

# Zoning Districts & Use Regulation



**Garner Forward**  
Unified Development Ordinance

UPDATE TO THE PLANNING COMMISSION & TOWN COUNCIL, 09/28/2021

# Presentation Outline



- **UDO Status Update**
- **UDO Update Highlights**
  - Article 8 – Subdivision regulations
- **Next Steps**

# 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               | Subdivision                 | 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**

# Article 8 Subdivision

PROCESS FOR DEDICATION

OPEN SPACE AND RECREATION FACILITIES

STREETS

UTILITIES

# Dedication of Public Infrastructure



- **Performance guarantee criteria to meet 160D**
  - 125% of the costs of required improvement
- **Few other changes**

# Open Space

## Standards for narrow strips (8.2.2.B)

Defined primary and secondary priority conservation areas

Min. 10% requirement.



# Open Space and Recreation Requirements



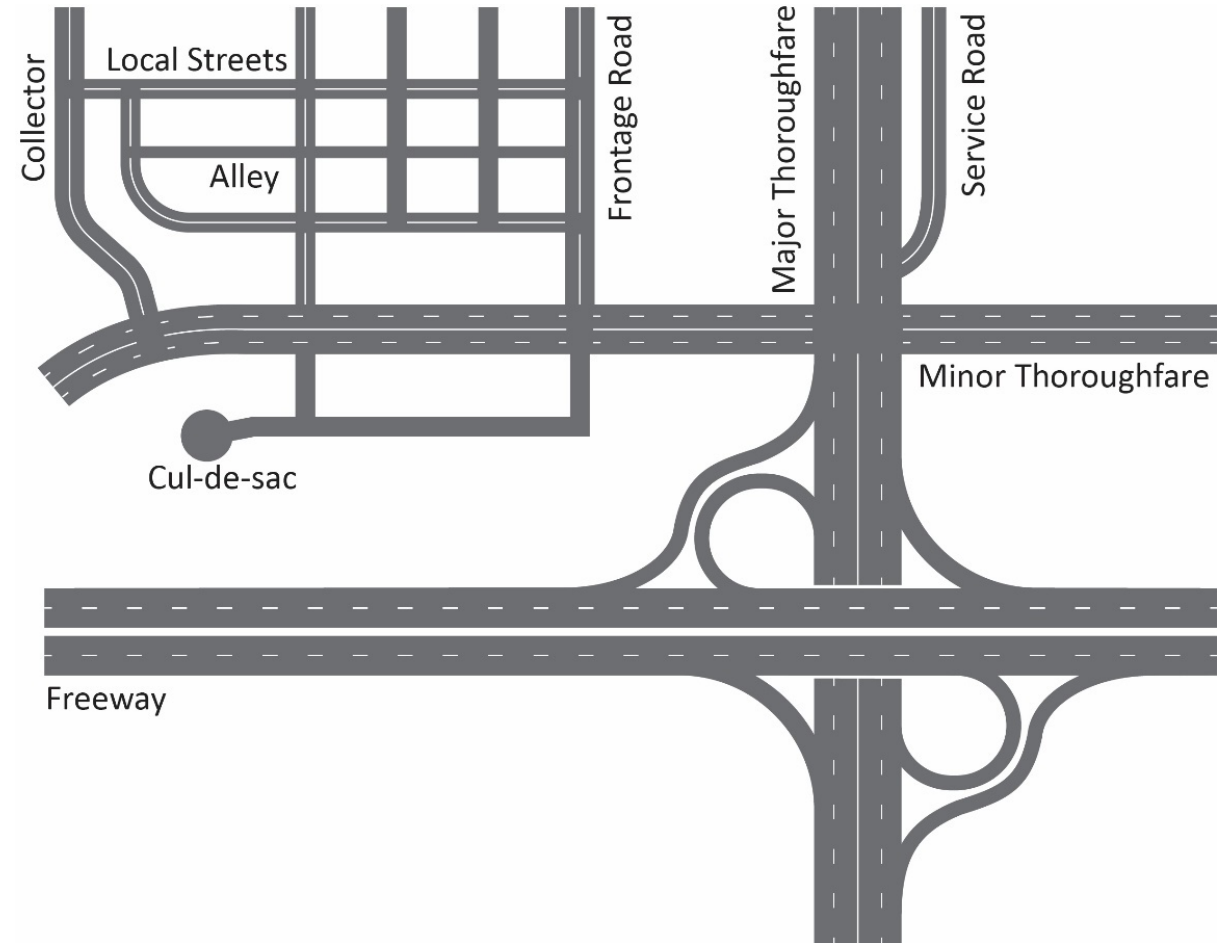
- Applies to residential uses and residential zoning
- Fee-in-lieu requirements
- Park land dedication
- Connectivity between tracts
- Access standards (min. 30' from public ROW)

| Housing Type           | Acres/Unit |
|------------------------|------------|
| Single-family detached | 0.0354     |
| All other residential  | 0.0287     |

~1 acre per  
29 homes

# Streets (General)

- New graphics
- Right-of-way and road width standards
- Updated sight triangle graphics and simplified text to match





# Streets (Blocks)



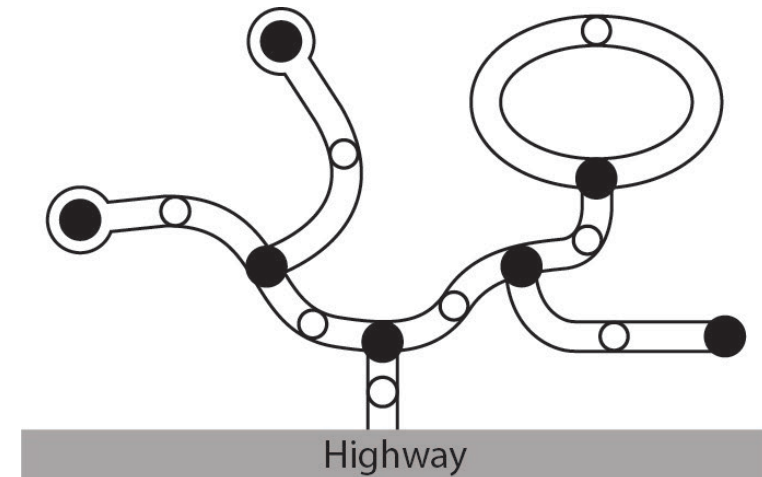
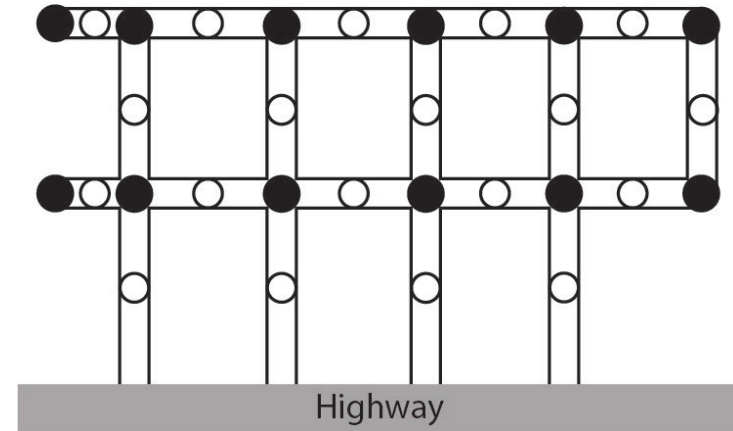
- **Block length maximums by zoning district**
- **Stub-outs expected at similar intervals**
- **Local streets designed for on-street parking**

| <b>Zoning District</b> | <b>Block Length Maximum (aka Max. Distance From or Between Intersection)</b> |
|------------------------|--|
| <b>I2</b>              | 1,500  |
| <b>I1, RMH, RA</b>     | 1,000  |
| <b>NC, R2</b>          | 800 ft   |
| <b>R4</b>              | 600 ft   |
| <b>CMU, R8, TBD</b>    | 500 ft   |
| <b>AC</b>              | 400 ft   |

# Streets (Connectivity)

## •Connectivity index

| District                                  | RA, R2,<br>RMH,<br>I-2 | NC,<br>MF-1,<br>R4, I-1 | CMU,<br>TBD,<br>MF-2,<br>R8 | AC  |
|---|------------------------|-------------------------|-----------------------------|-----|
| Min.<br>Connectivity<br>Index<br>required | 1.2                    | 1.3                     | 1.4                         | 1.5 |



# Example: Greenbriar

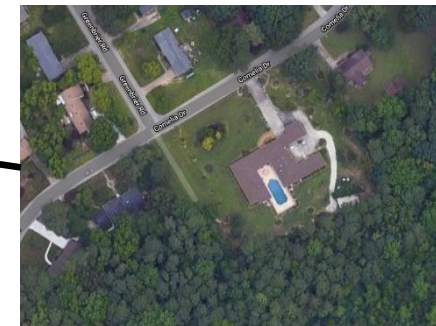
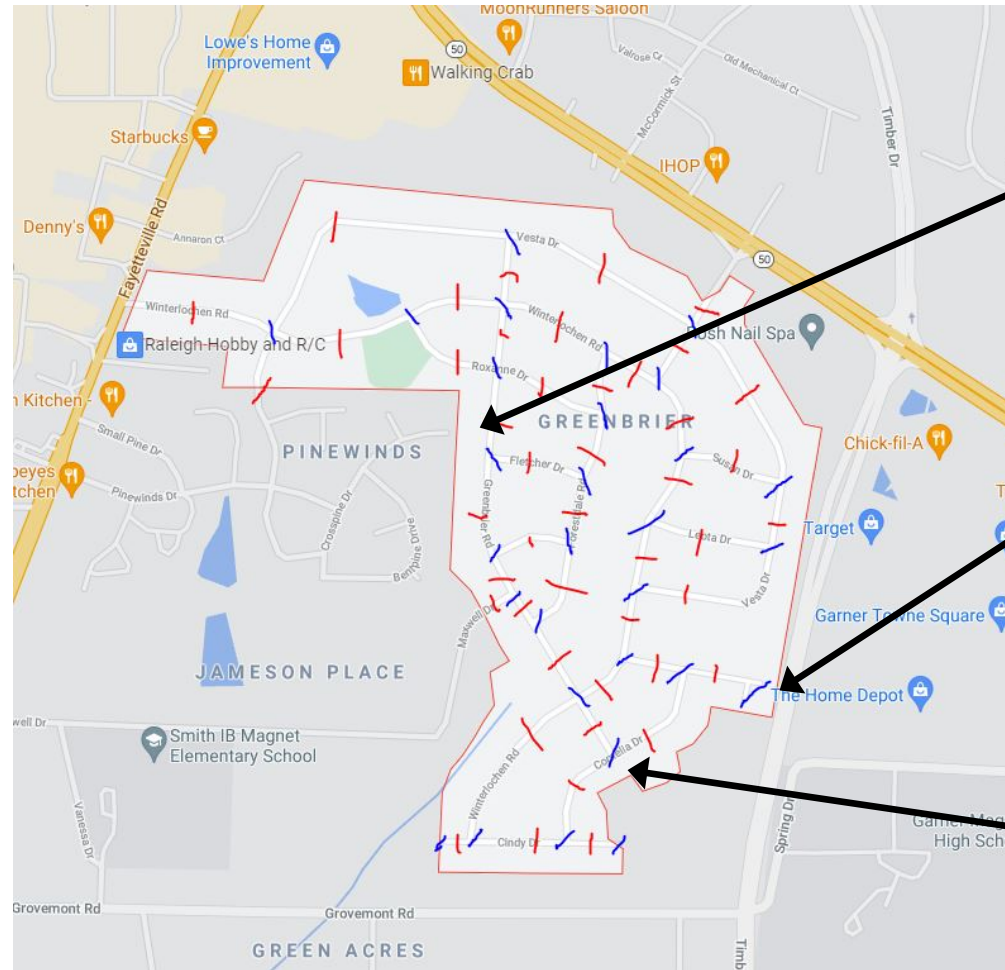


45 **links** : 29 **nodes** = 1.55

Zoning = R4

1.55 > 1.2 = **Pass!**

| District                         | RA,<br>R2,<br>RMH,<br>I-2 | NC,<br>MF-1,<br><b>R4</b> , I-1 | CMU,<br>TBD,<br>MF-2,<br>R8 | AC  |
|----------------------------------|---------------------------|---------------------------------|-----------------------------|-----|
| Min. Connectivity Index required | 1.2                       | <b>1.3</b>                      | 1.4                         | 1.5 |



# Sidewalks

## • Sidewalks

- At least five feet between street-side edge of sidewalk and back of curb
- Connection requirements

| District      | RA, R2,<br>RMH, I-2 | NC, CMU,<br>MF-1, R4,<br>R8, I-1 | TBD,<br>MF-2 | AC      |
|---------------|---------------------|----------------------------------|--------------|---------|
| Minimum Width | 5 feet              | 6 feet                           | 10 feet      | 12 feet |



# Utilities and Other



- **Ownership and easement provisions**
- **Water and sewer**
- **Fire hydrants**
- **Electric power**
- **Phone service**
- **Underground utilities**
- **Construction-related items will be shifted to the Engineering Manual**

Next Steps

# Next steps

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

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



STEWART