



Technical Review Group – Meeting 3 Summary

The third meeting of the Wake Forest UDO Update Technical Review Group took place on April 13, 2023, at 12pm.

Meeting Agenda

- 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

Discussion Summary

The meeting began with an overview of the project process and status. Then Town staff introduced the proposed zoning districts, their alignment with the Community Plan and Northeast Community Plan future land use categories, and their alignment with the Town's existing zoning districts.

The consultant gave an overview of the proposed structure of Chapter 2: Zoning Districts including proposed changes to the use of conditional districts and planned unit development districts; the proposed format for base and overlay district standards; and the purpose and function of proposed subdistricts. The consultant gave an overview of the proposed structure of Chapter 3: Use Standards including the classification of uses; how uses were assigned per district to align with the Community Plan and Northeast Community Plan; and the purpose and format of supplemental use standards.

Key topics of discussion included:

Building Height and Step Back Transitions

- Consider Raleigh's approach on height step back requirements to address the appropriate amount of step back required based on scale of building.
- Clear guidance on when and how the height step back must occur is helpful (e.g. street facing building elevations, at any floor before a certain height).
- Step back requirement in the CB District is likely unnecessary as the district already requires deeper front yard setbacks.
- Other relevant factors are the relationship between sidewalk width and building height; consideration should be given to developing a ratio that would require deeper building step backs or other height transitions if there is a narrower sidewalk adjacent to the building.



- Ensure height maximums reflect the dimensions of typical heights for building floors, especially for mixed use buildings, which may require greater ground level height.

NCR District Dimensional Standards

- Approaches to infill development within the Northeast Community could consider measuring front setbacks from the centerline of the street rather than the property line to account for varying right-of-way widths.
- Standards for maximum building height of districts adjacent to the NCR District should be sensitive to the historic built form the Northeast neighborhood and provide appropriate transitions.

GR District Dimensional Standards and Uses

- Minimum townhome lot area and widths should be analyzed for feasibility.
- Consideration for how higher density housing types fit into the GR district should be reviewed, including strong design standards where permitted by state legislation for context sensitivity and parking requirements.

Transit Oriented Development

- The TOD-O Overlay District should not be applied on properties with existing single family detached homes.
- Height transitions should be required in areas where the TOD-O is adjacent to lower density residential properties.

NB District Dimensional Standards and Uses

- Two story minimum for buildings in the NB District could lead to buildings that are poorly designed in the attempt to give the appearance of having two stories.
- Consideration should be given to side yard setback reductions for master planned developments.
- Development in this district should be highly walkable and accessible to area residents.

Non-Residential Uses in Residential Areas

- Neighborhood business uses should have limited hours of operation, increased screening requirements, and measures to attenuate noise.
- A 15,000 square foot threshold is reasonable to distinguish whether noncommercial places of assembly and smaller scale commercial uses are allowed uses in residential or nonresidential areas.