

UNIFIED DEVELOPMENT ORDINANCE

TOWN OF HARRISBURG, NC



DIAGNOSTIC ANALYSIS & FINDINGS

MAY 05, 2020



DIAGNOSTIC ANALYSIS



- Background: Handling Zoning Basics
- Goal: What will this UDO Update do?
- Public Engagement
- Evaluation
- Structure of new UDO: Annotated Outline
- Next Steps
- Comments / Q&A

UNIFIED DEVELOPMENT ORDINANCE

TOWN OF HARRISBURG, NC



Purposes

- Plan implementation
- Statutory compliance (NCGS 160D)
- Best practices
- Character creation and preservation
- Procedural streamlining
- User-friendliness



UNIFIED DEVELOPMENT ORDINANCE

TOWN OF HARRISBURG, NC



Kick-Off

Notice-to-Proceed
Staff coordination
Document review



Apr

May



Ordinance Diagnostic

Regulatory critique
Annotated outline
Stakeholder input

Iterative Drafting

UDO modules
Public meetings
Presentations



Jun - Dec

Jan 2021



Public Review

Public review draft
Open house
PZB / TC Meeting

Adoption

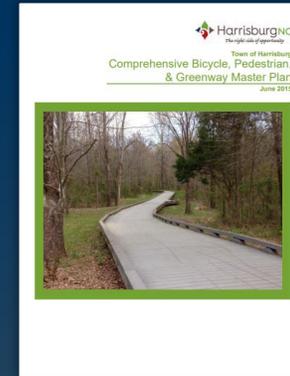
Public hearing draft
Public hearings
Publish adopted UDO



Mar 2021

ZONING BASICS

- Plans set broad policies for the growth and economic development
- The UDO is a set of laws, standards, procedures, and an official map as implementing regulations
- Zoning divides the City into districts including:
 - Uniform sets of permitted, administrative, special, accessory, temporary, and prohibited uses
 - Consistent dimensional standards (height, setbacks, lot size)
 - Development standards (landscaping, signs, parking, building and site design)



UNIFIED DEVELOPMENT ORDINANCE
Town of Harrisburg, North Carolina

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UDO

Uses, Dimensional Standards, Landscaping, Signs, Parking, Building Design, Review Procedures, Administration

WORKABLE UDO

- User-friendly, articulate, and practical set of implementing regulations
- Sound structure and good organization
- NCGS 160D consistency
- Reflect the desired community character
- HALUP | UDO unification
- Improve administrative efficiency



4.2. ESTABLISHMENT OF ZONING DISTRICTS.

4.2.1. PURPOSE AND INTENT.

In accordance with the requirement of NCGS § 160A-382 that zoning regulation be by districts, the Town Council, as shown on the Official Zoning Map accompanying this Ordinance and incorporated herein by this reference, is hereby divided into the following zoning districts which shall be governed by all of the uniform use and area requirements of this Ordinance, the respective symbol for each type of district being set forth opposite its title:

- AG Agricultural District
- RE Rural Estate District
- RL Residential Low Density
- RM-1 Residential Medium Density
- RM-2 Residential Medium Density
- RV Residential Village
- RC Residential Compact
- B-1 Neighborhood Commercial/Office District
- O-I Office-Institutional District
- CC City Center District
- C-1 Light Commercial and Office District
- C-2 General Commercial District
- CD Campus Development District
- I-1 Light Industrial District
- I-2 Heavy Industrial District
- PID Public Interest District
- PUD Planned Unit Development District
- TND Traditional Neighborhood Development District
- TOD Transit Oriented Development District

4.2.2. REPEAL OF DISTRICTS.

4.2.2.1. Zoning District RM-2 Residential Medium Density, and any corresponding Conditional Zoning districts, are repealed effective March 10th, 2008. Notwithstanding, the Town Council by this section will continue to permit all development pursuant to this chapter for which a complete application was submitted prior to March 10th, 2008. These provisions will remain in the text of the Unified Development Ordinance for such limited purposes.

4.2.3. OVERLAY DISTRICTS.

In accordance with the authority provided by NCGS § 160A-382, the Town hereby establishes the

following overlay districts which shall be governed by all of the uniform use and area requirements of this Ordinance. Within these overlay districts, additional requirements are imposed on certain properties within one or more underlying general or conditional zoning districts. The symbol for each type of district is as follows:

- H Historic Overlay District
- F Flood Plain Overlay District
- MH-1 Manufactured Home Overlay
- MH-2 Manufactured
- MHP Manufactured
- TOZ Thoroughfare

4.2.4. CONDITIONS.

In addition to the base § 4.2.1, above, the districts are established above-referenced base identical to the base, except that a site to any use or development this Article and in § 4.2.1.

- AG-CZ Agricultural Use District
- RE-CZ Rural Estate Use District
- RL-CZ Residential Use District
- RM-1-CZ Residential Use District
- RM-2-CZ Residential Use District
- RV-CZ Residential Use District
- RC-CZ Residential Use District
- B-1-CZ Neighborhood Conditional Use District
- CC-CZ City Center Conditional Use District
- C-1-CZ Light Commercial Use District
- C-2-CZ General Commercial Use District
- CD-CZ Campus Development District
- I-1-CZ Light Industrial District

Unified Development Ordinance

Sec. 26-2G-2, Districts Permitting Temporary Uses
Sec. 26-2G-3, Frequency and Duration
Sec. 26-2G-4, Temporary Use Standards

Division 26-2A. ESTABLISHMENT OF ZONING DISTRICTS

Sec. 26-2A-1. PURPOSE AND APPLICABILITY

A. Purpose

- The purpose of this Division is to designate zoning districts to implement the Comprehensive Plan.
- The purpose of Division 26-2C, Residential Districts—Uses and Standards, and Division 26-2D, Commercial, Industrial, and Other Non-Residential Districts—Uses and Standards, is to identify permitted, limited, conditional, accessory, and prohibited land uses in each zoning district.

B. Applicability

- Effect. The districts set out in this Article apply to all land, buildings, structures, and appurtenances within the corporate boundaries of the City.
- Transition to New Districts. As of the effective date of this Chapter, land zoned with a district classification from the previous zoning regulations will be converted or reclassified to one of the district classifications in this Chapter, as set out in Sec. 26-2A-2, Zoning Districts Established. Displayed in Table 26-2A-2, Zoning Districts, are the name and letter designation of each district, how each district relates to the future land use designation identified in the Manhattan Urban Area Comprehensive Plan, the purpose of the district, and the former zoning district designation. Table 26-2A-2, Zoning Districts, shows the conversion from the previous classifications to the new zoning districts established in this Chapter.

Effective on: 11/26/2019

Sec. 26-2A-2. ZONING DISTRICTS ESTABLISHED

District		Land Use Plan Designation	Purpose	Former Zoning Designation ¹
Name	Designation			
Residential				
Low-Density Residential	RL	Residential, Low to Medium Density	To provide for residential development on larger, estate-sized lots or conservation development with smaller lots that are clustered around common open space to protect environmental resources, such as steep slopes, woodlands, wetlands, floodplains and riparian areas, and prairie habitat, and as a buffer or recreational set-aside	R5, R, R-1
Low-Density Residential Attached	RL-A	Residential, Low to Medium Density	To provide for single-family detached and single-family attached (such as duplexes, townhomes and twin homes) residential development on smaller lots, including limited use provisions for factory-built houses on individually-owned lots	R-2, R-4,
Medium-Density Residential	RM	Residential, Medium to High Density and	To provide for single-family attached (such as duplexes, townhomes, or twin homes) and multiple-family dwellings (such as apartments and multiplexes),	R-4M, R-5

WEB-BASED INTERACTIVE



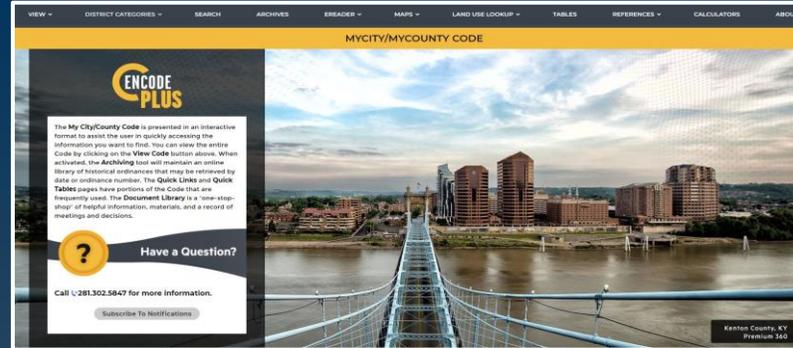
- User-friendly, articulate, and practical set of implementing regulations
- Sound structure and good organization
- NCGS 160D consistency
- Reflect the desired community character
- HALUP | UDO unification
- Improve administrative efficiency

The screenshot shows the City of Manhattan Online UDO website. The main heading is "UNIFIED DEVELOPMENT ORDINANCE". Below the heading is a navigation menu with icons for View, Search, eReader, Land Use, Archives, Maps, Quick Links, Calculators, Tables, Library, and About. The page content includes a "Welcome to the City of Manhattan, KS Online UDO" message, a "Table of Contents" for Chapter 26 - MANHATTAN DEVELOPMENT CODE (MDC), and a "Zoning Map Viewer" showing a map of Manhattan with various zoning districts. A "RESULTS" pop-up window displays information for a "Community House" site, including its zoning (C-4) and description.

WEB-BASED INTERACTIVE



- Online drafting in Word-like format
- Collaborative drafting and editing
- Documentation via track-changes
- Hyperlinks of definitions and cross-references
- Comment management system
- Searchable comment/response record
- Denote required follow-ups
- Version management



Benefits

- Time savings
- Online collaboration
- Versioning management
- Status of progress
- Single working draft and archived deliverables
- No build fee
- Searchable, interactive code managed in-house upon adoption
- Upgrade features (GIS integration, calculators, etc.)



STRUCTURE

- User-friendly, articulate, and practical set of implementing regulations
- Sound structure and good organization
- NCGS 160D consistency
- Reflect the desired community character
- HALUP | UDO unification
- Improve administrative efficiency



Consistent Numbering

Branded

Visual Hierarchy

Cross-Referencing

Consolidated Tables

Manhattan Unified Development Ordinance

Sec. 26-2G-2, Districts Permitting Temporary Uses
 Sec. 26-2G-3, Frequency and Duration
 Sec. 26-2G-4, Temporary Use Standards

Division 26-2A. ESTABLISHMENT OF ZONING DISTRICTS

Sec. 26-2A-1. PURPOSE AND APPLICABILITY

A. Purpose

1. The purpose of this Division is to designate zoning districts to implement the Comprehensive Plan.
2. The purpose of Division 26-2C, *Residential Districts—Uses and Standards*, and Division 26-2D, *Commercial, Industrial, and Other Non-Residential Districts—Uses and Standards*, is to identify permitted, limited, conditional, accessory, and prohibited land uses in each zoning district.

B. Applicability

1. *Effect.* The districts set out in this Article apply to all land, buildings, structures, and appurtenances within the corporate boundaries of the City.
2. *Transition to New Districts.* As of the effective date of this Chapter, land zoned with a district classification from the previous zoning regulations will be converted or reclassified to one of the district classifications in this Chapter, as set out in Sec. 26-2A-2, *Zoning Districts Established*. Displayed in Table 26-2A-2, *Zoning Districts*, are the name and letter designation of each district, how each district relates to the future land use designation identified in the Manhattan Urban Area Comprehensive Plan, the purpose of the district, and the former zoning district designation. Table 26-2A-2, *Zoning Districts*, shows the conversion from the previous classifications to the new zoning districts established in this Chapter.

Effective on: 11/26/2019

Sec. 26-2A-2. ZONING DISTRICTS ESTABLISHED

Table 26-2A-2 Zoning Districts				
District Name	District Designation	Land Use Plan Designation	Purpose	Former Zoning Designation †
Residential				
Low-Density Residential	RL	Residential, Low to Medium Density	To provide for residential development on larger, estate-sized lots or conservation development with smaller lots that are clustered around common open space to protect environmental resources, such as steep slopes, woodlands, wetlands, floodplains and riparian areas, and prairie habitat, and as a buffer or recreational set-aside	R5, R, R-1
Low-Density Residential Attached	RL-A	Residential, Low to Medium Density	To provide for single-family detached and single-family attached (such as duplexes, townhomes and twin homes) residential development on smaller lots, including limited use provisions for factory-built houses on individually-owned lots	R-2, R-4,
Medium-Density Residential	RM	Residential, Medium to High Density and	To provide for single-family attached (such as duplexes, townhomes, or twin homes) and multiple-family dwellings (such as apartments and multiplexes),	R-M, R-5

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STRUCTURE

Article 2: Organizations and Officers

Procedure	Floodplain Administrator	Building Official	Assistant Director for Planning	Assistant City Manager of Dev. Services	Landmark Commission	Building Code Board of Appeals	Board of Adjustment	Planning Commission	City Council	Section
Floodplain Administrator Action										
Floodplain permit	D									3.22
Building Official Action										
Building Permit	R	D								3.18
Certificate of Occupancy		D								3.20
Sign Permit for Construction Only		D								3.21
Temporary Use Permit		D								3.21
Assistant Director for Planning										
Annually Renewable Sign Permit			D							
Assistant City Manager of Development Services Action										
Beachfront Construction Certificate				D*/R						3.14
Site Plan				D						3.17
Written Interpretation				D						3.23
Administrative Adjustment				D						3.24
Landmark Commission Action										
Certificate of Appropriateness				R	D					3.15
Certificate of Appropriateness for Demolition				R	D/P					3.16
Building Code Board of Adjustment Action										
Floodplain Variance	R					D/P				3.26
Board of Adjustment Action										
Special Use Exception						D/P				3.12
Variance				R		D/P				3.25
Appeal of Administrative Decision						D/P				3.27
Planning Commission Action										
Preliminary Plat							D			3.8
Final Plat							D			3.8
Replat Without Vacation							D			3.11
Dune Protection Permit**				R			D			3.13
Beachfront Construction Certificate**				D			D			3.14
City Council Action										
Unified Development Code Text Amendment				R			R/P	D/P		3.2
Zoning Map Amendment (Rezoning)				R	R/P ***H		R/P	D/P		3.3
Historic Overlay District or Landmark Designation				R	R/P		R/P	D/P		3.4
Planned Unit Development							R/P	D/P		3.5
Special Permit							R/P	D/P		3.6

R = Review or Recommendation
 D = Decision
 P = Public Hearing Required
 D* = Provided standards in 3.14.3 are met
 ** = Planning Commission acts as Beach/Dune Committee for Kleberg County beach areas
 ***-H For property with a current or proposed Historic Overlay zoning district or Landmark designation

Procedure	Published	Posted	Mailed
UDC Text Amendment	✓		
Zoning Map Amendment (Rezoning)	✓	✓	✓
Area-wide Zoning Map Amendment (Rezoning)	✓		
Historic Overlay District Designation	✓	✓	✓
Planned Unit Development	✓	✓	✓
Special Permit	✓	✓	✓
Special Use Exception	✓		✓
Dune Protection Permit			✓
Beachfront Construction Certificate			✓
Certificate of Appropriateness for Demolition (For Historic Districts)	✓		✓
Variance (For Zoning Board of Adjustments)	✓		✓
Replat Without Vacation	✓		✓

✓ = Public notice required

Procedure	Landmark Comm.	Building Code Board of Appeals	Board of Adjustment	Planning Commission	City Council
UDC Text Amendment				✓	✓
Zoning Map Amendment (Rezoning)				✓	✓
Area-wide Zoning Map Amendment (Rezoning)				✓*	✓*
Historic Overlay District Designation	✓			✓	✓
Planned Unit Development				✓	✓
Special Permit				✓	✓
Special Use Exception			✓		
Dune Protection Permit (Kleberg County)				✓	
Beachfront Construction Certificate				✓	
Certificate of Appropriateness for Demolition	✓				
Variance			✓		
Floodplain Variance		✓			
Appeal of Administrative Decision			✓		

✓ = Hearing required
 * Requires joint hearing

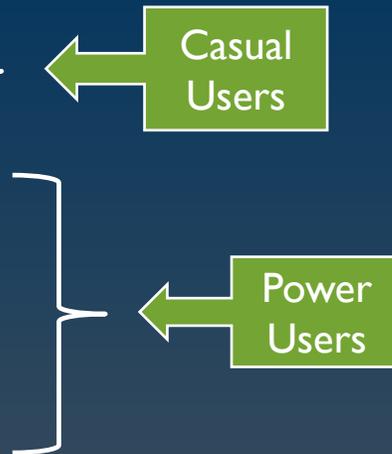
Table 14.602.10-1, Development Review Summary Table

Development Application (Reference)	Submittal Timing	Expiration ¹	Review Responsibilities		Public Notice ²	Applicable Common Review Procedures	Applicable Standards ³
			Recommendation	Final Decision			
Excavation and Land Clearing Permit (Sec. 14.603.1)	Prior to: 1) Any site grading, excavating, removal, or stockpiling of soil, or land disturbing activity involving a volume of earthwork greater than 100 cubic yards; or 2) Removing three or more trees with greater than six inch diameter at breast height (DBH)	180 days	Building Official		No		Sec. 14.302.2
Site Development Plan (Sec. 14.603.2)	Prior to a Building Permit for new development, redevelopment, or substantial improvement or expansion of development		DRC	Director of Planning	No		Article 14.200
Deed Consolidation (Sec. 14.603.3)	Prior to combining two or more adjoining parcels under the same ownership for purposes of development or redevelopment	180 days; None after recordation	Director of Planning		No		--
Minor or Amending Plat (Sec. 14.603.4)	Prior to developing a minor subdivision or making a minor modification to a recorded plat		DRC	Director of Planning	No		Article 14.300
Construction Plans (Sec. 14.603.5)	Concurrent with a Preliminary Plat		City Engineer		No	Sec. 14.602.2 - Sec. 14.602.7 - Sec. 14.602.8	Engineering Design Standards and Specifications
Building Permit (Sec. 14.603.6)	Prior to erecting, altering, replacing, relocating, rebuilding, repairing, or restoring a principal or accessory building or structure		Building Official		No		--
Floodplain Development Permit (Sec. 14.603.7)	Prior to initiating or continuing any development or substantial improvement within a regulatory floodplain as shown on a Flood Insurance Rate Map (FIRM)		Floodplain Administrator		No		Article 14.400
Driveway Permit	Prior to construction of a						

ORGANIZATION

Most often used:

- 1) What is my property zoned?
- 2) What uses are permitted?
- 3) Where and how much can I build?
- 4) What are the subdivision/building/site design standards?
- 5) From whom do I receive approval?
- 6) What are the steps in the process?
- 7) How are things measured or defined?



Structural Enhancements

- Establish a deliberate and consistent hierarchy
 - Numbering of **Articles, Parts, and Sections**
 - Use of font types, sizes, and tabs to establish visual hierarchy
- Keep similar provisions together (e.g. districts, standards, procedures, etc.)



COMPLETE

Chapter 190 Zoning Ordinance

Subchapter 190-C Design and Development Standards

Article 190.50 Applicability and Purpose

Sec. 190.50.01 Applicability

Sec. 190.50.02 Purposes

- 1.
2.
 - A.
 - B.
 - i.
 - ii.
 - a.
 - b.

ORGANIZATION



- Chapter 120. Zoning Districts and Land Use
- Chapter 121. Building and Site Design
- Chapter 122. Subdivision Standards
- Chapter 123. Environmental Management
- Chapter 124. Administration
- Chapter 125. Development Review Procedures
- Chapter 126. Nonconformities
- Chapter 127. Enforcement and Remedies
- Chapter 128. Word Usage
- **Appendixes:** Plant List, Required Notices on Final Plats, Construction Standards, and Transportation Impact Analysis Procedures Manual

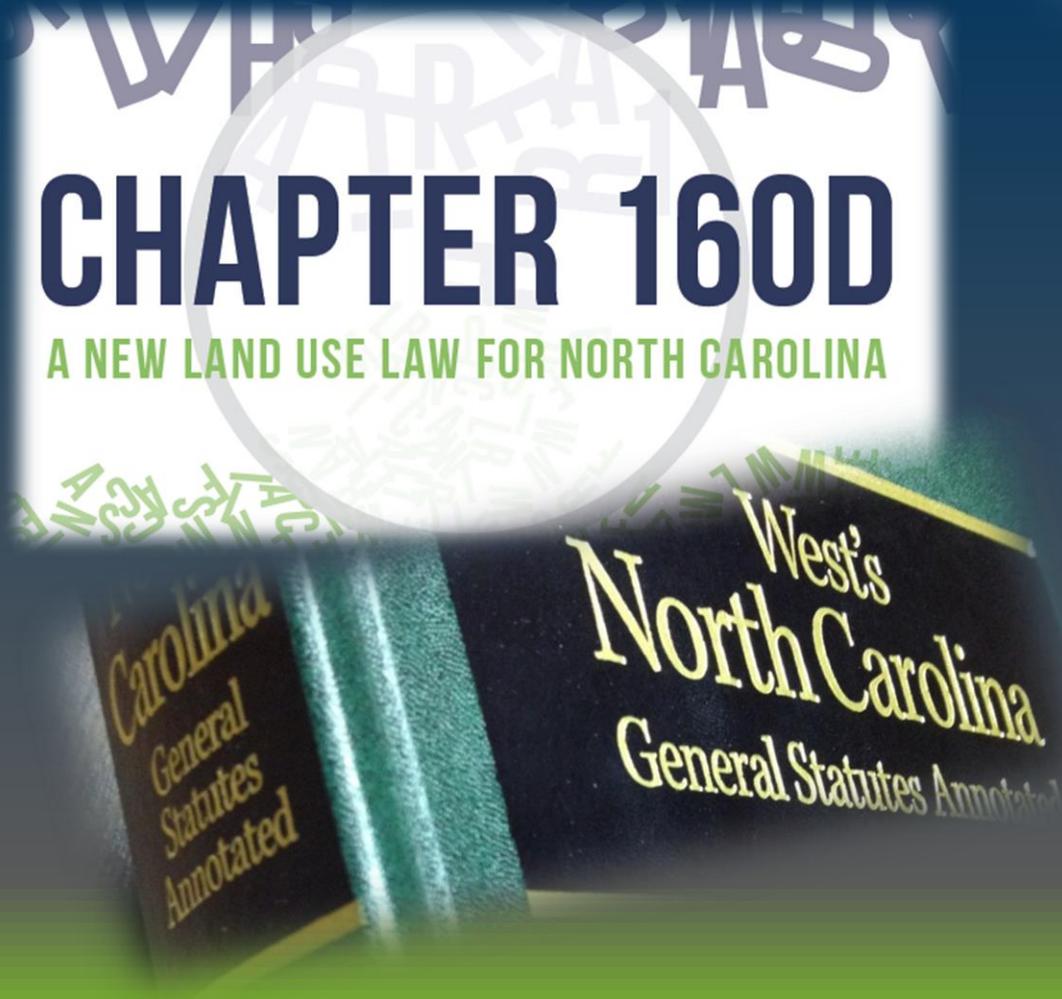
Harrisburg, NC UDO Draft Annotated Outline March 2020

TITLE XVI: LAND USAGE (Harrisburg Unified Development Ordinance (UDO))		NCGS Chapter 160D
Proposed Articles and Sections	Current Provisions	
Chapter 120: Zoning Districts and Land Uses		
§ 120.01 General Provisions		
Administration	Cross-Reference this section for all the basics	
120.01.01 Purpose and Applicability	1.1.3, 4.1	
120.01.02 Official Zoning Map	4.4, 4.5	G.S. 160D-703; S.L. 2019-111, § 2.9(b)
120.01.03 Zoning District Establishment	4.2	G.S. 160D-703; S.L. 2019-111, § 2.9(b)
§ 120.02 Zoning Districts and Standards		
120.02.01 Residential Districts	4.3 Working in from the HALLUP's FLU Categories	G.S. 160D-703; S.L. 2019-111, § 2.9(b)
120.02.02 Mixed-Use Districts	4.3, 4.8, 4.9, 4.10 Working in from the HALLUP's FLU Categories	G.S. 160D-703; S.L. 2019-111, § 2.9(b)
120.02.03 Public and Nonresidential Districts	4.3 Working in from the HALLUP's FLU Categories	G.S. 160D-703; S.L. 2019-111, § 2.9(b)
§ 120.03 Special Purpose and Overlay Districts		
Conservation District	4.8 (This will become a by right development option in appropriate districts)	
Planned Unit Development (PUD)	4.9, Appendix E (This will become a by right option as well. In this way, a planned development is consistent with the character of the district rather than being a wholly standalone district of whatever character the developer decides.)	
Traditional Neighborhood Development (TND)	4.10, Appendix E (This should be a development option within one of the residential districts that is most closely related to the character, likely in the RV, Residential Village District, or the RC, Residential Compact District, depending on the densities, open space, etc. It is written as a wholly separate district. Instead, it needs to be integrated with the other districts – adding the uses to the land use matrix, adding the dimensional standards to the tables for the other districts, etc.)	
Transit Oriented Development District (TOD)	4.11, Appendix E (This will become a MU district)	

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NEW STATE STATUTES

- User-friendly, articulate, and practical set of implementing regulations
- Sound structure and good organization
- NCGS 160D consistency
- Reflect the desired community character
- HALUP | UDO unification
- Improve administrative efficiency



NCGS 160D

- Consolidated City / County statutes for development regulations (now 153A and 160A)
- No shifts in policy or authority
- Effective August 1, 2021
- Update required to conform

What Changes are Required?

- Terminology and citations
- Geographic jurisdiction
- Boards
- Land use administration
- Zoning and other development ordinance provisions
- Comprehensive Plan
- Legislative, quasi-judicial, and administrative decisions
- Vested rights



NCGS 160D

- Consolidated City / County statutes for development regulations (now 153A and 160A)
- No shifts in policy or authority
- Effective August 1, 2021
- Update required to conform

Specifics

- ✓ BOA may consider non-zoning regulations
- ✓ Eliminate conditional use districts
- ✓ May not exclude manufactured homes by age
- ✓ Preservation standards in-lieu of guidelines
- ✓ Development agreements approved as a legislative action
- ✓ Statements of plan consistency
- ✓ HALUP amended with inconsistent rezoning



COMMUNITY CHARACTER

- User-friendly, articulate, and practical set of implementing regulations
- Sound structure and good organization
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ATTRACT GROWTH THAT MAINTAINS AND ENHANCES THE SMALL TOWN CHARACTER OF THE AREA

- To promote some of the attributes considered typical of small towns, including building scale and neighborhoods with a mix of uses.
- To foster a sense of community by offering options to walk and bike between neighborhoods, schools, public spaces/park, and nearby shops.

HALUP Goal and Objectives

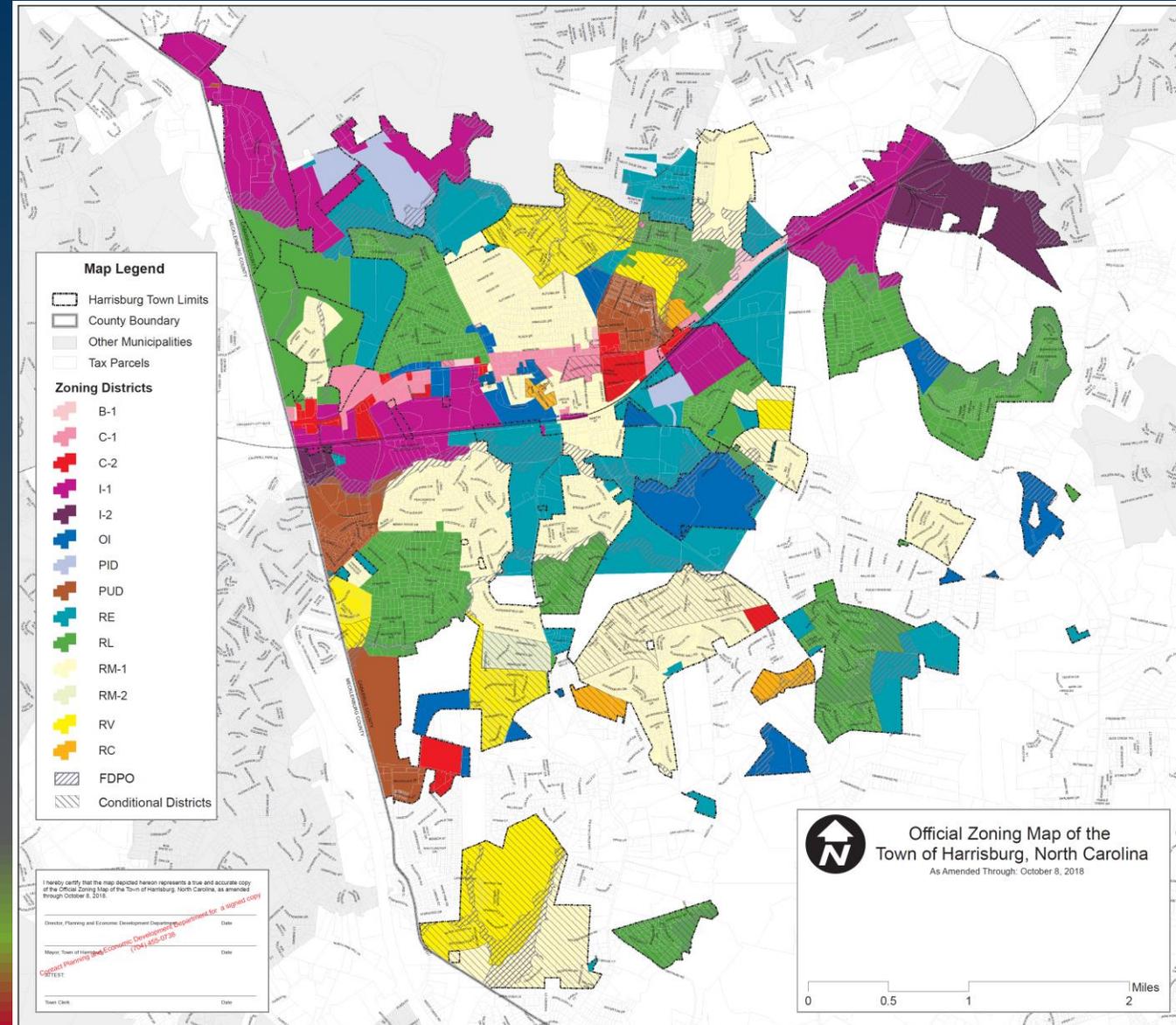
COMMUNITY CHARACTER

- Relative mix of
 - Building types, coverage, and locations
 - Impervious surface coverage and locations
 - Vegetated surface coverage and locations
- They influence
 - Use compatibility
 - Urban design
 - Mobility
 - Environment
- How these ingredients are interwoven and balanced affects the economics, function, ecology, and experience of a place



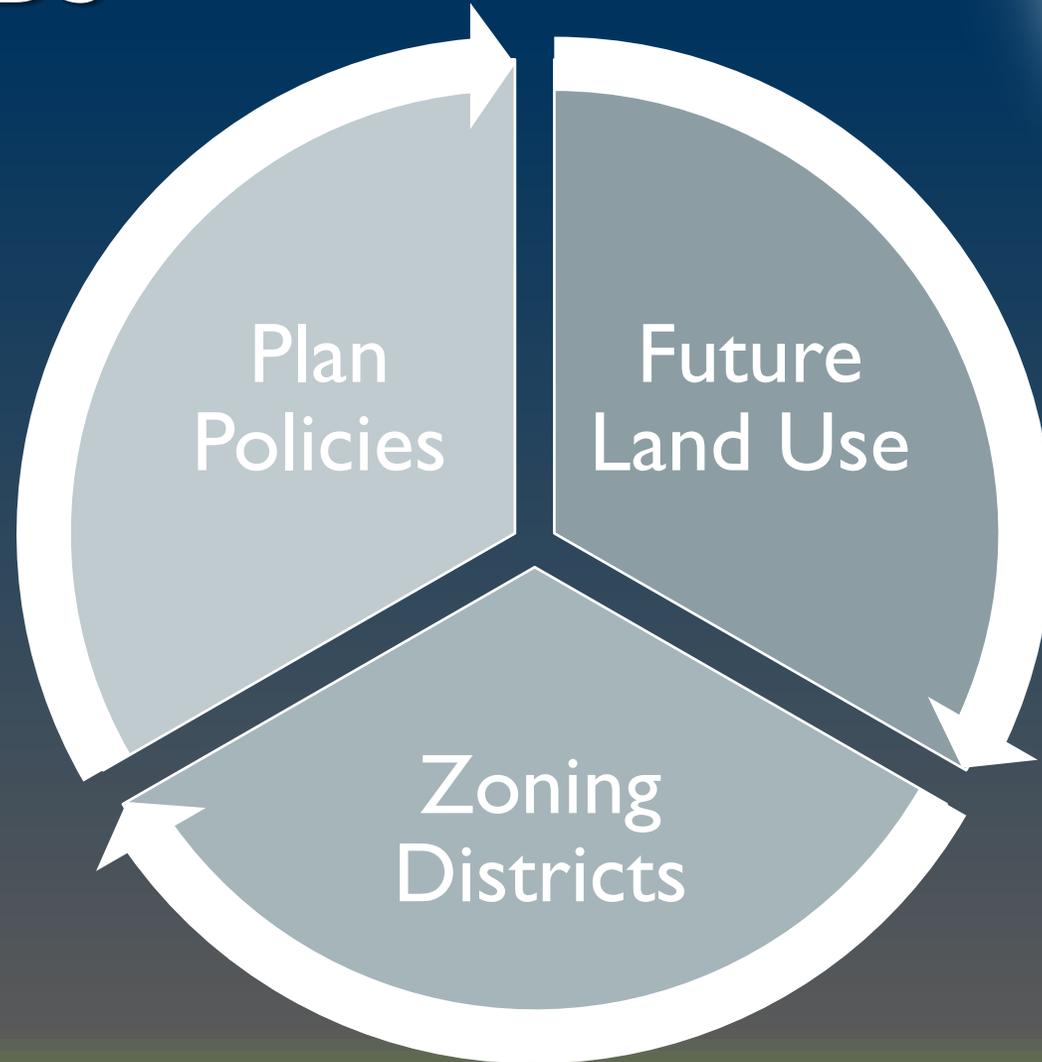
COMMUNITY CHARACTER

- Predominant districts
 - RE
 - RL
 - RM-1 / RM-2
- Small town character (from HALUP)
 - Smaller-scale buildings
 - Mix of uses
 - Walkable/bikeable neighborhoods and destinations
- Predominant districts lack measurable controls / permissions to create the desired character



GOALS, GAPS, AND VOIDS

- User-friendly, articulate, and practical set of implementing regulations
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HALUP

Goals and Objectives

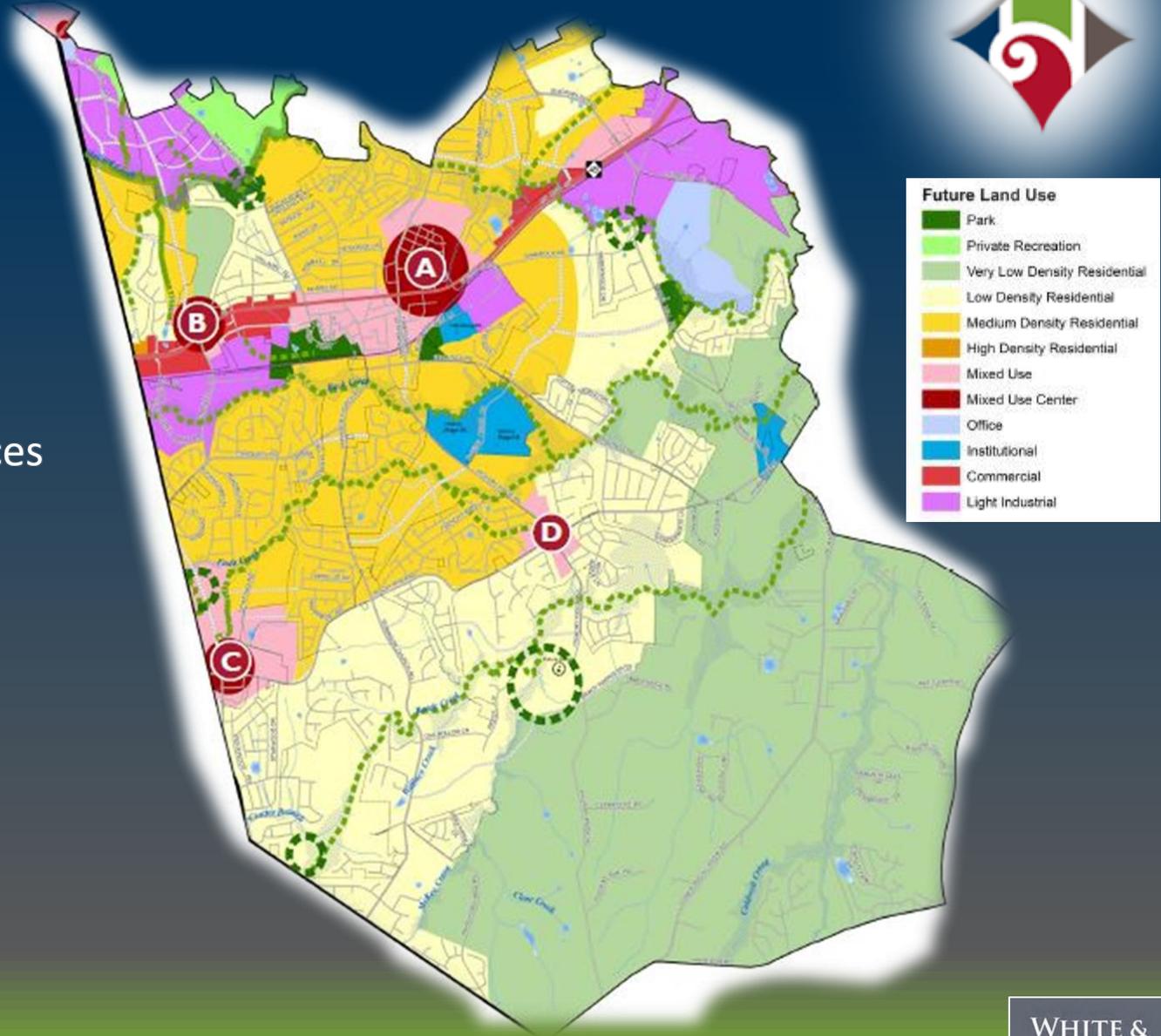
- Form-based district for downtown
- Access management
- Design standards for greenways
- Conservation Districts
 - Allow by right
 - Consider density bonuses
 - Strengthen bufferyards
- Mixed use housing options
 - Townhomes, villas, patio homes, and small-lot detached
 - Apartments - age-restricted and assisted living
- Improve development design
 - Facades and architectural features
 - Improved landscaping
 - Site furnishings



HALUP

Goals and Objectives

- Zoning districts and uses
 - Mixed use district
 - Restrict Light Industrial to employment uses
- Strengthen economic development
 - Open space around cultural / historic resources
 - Mixed use zoning
 - The Carolina Thread Trail
 - Charlotte Motor Speedway
 - Office development
 - Encourage local retailers
 - Development near greenways
 - Low impact development via incentives



DISTRICTS

Objectives

- Reconcile with HALUP
- Growth guidance
- Character-based structure
 - Market responsive
 - Compatibility
 - Conservation
 - Certainty
- Administrative efficiency
 - Fewer overlay districts
 - Approvals
- Simplification
 - District consolidation
 - Clearer zoning map



Existing		Proposed	
I-2			
I-1			
CD			
C-2		EC	
C-1	CD	CD	
O-I	PUD	GC	
CC	TND	NC	
B-1	TOD	O-I	
RC	HPOD	CC	
RV	FPOD	MU	
RM-2	RSOD	RH	
RM-1	MHOD	RM	
RL	PID	RL	HPOD
RE	ID	RE	FPOD
AG	TO	AG	PID

42% decrease

- Zone changes
- Public hearings
- Staff reports
- Time

HALUP | ZONING



IDEA:
 Reward developers who exceed open space standards with a density bonus.

HALUP sidebar

Take-aways

- AG as growth management control
- Conservation subdivisions by-right + density bonus
- By-right planned development by land use typology
- Open space consistent with 6.5, Open Space Standards

Future Land Use Plan	Existing Districts	Proposed Districts	Development Type	Lot Area	Open Space	Density
Very Low-Density Residential	AG , Agricultural	AG , Agricultural	Countryside	+æ. 20 ac.	50%	0.05
	RE , Rural Estate	RE , Rural Estate	Conventional	43,560 sf.	8%	0.90
	RL , Residential Low-Density		Conservation	20,000 sf.	8%–40%	+0.90–1.20
Low-Density Residential	RL , Residential Low-Density	RL , Residential Low	Conventional	20,000 sf.	10%	1.90
	RM-I , Residential Medium-Density		Conservation	15,000 sf.	+10%–15%	2.45–2.30
	PUD , Planned Unit Dev.		Planned	10,000 sf.	25%	2.95

HALUP | ZONING



Future Land Use Plan	Existing Districts	Proposed Districts	Development Type	Lot Area	Open Space	Density
Low-Density Residential	RL , Residential Low-Density	RL , Residential Low	Conventional	20,000 sf.	10%	1.90
	RM-I , Residential Medium-Density		Conservation	15,000 sf.	15%	2.30
	PUD , Planned Unit Dev.		Planned	10,000 sf.	25%	2.95



When adopting an amendment to the zoning ordinance, must adopt a brief statement describing whether the action is consistent or inconsistent with approved plans. (G.S. 160D-605(a).)

BY-RIGHT PLANNED DEVELOPMENT



Conservation

Mixed Housing Types
Naturalistic Open Space



Planned

Horizontal Mixed Housing / Use
Naturalistic and Planned Open Space



TND

Vertical & Horizontal Mixed Housing / Use
Planned Open Space

HALUP | ZONING



Take-aways

- Conservation subdivision
 - By-right + density bonus
 - Detached and attached single-family
- RH, Residential High provides for
 - Small lot neighborhood
 - Mixed housing / use
- Dimensional standards
 - Same lot areas, open spaces and densities
 - RH = average lot size

Future Land Use Plan	Existing Districts	Proposed Districts	Development Type	Lot Area (per unit)	Open Space	Density (per acre)
Medium-Density Residential	RM-2 , Residential Medium-Density	RM , Residential Medium	Conventional	10,000 sf.	12%	3.50
			Conservation	7,500 sf.	25%	4.00
High-Density Residential	RV , Residential Village	RH , Residential High	Conventional	5,000 sf.	12%	6.80
	RC , Residential Compact		Planned	3,500 sf.	20%	8.50

HALUP | ZONING

Take-aways

- TND and TOD = development types
 - Mixed use scale
 - Applicable location and design standards
 - Density / lot area adjustable adjacent to residential
- RH, Residential High provides for mixed and multiple-family housing types subject to a site plan
- Subject to design standards and site plan
- LSR = Landscape Surface Ratio – percent of site landscaped



Future Land Use Plan	Existing Districts	Proposed Districts	Development Type	Lot Area (per unit)	Open Space / LSR	Density (per acre)	
Mixed Use	TND , Traditional Neighborhood Dev.	MU , Mixed Use	TND	3,750 sf.	35%	6.25	
	TOD , Transit Oriented Development		TOD	Periphery	1,800 sf.	15%	20.00
				Core	--	10% LSR	1.20 FAR
Mixed Use Node	CC , City Center	CC , City Center	Mixed	--	15% LSR	3.00 FAR	
Office	O-I , Office & Institutional	OI , Office/ Institutional	Office Park	--	20% LSR	1.00 FAR	
Institutional							

HALUP | ZONING



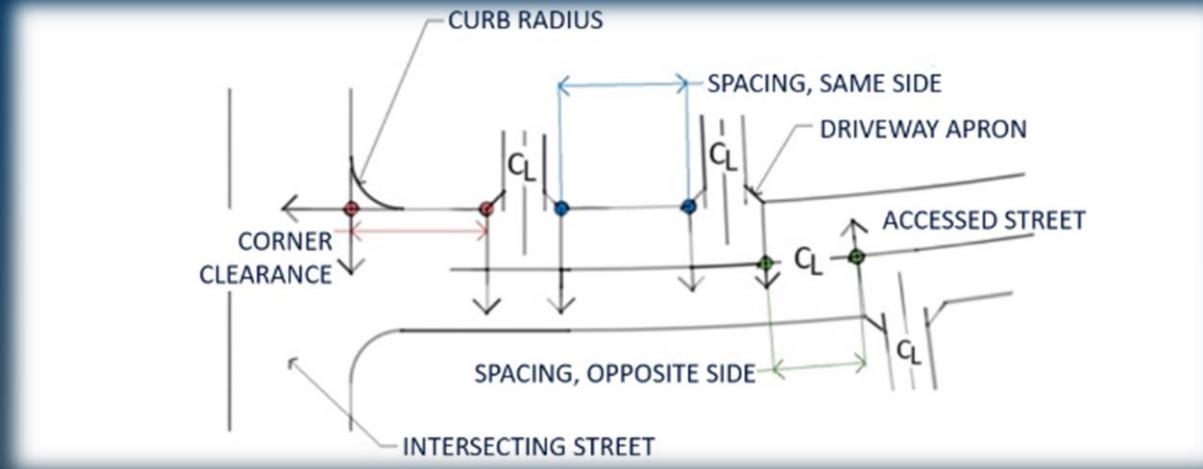
Take-aways

- C-1 and C-2 differentiated by:
 - Scale
 - Building and site design
- CD stays largely the same
- EC, Employment Center
 - Permits light industrial uses
 - Heavy industrial uses as special or prohibited

Future Land Use Plan	Existing Districts	Proposed Districts	Development Type	Lot Area	Landscape Surface Ratio	Floor Area Ratio
Commercial	C-1 , Light Commercial	NC , Neighborhood Commercial	District	--	25%	0.25
	C-2 , General Commercial	GC , General Commercial	Center	--	20%	0.35
Light Industrial	CD , Campus Development	CD , Campus Development	Campus	--	30%	0.50
	I-1 , Light Industrial	EC , Employment Center	Park	--	15%	0.30
	I-2 , General Industrial					

OTHER PLAN RECOMMENDATIONS

- Access: Reduce traffic congestion with better access management (LU-2)
 - Better control driveway separation based on design speed of street
 - Specify driveway separation across streets
 - Require outparcels to have internal access only
- Greenway design standards (LU-2)
 - Require new developments to face onto greenways
 - Require pedestrian access points to greenway for new developments
 - New developments should include complimentary buffering adjacent to greenway



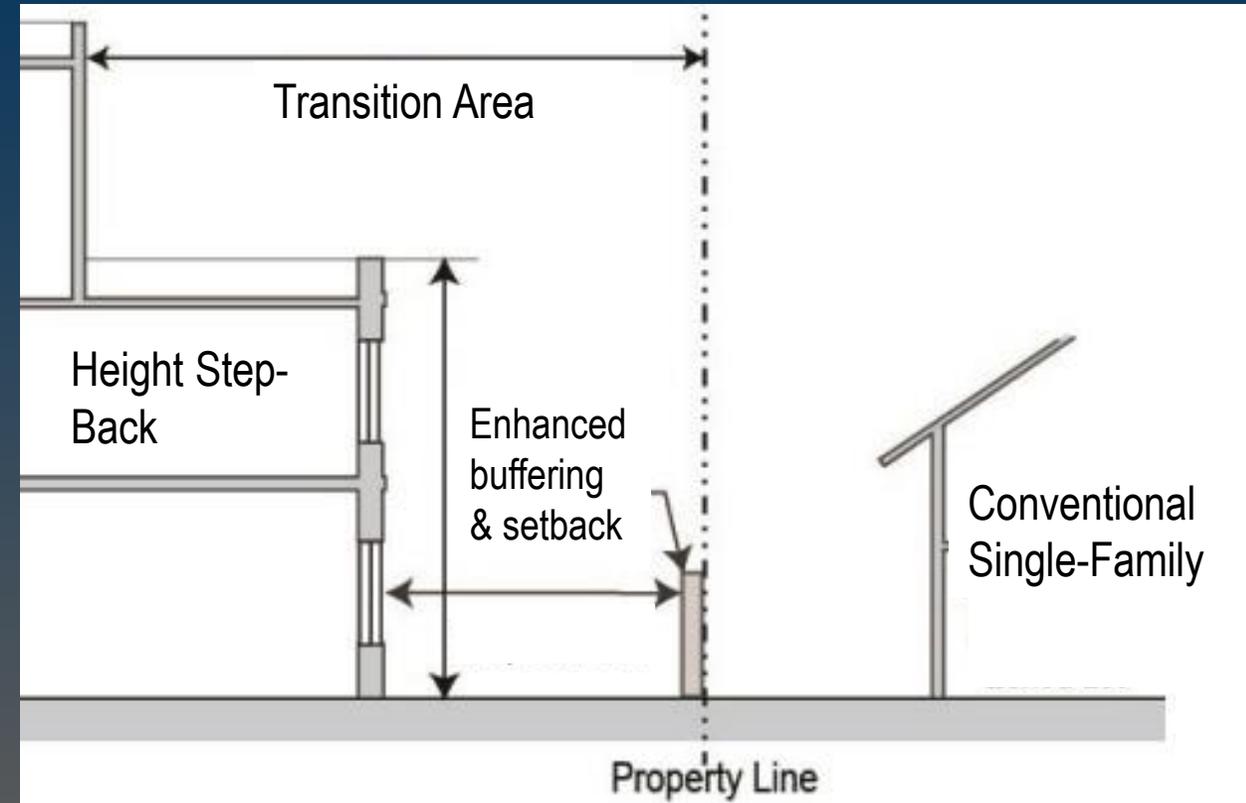
OTHER PLAN RECOMMENDATIONS

- Tree Preservation (ENR-2)

HALUP Recommendations	Current UDO Requirements	Potential UDO Changes
Encourage the preservation of mature, native forest	Heritage trees in Survey area must be protected. Must be replaced with same amount of caliper inches, minimum 2.5” caliper trees.	Require larger-caliper replacement trees and require replacement caliper inches to be greater than the heritage tree lost.
Require delineation of mature hardwood forest stands over a certain size on preliminary plats	Tree survey required with Preliminary Plats and Minor Site Plans No clear threshold for treed areas that require a Survey	Set clear threshold for where Surveys are required. Consider relying on North Carolina Champion Tree Database to designate heritage trees rather than Staff discretion.
Encourage site design to respect agricultural relics such as trees along fence lines	N/A	Establish list of conservation features, including trees along fence line, that may / must be included in a conservation subdivision

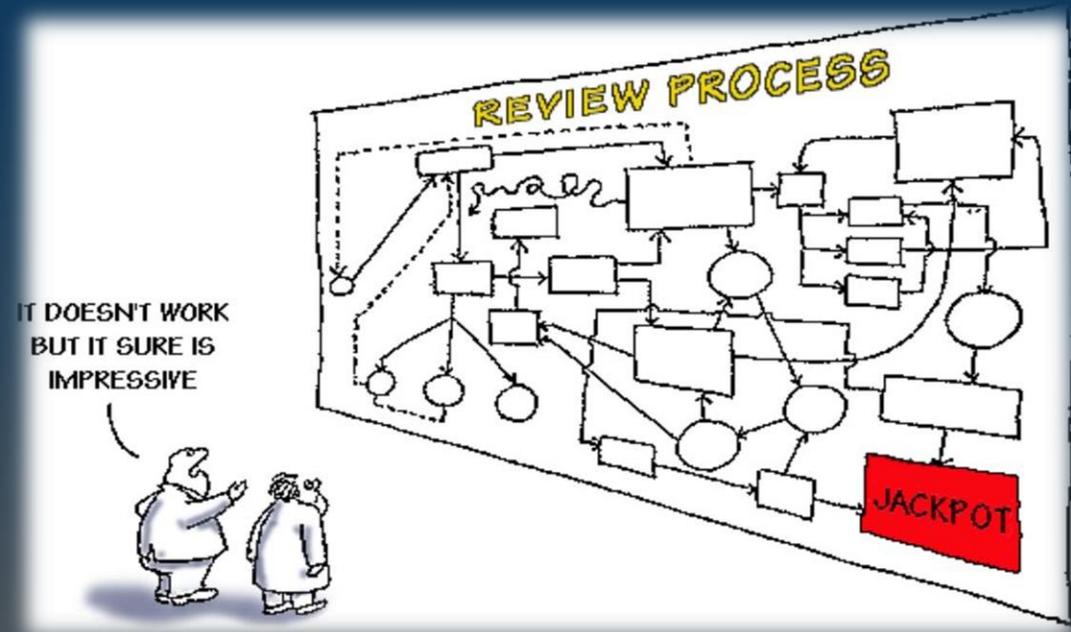
OTHER PLAN RECOMMENDATIONS

- Zoning District and Use Transitions (part of LU-3)
 - Consider applying a transition area where nonresidential, mixed-use, and conservation development abut conventional single-family
 - Decreased building heights or step-backs
 - More intense buffer yards (for example requiring Type C where Type B would normally be required)
 - Limiting hours of operation for activities in transition area



PROCEDURAL STREAMLINING

- User-friendly, articulate, and practical set of implementing regulations
- Sound structure and good organization
- NCGS 160D consistency
- HALUP | UDO unification
- Reflect the desired community character
- Improve administrative efficiency



PROCEDURAL STREAMLINING

- Combine review procedures into a common summary table
 - Reveals inefficiencies during drafting
 - Makes clear:
 - Timing of application submittal
 - Expiration
 - Who reviews and takes action
 - If a public hearing is required
 - What types of public notice are required
 - Associated standards
- Show all general procedures in a table and which applications or groups of applications to which they apply

Development Application (Reference)	Submittal Timing	Expiration ¹	Review Responsibilities		Public Notice ²	Applicable Standards ³
			Recommendation	Final Action		
ADMINISTRATIVE APPLICATIONS: Require final decisions in which City staff apply the standards in this NDC. Administrative applications typically require objective analysis by City staff and may involve the exercise of very limited discretion.						
Administrative Adjustment (Sec. 07.21.1)	In order to make a limited modification to any numerical standard on an application that has already been approved but that has not received a Certificate of Occupancy	Same as application being adjusted	Administrator			--
Building Permit (Sec. 07.21.4)	Prior to a building or other structure being erected, moved, added to, or structurally altered	150 days	Chief Building Inspector			--
Certificate of Appropriateness (Staff) (Sec. 07.21.3)	Prior the alteration of the exterior appearance or demolition of any existing structure, or construction of a new structure or portions thereof, or installation of signs within the boundaries of a Historic Preservation Overlay District or KRS Chapter 99 Development Plan Area where design guidelines are adopted.	1 year	Historic Preservation Officer			Sec. 04.08.7, Historic Covington Design Guidelines, and any applicable Ch. 99 Development Plan Area guidelines
Certificate of Occupancy (Sec. 07.21.4)	Prior to land being used and prior to a building or addition being occupied, converted, enlarged, or structurally altered, wholly or partly	None	Chief Building Inspector			--
Neighborhood Conservation Permit (Sec. 04.08.8)	Prior to any building permit being issued for new construction, alteration, or addition to the street facade of an existing building or structure within a designated neighborhood conservation district	180 days	Administrator		N/A	Sec. 04.08.8
Floodplain Development	Prior to any construction or other development begins					

General Review Procedures (Section Reference)	Administrative Applications	Legislative		Quasi-Judicial			
		NDC Text Amendment	All Other	Design Waiver	Written Interpretation	COA, CUP	All Other
Pre-Application Conference (07.20.3)	--	--	•	--	--	•	--
Applications and Fees (07.20.4)	•	--	•	•	--	•	•
Completeness (07.20.5)	•	--	•	•	--	•	•
Staff Review (07.20.6)	•	•	•	•	•	•	•
Basic Review Criteria (07.20.7)	•	•	•	•	•	•	•
Notice (07.20.8)	--	•	•	--	--	•	•
Public Meetings and Hearings (07.20.9)	--	•	•	--	--	•	•
Continuance and Withdrawal (07.20.10)	--	--	•	•	--	•	•
Appeals of Legislative and Quasi-Judicial Decisions (07.20.11)	--	•	•	•	•	•	•
Successive Applications (07.20.12)	--	--	•	•	--	•	•
Inactive or Expired Applications (07.20.13)	•	--	•	•	--	•	•
Approval Extension (07.20.14)	•	--	•	•	--	•	•

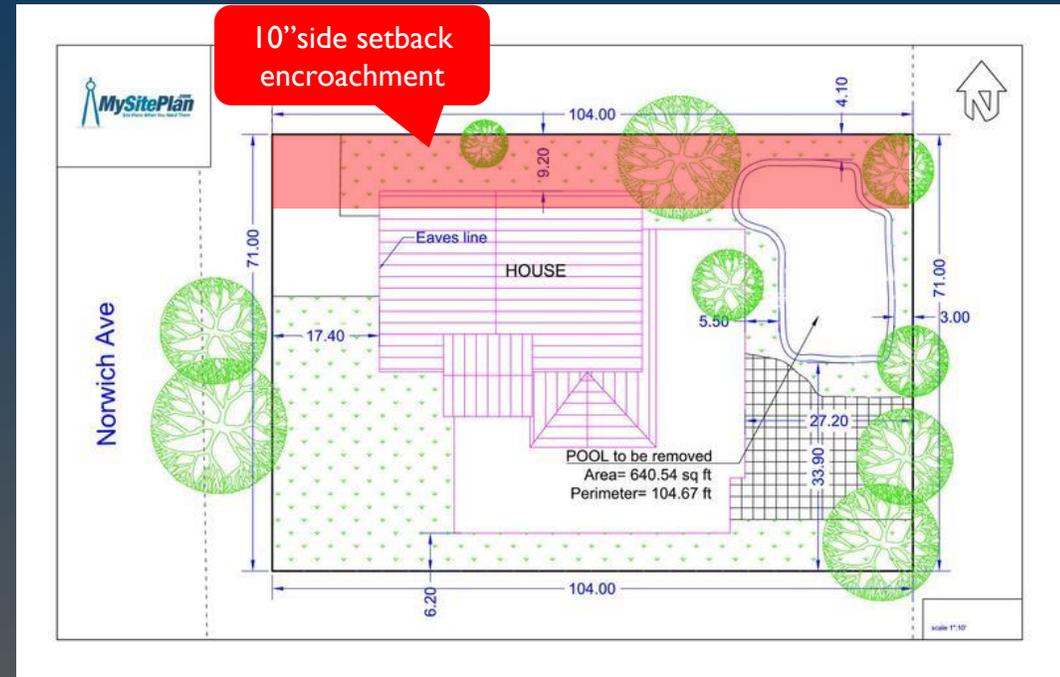
KEY:
 • = General Review Procedure Required; -- = General Review Procedure Not Required; COA = Certificate of Appropriateness; CUP = Conditional Use Permit

PROCEDURAL STREAMLINING

- Look for more opportunities to utilize Permitted Uses with Supplemental Regulations (S in the use table)
 - Avoids public hearings related to Conditional Uses
 - When combining zoning districts, some “C”s may become “S”s and some prohibited may become “C”s
 - Example: Duplex is C/S in RM-1 and prohibited in RM-2
- Indirect Streamlining
 - Fewer zoning districts, with more development options, means:
 - Fewer rezoning requests
 - Fewer hearings for Rezoning, Variances, and Conditional Use Permits
 - Less staff time spent on paperwork, getting ready for hearings, presenting, etc.
 - Less applicant time and money spent on uncertain outcomes of hearings

PROCEDURAL STREAMLINING

- Consider Administrative Adjustments
 - Allow Planning Director to approve minor encroachments into setbacks, height limits,
 - Density and other measurements may be ineligible
 - Curtails minor Variances that require a public hearing and extra Staff paperwork



UNIFIED DEVELOPMENT ORDINANCE

TOWN OF HARRISBURG, NC



Next Steps

- Ordinance Drafting
- Public Input





Thank You!