

Parking & Site Design + Zoning Districts and Review Procedures Recap



Garner Forward
Unified Development Ordinance

UPDATE TO THE PLANNING COMMISSION & TOWN COUNCIL, 11/30/2021

Presentation Outline



- **UDO Status Update**
- **UDO Update Highlights**
 - Article 9: Building Design & Parking
 - Article 5: Zoning Districts
 - Article 4: Conditional Zoning and Special Use Permit changes
- **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 Focus of this presentation
5	Zoning	Adopted	Drafted Focus of this presentation
6	Use Regulations	Adopted	Drafted
7	Enforcement	Adopted	Drafted
8	Subdivision	Adopted	Drafted
9	Building Design and Parking	Adopted	Drafted Focus of this presentation
10	Lighting and Landscaping	Adopted	Drafted
11	Environmental	Adopted	Drafted
12	Signage	Adopted	Drafted
13	Definitions	Adopted	Drafted

Article 9

General Site and Building Design

9.1 Access Standards (Previously Reviewed)

• **Building Access**

- Increased interval between required ped access points through walls (was 50')

• **Stricter standards for TBD and AC**

- One entrance per building plus 1 entrance every 125 feet along front facade
- Vehicle Lot Access
- SF, duplexes, and most townhomes will be prohibited from having driveways that directly access a major thoroughfare



9.1 Site Design

Waste Collection areas required when:

- More than 4 dwellings in a structure
- Greater than 10,000 square feet of nonresidential

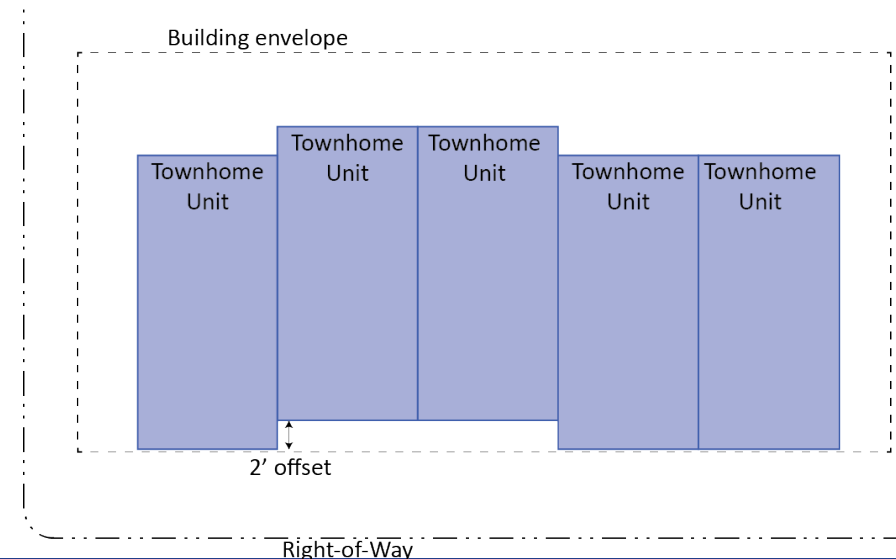
Site grading

- Must be staged and completed before progressing
- May not exceed 20 acres per stage
- Retain flows at 80% pre-development drainage basins



9.3 Building Design (Previously Reviewed)

- **Industrial exempt**
- **Transparency requirements**
- **Measures to alleviate monotony**
 - Roof Articulation
 - Façade requirements
 - Townhome setbacks varied
- **Multifamily requirements**
 - Cannot be more than 1 floor taller than single-family residential structures within 100 feet
- **Large-scale multi-family and upper story residential, design requirements**
 - Balconies



9.2 Parking



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

- AC district, up to 25% reduction
- TBD district, up to 20% reduction

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

Electric vehicle charging required when 100+ parking spaces

9.2 Parking



First garage space does not count

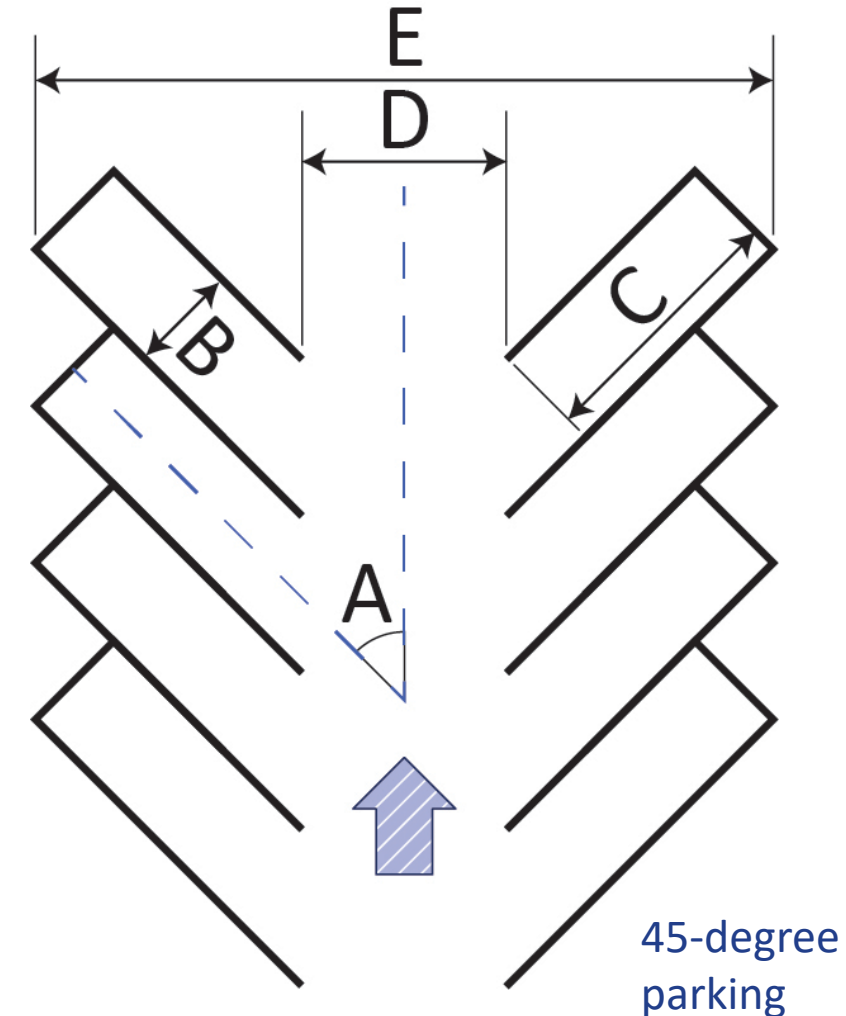
Cannot block route from garage to the street

Example of Parking Table

USE	MINIMUM NUMBER OF VEHICLE SPACES
Single-Family Detached	2 spaces per dwelling unit plus 1 space per room after the first four bedrooms
Townhouse (3 or 4 dwelling units per house-scaled structure)	2 spaces per dwelling unit plus one guest space for every 8 units; individually-locked or leasable garage spaces only count as 0.5 parking space.
Multifamily (>4 units per structure or over 2,500 sq ft building footprint)	1.6 spaces per dwelling unit plus 1 space for every 8 units; individually-locked or leasable garage spaces only count as 0.5 parking spaces Guest parking shall be distributed proportionately and within 250 feet.
Upper-Story Residential	1.4 spaces for each one bedroom unit and 1.6 spaces per all other dwelling units; plus 1 guest space per 10 dwelling units

9.2 Parking

- **Min. required parking lowered**
 - Less sprawl and runoff
 - More market-responsive
- **Graphics updated**
- **Off-street Parking Requirements table**
 - Uses match Table of Permitted Uses
- **Admin. modification**
 - 20% administrative reduction allowed when accompanied by an engineer's parking study
- **Accessibility standards left to meet State standards**
- **Updated shared parking standards**
 - Reduces excess parking in appropriate areas
 - Requires agreement and shared parking plan



Article 5: Zoning Districts Recap

Residential Zoning Districts



Current "old" districts

Proposed "new" districts

R-40



RA

R-20



R2

R-15

R-12



R4

R-9

New district



R8

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. This is not being mapped or zoned anywhere yet.

+ MF1 and MF2 districts

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

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

R4 vs R8

Residential 4 (R4)

Residential 8 (R8)

Front Loaded



(In practice, front-loaded R8 is difficult to achieve due to driveway coverage and lot width standards)

Alley Loaded



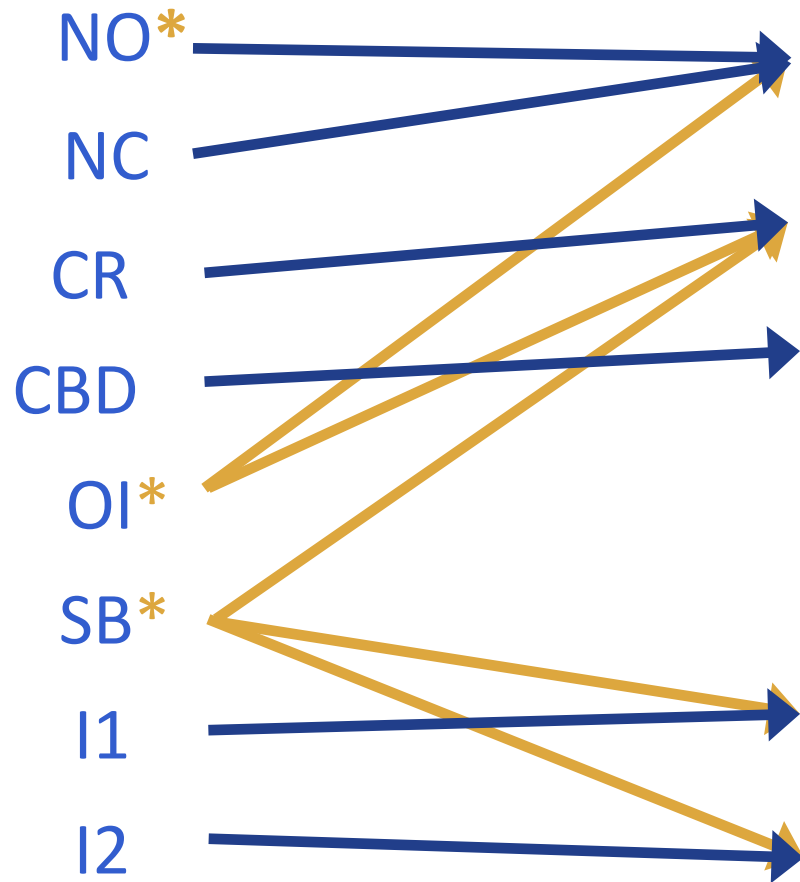
Nonresidential Zoning District Changes



**Garner
Forward**
Unified Development
Ordinance Update

Current Districts

Proposed Districts



Neighborhood Commercial

Commercial / Mixed Use

Traditional Business District
(new name, more versatile)

Activity Center

New high intensity "redevelopment" district

Industrial Light

Industrial Heavy

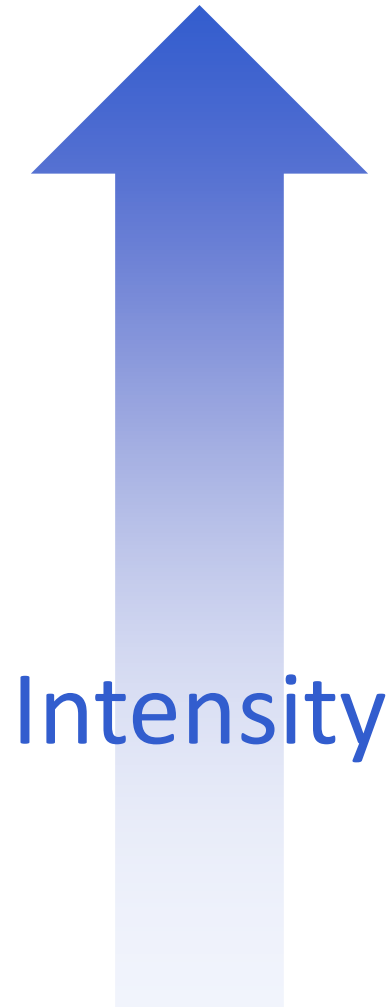
Light
Commercial

Commercial

Industrial

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

New Commercial Zoning Districts



Activity Center

New high intensity “redevelopment” district
(not being zoned or mapped anywhere)

Traditional Business District (TBD)

Formerly Central Business District

Commercial Mixed Use (CMU)

Formerly Commercial/Retail

Neighborhood Commercial

(kind of like “Commercial Mixed Use *Lite*”)

Article 4: Review Procedures

CONDITIONAL ZONINGS AND SPECIAL USE PERMITS RECAP

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.

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

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



STEWART