW.GARNERNC.GOV/DEPARTMENTS/PLANNING/
GARNER-FORWARD/UDO-RE-WRITE-PROJECT](http://WWW.GARNERNC.GOV/DEPARTMENTS/PLANNING/GARNER-FORWARD/UDO-RE-WRITE-PROJECT)



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