

Article 7: General Development Standards

12/10/2020



Garner Forward
Unified Development Ordinance

Project Timeline (Working Schedule)



Garner Forward Unified Development Ordinance project schedule: updated 01/14/2020	2020				2021			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Phase 1: Project Initiation								
Existing documents and plan review								
Focus Group Interviews								
Public Open-House Style Workshop/Online public survey								
Phase 2: Preparation & Composition								
Prepare UDO Framework								
Draft UDO Articles & provide recommendations (by groupings):								
Administration, Nonconformities, Nuisance								
Development Application Procedures								
Zoning Districts, Conditional Use Districts, Use Table								
Overlay Districts, Urban Design Standards								
Signs, Affordable Housing								
Subdivision, Site Design, Street Standards								
Development Standards (Use Standards, Landscaping, Parking, Lighting, Storage, Etc.)								
Environmental Regulations, Open Space Standards, Stormwater								
Utilities & Infrastructure Details								
Definitions & Interpretations (will run concurrently throughout)								
Phase 3: Remapping & Zoning Map Update								
Phase 4: Adoption								
Public Hearing & Planning Commission Meeting(s) <i>(tentative)</i>								
Town Council adoption hearings <i>(tentative)</i>								
Coordination, Oversight, and Guidance								
Steering Committee Meetings	*	*	*	*	*			
Joint Worksession: Planning Commission/Town Council		*	*	*	*			
Public Information Meetings <i>(tentative)</i>						*		

Progress by Article



Article	Status
1. General Provisions	Drafted
2. Review Bodies	Drafted
3. Review Procedures	Drafted
4. Zoning	Drafted
5. Use Regulations	Drafted
6. District Development Standards	Drafted
7.1-7.4 Landscaping Standards	In-progress
7.5 Signs	Drafted
7.6-7.7 Lighting and Access Standards + (new)	In-progress
7.8 Site and Building Design Standards	In-progress
8. Subdivision Standards	Upcoming
9. Nonconformities	Drafted
10. Enforcement	Drafted
11. Definitions	In-progress

Old Business

- Under existing standards, how many residential parcels could be subdivided + redeveloped?

6.1. Residential district development standards.

A. Single-family residential dimensional standards.

Single-Family Residential Districts						
Lot Dimensions:	R-40	R-20	R-15	R-12	R-9	RMH
Minimum Lot Area	40,000 sq. ft.	20,000 sq. ft.	15,000 sq. ft.	12,000 sq. ft.	9,000 sq. ft.	5,000 sq. ft.* 70 ft. in Park

GIS analysis of parcels:

- R-9 parcels with a minimum lot size of **18,000 sq. ft** or more ($9,000 \times 2$)
- R-12 parcels with a minimum lot size of **24,000 sq. ft** or more ($12,000 \times 2$)
- R-15 parcels with a minimum lot size of **30,000 sq. ft** or more ($15,000 \times 2$)

Findings for Existing Standards



Findings:

- Approx. 158 parcels in **R-9** district – about 9.6% of all R-9 parcels
- Approx. 160 parcels in **R-12** district – about 4.1% of all R-12 parcels
- Approx. 101 parcels in **R-15** district – about 6.5% of all R-15 parcels
- Overall across all three districts: 419 parcels, or about 5.9% of 7,046 total parcels

GIS Analysis of Proposed R-4 District



- Proposed R-4 District ← (existing R-9, R-12, and R-15)
- GIS selection of R-4 parcels with minimum lot size of **17,600** sq ft
 - *(double the ~8,800 sq ft equivalent lot size for greenfield development)*
 - ↳ Approx. 1,632 parcels in the new R-4 district
- ***But remember***, other proposed lot standards for R-4:
 - 60' lot width
 - Overall density ceiling (calculated by gross density)

Findings for Proposed R-4 District



*How much would **lot width** come into play?*

- Random sampling of 10% of our threshold R-4 parcels found ...
- Only about **~35.6%** could meet 60' lot width standards
- This % suggests that overall, about **581** parcels in the new R-4 could be subdivided – about **8.2%** of the total R-4 district

Lots of in existing R15, R12, and R9 districts with potential for redevelopment

Current, existing standards	Proposed R-4 Standards
5.9%	8.2%

Conclusion: for both existing and proposed standards, unlikely to see massive turnover & redevelopment

Follow Up From Previous Guidance



ADUs

- Finding density allowance that does not violate a neighborhood's character (*ex – only allow ADUs up to 1.5x the zoning district density cap*)

Nonresidential development standards

- TBD (aka “downtown”): max. height of 4 stories or 55 feet

Infill/redevelopment (esp. of house-scale multifamily) – where all other standards are met

- Less concern on corner lots and on thoroughfares
- Limit height to one story higher than abutting SFR structure
- Always appropriate when abutting nonresidential or mixed use structures

Article 7 Updates

Contents of Article 7



Design Standards

- Site Design and Access Standards
- Building Design Standards
- Outdoor Lighting Standards
- Outdoor Storage and Display
- Off-street Parking and Loading


Landscaping

- Site standards
- Screening and buffering
- Tree Protection

Environmental – (moving into its own article)

- Stormwater Management
- Floodplains

Signs Standards – (moving into its own article)

ARTICLE 7 GENERAL DEVELOPMENT STANDARDS	 Garner Forward Unified Development Ordinance Update
7.1. LANDSCAPING AND TREE PROTECTION	
7.1.1. Purpose and intent	
The purpose of this Section is to regulate the planting and preservation of landscaping and plant materials; promote the general health, safety, and welfare of the community; create an attractive environment; protect property values; mitigate incompatible, adjacent uses; provide for the efficient use of land; mitigate the negative environmental impacts of excessive impervious surfaces or development; and further the objectives of the Garner Forward Comprehensive Plan. This Section includes minimum standards which improve the community's appearance by:	
<ul style="list-style-type: none">A. Achieving harmony between the natural landscape and manmade structures.B. Enhancing natural, cultural, and aesthetic resources.C. Achieving the goals and policies of the officially adopted Garner Forward Comprehensive Plan.	
7.1.2. Applicability	
The provisions of this Article and the Town of Garner Planting Manual contained in Appendix E shall apply to all public and private land located within the Town of Garner's planning jurisdiction.	
7.1.3. New development	
All new development sites shall meet the requirements of this Section.	
7.1.4. Expansion of existing development	
<ul style="list-style-type: none">A. Where expansion of existing development occurs, as described below, the requirements of this Article shall apply to the entire site, otherwise it shall only apply to the expanded portion(s).<ul style="list-style-type: none">1. Residential district or exclusive residential use in any district<ul style="list-style-type: none">a. An increase in the gross floor area of the building, development, or site greater than or equal to twenty percent of the building, development, or site; orb. An increase in the gross floor area of the building, development, or site greater than or equal to 1,000 square feet.2. Commercial or nonresidential, non-industrial district or use, including mixed use structures<ul style="list-style-type: none">a. An increase in the gross floor area of the building, development, or site greater than or equal to ten percent of the building, development, or site; orb. An increase in the gross floor area of the building, development, or site greater than or equal to 1,000 square feet3. Industrial district or use<ul style="list-style-type: none">a. An increase in the gross floor area of the building, development, or site greater than	
UDO 7:1	

Design Standards

General Proposed Design Revisions



- **Remove repetition from other sections**
- **Codify vague suggestions where possible**
- **Urban building standards for certain districts, i.e., transparency**
- **Guidelines converting to minimum standards**
- **Standard for sidewalk installation**
- **Standard for off-site improvements**
- **Distinguish between site design and building design**

Pedestrian Access Standards

- **Pedestrian access standards introduced**
- **TDB and AC districts have entrance spacing standards (1 + 1 every 150 ft)**
- **All nonresidential and mixed use districts**
 - Access from sidewalk required
 - Access required through retaining wall
- **Sightlines – no change**



Retaining Wall Access



Retaining Wall Access

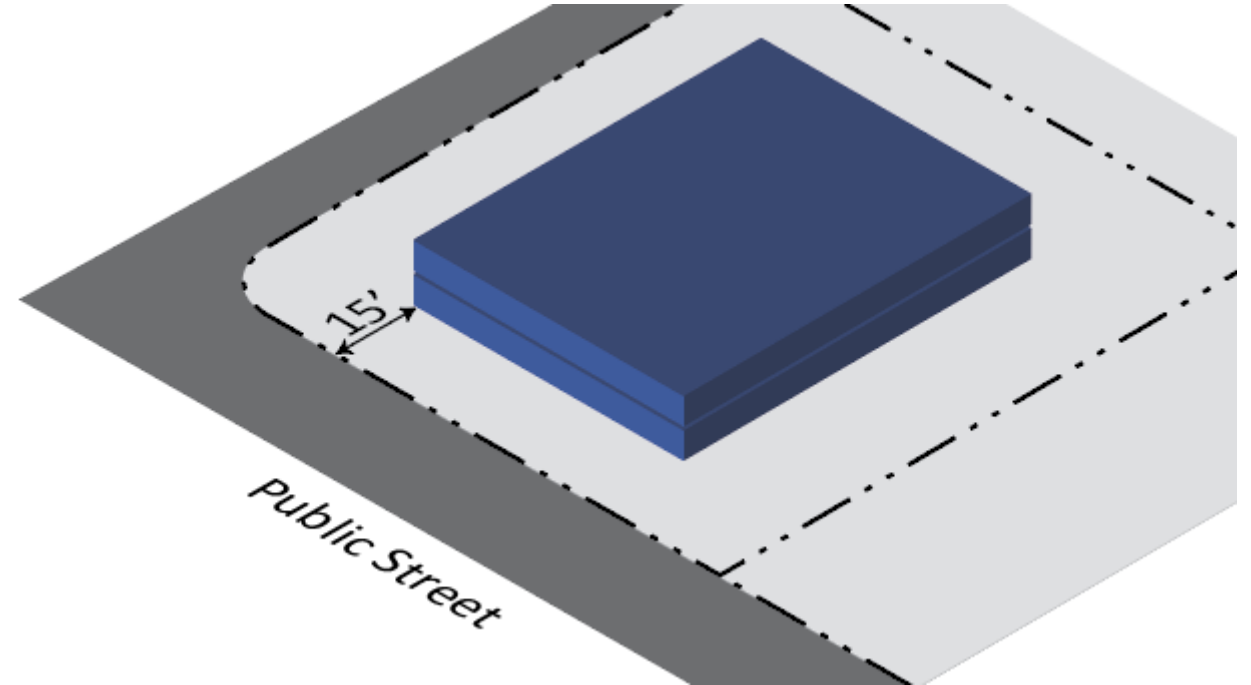


Screening

- **Expanded from Article 5 overlay standards**
 - Fence standards
 - Service area screening
- **Refined mechanical equipment screening standards**



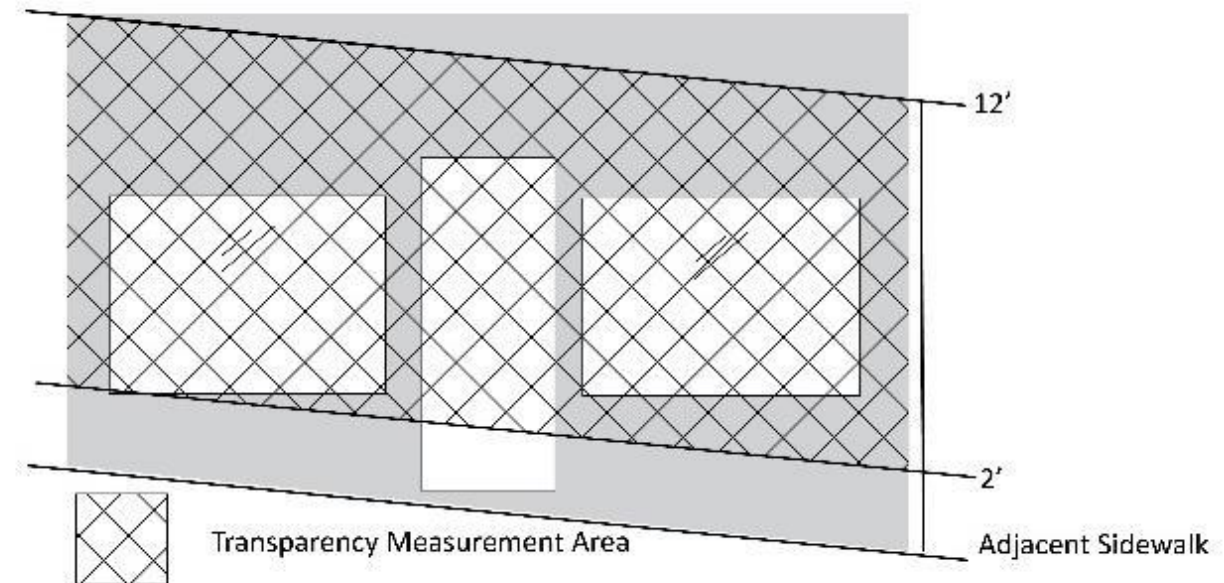
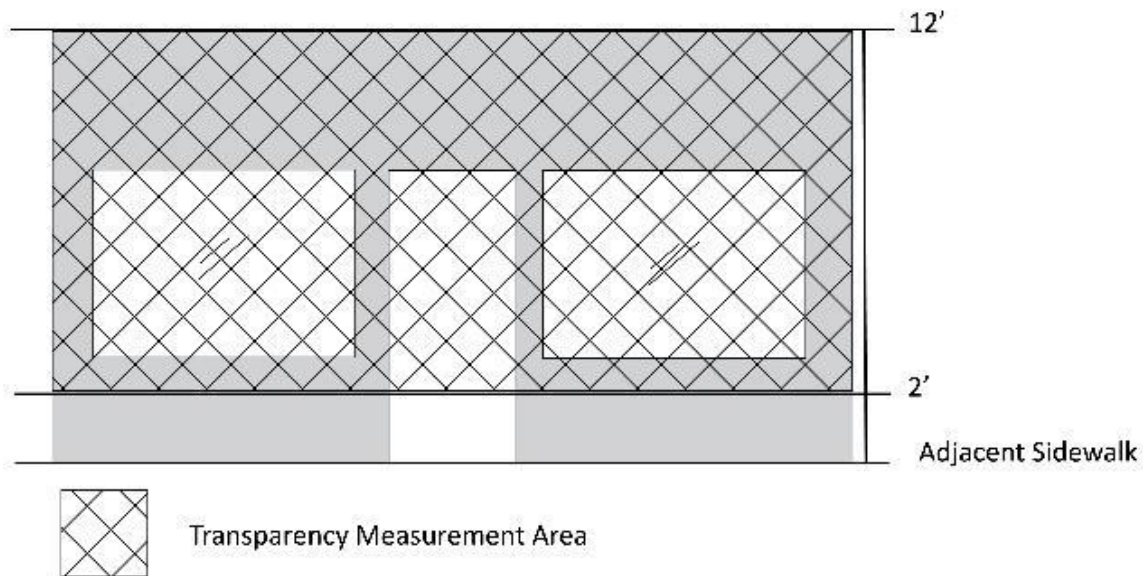
- **Purpose**
- **Transparency**
- **Setbacks and Stepbacks**
- **By structure type:**
 - Multifamily (house-scale vs. large-scale)
 - Non-residential
 - Mixed Use
 - Non-industrial



Example of a setback for a structure.

Façade Transparency Standards

	Primary Frontage	Other frontages
NC	50%	33%
CMU	33%	33%
TBD	66%	66%
AC	66%	66%



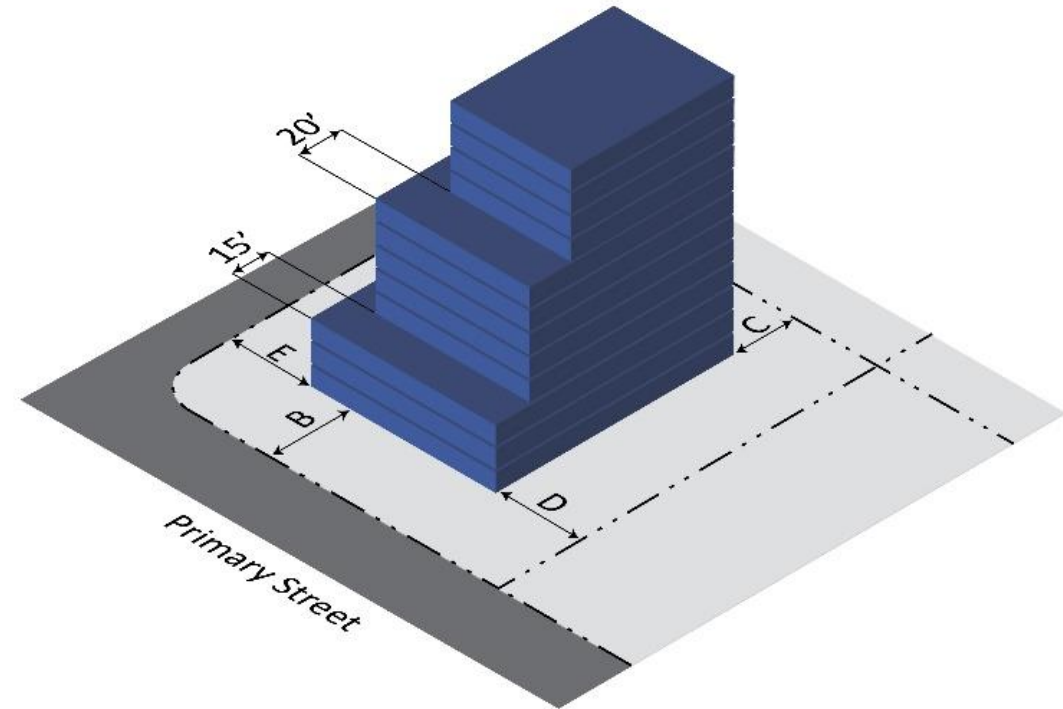
Setback Standards

- **Apply to TBD and AC districts**
- **Setback maximums from adjacent ROW**
 - TBD – 20 feet
 - AC – 15 feet
- **All uses allowed in setback area, except parking**



Building Stepbacks for Towers

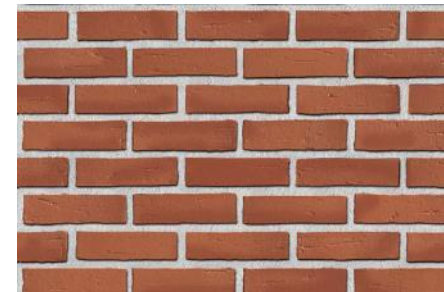
- **Preserves light, air circulation, and prevents crowding**
- **8 stories or taller**
 - 15' stepback required somewhere between floors 3 and 6
- **12 stories or taller**
 - Additional 20' stepback between floors 8 and 12



AC district stepbacks for towers.

Material Requirements

- **No metal or vinyl siding**
- **Building facades limited to three types of materials**
 - Metal accents limited to 20% of the facade
- **Minimum ~~75%~~ 50% of building shall be brick, masonry, or decorated concrete**



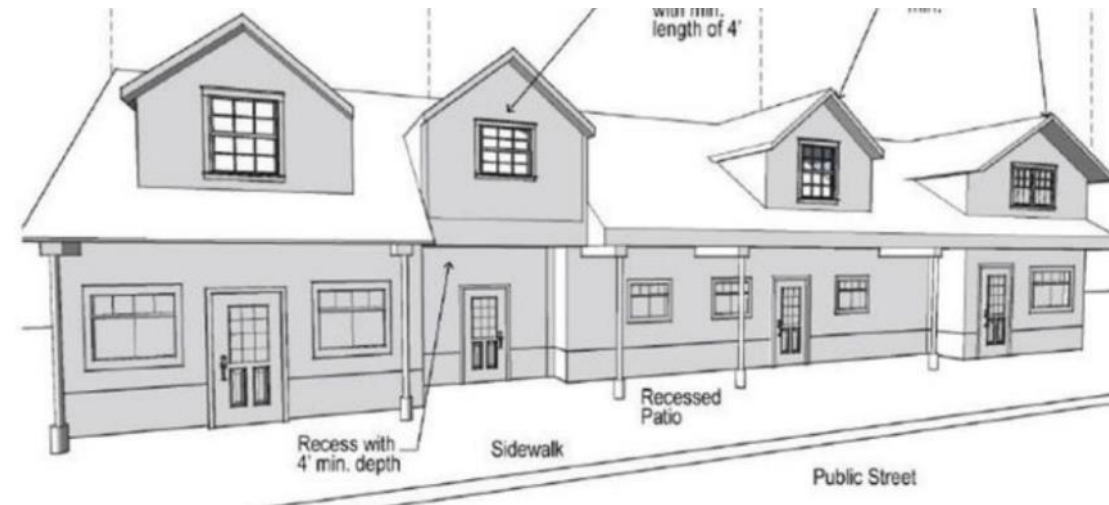
Multifamily Requirements

- **Balcony requirement**
- **Requirement for townhome end units**
 - Minimum 1 window per floor per unit
 - Porch or entrance requirement on at least 50% of units
 - Hipped roofs on end when abutting a SFR
 - Stepped back top floor or hip roof when ends are too close together
 - Massing required to be offset at least every 2 feet, every two units
 - Rooftop articulation when more than 2 units joined



Façade Articulation

- **Buildings with facades longer than 50 feet in length in the TBD and AC districts, as well as Multifamily uses larger than four units**
 - Projections or recesses of at least 2 feet.
 - No wall plane shall be more than 20% of the length of the building, or longer than 60 feet, whichever is less.



Architectural Scale Elements



To foster architectural interest and pedestrian scale – must have at least 3 of the following on facades visible from the public right-of-way

1. Recessed or protruding porches or balconies
2. Vertical articulation such as chimneys or pilasters of at least 12 inches in depth
3. Pedestrian arcade
4. Decorative lighting fixtures
5. Awnings
6. Alcoves
7. Recessed entries
8. Ornamental cornices

Architectural Scaling Elements



Outdoor Lighting Standards



- **Add lighting plan requirements for larger developments**
- **Develop standards for LED lighting**
- **Incorporate International Dark Sky (IDA) goals and objectives**
- **Establish standards for parking lot lighting**
- **Reduce parking lot lighting and tree conflicts**

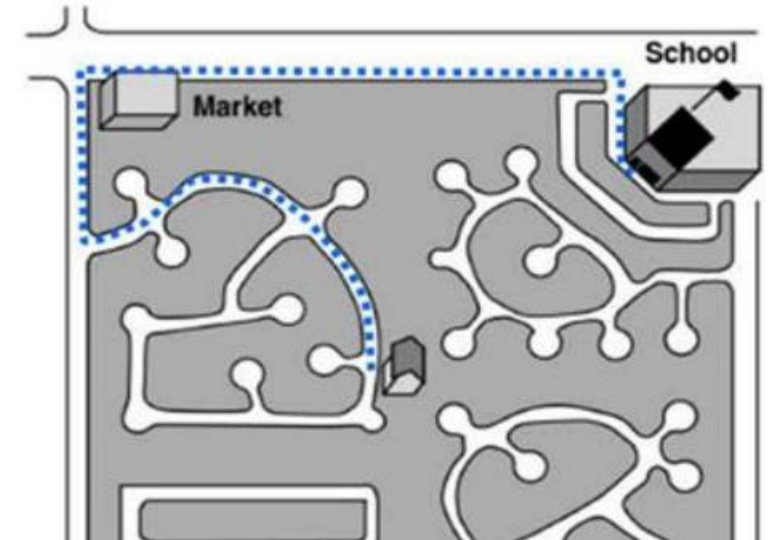
Off-street Parking and Loading



- **Realign parking table with new use categories**
- **Allow administrative flexibility**
- **Relocate parking space dimensions to Engineering (?)**
- **Incorporate best practices for dine-in restaurants**
- **Address sidewalk design to avoid conflict with vehicular traffic**
- **Consider pedestrian activity in parking design**
- **Examine number of required spaces**
- **Meet or exceed ADA accessibility standards**

Vehicular Access Standards

- Evaluate sight triangle requirements for best practices
- Incorporate road speed
- Revise minimum and maximum block lengths (Article 8)
 - Limit driveways on thoroughfares
 - Max. lot depth can be problematic, too, when it conflicts with block lengths
 - Incorporate measures to encourage pedestrian walkways
- Establish links-to-nodes ratio



Landscaping

Site Interior Landscaping

- **Revise current point system with five-pronged approach (but keeping the point system)**
 - Site interior
 - Street trees
 - Perimeter buffers
 - Service area screening
 - Foundation plantings
- **Reduced requirements for TBD and AC to accommodate urban context**
- **Make planting list optional(?)**
- **Limit species requirements as necessary**
 - e.g., pine trees, crape myrtles



Tree Protection

- **Evaluate the penalty system for tree canopy replanting**
 - Reduce incentive for clear-cutting
 - Incentivize preservation of existing, native canopy
- **Minimize conflict between landscaping and lighting, esp. in parking areas**



Cluster Mailbox Units (CBUs)

- **Access**
- **Plantings (incl. CPTED)**
- **Landscaping standards**
- **Coverings where appropriate**
- **Parking standards**
- **Lighting requirements**



Environmental

Stormwater Management

- **Reassign to Town Engineer (?)**
- **Review standards for compliance with state and federal law**
 - Stream buffer requirements
- **Feature stormwater management areas as amenities**
 - Count towards required open space
- **Create a new environmental article:
Natural Resources**



Conservation Overlay District Standards



- Relocate from current Article 4
- Streamline where possible
- Implement discussed changes
- Review for consistency with floodplain standards



Signage Standards

Sign Standards

- **Eliminate Master Sign Plans**
- **Update regulations for illuminated signs**
- **Incorporate standards for electronic signs**
- **Enforce content neutrality**
- **Revise standards for personal expression signs**
- **Simplify enforcement and align to new zoning districts**



Next Steps

Next Steps

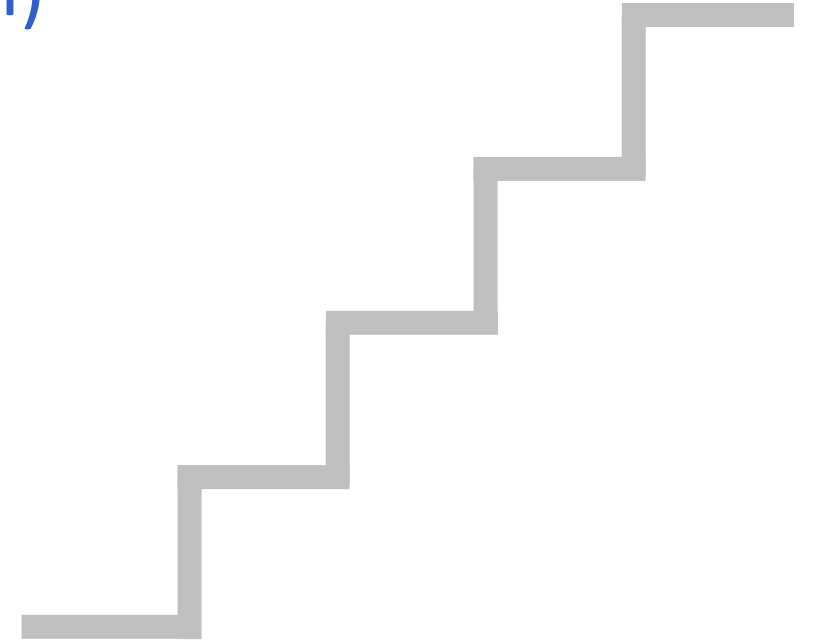


Steering Committee

- Review drafts of Articles 6 and 7 (coming soon)

Project Team

- Continue Article 7 updates
- Draft Environmental Standards Article
- Update Article 8



Upcoming Meetings



160D

- Feb. (*earliest / tent.*) Town Council Meeting

Garner Forward

- Feb. Joint PC/TC mtg (Articles 4, 5, 6)
- Jan. 28 Next Steering Committee Meeting
- Feb. 4 Next Public Open House Filming
- Feb. 25 (*tent.*) Steering Committee Meeting



Thank you

PROJECT WEBPAGE:
WWW.GARNERNC.GOV/DEPARTMENTS/PLANNING/GARNER-FORWARD/UDO-RE-WRITE-PROJECT



STEWART