

WAKE FOREST  
**UDO**

comprehensive  
update



from *IDEAS* to *IMPLEMENTATION*

TRG Meeting #3 – Overview of Preliminary Chapter 2 & 3 Content

April 13, 2023

# Today's Meeting

- Project Overview and Status Update
- Preliminary Chapter 2 – Zoning Districts
  - *Chapter Structure and Content Overview*
  - *Discussion Questions*
- Preliminary Chapter 3 – Use Regulations
  - *Chapter Structure and Content Overview*
  - *Discussion Questions*
- Next Steps





# PROJECT OVERVIEW



# UDO Update Process

- **Step 1:** Project Kick Off
- **Step 2:** Begin Public Engagement
- **Step 3:** Existing UDO Analysis and Preliminary Recommendations
- **Step 4:** Draft UDO Sections and Review Meetings
- **Step 5:** Manual of Specifications, Standards, and Design (MSSD) Comprehensive Update and Reorganization
- **Step 6:** Draft and Final UDO and MSSD
- **Step 7:** UDO Adoption







# CHAPTER 2: ZONING DISTRICTS



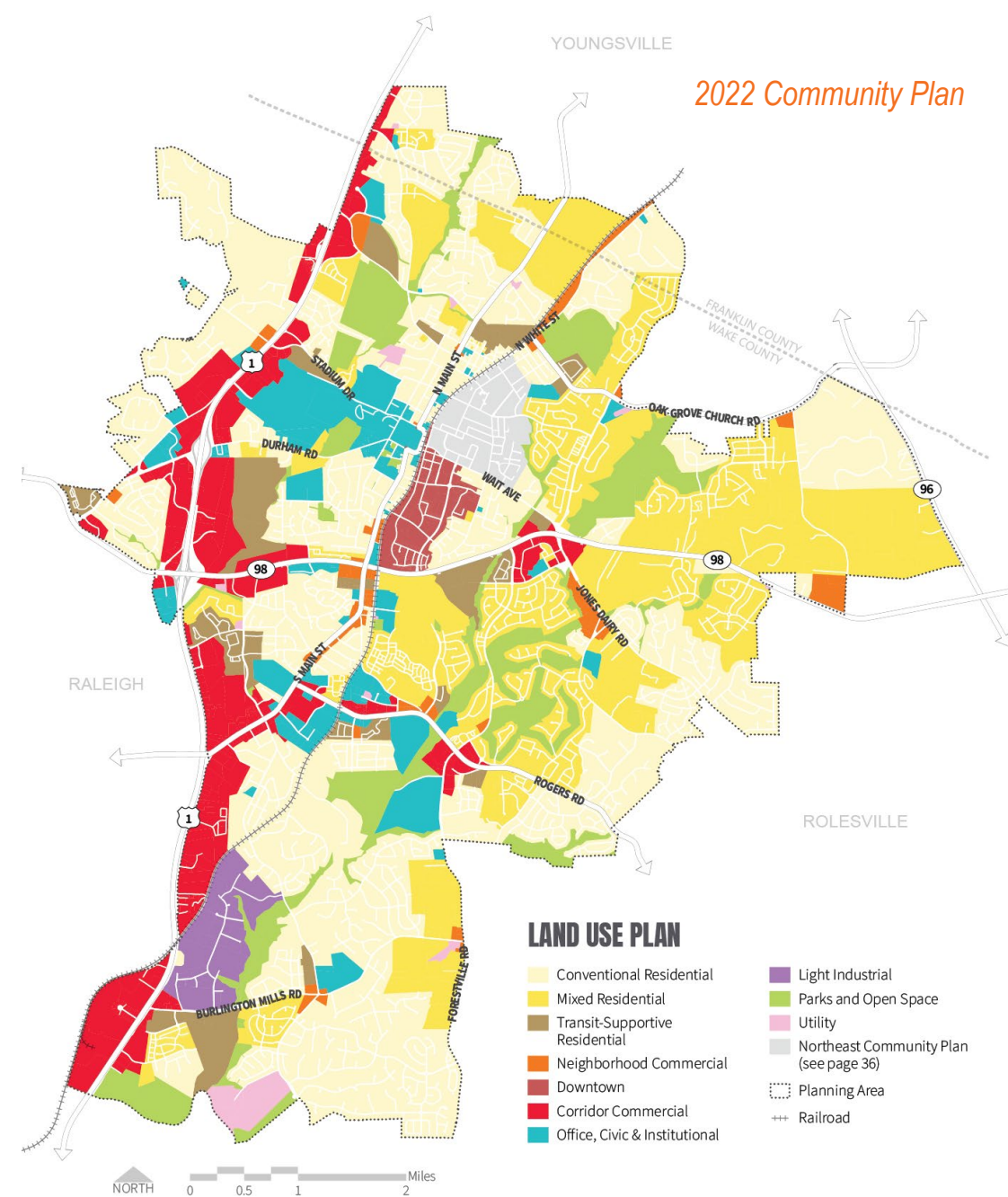
# Goal of Meeting

- Provide a high-level overview of PRELIMINARY
  - *Chapter 2: District Standards*
  - *Chapter 3: Use Regulations*
- Discuss
  - *Whether the proposed regulations are appropriate for Wake Forest*
  - *How the proposed regulations should be refined to better reflect the vision of the community and modern best practices*



# Why update zoning districts?

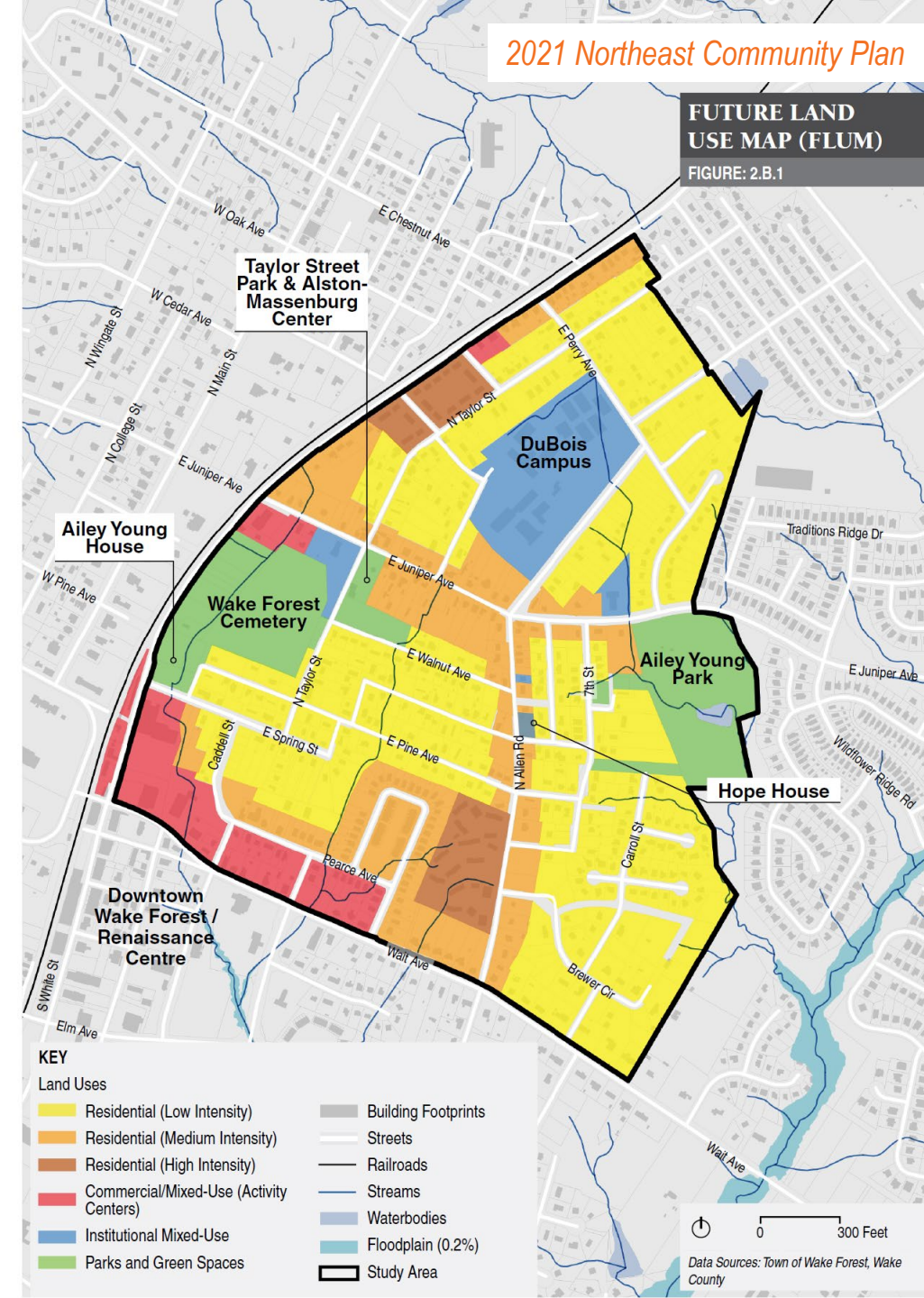
- Align with:
  - Land Use Plan in 2022 Community Plan
  - Future Land Use Map in 2021 Northeast Community Plan
- Streamline the UDO and Zoning Map
- Minimize nonconformities





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# Future Land Use Designation & Proposed Base District Crosswalk

Future Land Use Designation	Corresponding Proposed Zoning District
Northeast Community (Low Intensity Residential)	Northeast Community Residential – NCR
Conventional Residential	General Residential – GR
Mixed Residential	Residential Mixed Use – RMX
Transit Supportive Residential	Transit Supportive Residential – TSR
Neighborhood Commercial	Neighborhood Business – NB
Downtown	Downtown Core – DC
Corridor Commercial	Corridor Business – CB
Light Industrial	Industrial – IND
Office, Civic, and Institutional	Civic and Institutional – CI
Parks and Open Space	Parks and Open Space – OS

# Current Zoning District & Proposed Base District Crosswalk

Current Zoning District	Corresponding Proposed Zoning District
General Residential – GR3, GR5 Urban Residential – UR	Northeast Community Residential – NCR
General Residential – GR3, GR5, GR10	General Residential – GR
General Residential – GR5, GR10 Urban Residential – UR Residential Mixed Use – RMX Neighborhood Mixed Use - NMX	Residential Mixed Use – RMX
General Residential – GR5, GR10 Residential Mixed Use – RMX Urban Residential – UR	Transit Supportive Residential – TSR

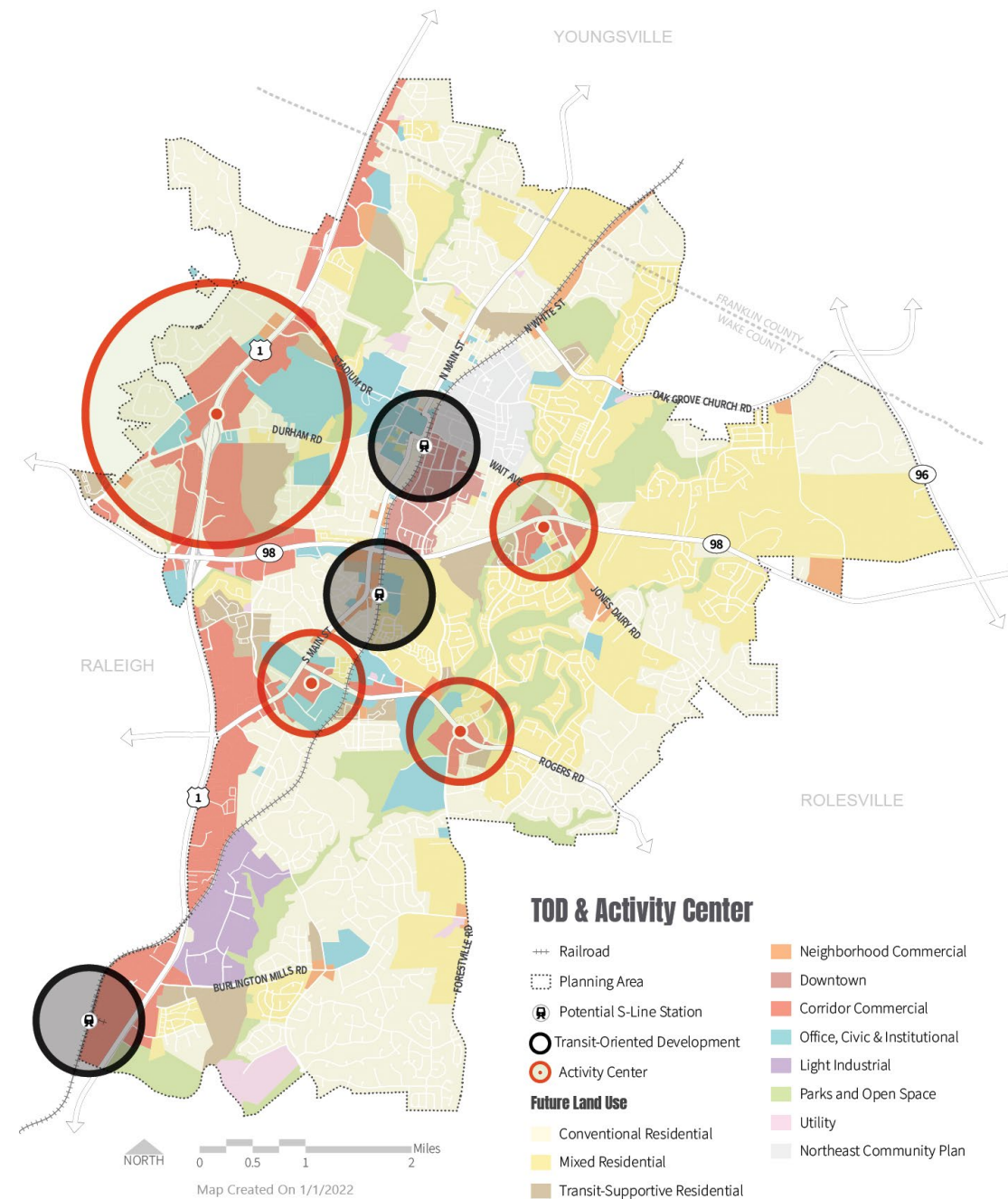


# Current Zoning District & Proposed Base District Crosswalk

Current Zoning District	Corresponding Proposed Zoning District
Neighborhood Business – NB	Neighborhood Business – NB
Renaissance Area Historic Core – RA-HC Urban Mixed Use – UMX	Downtown Core – DC
Highway Business – HB	Corridor Business – CB
Light Industrial – LI Heavy Industrial – HI	Industrial – IND
Institutional Campus District – ICD	Civic and Institutional – CI
Open Space – OS	Parks and Open Space – OS

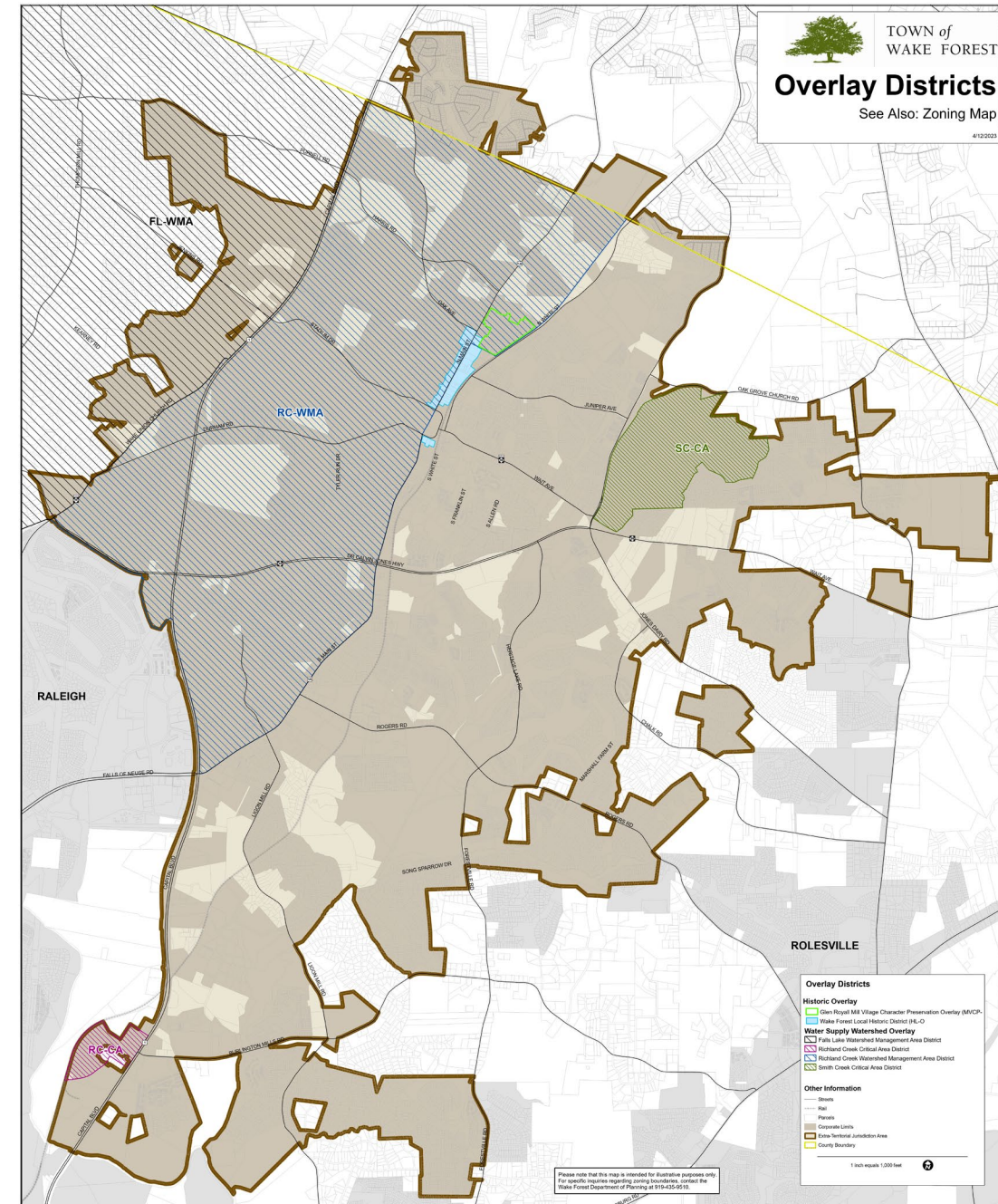
# Proposed Overlay Districts

- Transit Oriented Development Overlay – TOD-O
- Activity Center Overlay – AC-O
- Local Historic Overlay – LH-O
- Mill Village Character Overlay – MV-O
- Watershed Protection Overlay – WP-O



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# Chapter 2: Zoning Districts

## Chapter Purpose and Structure

### Purpose

- Establish zoning district purpose, dimensional standards, and allowed encroachments
- Allow for orderly development
- Maintain Wake Forest's historic character
- Protect natural resources

### Structure

1. General Provisions
2. Establishment of Zoning Districts
3. Base Zoning Districts
4. Planned Unit Development Zoning Districts
5. Overlay Zoning Districts
6. Allowable Encroachments into Required Setbacks



# Chapter 2: Zoning Districts

## Establishment of Districts

- Base Districts
- Conditional Districts
  - *Allows for proposal of more restrictive standards than base district*
- Planned Unit Development Districts
  - *Allows Town to approve flexibility from base district standards if certain criteria are met*
  - *Criteria to be established later in the UDO Update process*
- Overlay Districts



# Chapter 2: Zoning Districts

## Base and Overlay Zoning Districts

- District one-pager to improve user-friendliness
- Purpose Statement
- Dimensional Standards include
  - *Lot standards*
  - *Yard setbacks*
  - *Building standards*
- Dimensional Standards established per district
  - *By use*
  - *By subdistrict*

**Table 2.3(A)**  
**GR District Dimensional Standards**

	<i>Duplex, Single-Family Detached, Manufactured Home</i>		<i>Triplex / Quadplex</i>		<i>Cottage Home Court</i>		<i>Townhome</i>		<i>Other Allowed Uses</i>
<i>Lot Standards</i>									
Lot Area, Minimum (sq ft)	7,000		10,000		(3)		2,500		20,000
Lot Width, Minimum (ft) (1)	50		50		(3)		24		150
<i>Yard Setbacks</i>									
	<i>w/ Alley</i>	<i>w/o Alley</i>	<i>w/ Alley</i>	<i>w/o Alley</i>	<i>w/ Alley</i>	<i>w/o Alley</i>	<i>w/ Alley</i>	<i>w/o Alley</i>	<i>w/ or w/o Alley</i>
Front, Minimum (ft)	10	20	10	20	10	20	10	20	20
Front, Maximum (ft)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Street Side, Minimum (ft)	20	20	20	20	20	20	20	20	20
Interior Side, Minimum (ft)	8	8	8	8	5	5	8 (2)	8 (2)	10
Rear, Minimum (ft)	20	25	20	25	20	15	20	25	25
<i>Building Standards</i>									
Height, Maximum (ft)	35		35		18		35		35
Building Coverage, Maximum (%)	n/a		n/a		n/a		n/a		n/a
Impervious Surface Coverage, Maximum (%)									
<i>Notes</i>									
(1) If lot width is less than fifty (50) feet, alley access is required.									
(2) Setback shall be 0 feet if fire rated partition wall provided.									
(3) See Cottage Home Court Supplemental Standards (Section ###) for lot and development dimensional standards.									



# Chapter 2: Zoning Districts

## What is a subdistrict?

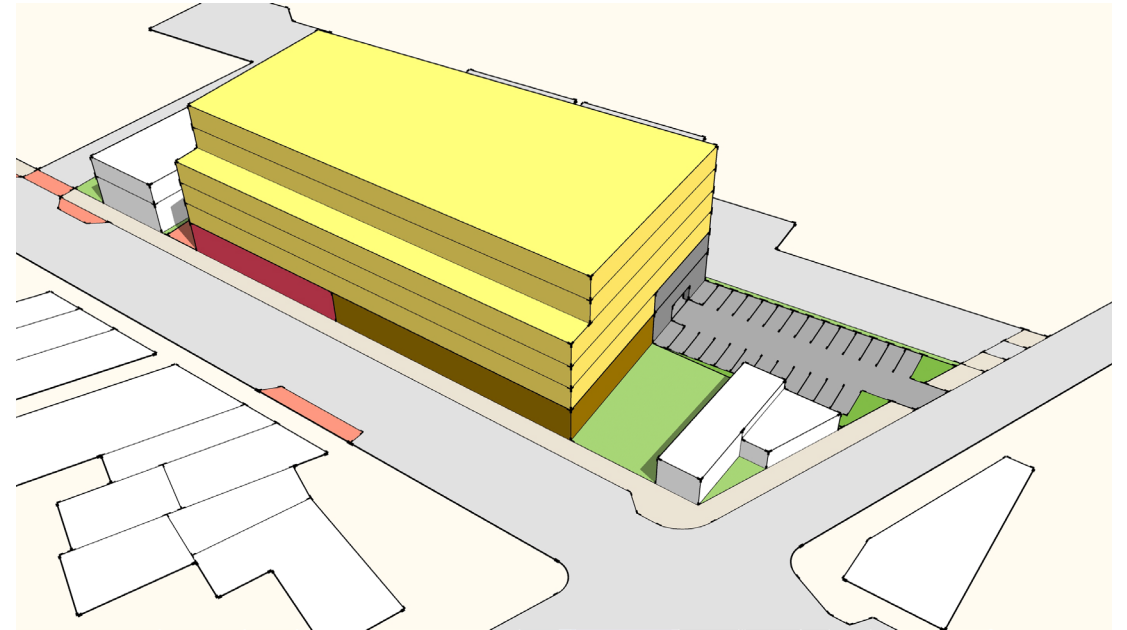
- Established for
  - *Downtown Core – DC*
  - *Transit Oriented Development Overlay – TOD-O*
  - *Watershed Protection Overlay – WP-O*
- Recognize and regulate unique character of different areas within a district



# Chapter 2: Zoning Districts

## Questions for Discussion

1. Several zoning districts propose building heights taller than four stories. Building heights are proposed to be “stepped back” 20 feet after the 4<sup>th</sup> floor.
  - a. *Is this appropriate?*
  - b. *All districts?*
  - c. *Is 20 feet appropriate?*
  - d. *Is after the 4<sup>th</sup> floor appropriate?*
  - e. *Are there other massing techniques to consider?*





# Chapter 2: Zoning Districts

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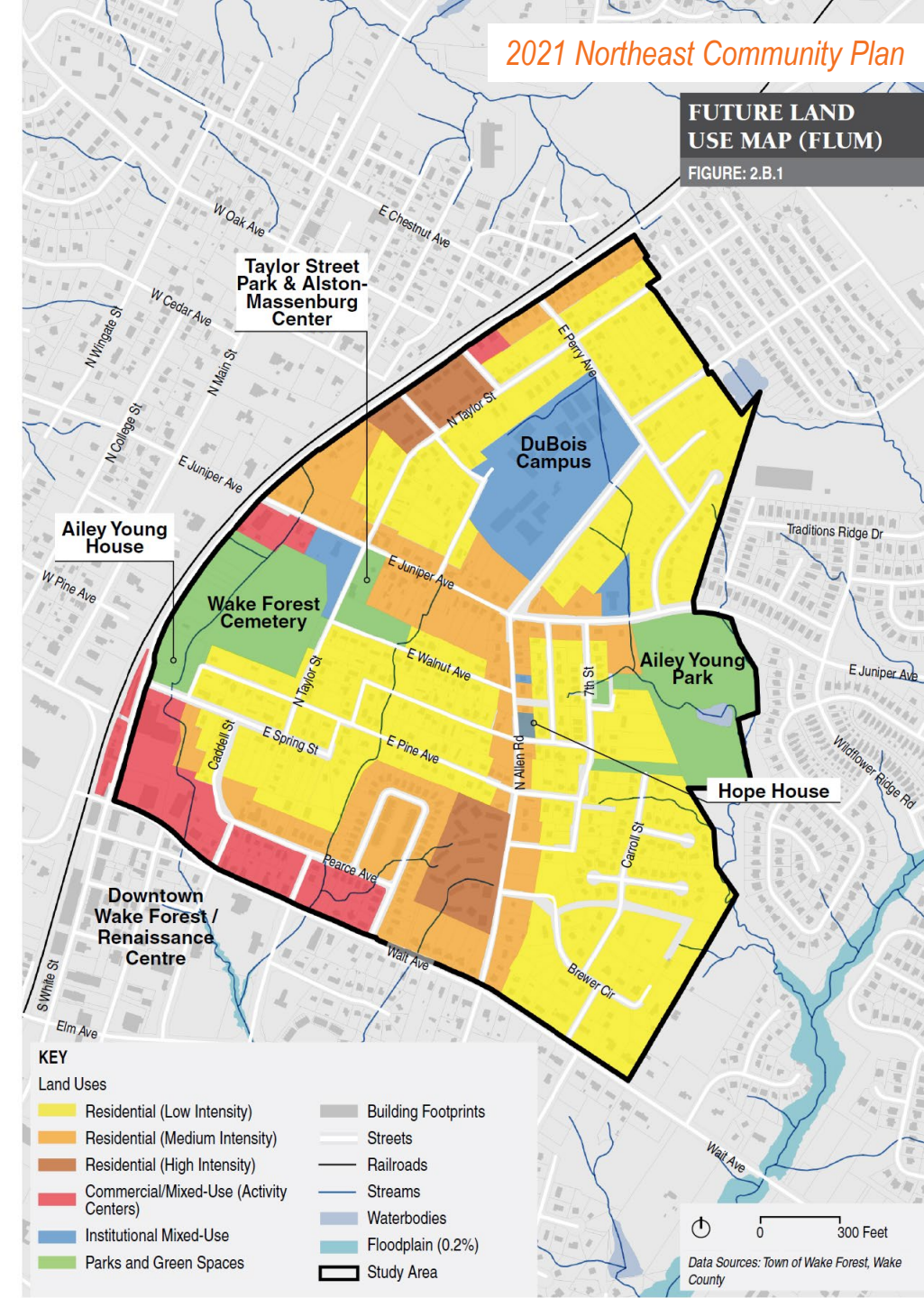
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  - e. *Are there other massing techniques to consider?*



# Chapter 2: Zoning Districts

## Questions for Discussion

- Northeast Community Plan recommends a maximum building height of 3-4 stories within the neighborhood.
- Some areas may align with zoning districts that allow more height.
- What supplemental use standards or dimensional standards could be utilized to implement the plan's recommendations?
- When are these types of standards needed (e.g. based on adjacent height, use proximity)?
- The Plan recommends 1-2 story maximums for the low-intensity residential areas. The NCR District proposes a 2-story maximum and front setbacks  $\pm 5'$  of the block average. Are there other infill and transitional provisions that should be considered for this district?





# Chapter 2: Zoning Districts

## Questions for Discussion

4. The NB District is proposed to have a minimum building height of 2-stories. Is this feasible?
5. In the NB District
  - a. *Is a maximum building floor area of 50,000 square feet appropriate?*
  - b. *Should the maximum floor area be applied per building or total floor area for the development?*
  - c. *Should there be a maximum building footprint? If yes, what is appropriate?*

# Building Examples – 10,000sf to 20,000sf





# Building Examples – 20,000sf to 30,000sf

1 Story, Single Building



Shoppes of Heritage ~22,000 sq ft

2 story, Single Building



1628 S. Main St. ~22,000 sq ft

Multiple Buildings



Heritage Corner ~25,000 sq ft



# Building Examples – 30,000sf to 40,000sf





# Building Examples – 40,000sf to 50,000sf

1 Story, Single Building



Publix ~50,000 sq ft

Multiple Buildings



Wheatfield ~48,000 sq ft

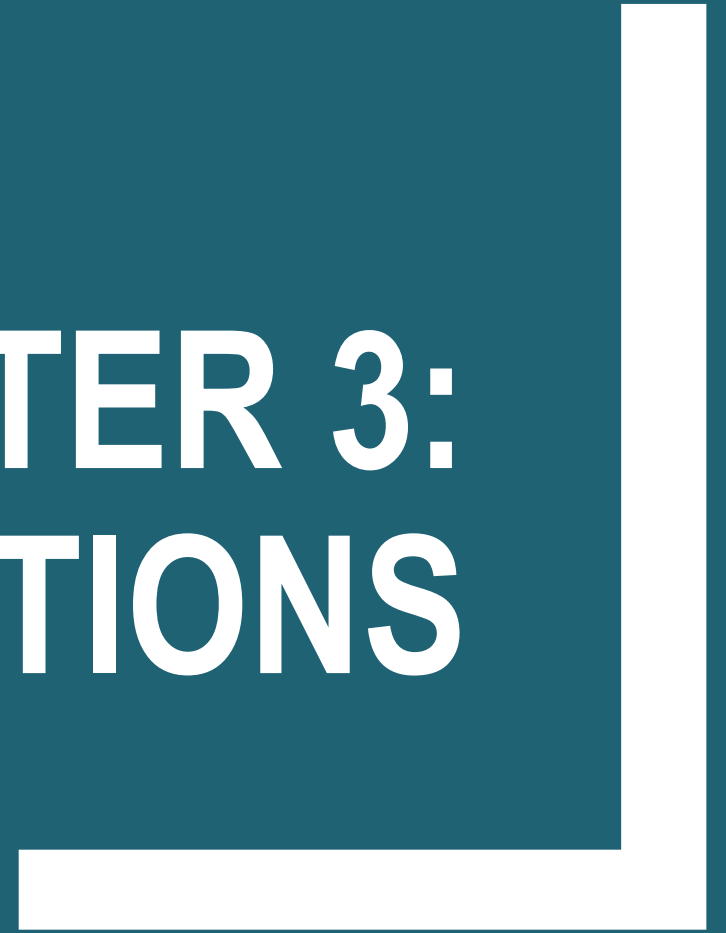
3 Story, Single Building



North Park Office ~44,000 sq ft



# CHAPTER 3: USE REGULATIONS



# Chapter 3: Use Regulations

## Chapter Purpose and Structure

### Purpose

- Establish allowed principal, accessory, and temporary uses per zoning district
- Establish how uses are permitted per district (permitted, special use, etc.)
- Establish required supplemental standards

### Structure

1. General Provisions
2. Classification of Uses
3. Principal Uses
4. Accessory Uses
5. Temporary Uses



# Chapter 3: Use Regulations

## Classification of Uses

- General Use Types
- Qualified Uses
  - *Floor dependent*
  - *Square footage dependent*
  - *Ownership structure dependent*
- Principal Uses
  - *Allowance*
  - *Use Categories*





# Chapter 3: Use Regulations

## Use Tables

- Uses assigned per district based on primary and supporting uses identified as appropriate per future land use designation in Community Plan
- Goal of revisions to allow a greater variety of uses within districts but in a more context sensitive manner

### Neighborhood Commercial

#### Description:

Neighborhood Commercial uses include local-serving commercial nodes that provide surrounding residents with convenient access to day-to-day goods and services. Examples include hair salons, cafes, dry cleaners, restaurants, and small grocery or convenience stores. Neighborhood Commercial uses should support compact, pedestrian-oriented, mixed use environments with building scales compatible with adjacent residential areas. In cases other than adaptive reuse, new Neighborhood Commercial uses should include vertical mixed use buildings with ground-floor commercial and upper-story residential or office. They should be located along the Town's major roadways or intersections to provide a transition in intensity to more intense commercial areas and residential neighborhoods. High levels of pedestrian and bicycle access to residential areas should be emphasized, with well-connected sidewalks, trails, and bicycle routes ensuring residents can easily access Neighborhood Commercial nodes without having to drive. Future transit service expansions should target Neighborhood Commercial centers.

#### Primary Uses:

- Commercial Retail and Service
- Food and Drink
- Office
- Mixed Use

#### Supporting Uses:

- Institutional and Civic
- Entertainment and Cultural
- Public Gathering Space
- Live-Work
- Upper-Story Residential



Source: The Waterfront Vancouver



Source: Culinary Agents



Source: Gramor Development

# Chapter 3: Use Regulations

## Supplemental Standards

- Standards that apply to specific uses to ensure they are appropriate within the district(s) they are allowed
  - *Design standards*
  - *Use restrictions (i.e. hours of operation)*
  - *Location restrictions (i.e. separation requirements; road type frontage)*
  - *Buffering*
  - *Stacking and circulation*



Table 3.3: Principal Uses	Key: P = Permitted Use; S = Special Use; C = Conditional District Use												
SUPPLEMENTAL STANDARDS	GR	NCR	RMX	TSR	DC	NB	CB	IND	CI	OS	TOD-O	AC-O	



# Chapter 3: Use Regulations

## Questions for Discussion

1. Many square footage dependent uses have a 15,000 square foot threshold, particularly for non-residential uses in primarily residential districts. Is this threshold appropriate?
2. Should supplemental standards be established for any other uses?
3. What types of supplemental standards should be considered? For example,
  - a. *What types of standards would make townhomes appropriate in the GR district?*
  - b. *What types of standards would make Vehicle Services – Minor Maintenance/Repair appropriate in the NB district?*







# NEXT STEPS



# Next Steps

- Preliminary Zoning Districts and Uses Open House
  - *Thursday, May 25*
  - *11am to 1pm and 6:30pm to 8:30pm*
  - *Renaissance Centre*
- Next Deliverables for TRG
  - *General Development Standards (e.g. parking, landscaping, open space, lighting, building design)*
  - *Sign Standards*





**THANK YOU!**

