

Zoning Districts & Use Regulation



Garner Forward
Unified Development Ordinance

UPDATE TO THE PLANNING COMMISSION & TOWN COUNCIL, 08/31/2021

Presentation Outline



- **UDO Status Update**
- **UDO Update Highlights**
 - Article 10 – Lighting and Landscaping
 - Article 11 – Environmental
 - Article 12 – Signage
- **Next Steps**

Status Update

Project Timeline



**Garner
Forward**
Unified Development
Ordinance Update

Garner Forward Unified Development Ordinance project schedule: <i>updated 01/14/2020</i>	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								
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 (new #)	Subject	Ch160D	Garner Forward
1	General Provisions	Adopted	Drafted
2	Nonconformities	Adopted	Drafted
3	Review Bodies	Adopted	Drafted
4	Review Procedures	Adopted	Drafted
5	Zoning	Adopted	Drafted
6	Use Regulations	Adopted	Drafted
7	Enforcement	Adopted	Drafted
8	Subdivisions	Adopted	Drafted
9	Building Design and Parking	Adopted	Drafted
10	Lighting and Landscaping	Adopted	Drafted
11	Environmental	Adopted	Drafted
12	Signage	Adopted	Drafted
13	Definitions	Adopted	Drafted

Focus of this presentation

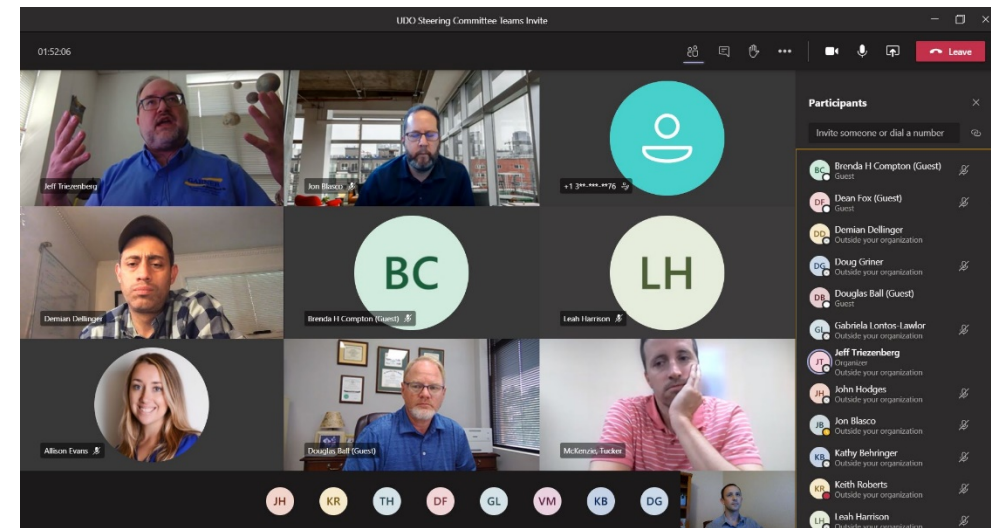
Guidance from Adopted Plans

- Promote design standards that enhance community appearance and maintain a unique sense of place
- Display community values and pride through our architecture, landscape design, and public art
- Promote open spaces and natural features such as major trees, streams, hills, and woodlands Preserve, install, and maintain street trees



Additional Guidance

- Simplify (e.g. landscaping regulations, signage overlays)
- Be consistent between Town departments and with partner agencies (e.g. Duke Energy)
- Tree preservation and perimeter buffers
- Street trees
- Amenity sites, stormwater, and fencing



Article 10

Lighting

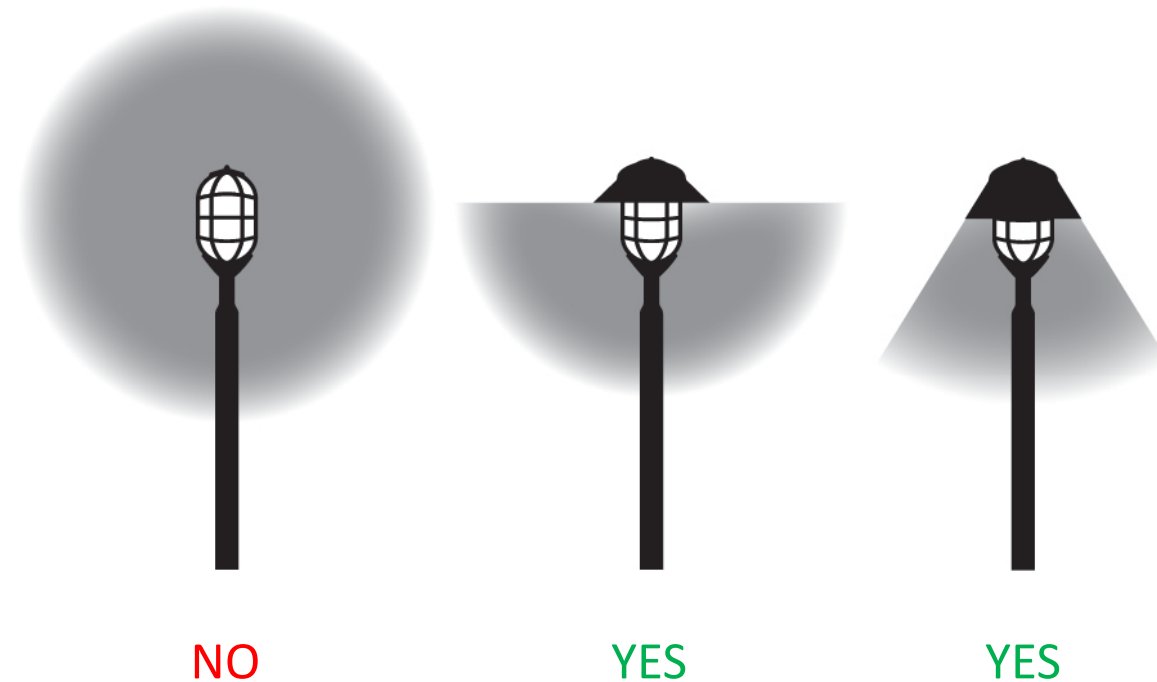
Lighting Standards

- Reduce light pollution
- Increase safety
- Allow accent lighting
- Match Duke standards
- Floodlights
- Sports fields
- Street lighting
 - Installation and maintenance standards and responsibilities
 - Replacement of nonconforming lighting



Lighting Standards

- **Lighting plan requirements for larger developments**
- **(Non-holiday) accent lighting**
 - Decorative lighting including string lights, less than 2,000 lumens
- **Canopy lighting**
 - Reduced conflict with vehicles
- **Scale**
 - Pedestrian, 16 feet tall
 - Pole-mounted, 35 feet tall



- **Minimum lighting standards in priority areas**
 - Walkways, parking areas, entrances
- **Property line lighting level limits**
- **Brightness and color standards**

Type of Use Abutting Lot Line	Maximum Illumination Level at Lot Line (Footcandles)
Residential – Single Family, Two-Family, Manufactured Home	0.2
Residential – Townhomes, Multifamily, Group Living	1.0
Commercial, Civic, or Mixed-Use	1.5
Industrial, Utility, Parking, when a standalone use	2.0

Article 10 Landscaping

Organization



- **General landscaping requirements and planting standards**
- **Tree preservation and protection (see Art. 11)**
- **Street trees**
- **Perimeter buffers**
- **Parking areas**
- **Site interior requirements**
- **Foundation plantings**
- **Objectionable views**

General Requirements



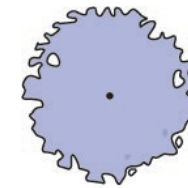
• Installation requirements

- Minimum size
- Soil volume standards
- Planting area protections
 - Wheel stops, fencing, signage
 - No soil disturbance or compaction

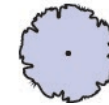
• Maintenance requirements

- Property owner responsible
- One-year longevity commitment after planting
- Replacement, loss, and pruning provisions

Tree types:



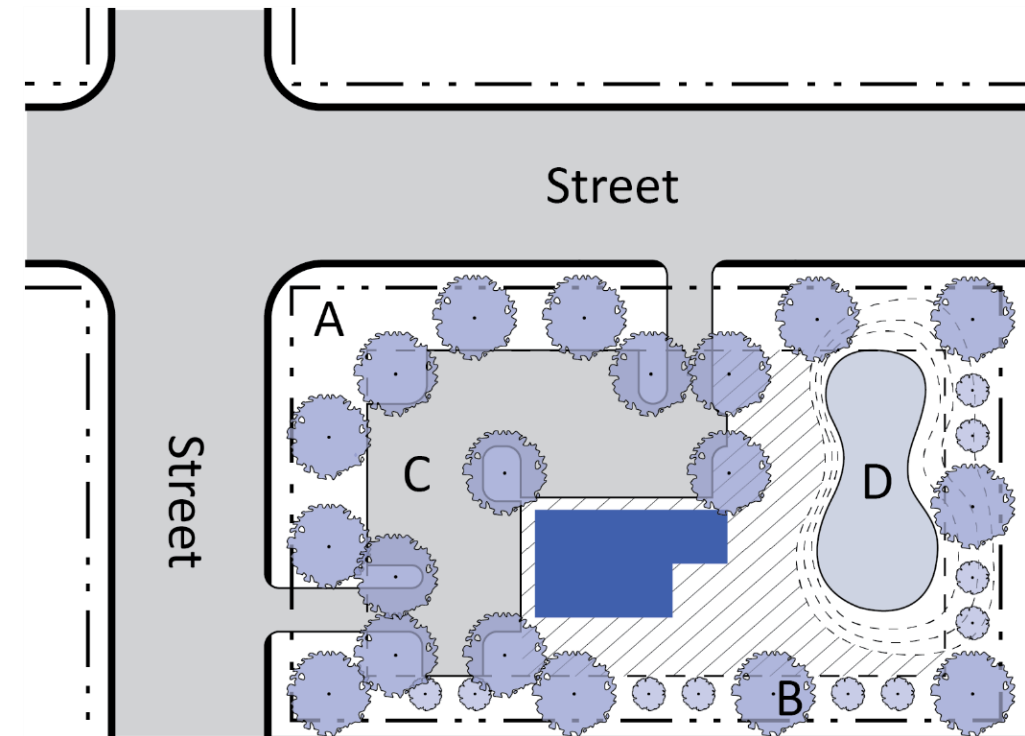
Canopy



Understory

Site Interior Landscaping

- 1 canopy tree, 2 understory trees, 1 large shrub, and 4 small shrubs per 1,000 sf of landscape area required
- Reduced requirements for TBD, AC, and MF-2 to accommodate urban context
- Allow administrative modifications
- Equal distribution of materials around primary structure with consideration for entrances and signs



A = Street Tree Area

B = Perimeter Buffer Area

C = Vehicular Surface Area and Landscaping

D = Stormwater Pond and Associated Grading

Hatched Area = Site Interior Landscaping Area

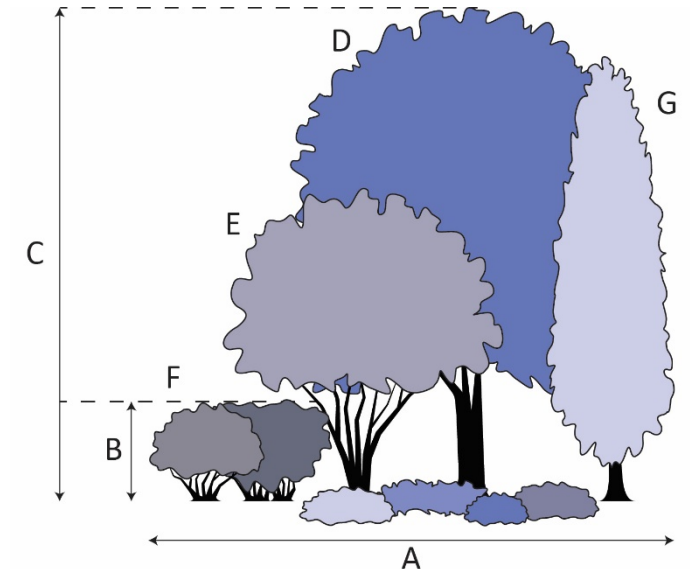
Foundation Plantings and Screening

- **Foundation planting at base of primary structures where visible from public R-O-W**
- **Screening for objectionable views**
 - e.g. trash container areas, loading areas, utility boxes
 - Consideration for hardscaping elements (fences and walls)



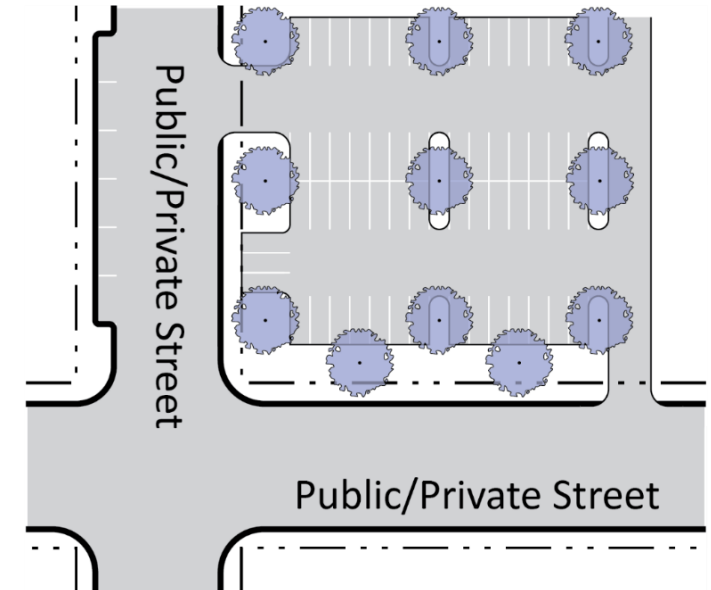
Perimeter Buffers

- Width and type determined by adjacent zoning rather than use
- 4 buffer types
- Require on most intense district only
- Minimum planting requirement and performance standard



Vehicular Surface Areas (VSAs)

- **Parking lot standards**
- **One island per 120 linear feet of spaces**
 - One canopy tree per island
- **600 cubic feet with minimum three-foot depth**
 - Adequate soil volume for plantings

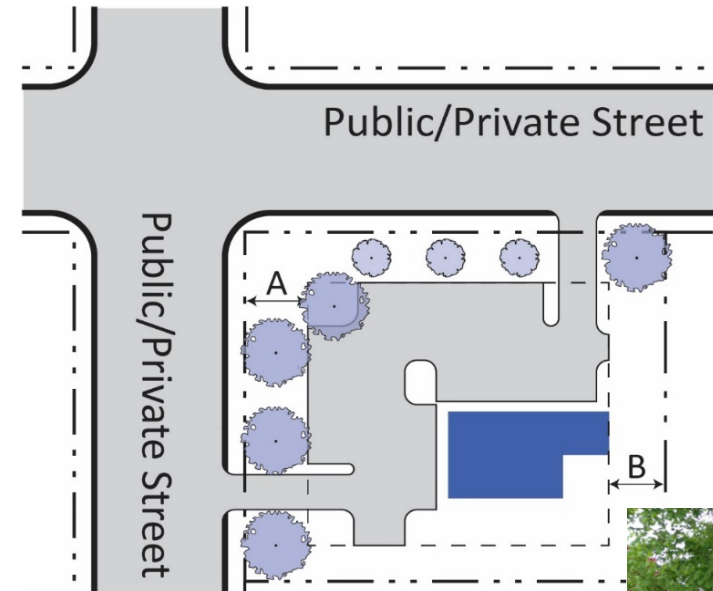


Street Trees



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- Behind the sidewalk, outside of Right-of-Way, street tree easement
- Maintenance by HOAs or property owners
- Exception:
 - In AC, MF-2, and TBD districts: street trees in tree grates, inside the Right-of-Way



Article 11

Environmental

General Organization



- **Stormwater**
- **Nitrogen Reduction**
- **Water Supply Watershed Protection**
- **Floodplain Management**
- **Tree Conservation, Preservation, and Protection**

Stormwater Management



- **Erosion and sediment control**
- **Runoff control and design standards**
- **Nitrogen reduction standards according to Town manual, meeting state standards**
- **Stormwater regulations maintained by Engineering Dept.**



Stormwater Ponds as Amenities

New feature: Stormwater ponds can be counted toward open space requirement

- An impoundment pond can count for up to 20% of open space requirement

Design features required when counting ponds as open space

- Pedestrian access to pond via walkway
- Utilization of planting and building materials on structures that integrate with the site
- Seating or tables every 100'
- Shallow slopes



- **Swift Creek Land Management Plan (interlocal agreement)**
 - Around Lake Benson and Swift Creek
- **Overlay Districts (Art. 5)**
 - Lake Benson Conservation District
 - Aligned with state critical watershed boundaries
 - Lower Swift Creek Conservation District
 - Strengthens standards – limits on uses, residential density, impervious surfaces
 - Single-family exemption
 - Buffer areas around identified streams

Floodplain Management

- **State and federal regulations incorporated by reference**
 - FEMA flood insurance rate maps (FIRMs)
- **Floodplain Administrator – Town Engineer**
- **Provisions for flood hazard reduction**
 - Construction standards based on flood hazard



Tree Preservation



- **Tree inventories (survey) documenting**
 - Canopy area, large removals, etc.
- **Specimen tree protection**
- **Preservation along thoroughfares**
- **Incentives**
 - Substitution standards
 - Parking reduction options

Existing Tree Type	DBH (in.)	Substituted for
Canopy Tree	2½ to 5	1 Canopy Tree
	6 to 11	2 Canopy Trees
	12+	4 Canopy Trees
Understory Tree	2½ to 4	1 Understory Tree
	6 to 11	2 Understory Trees
	12+	2 Canopy Trees, <u>or</u> 4 Understory Trees, <u>or</u> 1 Canopy Tree and 3 Understory Trees
Large Shrub	2 ½ to 4	1 Large Shrub
	5 to 8	2 Large Shrubs
	9+	4 Large Shrubs

Tree Canopy Preservation



- **Tree Canopy Preservation**
 - Upped 2% across the board
 - Expected to be primarily in buffer areas
 - Supplemental plantings may be required
- **Preservation in 25' buffers along thoroughfares and arterials, residential lots**

Ex. – Standards for new residential development

Preserved Tree Cover Area (Gross)	Replacement Tree Cover Area	Minimum Total Tree Cover Area
12%	Plus 0% equals	14%
8.5%	Plus 4% equals	14.5%
5%	Plus 8% equals	15%
1.5%	Plus 12% equals	15.5%
0%	Plus 14% equals	16%

Article 12

Signage

- **Dimensions and Number**

- Based on district and sign structure (freestanding or wall sign)
- Enforceability

- **Freestanding Signs**

- **Wall Signs**

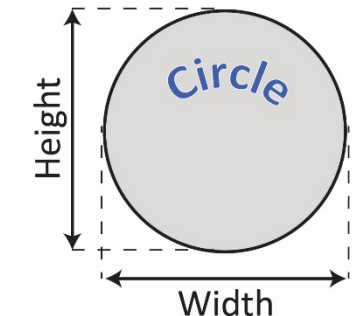
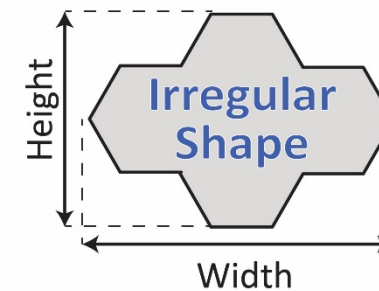
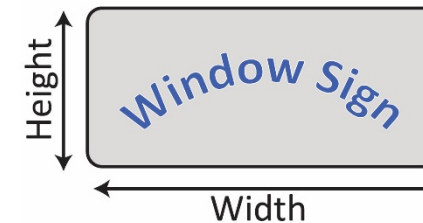
- **Off-premises Advertising Signs (Billboards)**

- **Multi-tenant Signs**

- **Permanent Sign Standards**

- **Temporary Sign Standards**

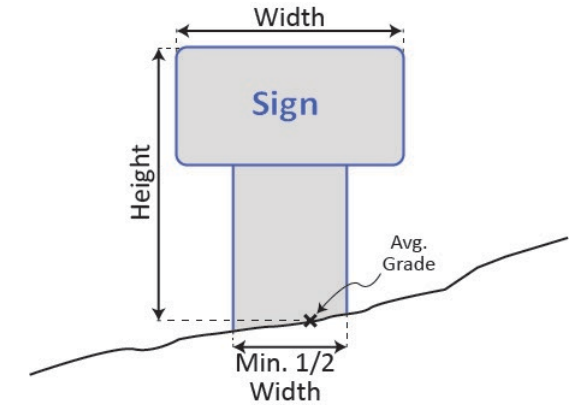
- Construction fence wraps, special events, seasonal signage



Overall

Consolidated and standardized regulations from specialized districts to now apply to the entire town

Clarified measurements and standards



Next Steps

Next steps

- Public Info Meeting: 09/8/21
 - Articles 10, 11, and 12
- PB/TC Review: 09/28/21
 - Article 8 (subdivision, streets, utilities)
- PB/TC Review: *TBD, est. Nov. or Dec. 2021*
 - Article 9 (site and building design)
 - Parking standards
 - Revisit procedural and zoning district changes
- Planning Commission and Council review and adoption hearings: *tentatively for February - April, 2022*



Thank you

PROJECT WEBPAGE:

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

OR SEARCH FOR: GARNER, NC, UDO REWRITE, IN YOUR BROWSER



STEWART