

WAKE FOREST
UDO

comprehensive
update



from *IDEAS* to *IMPLEMENTATION*

Existing UDO Analysis and Preliminary Recommendations Memo
Overview Presentation

Technical Review Group – October 4, 2022

Today's Meeting

- Project Overview
- Existing UDO & Preliminary Recommendations Overview
 - *Key UDO Update Themes*
 - *Land Use Plan Alignment*
 - *Proposed UDO Structure*
- General Discussion / Q & A
- Next Steps



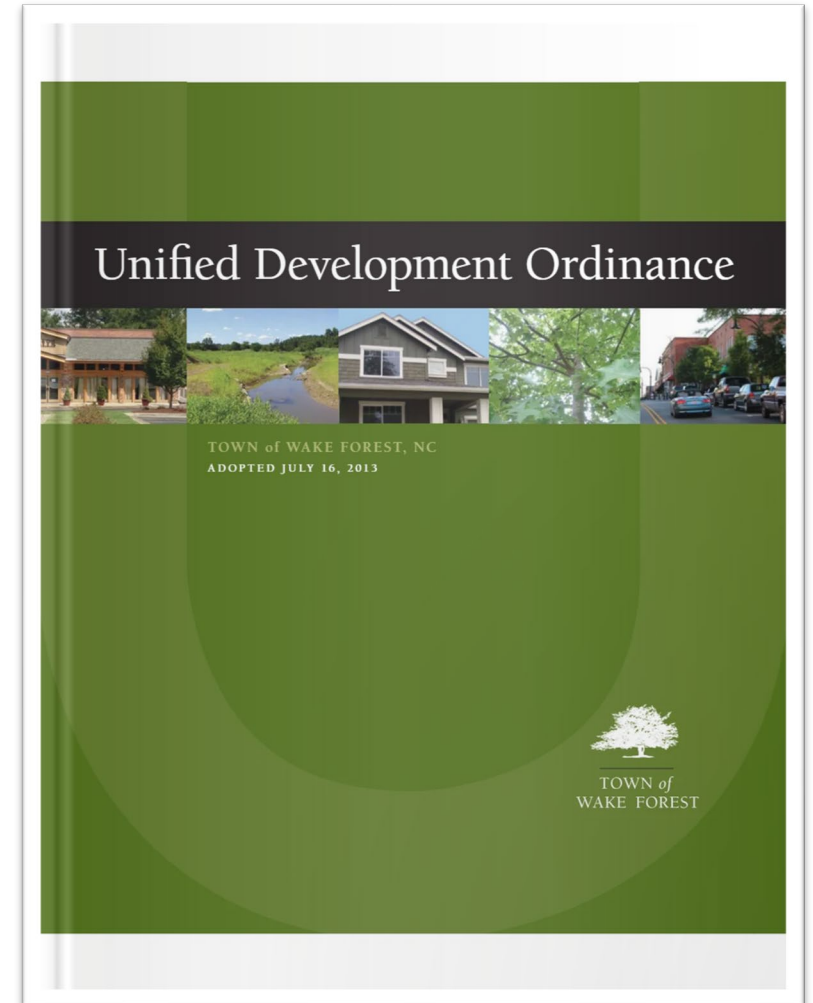


PROJECT OVERVIEW



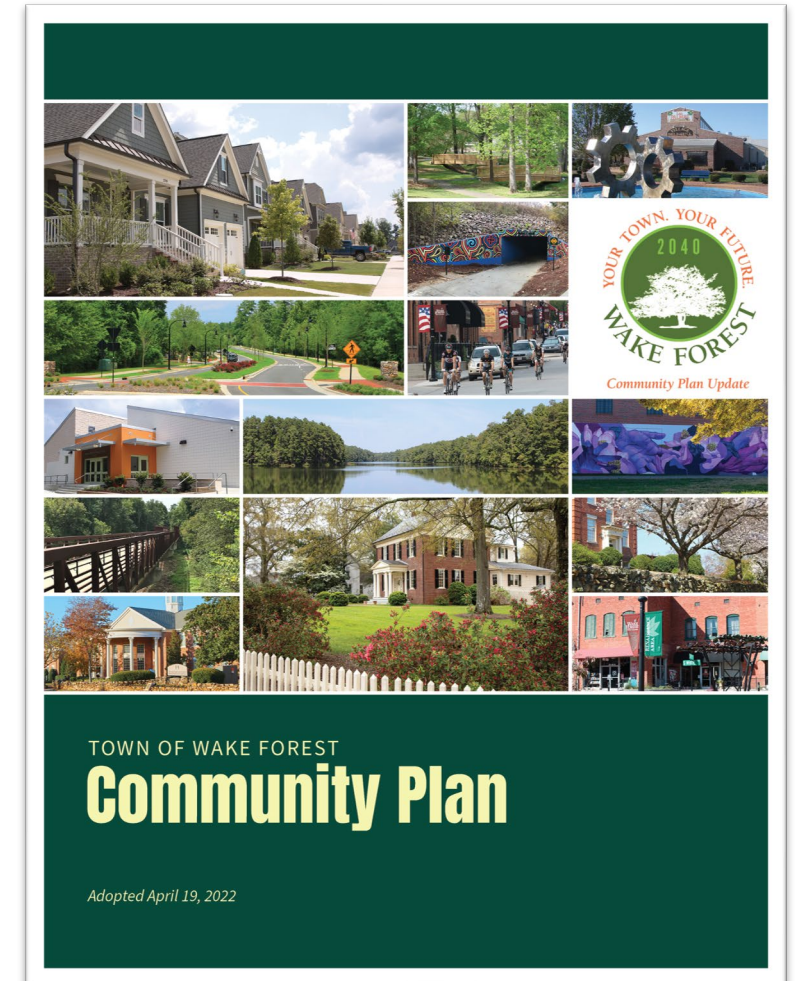
What is the Unified Development Ordinance (UDO)?

- Dictates how land in a community can be divided, assembled, built upon, and used and regulates:
 - *Subdivision*
 - *Zoning*



Why does it need to be updated?

- Implement the policies and recommendations of recent planning efforts
- Create consistency
- Incorporate best practices
- Improve user-friendliness



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



Public Engagement

- Meetings with Town staff
- Meetings with elected and appointed officials
- Technical Review Group meeting
- Interviews and discussions with focus groups and stakeholders
- In-person public open houses (2)
- Online questionnaire



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EXISTING UDO & PRELIMINARY RECOMMENDATIONS OVERVIEW



Existing UDO Analysis & Preliminary Recommendations Memo – Purpose

- Review and assess current UDO against:
 - *Feedback from outreach efforts*
 - *Recommendations of recent planning efforts*
 - *Best practices*
- Vet with staff, elected and appointed officials, and the public preliminary recommendations before any revisions to the UDO are made

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NOTE: All recommendations are preliminary and subject to change throughout the UDO update process.

Existing UDO Analysis & Preliminary Recommendations Memo – Outline

- Introduction
- Key UDO Update Themes
 - *Improve Ease of Use*
 - *Modernize Standards*
 - *Enhance Environmental Stewardship*
 - *Address Housing Affordability*
 - *Ensure Compliance with Recent State and Federal Legislation and Case Law*
- Land Use Plan Alignment
- Zoning Best Practices
 - *Accessory Commercial Uses*
 - *Food Trucks*
 - *On-Street Parking*
 - *Residential Parking Maximums*
 - *Electric Vehicle Parking*
 - *Objective Design Standards for Multifamily and Nonresidential Development*
 - *Infill Development Transition Standards*
- Proposed UDO Structure
- Online Questionnaire Results Summary

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Key UDO Update Themes – Improve Ease of Use

Areas of Concern

- Inconsistency in terminology
- Redundancy between UDO and MSSD
- Conflicts between diagrams and text
- Lack of diagrams
- Lack of collocation of standards on same topic

Key UDO Update Themes – Improve Ease of Use

Preliminary Recommendations

- Establish preferred terms
- Establish “Purpose and Intent” and “Applicability” sections for each chapter
- Include flow charts for all processes
- Add definitions as needed
- Evaluate the necessity of overlay districts
- List dimensional standards by districts
- Streamline the UDO and MSSD
- Utilize graphics, tables, charts throughout
- Restructure the UDO (as detailed later)

Key UDO Update Themes – Modernize Standards

Areas of Concern

- Lack of modern uses
- Inadequate transitions for infill development
- Lack of distinction in standards between districts and uses
- Lack of sign standards
- Over-abundance of off-street parking
- Conflicts with on-street parking
- Inadequate pedestrian circulation and connectivity
- Lack of flexibility in landscape and buffering requirements
- Lack of distinction between building types in design and material standards

Key UDO Update Themes – Modernize Standards

Preliminary Recommendations

- Update dimensional standards
- Update use table and use provisions to address new uses (e.g. food trucks, short term rentals)
- Evaluate appropriateness of allowed uses in all districts
- Require a mix of uses in certain districts
- Enhance infill development standards
- Eliminate parking minimums and establish parking maximums for appropriate uses
- Enhance on-street parking design standards
- Update circulation and access standards
- Establish on-site pedestrian walkway requirements
- Expand administrative exception allowances
- Replace parking lot landscape standards
- Establish standards for new building types

Key UDO Update Themes – Modernize Standards

Discussion Questions

- Where in the community, if anywhere, should short term rentals be allowed?
- Should there be a minimum distribution of uses in mixed use developments?
- What makes for compatible infill development (e.g. height, frontage, setbacks, use, building type) and does location within the community matter?
 - *Residential vs. Nonresidential Infill*
- Should street parking be allowed on all roadway types or only some roadway types (e.g. local roads, collector roads)
- What types of administrative exceptions should be considered?
- What nonresidential building design features are the most impactful?

Key UDO Update Themes – Enhance Environmental Stewardship

Areas of Concern

- Loss of tree canopy
- Lack of dark skies initiatives
- Lack of incentives or requirements for green infrastructure
- Lack of clarity in stormwater and erosion control requirements



Key UDO Update Themes – Enhance Environmental Stewardship

Preliminary Recommendations

- Establish conservation design standards that incentivize preservation of natural features
- Enhance outdoor lighting standards to require energy efficient fixtures and minimize light trespass and pollution
- Establish standards for solar energy collection systems
- Incentivize the use of pervious surfacing materials
- Require landscape species diversity including native species
- Incentivize green building practices
- Clarify stormwater and erosion control requirements

Key UDO Update Themes – Enhance Environmental Stewardship

Discussion Questions

- What types of incentives should be offered to encourage preservation of trees and/or the use of pervious surfacing materials?

Key UDO Update Themes – Address Housing Affordability

Areas of Concern

- Increasing cost of housing in the region



Key UDO Update Themes – Address Housing Affordability

Preliminary Recommendations

- Consider the following best practices:
 - *Density bonus*
 - *Parking reductions*
 - *Permit consolidation*
 - *Fee waivers*

Key UDO Update Themes – Address Housing Affordability

Discussion Questions

- What types of development bonuses would be reasonable and enticing for the provision of affordable housing?
- Would permit consolidation be appealing?

Key UDO Update Themes – Ensure Compliance with Recent Legislation and Case Law

Areas of Concern

- Several changes in state and federal legislation, as well as case law, since the adoption of the UDO in 2013



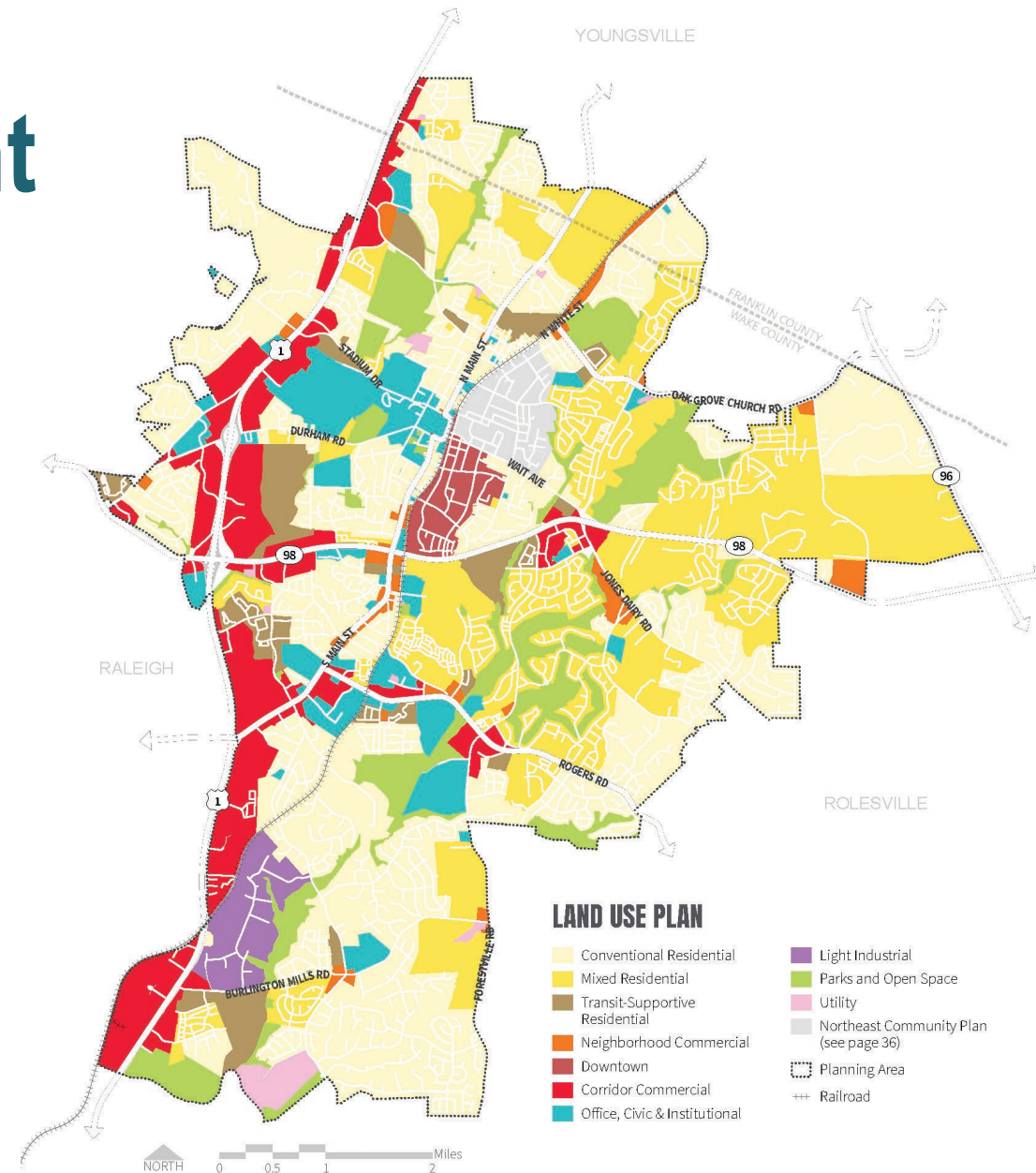
Key UDO Update Themes – Ensure Compliance with Recent Legislation and Case Law

Preliminary Recommendations

- Review and update regulations pertaining to:
 - *Wireless Telecommunications Facilities*
 - *Signs*
 - *Religious Land Uses*
 - *160D*

Land Use Plan Alignment

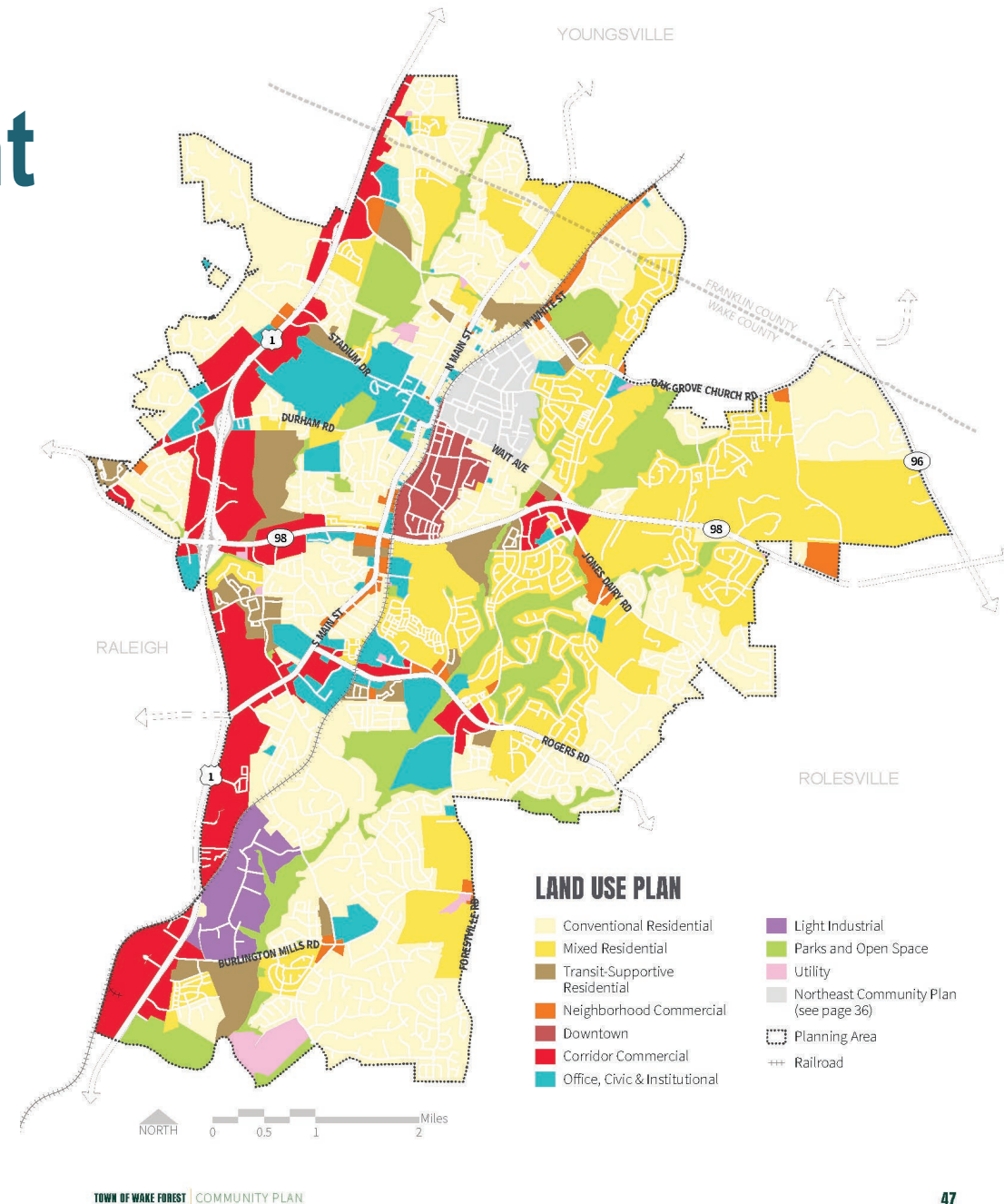
- Conducted to understand how existing zoning districts do and do not align with the future land use categories in the Community Plan and Northeast Community Plan
- Compares allowed/recommended uses and development intensity
- Identifies:
 - *Zoning district(s) most closely aligned with each land use category*
 - *Level of alignment*
 - *Amendments to consider for further alignment*



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Note: All the Town of Wake Forest's zoning districts are not included in the alignment analysis. These districts will be further evaluated during the UDO update process.



Land Use Plan Alignment

Land Use Plan Alignment			
<i>Land Use Category</i>	<i>Most Aligned Zoning District(s)</i>	<i>Level of Alignment</i>	<i>Amendments to Consider for Further Alignment</i>
<p>Conventional Residential. Conventional Residential areas consist of a mix of housing types that resemble the character and form of traditional single family neighborhoods. This can include single-family homes as well as single-family attached and multifamily developments that appear like a single-family home, such as duplexes, cottage home courts, and townhomes.</p>	GR-3 General Residential	Mid	Allow additional residential formats including duplexes, townhomes, cottage home courts, triplexes, and quadplexes. Update dimensional standards to accommodate additional residential formats and ensure compatibility of infill development.
	GR-5 General Residential	Mid	
	GR-10 General Residential	High	Update dimensional standards to better accommodate additional residential formats and ensure compatibility of infill development.

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<p>Northeast Community Residential. The Northeast Community is a significant historic core neighborhood for Wake Forest. Settled after the Civil War, the Community established itself as a vibrant center of African American culture and tradition. The neighborhood abuts the downtown commercial area. It is bordered by E. Roosevelt Avenue/Wait Avenue to the south and N. White Street to the west. Ailey Young Park marks the eastern boundary.</p>	<p>none</p>	<p>n/a</p>	<p>Establish a new Northeast Community Residential District to allow only single-family detached uses, accessory dwelling units, and duplexes in keeping with the Northeast Community Plan.</p>

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Mixed Residential. Mixed Residential areas consist of planned developments that contain a wide mix of housing types, ranging from single-family homes to multifamily development.	UR Urban Residential	Mid	Allow additional multifamily formats including two-over-twos.

Land Use Plan Alignment

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<p>Transit-Supportive Residential. Transit-Supportive Residential areas include compact residential areas featuring a variety of higher intensity housing types, like apartment buildings and two-over-twos.</p>	<p>UMX Urban Mixed Use</p>	<p>Mid</p>	<p>Allow additional multifamily formats including two-over-twos.</p>

Land Use Plan Alignment

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<p>Neighborhood Commercial. 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.</p>	NB Neighborhood Business	High	Due to level of alignment, minimal changes required.

Land Use Plan Alignment

Land Use Plan Alignment			
<i>Land Use Category</i>	<i>Most Aligned Zoning District(s)</i>	<i>Level of Alignment</i>	<i>Amendments to Consider for Further Alignment</i>
<p>Downtown. Downtown includes two primary areas: the Downtown Core and the Downtown Edge. The Downtown Core should continue to serve as the historic heart of the Town and the center of culture, tourism, and civic activity. Higher density residential uses should be supported in the Downtown Edge or in the upper floors of Downtown Core mixed use buildings to increase living options near the Downtown’s amenities.</p>	RA-HC	Mid	The Community Plan divides the Downtown into the Downtown Core and the Downtown Edge. The RA-HC District most closely aligns with the Downtown Core. The Town should consider updating the boundaries of the RA-HC District to better reflect the desired Downtown Core area and better distinguish between historic and non-historic areas.
	TBD	TBD	The Community Plan divides the Downtown into the Downtown Core and the Downtown Edge. No existing districts align with the Downtown Edge. Preliminarily, the Town should consider establishing a new Downtown Edge District and assess whether an existing residential district can adequately accommodate the downtown residential areas or if a new Downtown Neighborhoods District should be established.

Land Use Plan Alignment

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Corridor Commercial. Corridor Commercial uses include auto-oriented retail and service businesses, such as large-scale shopping centers, grocery stores, restaurants, gas stations, and hotels. Standalone office uses are included within this designation.	HB Highway Business	High	No major changes needed.

Land Use Plan Alignment

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Office. Office uses contain large-scale, standalone office developments, like corporate headquarters or hospitals, and clusters of smaller-scale offices, like professional services, legal firms, and medical offices.	NB Neighborhood Business	High	No major changes to district standards needed. Modify the Town's planned unit development process to better accommodate large-scale multibuilding office developments like corporate headquarters or hospitals.
	HB Highway Business	High	

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<p>Civic and Institutional. Civic and Institutional uses include local government uses, municipal facilities, community service providers, educational facilities, and religious institutions. Examples include Town Hall, fire stations, places of worship, the Wake Forest Community Library, Wake County public schools, charter schools, private schools, and the Southeastern Baptist Theological Seminary.</p>	<p>none</p>	<p>n/a</p>	<p>Establish a new Civic and Institutional District to accommodate noncommercial places of assembly such as schools, libraries, and places of worship.</p>

Land Use Plan Alignment

Discussion Question

- Are there particular/unique needs for civic and institutional uses that should be taken into account for the new district?

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<p>Light Industrial. Light Industrial uses diversify the Town's tax base and provide local employment opportunities. They include facilities involved in the manufacturing, processing, storage, and distribution of goods and materials; telecommunication facilities; research centers; R&D/life sciences facilities; tech industries; and flex spaces.</p>	LI Light Industrial	High	Due to level of alignment, minimal changes required.

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Parks and Open Space. Parks and Open Space includes designated public park spaces managed by the Wake Forest Parks, Recreation, and Cultural Resources Department, as well as golf courses and cemeteries.	OS Open Space	High	Due to level of alignment, minimal changes required.
	All Districts	High	Indoor and outdoor recreation facilities are allowed in all zoning districts with the exception of the LI Light Industrial and HI Heavy Industrial Districts. Due to level of alignment, minimal changes required.

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Utility. The Utility land use designation includes utility infrastructure, such as electrical substations and water treatment facilities.	All Districts	High	Class 1 and 2 utilities are allowed in all zoning districts with the exception of the OS Open Space District. Due to level of alignment, minimal changes required.

Proposed UDO Structure

- Changes proposed to:
 - *Walk users through the development process linearly*
 - *Collocate regulations regarding similar topics*
 - *Streamline the UDO and MSSD*

Existing Structure

1. Purpose and Applicability
2. District Provisions
3. Supplemental Use Standards
4. General Provisions for All Districts
5. Building and Design Standards
6. Subdivision and Infrastructure Standards
7. Recreation Facility Fees, Parks, and Open Space Land
8. Tree Protection, Buffers, and Landscaping
9. Parking and Driveways
10. Lighting
11. Signs
12. Erosion, Flood, Stormwater, and Watershed Standards
13. Nonconformities
14. Administrative Agencies
15. Administration
16. Enforcement
17. Definitions

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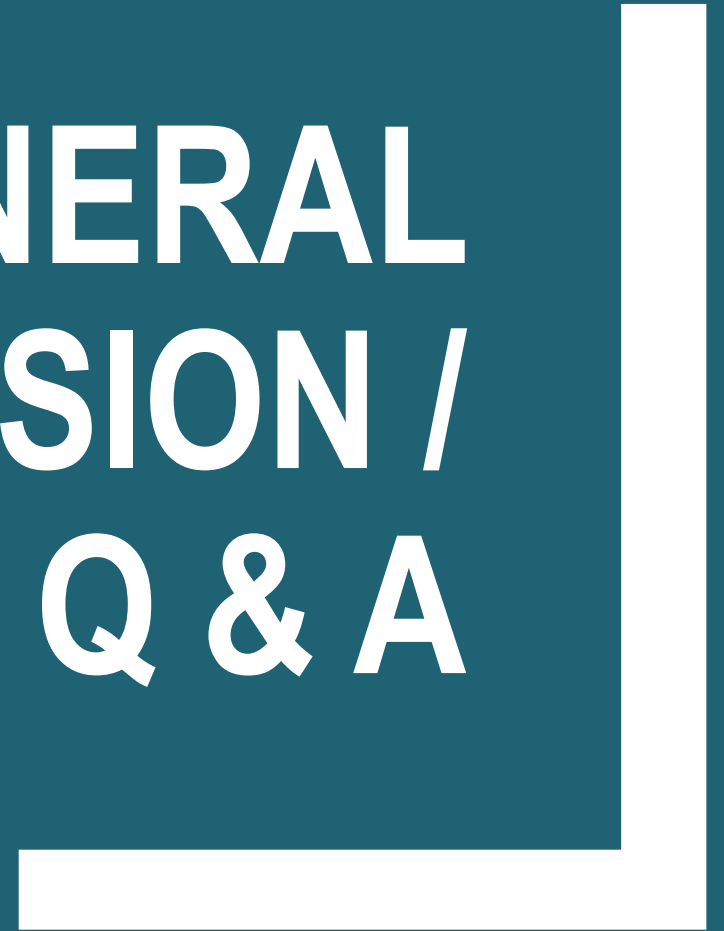
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GENERAL DISCUSSION / Q & A





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Stay Involved!

- Stay up to date on the UDO Update by visiting the project webpage
 - <https://www.wakeforestnc.gov/planning/unified-development-ordinance>
- Email your comments or questions to Kari Grace, Senior Planner:
 - kgrace@wakeforestnc.gov





THANK YOU!

