

# Zoning District Updates



**Garner Forward**  
Unified Development Ordinance

07/30/2020

# General Recommendations



**The Garner Forward Comprehensive Plan recommended changes to the Town's zoning districts.**

- Consolidating similar, overlapping zoning districts
- Increasing flexibility within each district
- Adding and modernizing zoning districts to be more responsive to market conditions and development trends

More information on existing zoning districts at:

<https://www.garnernc.gov/home/showdocument?id=6079>

# Residential Districts

## Housing character recommendations

- Support affordable housing in new, multi-family, and small-lot detached housing developments
- Promote multi-family housing.
- Emphasize growth areas for new types of housing styles, especially in walkable, mixed-use locations
- Encourage shared and mixed-use developments



# Residential Zoning Districts



- Current UDO has **5 single-family districts** (R-40, R-20, R-15, R-12, R-9), **1 mobile home district** (RMH), and **2 multifamily districts** (MF-1, MF-2)
- Single-family districts currently emphasize large lots and rural/suburban character and do not accommodate current, local housing market
- Most new development is R-9 or more dense, and is forced to use a Planned Development zoning district process
- The proposed update consolidates single family districts and emphasizes gross lot density (units per acre) and minimum lot widths (not minimum lot size)
- A new district is proposed that allows more dense / urban housing

Note: There are no rezonings proposed at this time, but some realignment will be necessary at a later date. That is a separate public process.

# Residential Zoning Districts

## Current districts

## Proposed districts

R-40

R-20

R-15

R-12

R-9

R2

R5

R10

In the new districts, the number after “R” represents dwelling units per acre.  
For example, R2 = 2 dwelling units per acre.

This new urban/downtown residential district would allow more-dense, market-responsive housing in select locations

*New district*

For reference, 1 acre = 43,560 square feet.

In new development, public streets and rights-of-way may consume approximately 25% of total acreage.



# Multi-family/Mobile Homes

- Multi-family zoning districts (MF-1 and MF-2) will likely be consolidated and refined
- Current mobile home zoning district (RMH) will not have major changes



# Nonresidential & Mixed Use Districts



# Comprehensive Plan Guidance



**“Support live/work arrangements in UDO update and ensure existing regulations allow new hybrid office, retail, industrial, and housing combinations in commercial areas of town.”**

- Accommodate a greater mix of uses in the commercial districts
- Facilitate focal, transit-oriented redevelopment to revitalize key locations

# Existing Nonresidential Zoning Districts



Current Zoning Districts	Example uses
<b>Neighborhood Office (NO)</b>	Homes, dentists, banks
<b>Neighborhood Commercial (NC)</b>	Restaurants, hair salons, convenience stores
<b>Central Business District (CBD)</b>	Downtown Garner (i.e. - East Main Street)
<b>Office &amp; Institutional (OI)</b>	Townhomes, museums, clinics, colleges and trade schools
<b>Community Retail (CR)</b>	Gyms, grocery stores, hotels
<b>Service Business (SB)</b>	Self storage, car washes, vehicle sales
<b>Light Industrial (I1)</b>	Indoor manufacturing, bars, nightclubs, vehicle service, wholesale
<b>Heavy Industrial (I2)</b>	Manufacturing with outdoor component, greenhouses, towing companies

# Nonresidential / Mixed Use Districts

- The **8 existing districts** will be streamlined and simplified for clarity and efficiency, and to accommodate changing development demands
- Consolidate the commercial districts and expand the uses within each district
- Industrial districts are largely unchanged
- Establish a new high-intensity “Activity Center” district to encourage redevelopment at key locations



# Office & Institutional (OI)

This district has uses that are better suited to commercial or light industrial districts.

Current

Proposed



## Example uses to Neighborhood Commercial

- Museum

## Example uses to Commercial

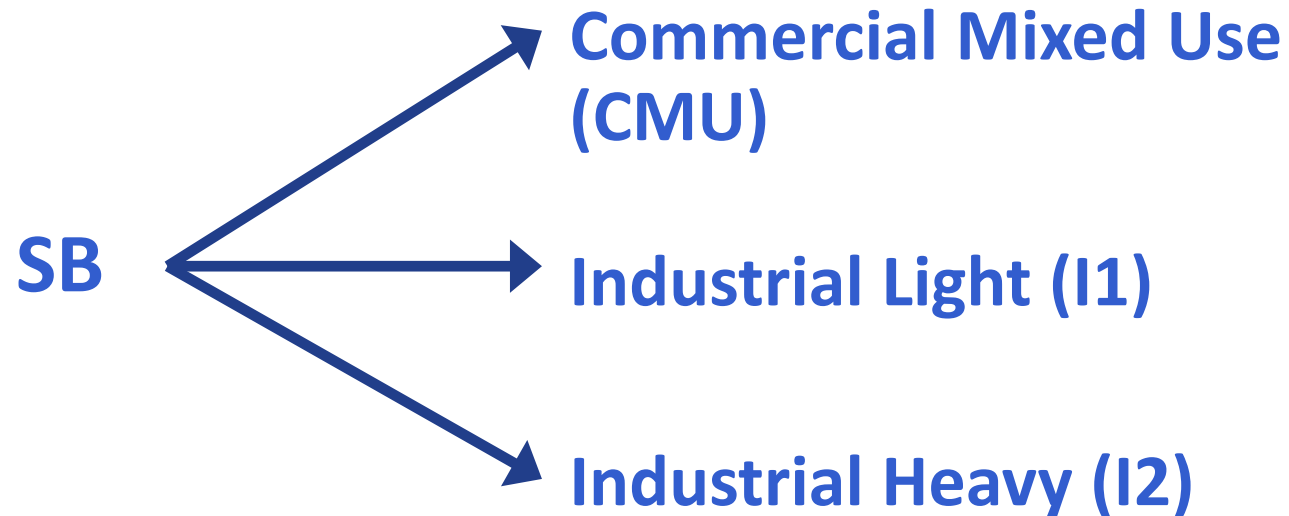
- Government
- Healthcare
- Commercial parking
- Museum
- etc

# Service Business (SB)

Redundant with current Commercial/Retail district and I2 District. Includes many uses with outdoor components which are allowed in I2 but not I1, which allows for some more intense uses in less industrial areas.

Current

Proposed



## Example uses to Commercial

- Extended stay hotel
- Car wash

## Example uses to I1 or I2

- Sales uses with outdoor operations
- Warehouse and freight
- Recycling
- Vehicle storage

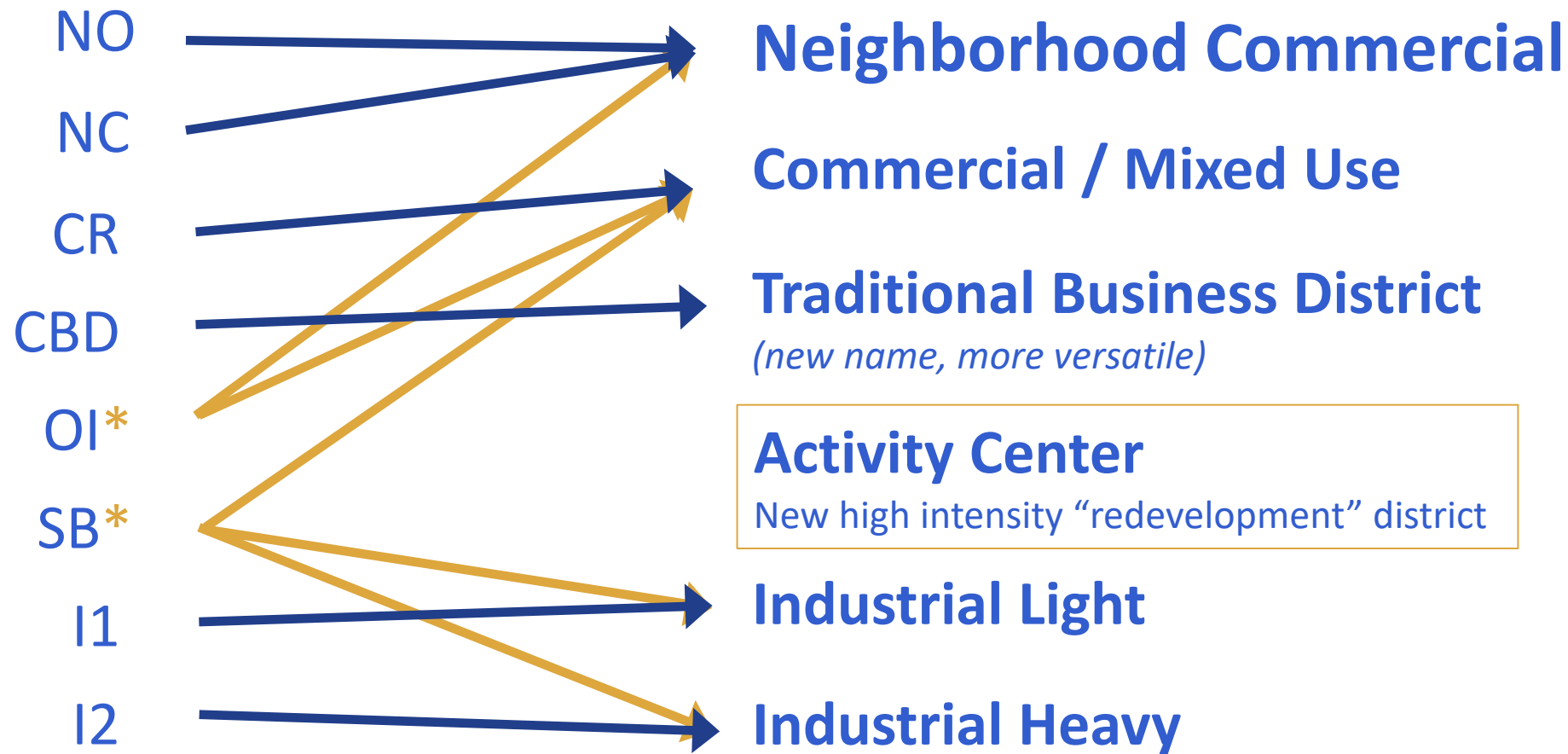
# Nonresidential Zoning District Changes



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## Current Districts

## Proposed Districts



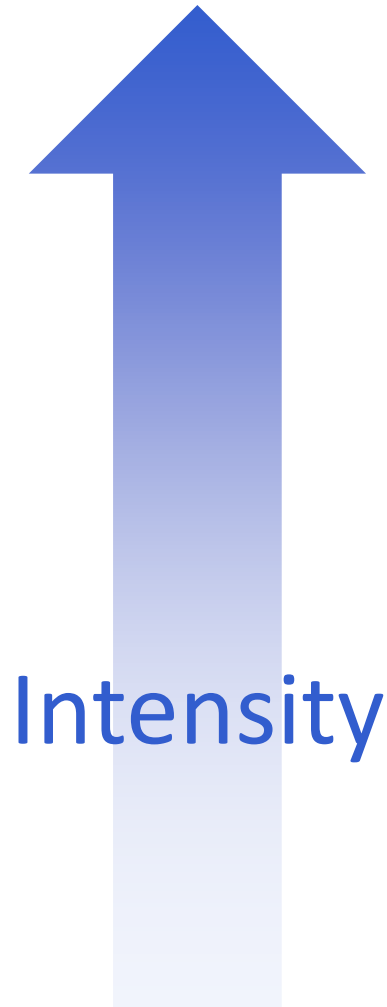
\*current uses will be redistributed and district will be retired.



# New Commercial Zoning



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## Activity Center

New high intensity “redevelopment” district

## Traditional Business District (TBD)

Formerly Central Business District

## Commercial Mixed Use (CMU)

Formerly Commercial/Retail

## Neighborhood Commercial (Mixed Use Light)

# Proposed Nonresidential District

## Neighborhood Commercial

- A combination of Neighborhood Commercial and Neighborhood Office
- Transition district with homes and low-impact, residential-compatible, nonresidential uses (like professional offices and hair salons)



# Proposed Nonresidential District

## Commercial Mixed Use

- Previously Community Retail
- Now includes services and offices, allowing more flexibility in uses
- Example: Aversboro Square





# Proposed Nonresidential District

## Traditional Business District

- Previously Central Business District
- Uses and character will remain largely the same, with residential added
- New name allows expansion to other geographic areas in town





# New Nonresidential District

## Activity Center

- Most intense commercial/mixed-use district
- Intended to encourage density that would support redevelopment and transit-oriented development





# Industrial Districts (I1 and I2)

- I1 (light industrial) and I2 (heavy industrial) districts remain largely unchanged
- Primary difference between them is that I2 allows outdoor uses
- Some Service Business (SB) and Office & Industrial (OI) uses will move to I1 and I2





# Overlay Districts

# Current Overlays



Garner's UDO currently has **8 overlay and conservation districts**

- Conservation Buffer Area
- Lake Benson Conservation
- Swift Creek

## Conservation Districts

- Timber Drive
- Timber Drive East
- US 70/401
- I-40 (Access-controlled highway)
- Garner Road

## Transportation Corridor Overlays

# Overlays and Conservation



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## No change or minor refinement to conservation overlays:

Conservation Buffer, Lake Benson, and Swift Creek overlays

## Simplify the transportation corridor overlays:

- Continue to protect residential scale, limit inappropriate uses, and preserve natural character
- Affected areas will remain the same
- Reduce redundancy, clarify requirements, and increase user-friendliness
- **Action:**
  - **Combine overlays:** Timber Drive, US 70, Garner Road, Timber Drive East
  - **Retain overlay:** I-40 overlay (and expand to include the future I-540 corridor)

# Non-Traditional Districts

# Planned Developments → CZ

- Currently have 4 different Planned Development types (PUD, TND, PRD, and MXD)
- Per new state statutes: all PDs will convert to Conditional Zoning (CZ) with existing vested rights preserved

Required changes per state legislation Chapter 160D:



# Conditional Zoning (CZ) District



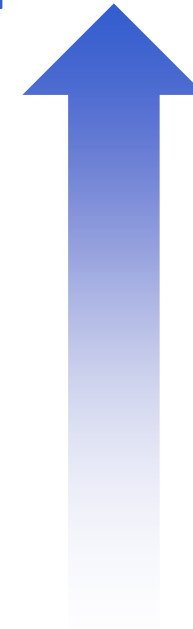
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## Options for Conditional Zoning:

- A. Open-ended, developer proposes all conditions and provides detailed construction drawings (\$\$\$)
- B. Conceptual bubble master plan with uses and design standards (similar to Fuquay-Varina)
- C. Built CZ on a base zoning district, with uses further restricted and/or mitigation by design (Knightdale-style)
- D. No CZ option at all – maybe not needed after zoning district updates. Developers can still use text amendment and rezoning processes.

More  
private risk

More flexible or  
privately-directed



More publicly-  
guided



# Thank you

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



STEWART