

Garner Steering Committee Meeting #15

09/23/2021



Garner Forward
Unified Development Ordinance

Progress by Article



Article (old numbering)	New Article #	Status
1. General Provisions	1	Drafted
2. Review Bodies	3	Drafted
3. Review Procedures	4	Drafted
4. Zoning	5	Drafted
5. Use Regulations	6	Drafted
6. District Development Standards	4, 5, and 8	Drafted
7.1-7.4 Landscaping Standards	10	Drafted
7.5 Signs	12	Drafted
7.6-7.7 Lighting and Access Standards	10	Drafted
7.8 Site and Building Design Standards	9	
8. Subdivision Standards	8	Drafted
X. Environmental	11	Drafted
9. Nonconformities	2	Drafted
10. Enforcement	7	Drafted
11. Definitions	13	Drafted

Article 4

CONDITIONAL ZONINGS AND SPECIAL USE PERMITS

Reduced instances of SUPs in the Table of Permitted Uses

Increased thresholds for when SUPs are required

Affects CZs because of reduced SUP instances in the TOPU

Special Use Permit thresholds

B. Applicability

In addition to the other special uses listed in the use table in Article ~~56, General Development Standards~~ Use Regulations, the following development types have significant city-wide impacts and require special use permits:

1. Any nonresidential or mixed-use development encompassing ~~100,000~~ 250,000 or more square feet of gross floor area.
2. Any single-family residential subdivision of ~~200~~ 500 or more lots.
3. Any multifamily residential development of ~~100~~ 300 or more units.

Article 9

PARKING STANDARDS

Reduced requirement for higher intensity districts where more walking and transit is anticipated

Parking rates established as a low “floor”, so that owners can respond better to market pressures

Electric vehicle charging

Article 10

TREE PRESERVATION AND COMPATIBILITY BUFFERING

Compatibility Buffering



Buffers

A: Fewer plantings

B

C

D: Opaque, more plantings



	Subject Property	Adjacent Base District Minimum Buffer Width (feet) and Type									
		RA, R2	R4	R8, MF-1	MF-2	RMH	NC	TBD, AC	CMU	LI	HI
Base District	RA, R2	15A	25B	25B	25C	25B	25A	25D	25C	25C	15D
	R4	25B	15A	25C	15D	25C	25B	35D	15D	15D	25D
	R8, MF-1	35B	45C	15A	15B	35A	25B	25C	15B	15B	15C
	MF-2	45C	45D	25B	15A	35B	25C	25B	15A	15A	15B
	RMH	35B	35C	35A	25B	15A	15B	45C	25B	25B	25C
	NC	25A	35B	15B	15C	25B	15A	15D	15C	15C	15D
	TBD, AC	25D	35D	15C	15B	25C	15D	0	15B	15B	25A
	CMU	45C	55D	35B	25A	35B	35C	15B	15A	15A	15B
	LI	45C	55D	35B	25A	35B	45C	25B	25A	15A	25B
	HI	55D	65D	55C	45B	55C	55D	55A	35B	35B	25A

Article 11

TREE PRESERVATION

Tree Canopy Preservation



C.D. Tree Canopy Preservation Requirements

1. For residential development:

Preserved Tree Cover Area	Replacement Tree Cover Area	Minimum Total Tree Cover Area
12 14%	Plus 0% equals	12 14%
8 10.5%	Plus 4% equals	12.5 14.5%
5 7%	Plus 8% equals	13 15%
13.5 3.5%	Plus 12% equals	13.5 15.5%
0%	Plus 14 16% equals	14 16%

2. For nonresidential development:

Preserved Tree Cover Area	Replacement Tree Cover Area	Minimum Total Tree Cover Area
10 12%	Plus 0% equals	10 12%
7.5 9%	Plus 3 3.5% equals	10.5 12.5%
5 6%	Plus 6 7% equals	11 13%
2.5 3%	Plus 10.5 9% equals	11.5 13.5%
0%	Plus 12 14% equals	12 14%

Article 13

DEFINITIONS

(REVIEW DOCUMENT STRUCTURE)

Next Steps

Upcoming Meetings



This is the last Steering Committee meeting (good work!)

- Planning Commission/Town Council Update: 09/28/21
- Planning Commission/Town Council Review: *TBD, est. Nov. or Dec. 2021*
- Public Info Session / Filming: *TBD, est. Nov. or Dec. 2021*
- Planning Commission and Council review and adoption hearings: *tentatively for February - April, 2022*



Thank you

(You have been a great steering committee!)

PROJECT WEBPAGE:

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



STEWART