

WAKE FOREST
UDO

comprehensive
update



from *IDEAS* to *IMPLEMENTATION*

Board of Commissioners Retreat
January 19, 2024

Today's Meeting

- Introductions
 - *Team Introduction*
 - *Project Introduction*
- Preliminary UDO Overview
 - *Proposed Structure*
 - *Preliminary Chapters*
- Next Steps
 - *Forthcoming Chapters*
 - *Goal Timeline*





INTRODUCTIONS



Project Team

- **Houseal Lavigne:** UDO Update Lead
- **Toole Design:** MSSD Update Lead



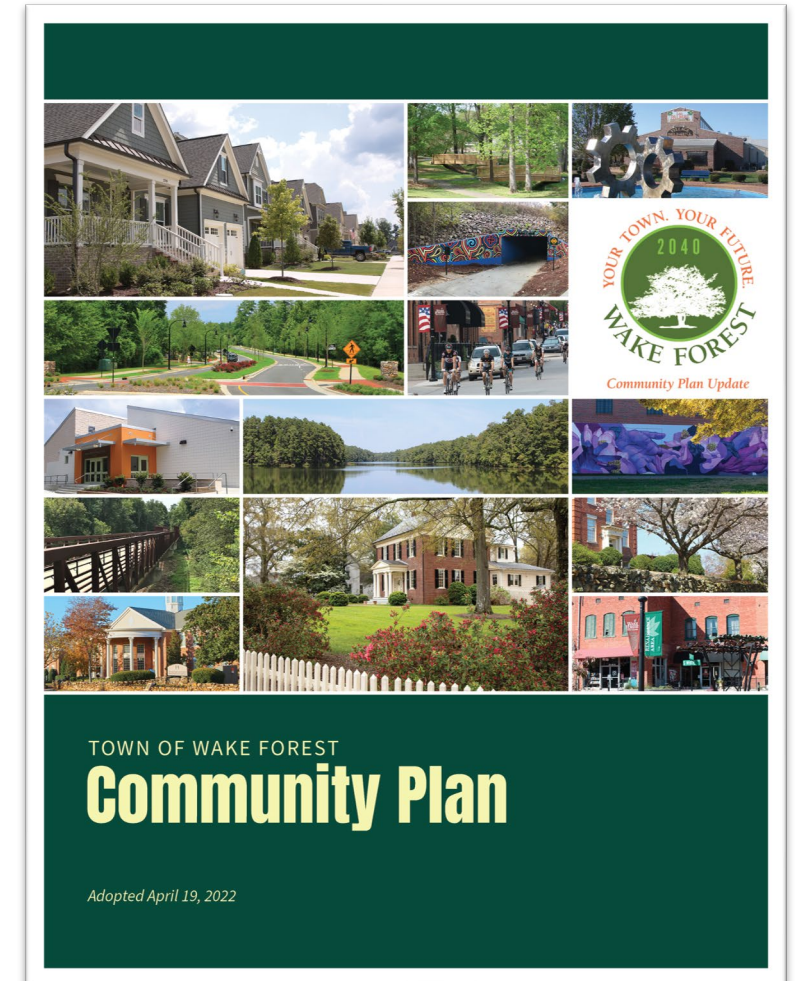
Relation to Comprehensive Plan

Comprehensive Plan

- Aspirational document, not regulatory
- Policy guide that provides community vision for future growth
- Includes Community Plan, Comprehensive Transportation Plan, and other adopted plan and policy documents

UDO

- Regulatory – creates rules that development must follow
- Comprehensive Plan recommendations aren't binding unless requirements are established in the UDO
- UDO update necessary to implement plans



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



Existing UDO Analysis and 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

Existing UDO Analysis and Preliminary Recommendations Memo - Themes

- Improve Ease of Use
- Modernize Standards
- Enhance Environmental Stewardship
- Address Housing Affordability
- Ensure Compliance with Recent State and Federal Legislation and Case Law

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 – 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 – 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 – 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*

Public Engagement

In-Person

- Meetings with Town staff
- Meetings with elected and appointed officials
- Meetings with Technical Review Group
- Interviews and discussions with focus groups and stakeholders
- In-person public open houses

Online

- Online questionnaires
- Informational videos
- Project webpage on Town's website





PRELIMINARY UDO OVERVIEW



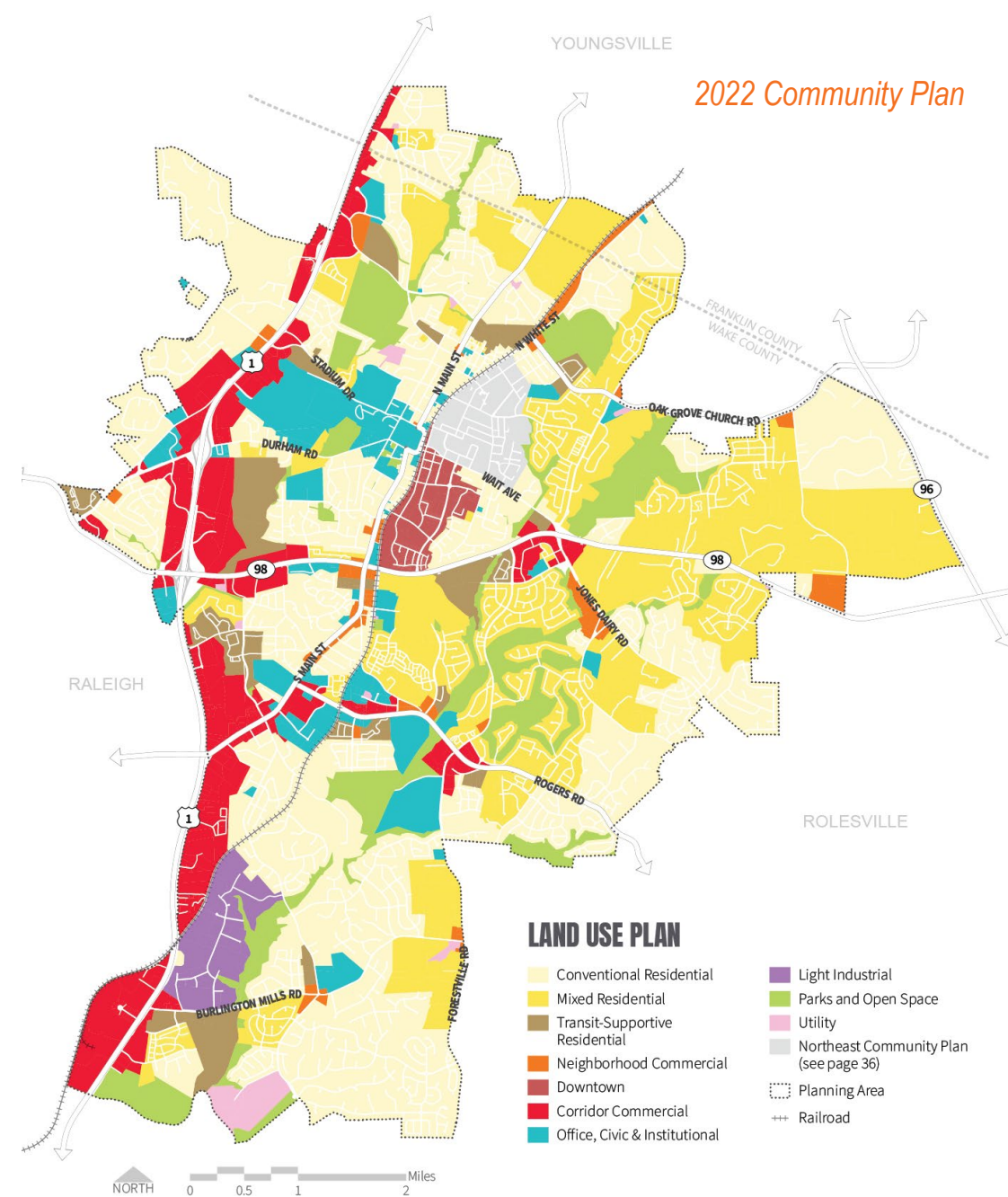
Preliminary UDO Overview

- Preliminary Zoning Districts
- Preliminary Chapters Overview
 - *Chapter 2: Zoning Districts*
 - *Chapter 3: Use Regulations*
 - *Chapter 4: General Development Standards*
 - *Chapter 5: Subdivision and Lot Standards*
 - *Chapter 6: Building Design Standards*
 - *Chapter 7: Open and Community Space Standards*
 - *Chapter 8: Tree Protection, Buffers, and Landscaping*
 - *Chapter 9: Access and Mobility*
 - *Chapter 10: Outdoor Lighting*
- Upcoming Chapters



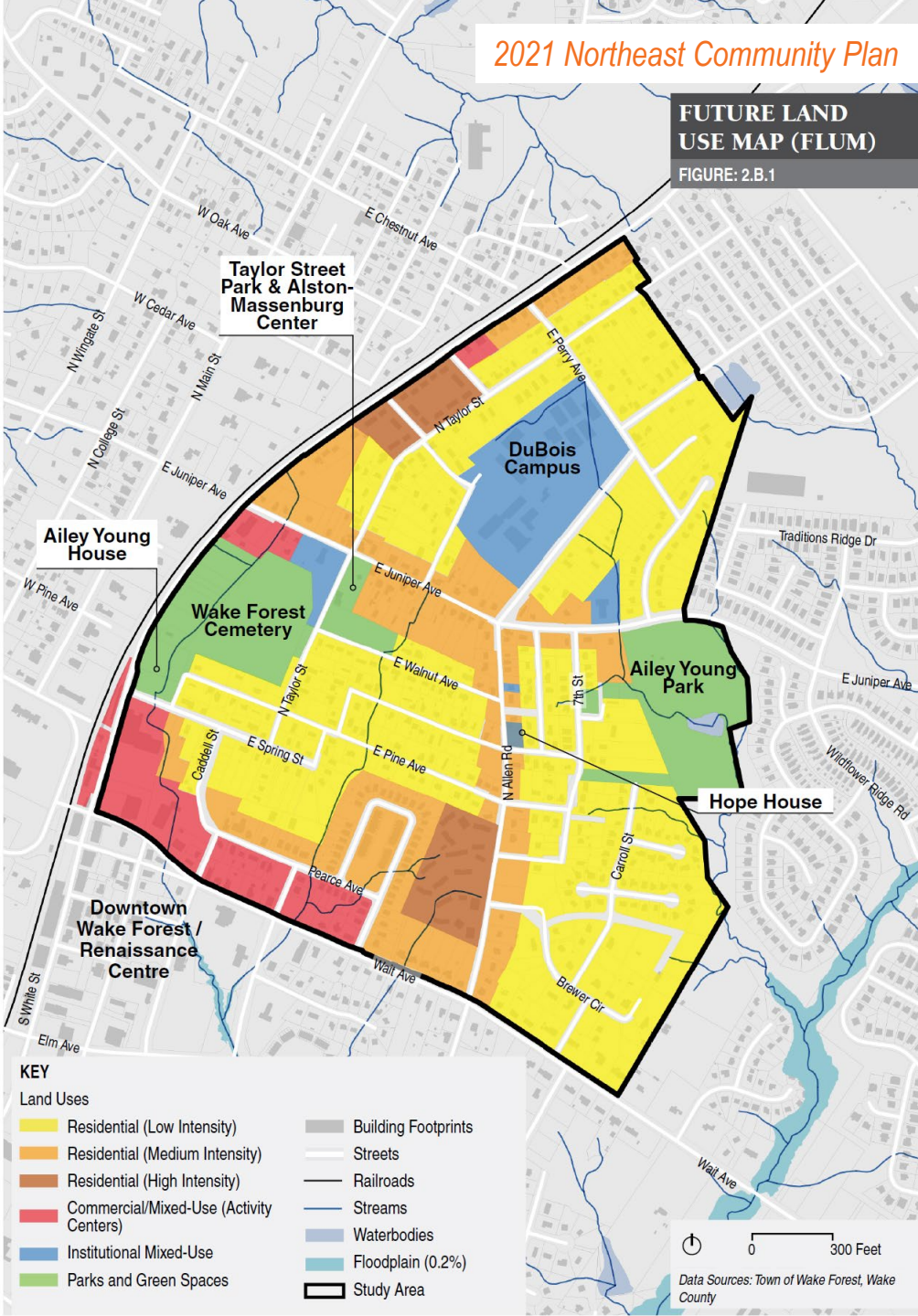
Why update zoning districts?

- 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

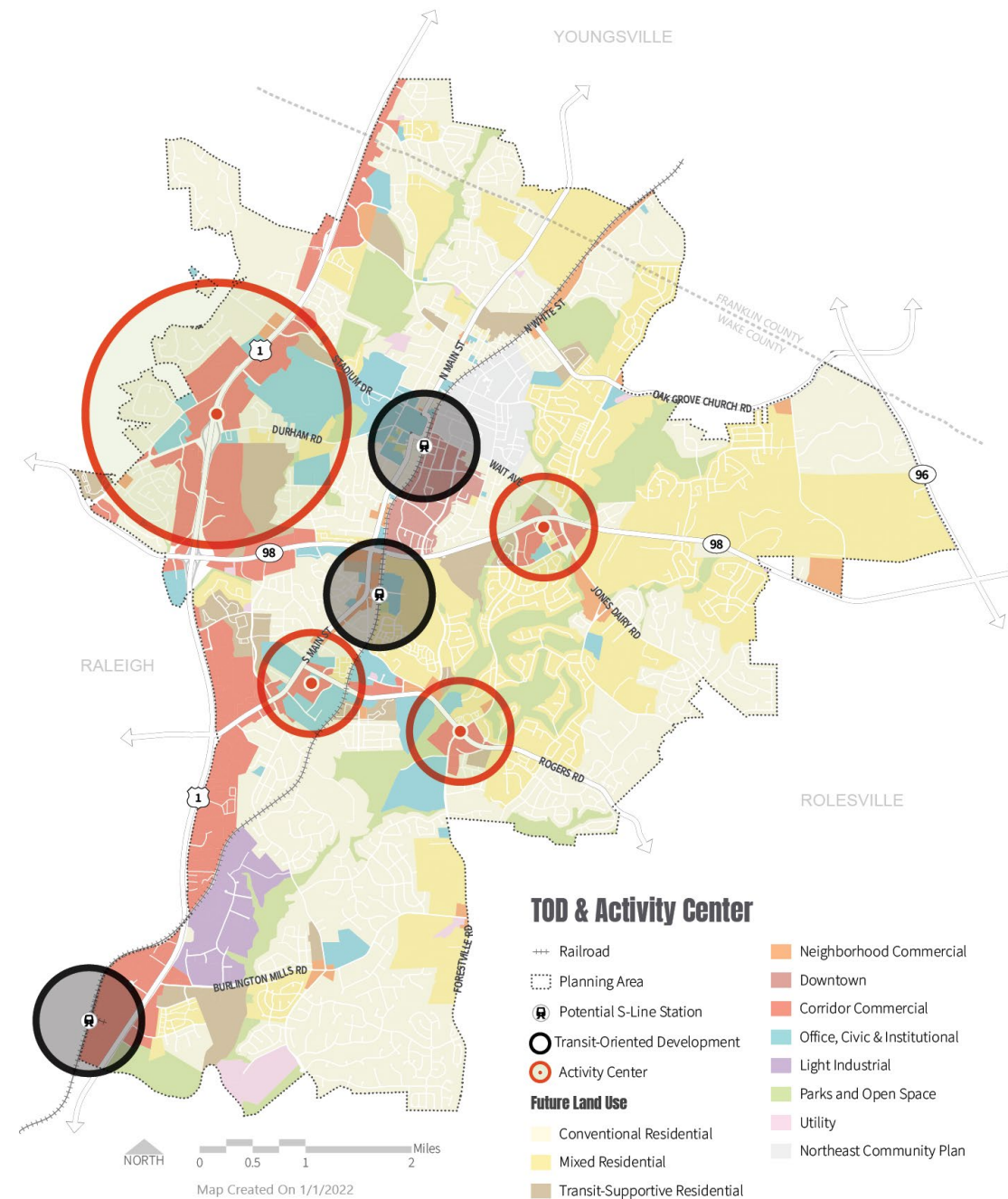
Current Zoning District	Corresponding Proposed Zoning District
General Residential – GR3, GR5 Urban Residential – UR	Northeast Community Residential – NCR
General Residential – GR3, GR5, GR10	General Residential – GR
General Residential – GR5, GR10 Urban Residential – UR Residential Mixed Use – RMX Neighborhood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

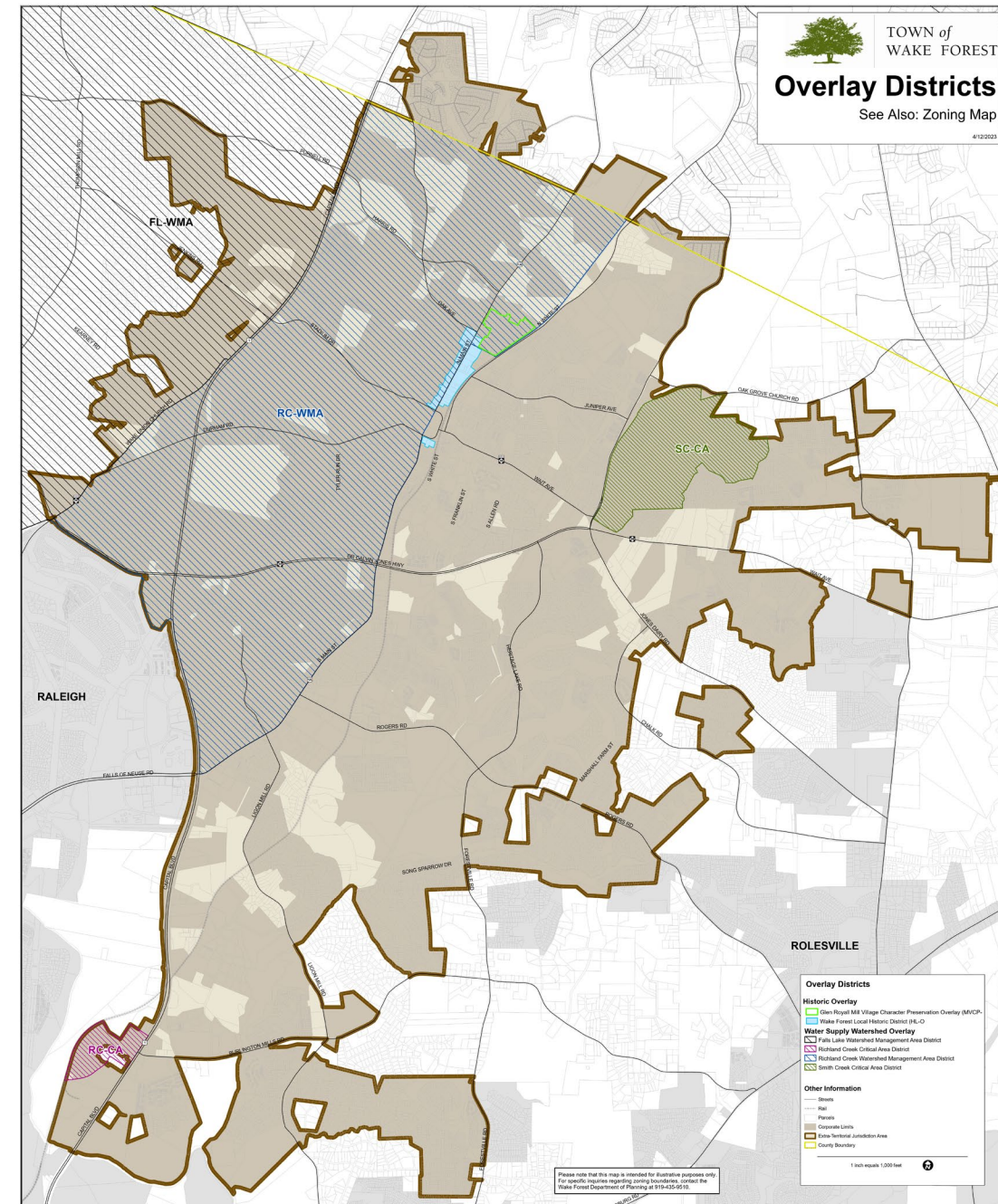
Proposed Overlay Districts

- 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



Proposed Overlay Districts

- Transit Oriented Development Overlay – TOD-O
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- Local Historic Overlay – LH-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

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

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*

Community Plan: Setbacks, Commercial Development, and Community Character Key Recommendations

Table 2.3(A) GR District Dimensional Standards									
	Duplex, Single-Family Detached, Manufactured Home		Triplex / Quadplex		Cottage Home Court		Townhome		Other Allowed Uses
<i>Lot Standards</i>									
Lot Area, Minimum (sq ft)	7,000		10,000		20,000[3]		2,200		20,000
Lot Width, Minimum (ft) [1]	50		50		150 [3]		22		150
<i>Yard Setbacks</i>									
	w/ Alley	w/o Alley	w/ Alley	w/o Alley	w/ Alley	w/o Alley	w/ Alley	w/o Alley	w/ or w/o Alley
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
<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 additional dimensional standards.									

Chapter 2: Zoning Districts

Base and Overlay Zoning Districts

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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	
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Lot Width, Minimum (ft) [1]	30		50		150 [3]		20		100	
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Front, Maximum (ft)	20	20	20	20	20	20	20	20	20	
Street Side, Minimum (ft)	5	10	10	10	10	10	10	10	10	
Interior Side, Minimum (ft)	5	5	5	5	5	5	5 [2]	5 [2]	5 [2]	
Rear, Minimum (ft)	20	15	20	15	20	15	20	15	15	
<i>Building Standards</i>										
Height, Maximum (ft)	35		35		24		35		50	
Height, Minimum (stories)	n/a		2		n/a		2		n/a	
Frontage Build Out, Minimum (%)	n/a		n/a		n/a		n/a		60	
Building Coverage, Maximum (%)	n/a		n/a		n/a		n/a		n/a	
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Chapter 2: Zoning Districts

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Front, Maximum (ft)	n/a	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	20
Interior Side, Minimum (ft)	8	8	8	8	5	5	8 [2]	8 [2]	10	10
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Front, Maximum (ft)	20	20	20	20	20	20	20	20	20	20
Street Side, Minimum (ft)	5	10	10	10	10	10	10	10	10	10
Interior Side, Minimum (ft)	5	5	5	5	5	5	5 [2]	5 [2]	5 [2]	5 [2]
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Chapter 2: Zoning Districts

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Street Side, Minimum (ft)	5	10	10	10	10	10	10	10	10	10
Interior Side, Minimum (ft)	5	5	5	5	5	5	5 [2]	5 [2]	5 [2]	5 [2]
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Frontage Build Out, Minimum (%)	n/a		n/a		n/a		n/a		60	
Building Coverage, Maximum (%)	n/a		n/a		n/a		n/a		n/a	
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Chapter 2: Zoning Districts

PUD District Types



Type I PUD

- Multi-phase project
- Require bubble plan level submittal



Type II PUD

- Single-phase project
- Require site plan level submittal

Chapter 2: Zoning Districts

PUD District Objectives

All PUDs shall meet **all** the following objectives:

- Be consistent with and clearly **put into effect** the goals, objectives, and policies set forth in the **Community Plan** and other adopted plans and policy documents;
- Have a **distinctive identity and brand** that is utilized in signs, streetscape, public art, architecture, public gathering spaces, and open spaces;
- Be laid out and developed as a unit in accordance with an **integrated overall design**;
- Include uses which are **generally compatible** with the uses of adjacent parcels;
- **Preserve** and enhance existing **natural features** and amenities;
- Include **prominent** and accessible **open space and community space** above and beyond that which is required in Chapter 7
- Not substantially **adversely impact** an archaeological, historical, or cultural **resources**

Chapter 2: Zoning Districts

PUD District Objectives

Include a Mix of Land Uses

Type I PUD

- Shall include
 - *Variety of dwelling types;*
 - *Variety of commercial types; and*
 - *Community and open space*
- May include
 - *Civic and institutional uses*

Type II PUD

- Shall include
 - *Variety of dwelling types; and/or*
 - *Variety of commercial types; and*
 - *Community and open space*
- May include
 - *Civic and institutional uses*

Chapter 2: Zoning Districts

PUD District Objectives

All PUDs shall meet **at least one** of the following objectives:

- Be designed to be **environmentally sustainable**
- Offer **housing** for rent or sale at an **affordable** rate
- Be designed to be **accessible** (exterior and interior) to persons with limited mobility and shall include other **senior friendly** design features; or
- Applicant may propose an **“other” objective** for consideration by the Board of Commissioners. An “other” objective shall include a combination of the objectives above, implement **Tourism or Community Facilities** policies in the Community Plan, or **address emerging technologies**.

Community Plan: Residential Character, Senior Housing, Screening & Buffering, Community Character, Community Facilities, Sustainable Development, and Tourism Key Recommendations

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

Community Plan: Land Use, Housing Affordability, Residential Character, Senior Housing, Commercial Development, Community Facilities Key Recommendations

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 4: General Development Standards

Chapter Purpose and Structure

Purpose

- Regulate the location, design, and maintenance of fences, walls, and berms
- Allow their use for safety, security, privacy, and screening
- Maintain visual harmony and enhanced community appearance

Structure

1. Fences, Walls, and Berms
2. Screening
3. Height Transitions
4. Residential Infill Development
5. Clear Sight Triangle
6. Utilities

Chapter 4: General Development Standards

Retaining Walls

- Height
 - 15 feet max *if visible from public ROW*
 - 20 feet max *if not visible from public ROW*
- Design
 - *Wall Type*
 - *Terracing (required if height is 8 feet or more)*
 - *Required Landscape*

Community Plan: Community Character Key Recommendations

Proposed Retaining Wall Example



Existing Retaining Wall Example



Chapter 4: General Development Standards

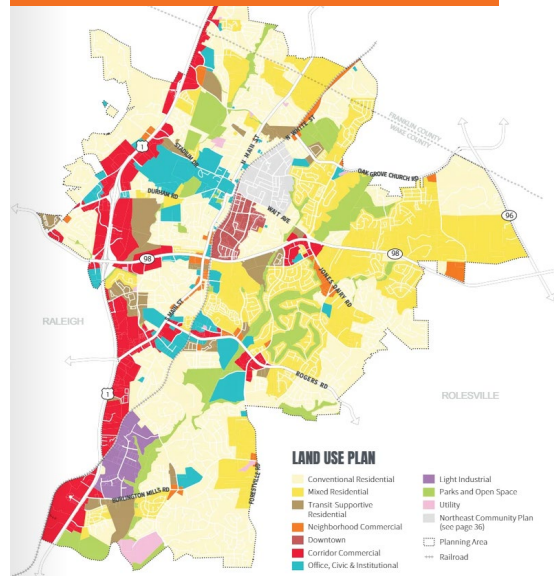
Height Transitions

Public Input: Surveys, Open Houses, Comments
Community Plan: Residential Character, Community Character & Historic Preservation Key Recommendations

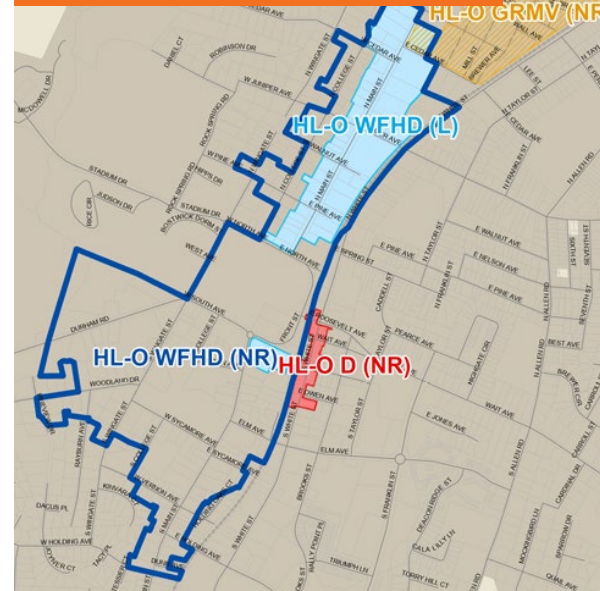
Purpose and Applicability

- Purpose: protect the established and/or historic character of buildings and districts
- Applicability: all buildings more than one story taller than an adjacent building in the GR, NCR, or LH-O Districts and/or a building or district on the state or national registers of historic places

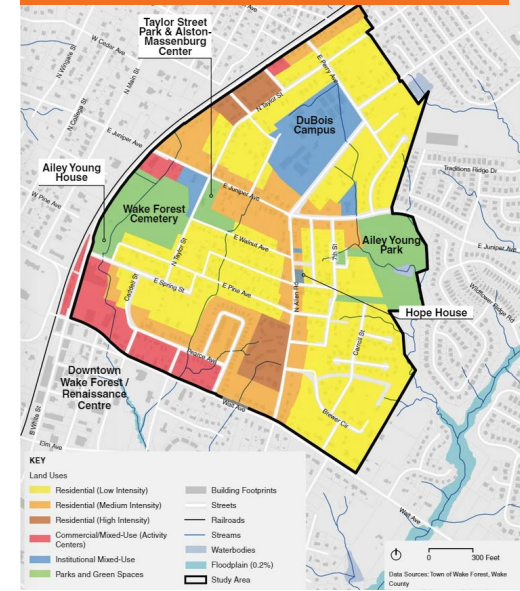
Community Plan



Current Historic Districts



Northeast Community Plan

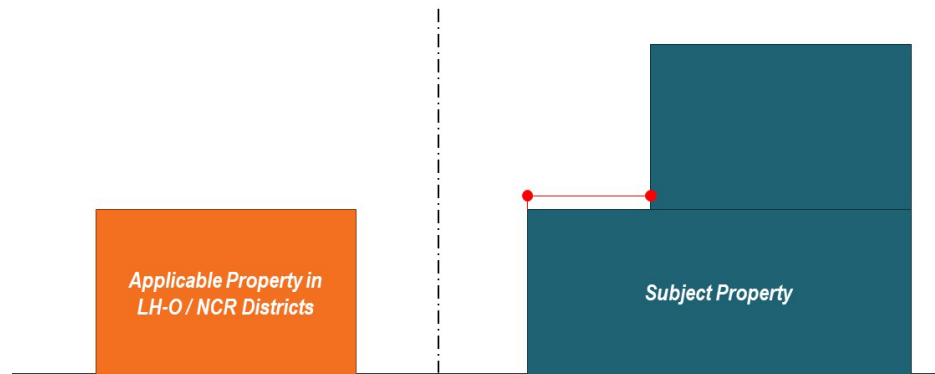


Chapter 4: General Development Standards

Adjacent Property Transition

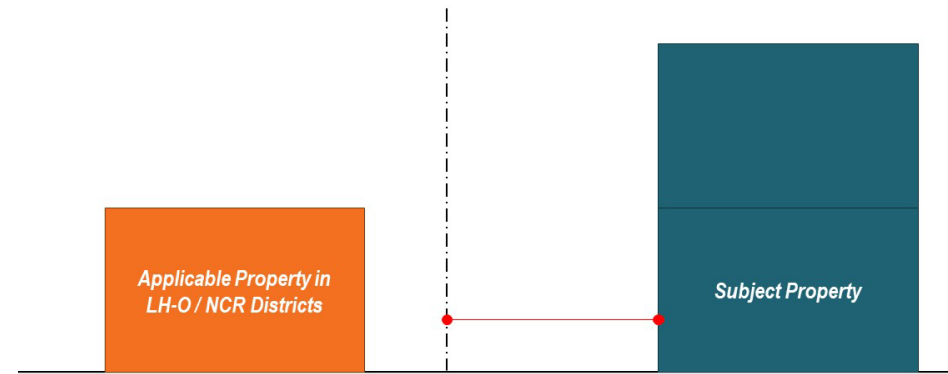
Building Height Step Down

Provide a step down in height along the shared property line to meet the height of the building on an applicable property for a minimum of 50 percent of the façade.



Building Setback Increase

Increase the setback by five feet for each story exceeding the height of the adjacent building on an applicable property.

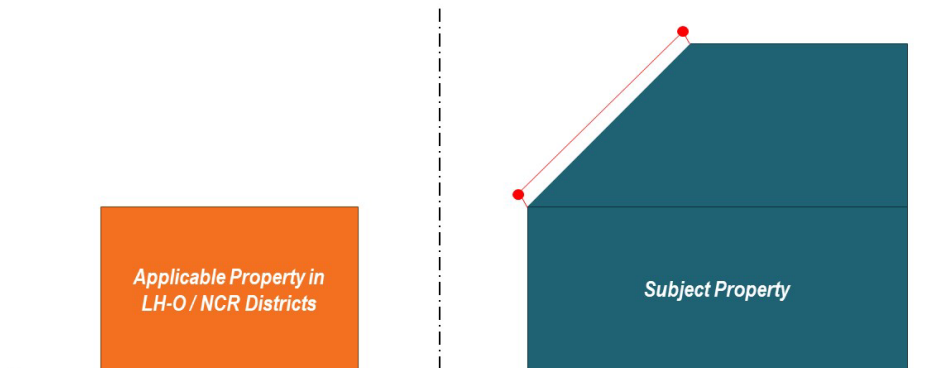


Chapter 4: General Development Standards

Adjacent Property Transition

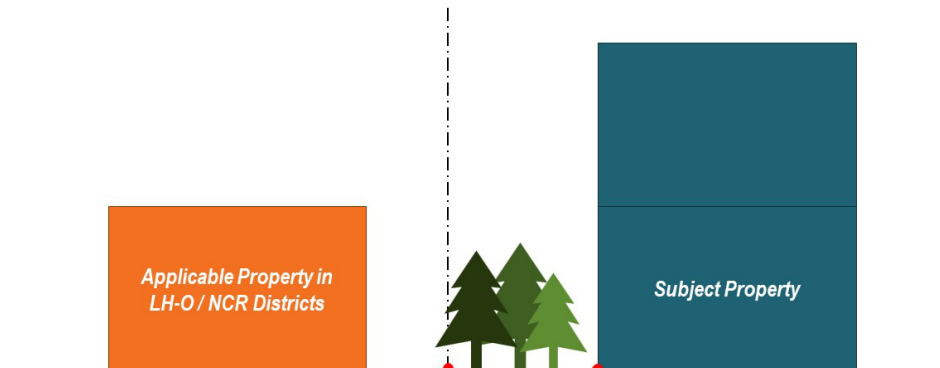
Dormers/Sloping Roofs

Utilize dormers and sloping roofs to accommodate stories above the height of the adjacent building on an applicable property.



Buffer Yard

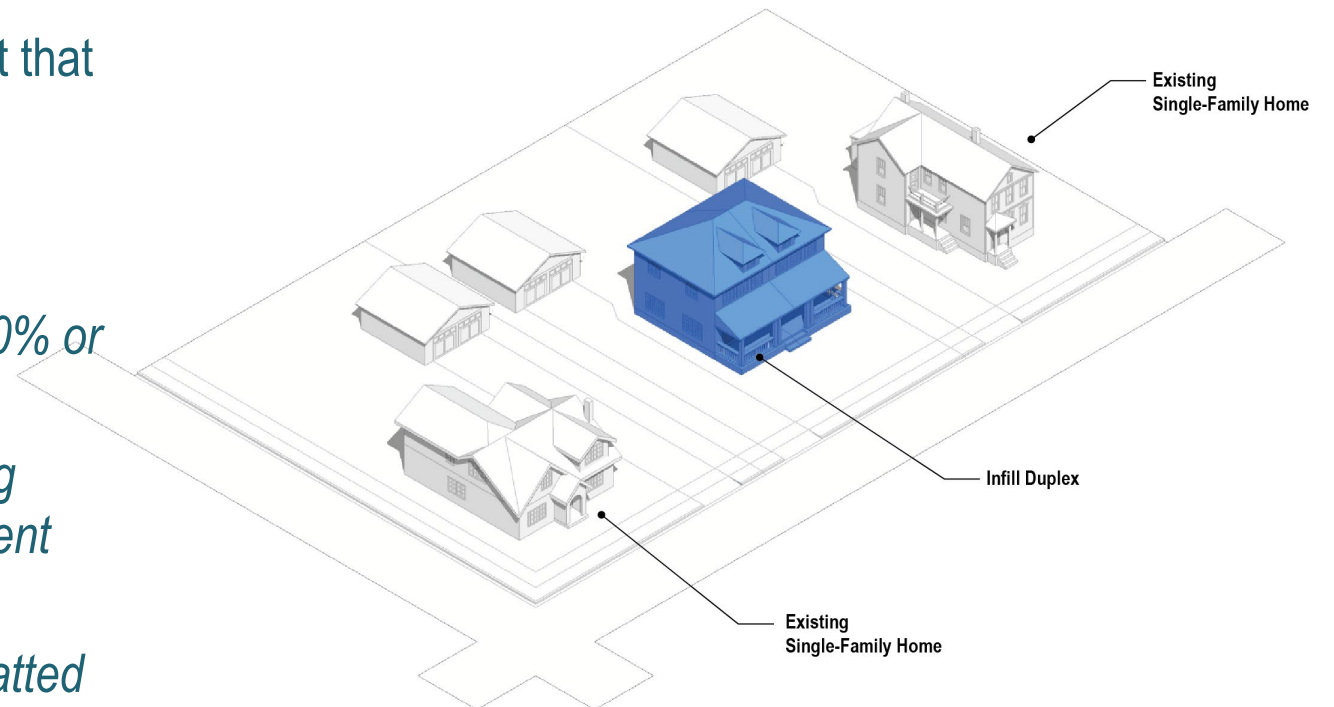
Provide a Type C Buffer to the subject property line adjacent to the applicable property.



Chapter 4: General Development Standards

Residential Infill Development

- Infill development includes development that meets the following qualifiers:
 1. *a development site less than five acres in area; and*
 2. *development on a block that is 80% or more built out; and*
 3. *development on a lot with existing water mains along the development site frontage or*
 4. *development on a lot that was platted more than 20 years prior to the adoption of this UDO and not developed.*



Chapter 4: General Development Standards

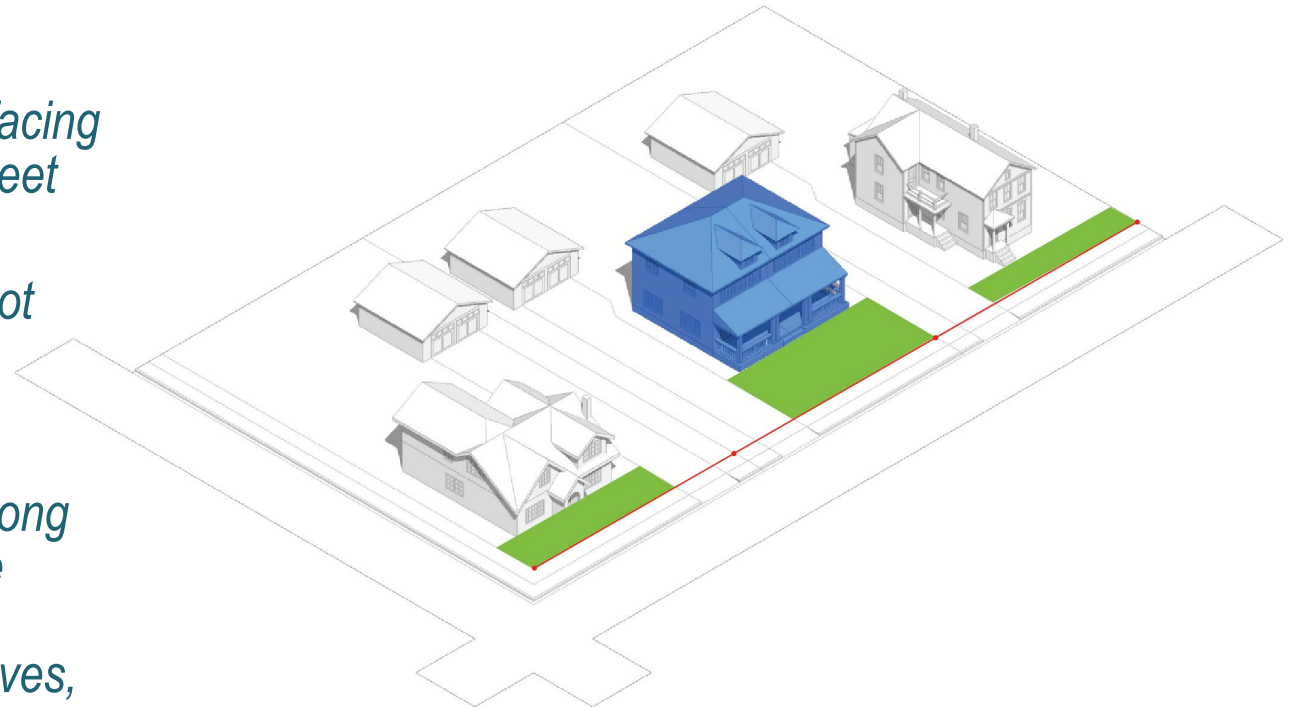
Residential Infill Development

■ Lot Width

- *Average of the lot widths of front-facing lots along the same side of the street and on the same block*
- *Widest and narrowest lot widths not included*

■ Front and Street Side Yard

- *Average of the existing setback along same side of the street and on the same block, excluding permitted encroachments (front porches, eaves, etc.)*
- *10% deviation in front yard may be approved by the Administrator*



Community Plan: Residential Character Key Recommendations
Northeast Community Plan: Preserve & Protect Recommendations
Public Input: Surveys, Open Houses, Comments

Chapter 5: Subdivision and Lot Standards

Chapter Purpose and Structure

Purpose

- Provide for the orderly growth and development of the Town of Wake Forest;
- Provide for suitable residential and nonresidential development that further the goals of the Town as detailed in the Comprehensive Plan;
- Ensure the proper legal description, monumentation, and recordation of subdivided land; and
- Create conditions essential to public health, safety, and general welfare.

Structure

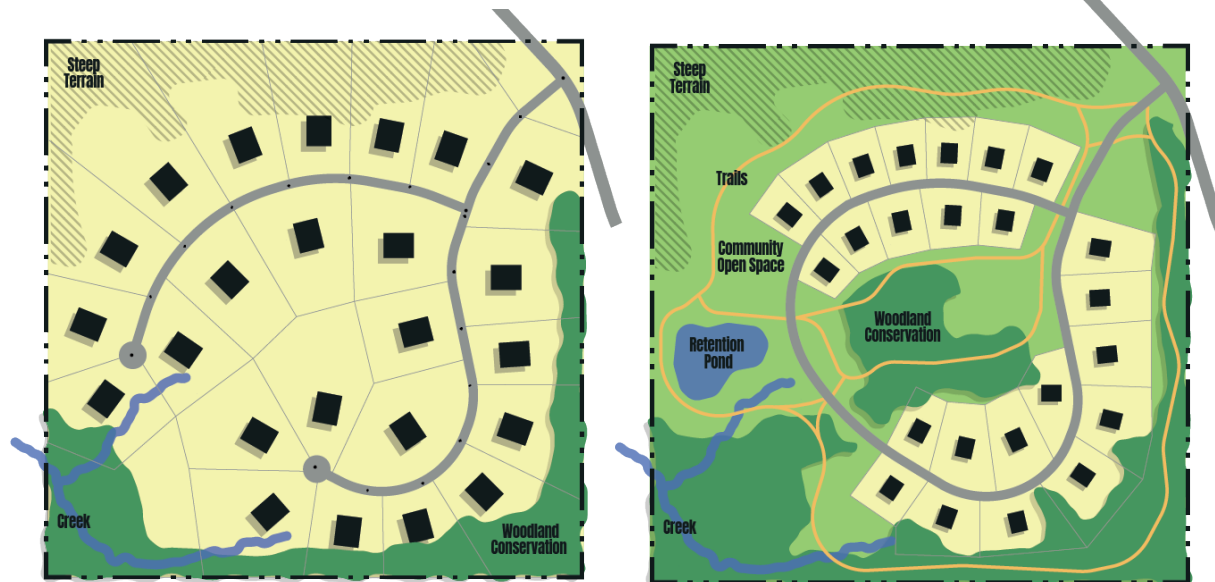
1. General Provisions
2. Lots
3. Conservation Design
4. Subdivision Surveys

Chapter 5: Subdivision and Lot Standards

Conservation Design Required

Conservation Area

- Minimum of **50% of total gross area** of development site shall be identified as a **conservation area** and placed in a conservation area **easement** where no development activity may occur in **perpetuity**



Typical Subdivision

Conservation Design

Community Plan: Conservation Design, Local Food Systems, and Green Space Preservation Key Recommendations
Public Input: Surveys, Open Houses, Comments

Chapter 5: Subdivision and Lot Standards

Conservation Design Activation Elements

- Exempt from open and community space standards except for limited open space activation requirement and ownership and maintenance requirements
- Minimum 20% of required conservation area shall meet the open space activation element requirements

Conservation Design Maximum Density

- Three dwelling units per gross acre (including conservation area and buildable area)
- State Statute does not allow density to be calculated based on net acreage

Conservation Design Allowed Uses

- As allowed in base district, except
- Townhomes allowed in GR district without conditional district rezoning

Chapter 6: Building Design Standards

Chapter Purpose and Structure

Purpose

- Ensure that the physical characteristics of proposed development are compatible with the context of the surrounding areas
- Preserve the unique visual character and streetscapes of Wake Forest
- Create unique and inspiring places that support the pedestrian experience and promote economic vitality.
- Encourage creativity and innovation while avoiding obtrusive, incongruous structures

Structure

1. General Provisions
2. Exterior Building Cladding Materials
3. Glazing
4. Building Entryway Design
5. Façade Design and Articulation
6. Roof Design Standards
7. Cottage Home Court Building Design Standards
7. Two Over Two Building Design Standards
8. Multifamily Building Design Standards
9. General Commercial, Greater than 100,000 sq ft Building Design Standards
10. Multibuilding Development Standards

Chapter 6: Building Design Standards

General Commercial, Greater than 100,000 sq ft Building Design Standards

■ Requirement

- *General commercial uses with more than 100,000 square feet of gross floor area have the potential to significantly impact the appearance and function of the commercial corridors of Wake Forest.*
- *To minimize negative impacts, outlot/liner buildings shall be utilized in conjunction with all new development including a general commercial use with more than 100,000 square feet of gross floor area.*

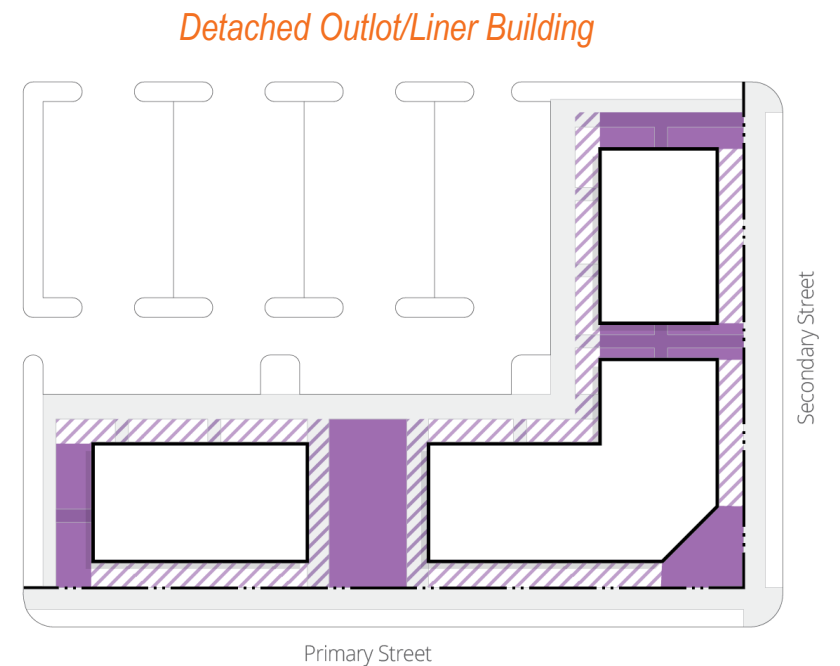
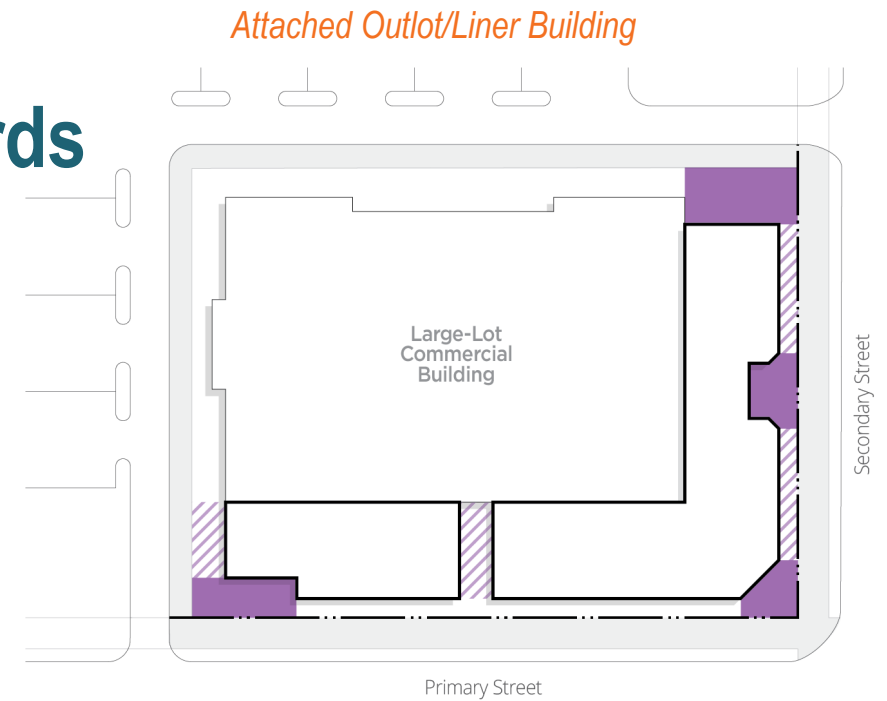
Community Plan: Commercial Development, Setbacks & Parking Lot Key Recommendations



Chapter 6: Building Design Standards

General Commercial, >100,000 sq ft Building Design Standards

- **Description.** Outlot/liner buildings are shallow structures, with a typical width of 60 feet.
- **Front Yard Setback.** 30 feet max
- **Outlot/Liner Building Relation to 100,000 sq ft building.**
 - *Attached*
 - *Detached*





BUILDING	SQ. FT.	PARKING
A	14,000	114 SPACES 7.8'x1000 SQ. FT.
B	10,000	70 SPACES 7.8'x1000 SQ. FT.
C	7,000	60 SPACES 7.8'x1000 SQ. FT.
D	14,000	108 SPACES 7.8'x1000 SQ. FT.
ANCHOR	45,000	612 SPACES 8'x1000 SQ. FT.
TOTAL	80,000	

Chapter 7: Open Space and Community Space Standards

Chapter Purpose and Structure

Purpose

- Ensure that each new development has a range of community and open spaces within walking or biking distance;
- Preserve natural resources, improve environmental quality, and provide ecosystem services;
- Create community character and sense of place;
- Provide opportunities for people to gather and connect;
- Close gaps in park service areas; and
- Expand equity in open and community space quality and quantity throughout Wake Forest.

Structure

1. General Provisions
2. General Open and Community Space Standards
3. Open Space Standards
4. Community Space Standards
5. Cemetery Protection Standards
6. Recreational Facility Fee

Chapter 7: Open and Community Space Standards

Required Amounts

Table 7.3(A) Required Open Space Amount	
<i>District</i>	<i>Minimum Required Open Space Percent of Development Site</i>
GR; NCR; CI	15%
MUR; TSR	12%
DC; TOD-O; OS	0%
AC-O; NB; CB; IND	5%

Table 7.4(A) Required Community Space Amount	
<i>District</i>	<i>Required Community Space Percent of Development Site</i>
GR; NCR; MUR; TSR; NB; CB	5%
DC	2%
TOD-O; AC-O; CI	10%
IND; OS	0%

Community Plan: Community Character, Local Food Systems, Green Space Preservation, Sustainable Development
Public Input: Surveys, Open Houses, Comments

Chapter 7: Open and Community Space Standards

Required Improvement Points

Table 7.3(C)(1) Required Open Space Improvement Points			
District	Required Open Space Improvement Points		
	<i>Less than 1 acre of Required Open Space</i>	<i>1 acre - 3 acres of Required Open Space</i>	<i>More than 3 acres of Required Open Space</i>
GR; NCR; CI	5	7	10 [1]
MUR; TSR	3	5	7 [1]
DC; TOD-O; OS	0	0	0
AC-O; NB; CB; IND	1	3	5 [1]
<i>Notes</i>			
[1] Plus one additional point per every three acres over 10 acres.			

Table 7.4(C)(1) Required Community Space Improvement Points			
District	Required Community Space Points		
	<i>Less than 1 acre of Required Community Space</i>	<i>1 acre - 3 acres of Required Community Space</i>	<i>More than 3 acres of Required Community Space</i>
GR; NCR; CI; TOD-O; AC-O	7	10	13 [1]
MUR; TSR; NB; CB	5	7	10 [1]
DC	2	4	6 [1]
OS	0	0	0
<i>Notes</i>			
[1] Plus one additional point per every two acres over three acres.			

Chapter 7: Open and Community Space Standards

Improvement Types and Points

- Wide array of improvement types established
 - *Active and passive*
 - *Open to residents/patrons only or public*
 - *Flexible to respond to market demand*
- Points assigned based on
 - *Cost of installation*
 - *Square footage/linear feet*
 - *Activation impact*
- Maximum point allowance per development site established



Chapter 8: Tree Protection, Buffers, and Landscaping

Chapter Purpose and Structure

Purpose

- Preserve and enhance Wake Forest's character,
- Improve air quality,
- Conserve water,
- Manage stormwater,
- Cool urban heat islands,
- Mitigate climate change, and
- Minimize negative off-site impacts including but not limited to noise, glare, and views to parking, service and loading areas.

Structure

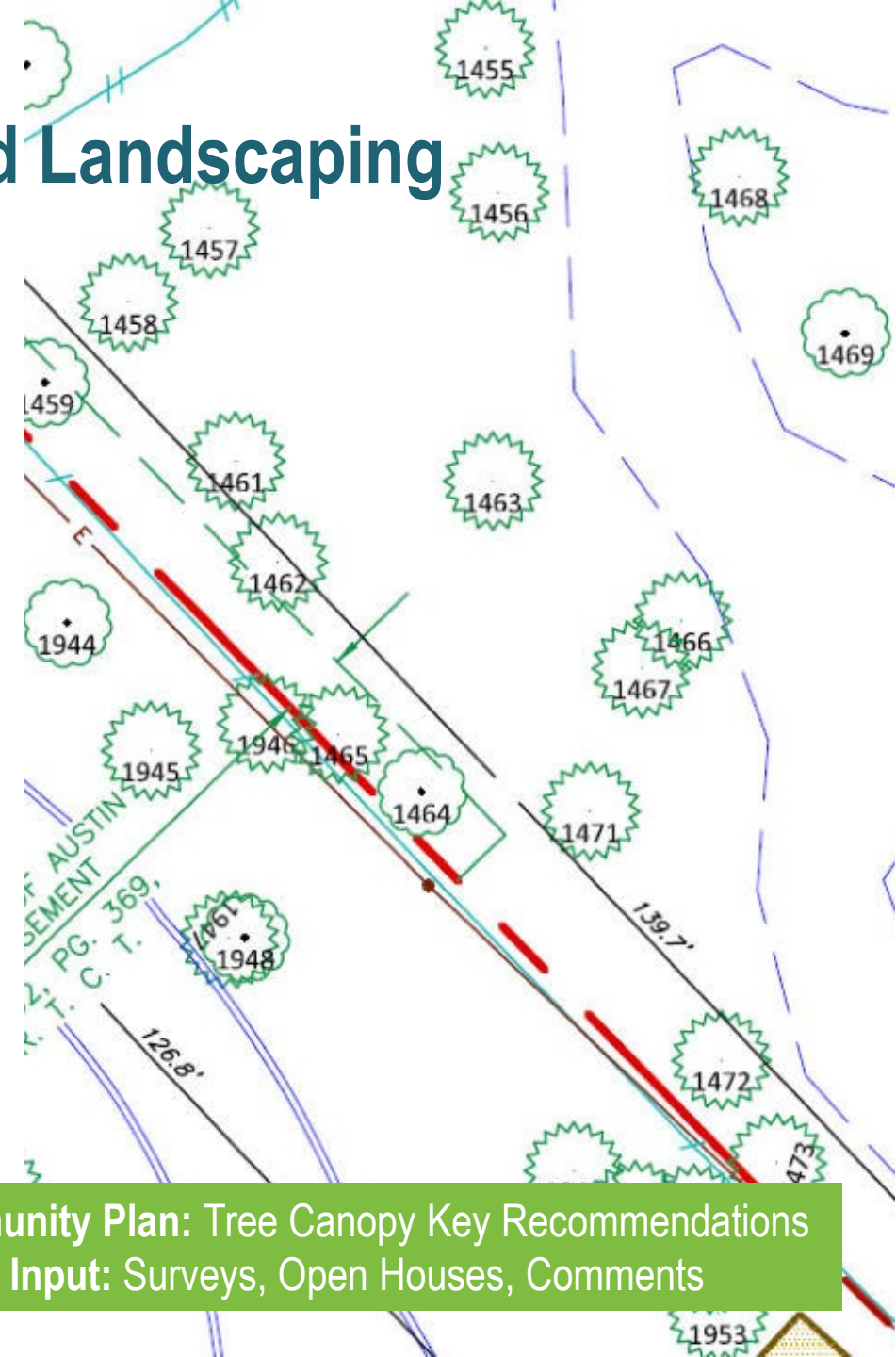
1. General Provisions
2. Tree Canopy Coverage and Protection
3. Perimeter Buffer Requirements
4. Street Buffer Requirements
5. Building Foundation Landscape
6. Parking Area Landscape
7. Street Trees
8. Installation and Maintenance

Chapter 8: Tree Protection, Buffers, and Landscaping

Tree Canopy Coverage and Protection

Tree Survey

- Required Trees to Survey
 - *Specimen Trees – 20 + inch dbh*
- Optional Trees to Survey
 - *Established Trees – 15-20 inch dbh*
 - *Young Trees – 5-15 inch dbh*
- If optional trees are surveyed and preserved, the Administrator may approve a credit for other on-site landscape (as detailed later)



Community Plan: Tree Canopy Key Recommendations
Public Input: Surveys, Open Houses, Comments

Chapter 8: Tree Protection, Buffers, and Landscaping

Tree Canopy Coverage and Protection



Tree Canopy Requirement

- Base requirement per district
- Additional requirement beyond base requirement dependent on percent of required tree canopy coverage met by preserved trees

District	Base Requirement	Additional Tree Canopy Coverage Required Beyond Base Requirement			
		If 25%-75% of base requirement met by retained trees		If less than 25% of base requirement met by retained trees	
GR	20%	3%	23% Total	6%	26% Total
NCR; MUR; TSR; CI; NB; CB; IND	15%	3%	18% Total	6%	21% Total
DC	0%	0%		0%	
AC-O	10%	2%	12% Total	5%	15% Total
TOD-O	5%	2%	7% Total	5%	10% Total
OS	45%	0%	45% Total	0%	45% Total
Notes					
[1] Calculation of canopy coverage shall be based on site area exclusive of public right-of-way dedication, existing natural surface waters, and existing easements.					
[2] For sites with no existing tree canopy or existing tree canopy below the base requirement percentage, the required provision of canopy shall meet the base requirement.					

Chapter 8: Tree Protection, Buffers, and Landscaping

Tree Canopy Coverage and Protection

Tree Canopy Retention Area

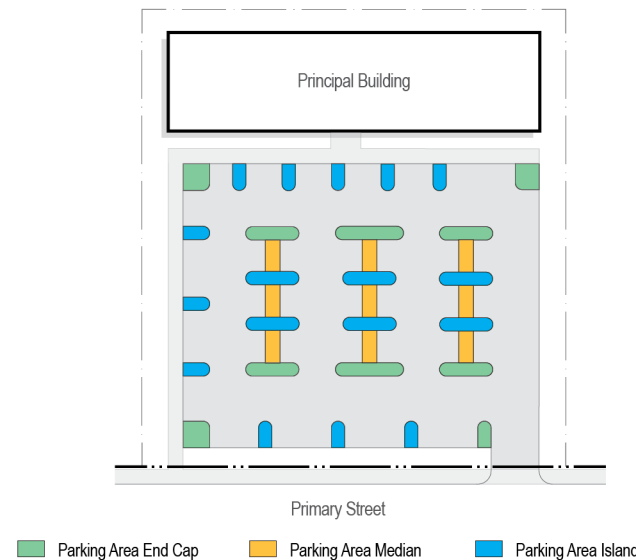
- All trees (preserved and new) required to be placed in Tree Canopy Retention Area Easement
- Priority retention areas established to direct tree canopy to preferred locations
- Certain activities prohibited in Tree Canopy Retention Area Easement
 - *Land disturbance limited to by hand underbrush removal*
 - *Fences – take root systems into account, dig post holes by hand to avoid root damage*

Chapter 8: Tree Protection, Buffers, and Landscaping

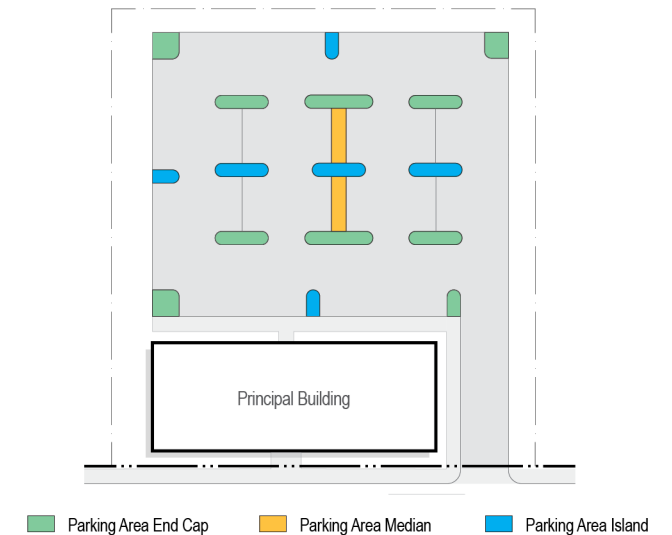
Parking Area Landscape

- Enhanced proposed requirement
- Divided between:
 - *Parking Area Perimeter*
 - *Parking Area Interior*
- Discreet requirements proposed to replace % coverage requirements
- Rain garden option proposed

Parking Area Located to Front / Side of Building



Parking Area Located to Rear of Building



Community Plan: Parking Lots, Tree Canopy & Sustainable Development Key Recommendations
Public Input: Surveys, Open Houses, Comments

Chapter 9: Access and Mobility

Chapter Purpose and Structure

Purpose

- Relieve traffic congestion on streets by limiting curb cuts,
- Provide adequate, but not excessive, off-street parking,
- Encourage the use of alternate forms of transportation including bicycling, transit, walking, and ride sharing services,
- Prioritize public safety by avoiding unnecessary conflicts between vehicles, bicycles, and pedestrians, and
- Minimize negative impacts on adjacent properties and the environment.

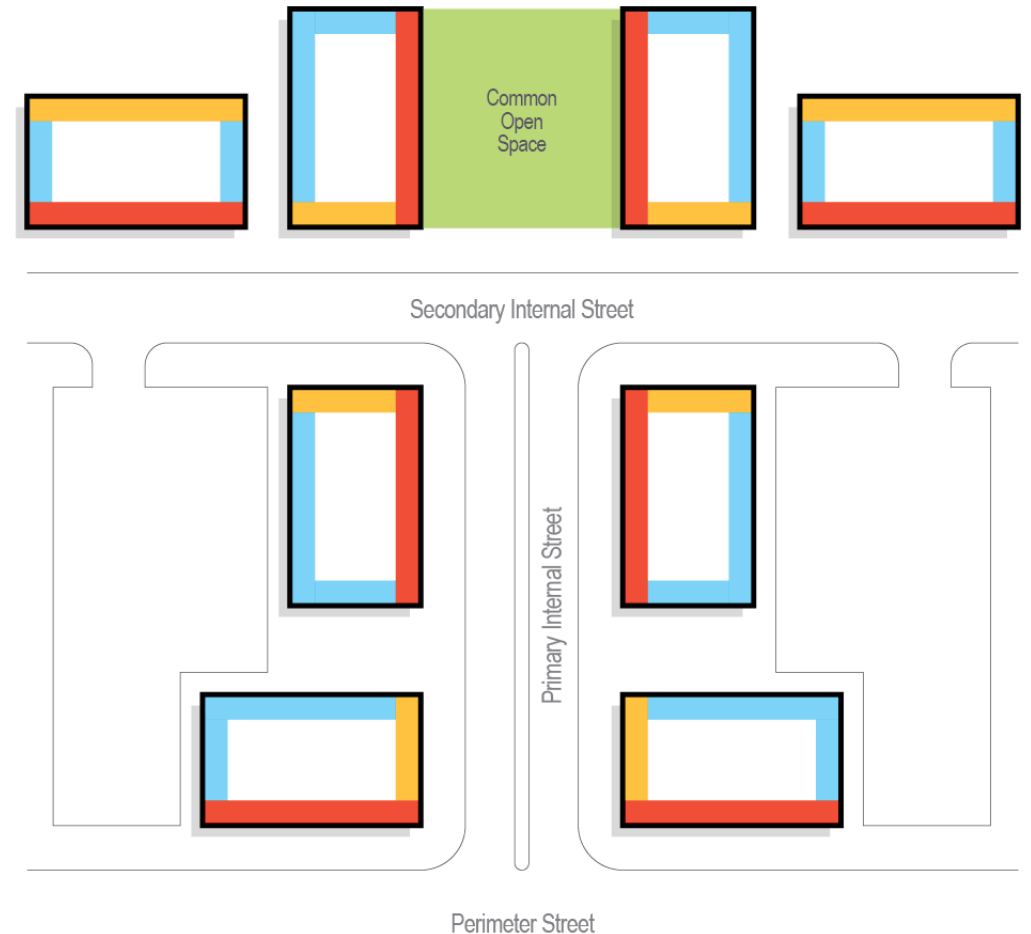
Structure

1. General Provisions
2. Traffic Impact Assessment
3. Frontage Improvements
4. Internal Access Drives Standards
5. Vehicle Parking
6. Loading
7. Driveways
8. Bicycle Parking
9. Sidewalks, Greenways, and Pedestrian Walkways

Chapter 9: Access and Mobility

Internal Access Drives Standards

- Include all private vehicular travel lanes outside of drive aisles in parking areas within a multi-building development greater than 5 acres in gross area or with 200 or more parking spaces.
- Site access and circulation shall be provided via internal access drives and not drive aisles in parking areas.
- Types of Access Drives
 - *Primary*
 - *Secondary*



Chapter 9: Access and Mobility

Internal Access Drives Standards

Primary Internal Access Drive

- Required Components
 - *Two travel lanes*
 - *Planted median*
 - *Curb and gutter*
 - *Verge*
 - *Verge landscape*
 - *Sidewalk*
- Allowed Components
 - *Bike lane*
 - *Parallel parking*
 - *Angled parking*

Secondary Internal Access Drive

- Required Components
 - *Two travel lanes*
 - *Curb and gutter*
 - *Verge*
 - *Sidewalk*
- Allowed Components
 - *Bike lane*
 - *Parallel parking*
 - *Angled parking*
 - *Verge landscape*

Chapter 9: Access and Mobility

Vehicle Parking – Minimum / Maximum

Minimum Requirement

- Minimum requirement retained for residential uses
- Adjustments to minimum parking requirements proposed
 - *Tree Preservation*
 - *Transit*
 - *On-Street Parking*
 - *Affordable Units*

Maximum Allowance

- Maximum allowance proposed for all nonresidential uses and multifamily developments
- Adjustments to maximum parking allowance proposed
 - *Permeable Surfacing*
 - *Parking Area Interior Landscape*

Chapter 9: Access and Mobility

Traffic Impact Assessment

- Revisions in progress – coordination with engineering and Toole Design (MSSD consultant)
- Goal to:
 - *Expand TIA to take multimodal transportation into account, not just vehicular*
 - *Clarify applicability threshold*



Chapter 10: Outdoor Lighting

Chapter Purpose and Structure

Purpose

- Regulate the physical effects of lighting,
- Minimize the negative impact that lighting may have on surrounding properties,
- Minimize light pollution, such as glare and light trespass,
- Conserve energy and resources,
- Maintain night-time safety and utility, and
- Improve the night-time visual environment.

Structure

1. General Provisions
2. Prohibitions
3. Exemptions
4. Design Standards
5. Specific Lighting Type Standards
6. Maintenance

Upcoming Chapters

- Chapter 1: General Provisions
- Chapter 11: Natural Resource Protection Standards
- Chapter 12: Signs
- Chapter 13: Performance and Maintenance
- Chapter 14: Nonconformities
- Chapter 15: Administrative Standards
- Chapter 16: Enforcement
- Chapter 17: Definitions



Chapter 12: Signs Proposed Changes Preview

- Eliminate content-specific sign standards to comply with Supreme Court decision in Reed vs. the Town of Gilbert, AZ
- Provide greater flexibility for temporary signs
 - *More sign options*
 - *Varied duration of display standards*
 - *Master Temporary Sign Plan option*

Community Plan: Commercial Development Key
Recommendations
Public Input: Comments





NEXT STEPS



Goal Timeline

Goal Timeline	Next Steps
April	Technical Review Group Meeting (#6)
	Planning Board Work Session
	Board of Commissioners Work Session
May	Draft UDO Refinement
June	Technical Review Group Meeting (#7)
	Planning Board Work Session
	Board of Commissioners Work Session
	Pre-Adoption Community Outreach
August & September	Adoption





THANK YOU!

