

WAKE FOREST
UDO

comprehensive
update

from *IDEAS* to *IMPLEMENTATION*

Overview of Preliminary Chapter 2 & 3 Content

May 23, 2023

Today's Meeting

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



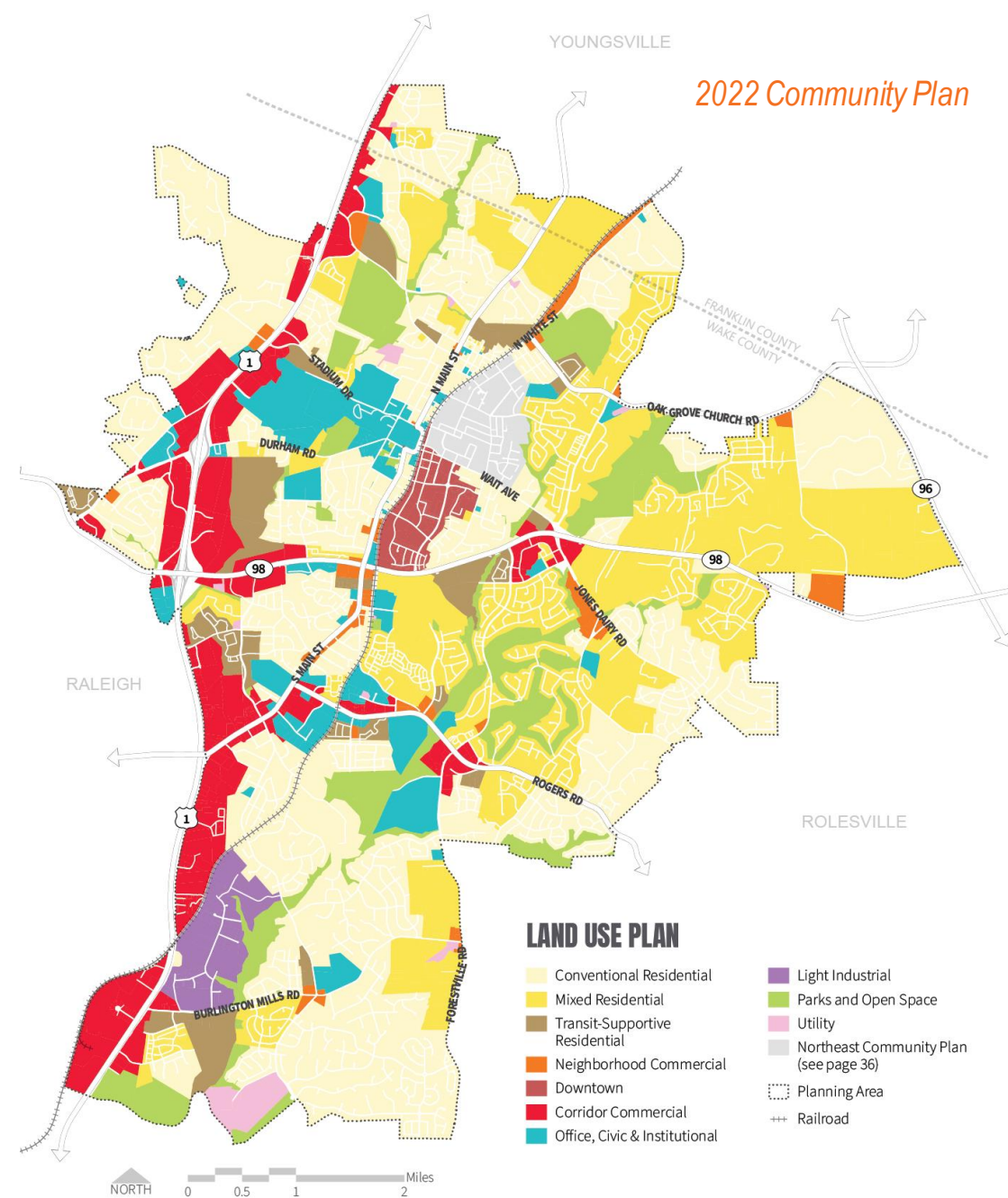
Goal of Meeting

- 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*



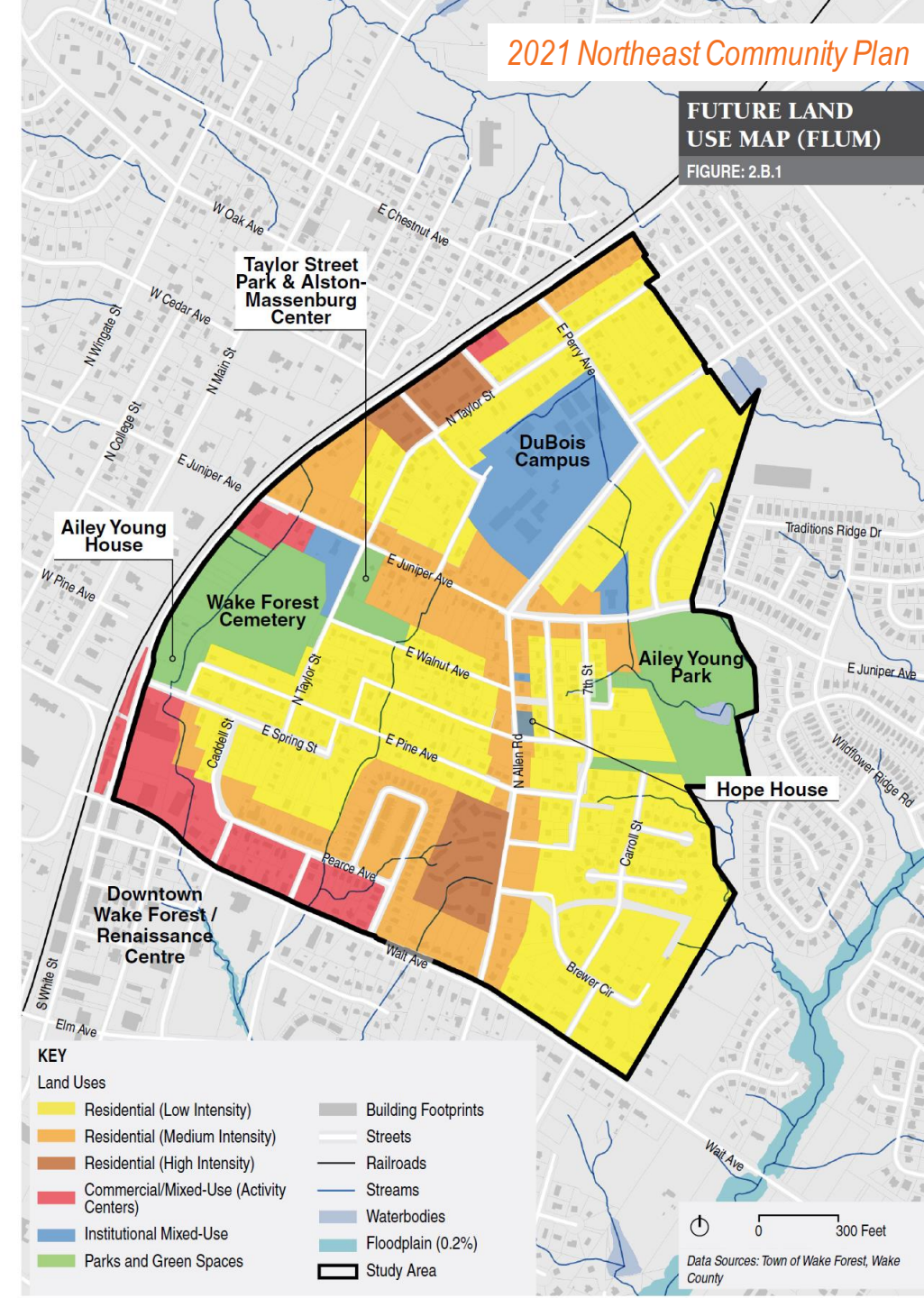
Why update zoning districts?

- 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



Why update zoning districts?

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 - *Land Use Plan in 2022 Community Plan*
 - *Future Land Use Map in 2021 Northeast Community Plan*
- Streamline the UDO and Zoning Map
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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	Mixed Use Residential – MUR
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

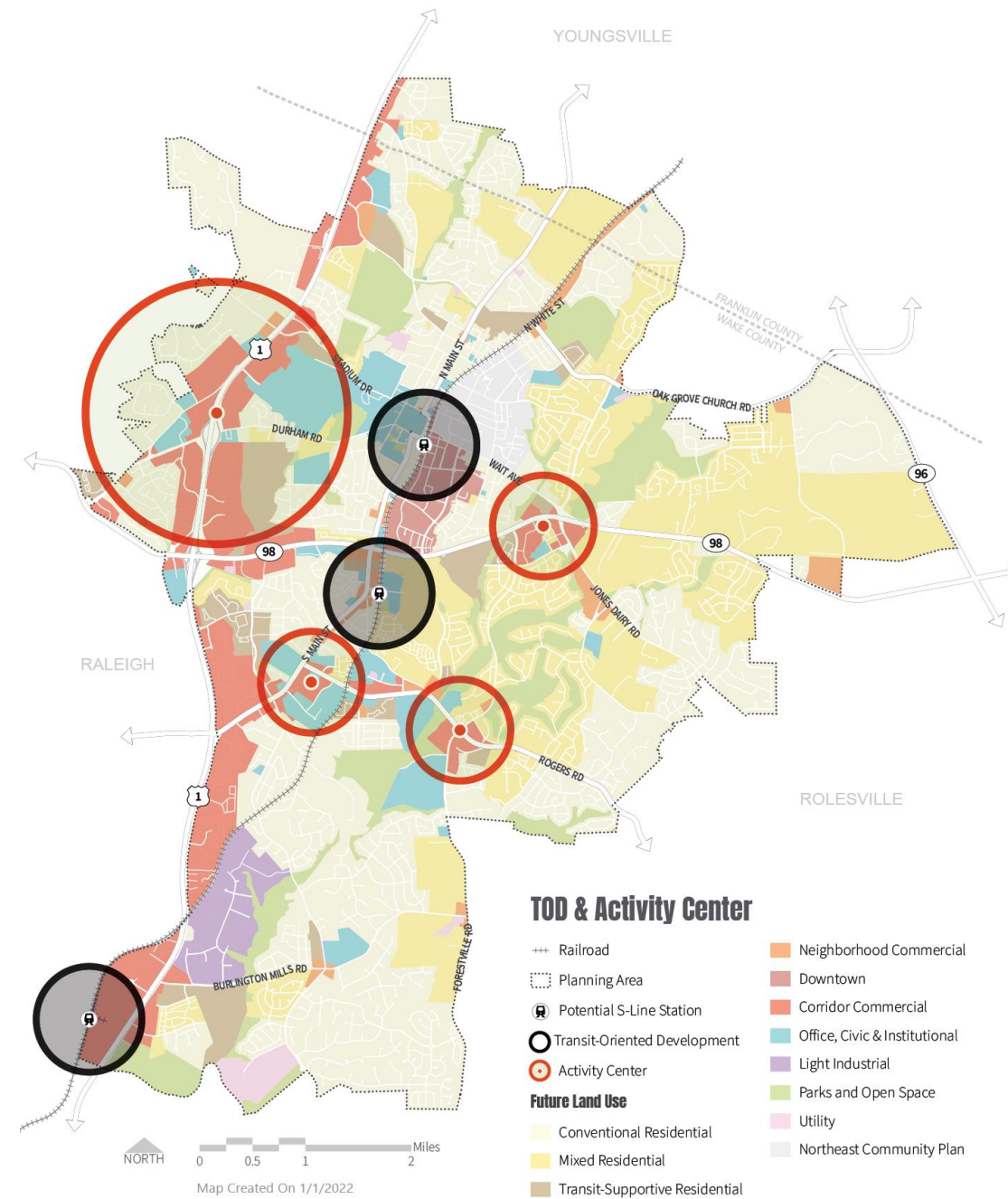
Current Zoning District	Corresponding Proposed Zoning District
General Residential – GR3, GR5 Urban Residential – UR	Northeast Community Residential – NCR
General Residential – GR3, GR5, GR10	General Residential – GR
General Residential – GR5, GR10 Urban Residential – UR Residential Mixed Use – RMX Neighborhood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

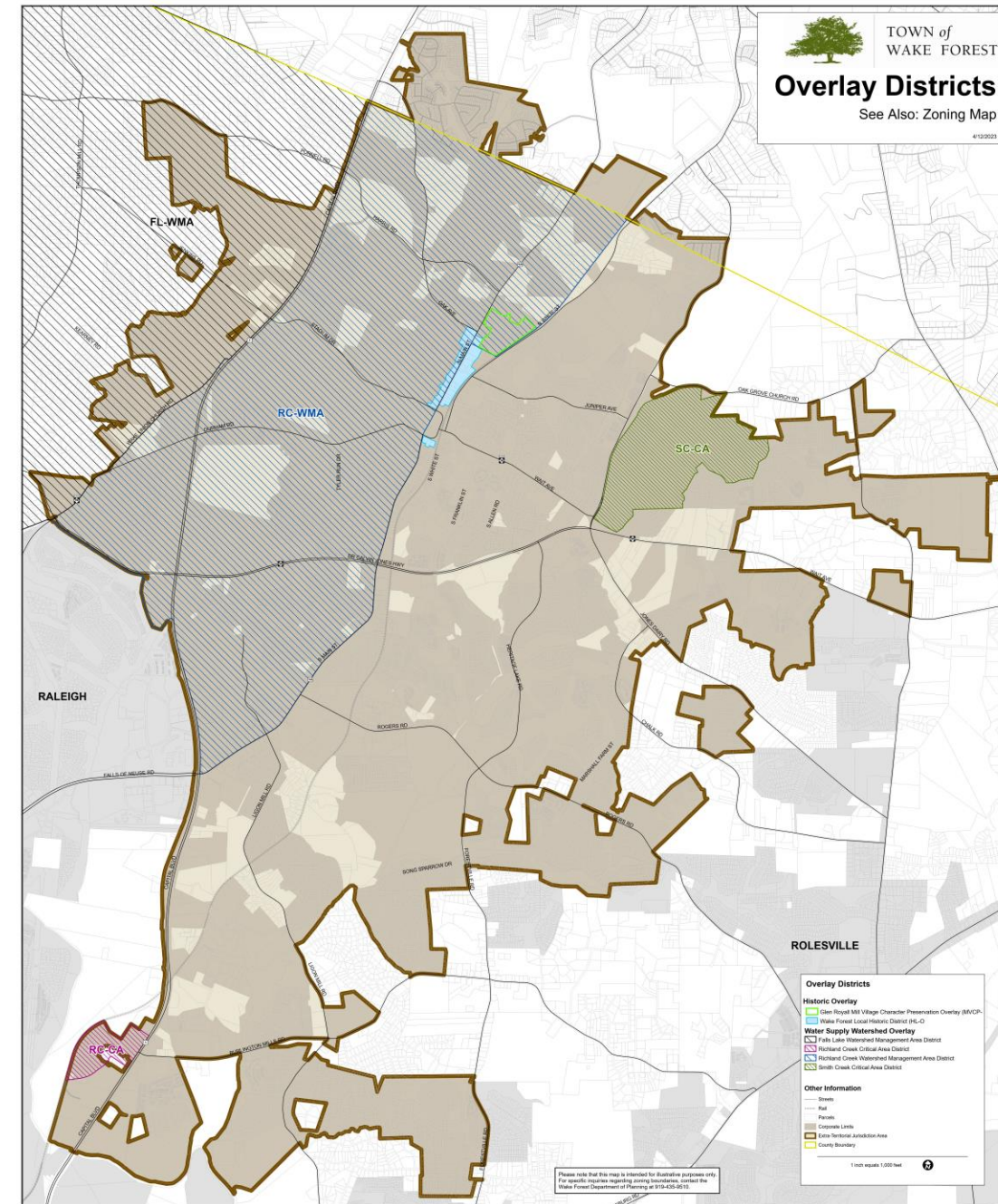
Proposed Overlay Districts

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



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*

2 Zoning Districts
Base Zoning Districts

2.3. Base Zoning Districts

A. General Residential (GR)

- Purpose.** The General Residential District is established to accommodate a range of housing types supporting the traditional single-family character and form of Wake Forest's established residential neighborhoods. Infill housing, including single-family detached, duplexes, cottage frame courts, townhomes, triplexes, and quadplexes, should complement existing single-family detached housing and provide appropriate transitions that preserve the character of existing neighborhoods including massing, orientation, and scale.
- Dimensional Standards.** The dimensional standards for the GR District are as established by use type in **Table 2.3(A)**.

	Duplex, Single-Family Detached, Manufactured Home	Triples / Quadplex	Cottage Home Court	Townhome	Other Allowed Uses
Lot Standards					
Lot Area, Minimum (sq ft)	7,000	16,000	26,000 ^[1]	2,290	20,000
Lot Width, Minimum (ft) ^[1]	50	50	150 ^[2]	22	150
Yard Standards					
	ft / ft ²	ft / ft ²	ft / ft ²	ft / ft ²	ft / ft ²
Front, Minimum (ft)	10 / 20	10 / 20	10 / 20	10 / 20	20 / 20
Front, Maximum (ft)	n/a	n/a	n/a	n/a	n/a
Street Side, Minimum (ft)	20	20	20	20	20
Interior Side, Minimum (ft)	8	8	8	5	8 ^[2]
Rear, Minimum (ft)	20	25	20	15	25
Building Standards					
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 (%)	TBD	TBD	TBD	TBD	TBD

Notes:

[1] If lot width is less than fifty (50) feet, alley access is required.

[2] Setback shall be 2 feet if the rated partition wall provided.

[3] See Cottage Home Court Supplemental Standards (Section #44) for additional dimensional standards.

3. Cross References.

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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

General Residential (GR)

Purpose. The General Residential District is established to accommodate a **range of housing** types supporting the **traditional single-family character** and form of Wake Forest’s established residential neighborhoods. Infill housing, including single-family detached, duplexes, cottage home courts, townhomes, triplexes, and quadplexes, should **complement existing** single-family detached housing and **provide appropriate transitions** that preserve the character of existing neighborhoods including **massing, orientation, and scale**.

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
Impervious Surface Coverage, Maximum (%)	TBD		TBD		TBD		TBD		TBD
<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

Northeast Community Residential (NCR)

Purpose. The Northeast Community Residential District is established to **preserve and protect the special character of the Northeast Neighborhood** as identified in the Northeast Community Plan. Defining characteristics of the district include **single-story**, detached homes with **front porches** and **without street facing attached garages**.

Table 2.3(B) NCR District Dimensional Standards		
	Duplex, Single-Family Detached	Other Allowed Uses
<i>Lot Standards</i>		
Lot Area, Minimum (sq ft)	5,000	10,000
Lot Width, Minimum (ft)	50	100
<i>Yard Setbacks</i>		
Front, Minimum (ft)	[1]	20
Front, Maximum (ft)	n/a	n/a
Street Side, Minimum (ft)	20	20
Interior Side, Minimum (ft)	8	10
Rear, Minimum (ft)	25	25
<i>Building Standards</i>		
Height, Maximum (ft)	24	24
Building Coverage, Maximum – Parcels 10,000 sq ft or less in area (%)	45	n/a
Building Coverage, Maximum – Parcels more than 10,000 sq ft in area (%)	25	n/a
Impervious Surface Coverage, Maximum (%)	TBD	TBD
<i>Notes</i>		
[1] The principal building setback shall be no more or no less than five feet from the average established front yard of developed lots within 300' on each side of such lot, fronting on the same street as such lot, and within the NCR district.		

Chapter 2: Zoning Districts

Mixed Use Residential (MUR)

Purpose. The Mixed Use Residential District is established to incorporate **a broad mix of housing types** integrated within neighborhoods. Development in this district is more compact and creates **highly walkable neighborhoods**. This district also offers **limited commercial** uses in pedestrian-scaled structures that should be safely and conveniently **accessible to nearby residents through the pedestrian and bicycle transportation network**. The district should **serve as a transition** between residential districts and nonresidential districts.

Table 2.3(C) MUR District Dimensional Standards									
	Duplex, Single-Family		Triplex / Quadplex		Cottage Home Court		Townhome		Other Allowed Uses
<i>Lot Standards</i>									
Lot Area, Minimum (sq ft)	n/a		7,000		20,000 [3]		n/a		10,000
Lot Width, Minimum (ft) [1]	30		50		150 [3]		20		100
<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)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
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
Impervious Surface Coverage, Maximum (%)	TBD		TBD		TBD		TBD		TBD
<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

Transit Supportive Residential (TSR)

Purpose. The Transit Supportive Residential District is established to accommodate **higher intensity residential** uses in active, **pedestrian friendly environments with proximity to public transportation**. Development may include residential and non-residential uses within a single building or development for convenient residential access to amenities, such as commercial, office, and civic uses. Retail and professional office uses should **front primary roadways** and residential uses should primarily be located in **rear or upper stories**. Parking should be located in the rear of buildings to create **activated street frontages with enhanced walkability**.

Table 2.3(D) TSR District Dimensional Standards				
	Two Over Two	Townhome	Other Allowed Uses	
<i>Lot Standards</i>				
Lot Area, Minimum (sq ft)	n/a	n/a	n/a	
Lot Width, Minimum (ft) [1]	70	18	100	
<i>Yard Setbacks</i>				
	w/ or w/o Alley	w/ Alley	w/o Alley	w/ or w/o Alley
Front, Minimum (ft)	n/a	n/a	n/a	n/a
Front, Maximum (ft)	18	10	18	18
Street Side, Minimum (ft)	n/a	n/a	n/a	n/a
Street Side, Maximum (ft)	18	10	18	18
Interior Side, Minimum (ft)	5	5 [2]	5 [2]	5
Rear, Minimum (ft)	5	20	5	5
<i>Building Standards</i>				
Height, Maximum (ft)	50	35	75 [3]	
Height, Minimum (stories)	2	2	2	
Frontage Build Out, Minimum (%)	60	n/a	60	
Building Coverage, Maximum (%)	n/a	n/a	n/a	
Impervious Surface Coverage, Maximum (%)	TBD	TBD	TBD	
<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] Buildings greater than four stories in height shall be subject to the Height Transition standards established in Section ### .				

Chapter 2: Zoning Districts

Downtown Core (DC)

Purpose. The Downtown Core District is established to accommodate the **sensitive continuation of historic White Street and intensification of development in the surrounding area.** Recognizing the varying character of the Downtown, **subdistricts are established** to accomplish specific objectives, such as historic preservation and residential transitions with the overall goal to further **enhance walkability and streetscape vibrancy** and to **offer Downtown living choices that support area businesses.**

Table 2.3(E) DC District Dimensional Standards			
	Historic White Street	Core Mixed Use	Creative Corridor
<i>Lot Standards</i>			
Lot Area, Minimum (sq ft)	n/a	n/a	n/a
Lot Width, Minimum (ft)	25	25	25
<i>Yard Setbacks</i>			
Front, Minimum (ft)	n/a	n/a	n/a
Front, Maximum (ft)	0	0	5
Street Side, Minimum (ft)	n/a	n/a	n/a
Street Side, Maximum (ft)	5	5	10
Interior Side, Minimum (ft)	n/a	n/a	n/a
Rear, Minimum (ft)	0	0	0
<i>Building Standards</i>			
Height, Maximum (ft)	35	75 [1] [2]	50 [1]
Height, Minimum (stories)	n/a	2	2
Frontage Build Out, Minimum (%)	100	100	80
Building Coverage, Maximum (%)	n/a	n/a	n/a
Impervious Surface Coverage, Maximum (%)			
<i>Notes</i>			
[1] Buildings greater than four stories in height shall be subject to the Height Transition standards established in Section ###.			
[2] All buildings adjacent to a property in the Historic White Street Subdistrict shall be subject to the Height Transition standards established in Section ###.			

Chapter 2: Zoning Districts

Neighborhood Business (NB)

Purpose. The Neighborhood Business District is established to accommodate **small and moderate scale, local serving nonresidential nodes** that provide surrounding residents with **convenient access** to day-to-day goods and services. Development in this district should be **compact, pedestrian oriented, provide multimodal connectivity to surrounding development, and include vertical mixed use** buildings with ground floor nonresidential uses and upper floor residential and office uses.

Table 2.3(F) NB District Dimensional Standards	
<i>Lot Standards</i>	
Lot Area, Minimum (sq ft)	7,000
Lot Width, Minimum (ft)	50
<i>Yard Setbacks</i>	
Front, Minimum (ft)	n/a
Front, Maximum (ft)	20
Street Side, Minimum (ft)	n/a
Street Side, Maximum (ft)	20
Interior Side, Minimum (ft)	15
Rear, Minimum (ft)	20
<i>Building Standards</i>	
Height, Maximum (ft)	35
Height, Minimum (stories)	n/a
Building Footprint, Maximum (sq ft)	25,000

Chapter 2: Zoning Districts

Corridor Business (CB)

Purpose. The Corridor Business District is established to accommodate **larger scale** non-residential uses that serve Wake Forest **residents as well as the surrounding region.** This district should be located at highly visible and accessible locations **along major roadways** to facilitate convenient access and **minimize traffic congestion** while **supporting multimodal** transportation options through internal and external site connections.

Table 2.3(G) CB District Dimensional Standards	
<i>Lot Standards</i>	
Lot Area, Minimum (sq ft)	20,000
Lot Width, Minimum (ft)	150
<i>Yard Setbacks</i>	
Front, Minimum (ft)	30
Front, Maximum (ft)	n/a
Street Side, Minimum (ft)	30
Street Side, Maximum (ft)	n/a
Interior Side, Minimum (ft)	10
Rear, Minimum (ft)	30
<i>Building Standards</i>	
Height, Maximum (ft)	75
Height, Minimum (stories)	n/a
Frontage Build Out, Minimum (%)	50

Chapter 2: Zoning Districts

Civic and Institutional (CI)

Purpose. The Civic and Institutional District is established to accommodate **larger scale** public or semi-public uses, municipal facilities, educational facilities, utilities, and **noncommercial places of assembly**. This district should be located **near residential uses** to serve the community while also ensuring **sufficient vehicular and pedestrian access** is provided.

Table 2.3(H) CI District Dimensional Standards	
<i>Lot Standards</i>	
Lot Area, Minimum (sq ft)	40,000
Lot Width, Minimum (ft)	100
<i>Yard Setbacks</i>	
Front, Minimum (ft)	20
Front, Maximum (ft)	n/a
Street Side, Minimum (ft)	20
Street Side, Maximum (ft)	n/a
Interior Side, Minimum (ft)	15
Rear, Minimum (ft)	20
<i>Building Standards</i>	
Height, Maximum (ft)	35
Height, Minimum (stories)	n/a
Building Floor Area, Maximum (sq ft)	n/a

Chapter 2: Zoning Districts

Industrial (IND)

Purpose. The Industrial District is established to accommodate facilities involved in the manufacturing, processing, storage, and distribution of goods and materials; telecommunication facilities; research centers; life sciences facilities; and flex spaces that **support employment opportunities**. Development in the IND district should feature **large-scale, typically single story** buildings that produce **minimal outdoor activity** and are concentrated in **campus-style industrial parks** located **near major roadways**.

Table 2.3(I) IND District Dimensional Standards	
<i>Lot Standards</i>	
Lot Area, Minimum (sq ft)	40,000
Lot Width, Minimum (ft)	100
<i>Yard Setbacks</i>	
Front, Minimum (ft)	30
Front, Maximum (ft)	n/a
Street Side, Minimum (ft)	30
Street Side, Maximum (ft)	n/a
Interior Side, Minimum (ft)	15
Rear, Minimum (ft)	20
<i>Building Standards</i>	
Height, Maximum (ft)	50
Height, Minimum (stories)	n/a
Building Floor Area, Maximum (sq ft)	n/a

Chapter 2: Zoning Districts

Parks and Open Space (OS)

Purpose. The Open Space District is established to **preserve and protect environmentally sensitive lands** (e.g. floodways, wetlands) and properties that are already under **public ownership** and/or otherwise **restricted for use for passive or active recreation**.

Table 2.3(J) OS District Dimensional Standards	
<i>Lot Standards</i>	
Lot Area, Minimum (sq ft)	n/a
Lot Width, Minimum (ft)	n/a
<i>Yard Setbacks</i>	
Front, Minimum (ft)	20
Front, Maximum (ft)	n/a
Street Side, Minimum (ft)	20
Street Side, Maximum (ft)	n/a
Interior Side, Minimum (ft)	10
Rear, Minimum (ft)	25
<i>Building Standards</i>	
Height, Maximum (ft)	35
Height, Minimum (stories)	n/a
Building Floor Area, Maximum (sq ft)	n/a

Chapter 2: Zoning Districts

Mill Village Overlay (MV-O)

Purpose. The Mill Village Overlay District is established to **preserve and protect the historic and unique characteristics** of the buildings, structures, and neighborhood contained within the **Glen Royall Mill Village National Register Historic District**. This includes promoting traditional development patterns and continuity of the streetscape to **reduce conflict between new construction and existing development**. The overlay district seeks to **protect the charm** of this neighborhood originally constructed as housing for mill workers.

Table 2.5(B)(3) MV-O District Dimensional Standards		
	Residential	Non-Residential
<i>Lot Standards</i>		
Lot Area, Minimum (sq ft)	6,500	
Lot Area, Maximum (sq ft)	20,000	87,120
<i>Yard Setbacks</i>		
Front, Minimum (ft)	(1)	
Front, Maximum (ft)	(1)	
<i>Building Standards</i>		
Height, Maximum (ft)	18 (2)	
Building Coverage, Maximum (%)	25	
<i>Notes</i>		
(1) Principal building setback shall be no more or no less than five feet from the average established front yard of developed lots within 300 feet on each side of such lot, fronting on the same street as such lot, and within the MV-O.		
(2) Building height shall not exceed the greater of one story or the average height of the principal buildings of the same use on lots within 300 feet on each side of such lot, fronting on the same street as such lot, and within the MV-O.		

Chapter 2: Zoning Districts

Transit Oriented Development Overlay (TOD-O)

Purpose. The Transit Oriented Development Overlay District is established to accommodate **higher density residential** development and **greater mix of uses in proximity to transit stations** in order to **increase access to transit services; promote walkable, active environments; and support multimodal transportation.** Recognizing the unique character of transit oriented areas throughout Wake Forest, **subdistricts are established** to adequately address topics such as historic preservation, residential transitions, and environmental conditions.

Table 2.5(C) TOD-O District Dimensional Standards			
	TOD Downtown	TOD Old Forestville	TOD Burlington Mills
<i>Yard Setbacks</i>			
Front, Minimum (ft)	0	0	0
Front, Maximum (ft)	0	10	10
Street Side, Minimum (ft)	0	5	5
Interior Side, Minimum (ft)	5 [1]	5 [1]	5 [1]
Rear, Minimum (ft)	0	5	5
<i>Building Standards</i>			
Height, Maximum (ft)	75 [2] [3]	45 [2]	75 [2]
Height, Minimum (stories)	2	2	2
Frontage Build Out, Minimum (%)	100	60	80
Building Coverage, Maximum (%)	n/a	n/a	n/a
Impervious Surface Coverage, Maximum (%)			
<i>Notes</i>			
[1] Setback shall be 0 feet if fire rated partition wall provided.			
[2] Buildings greater than four stories in height shall be subject to the Height Transition standards established in Section ### .			
[3] All buildings adjacent to a property in the Historic White Street Subdistrict shall be subject to the Height Transition standards established in Section ###.			

Chapter 2: Zoning Districts

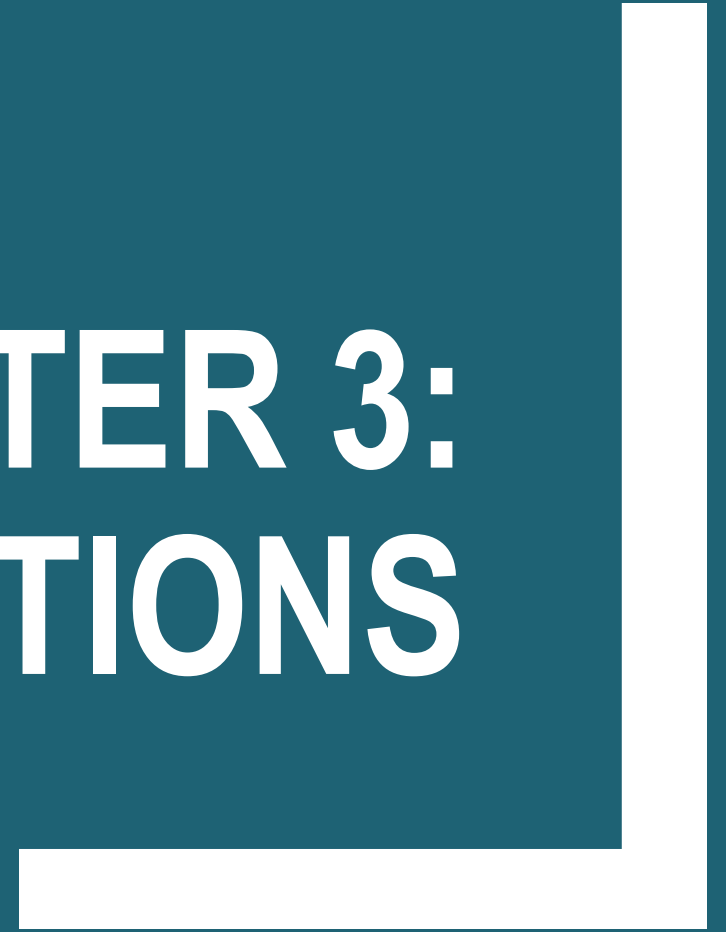
Activity Center Overlay (AC-O)

Purpose. The Activity Center Overlay District is established to accommodate **unique focal points** of the community **where residents gather, socialize, live, work, and shop.** Activity centers should include a wide **variety of uses in a pedestrian-scaled environment that enhances quality of life, fosters creative placemaking, and provides living experiences unique to Wake Forest.**

Table 2.5(D) AC-O District Dimensional Standards	
<i>Yard Setbacks</i>	
Front, Minimum (ft)	0
Front, Maximum (ft)	10
Street Side, Minimum (ft)	0
Street Side, Maximum (ft)	10
Interior Side, Minimum (ft)	5
Rear, Minimum (ft)	10
<i>Building Standards</i>	
Height, Maximum (ft)	60 [1]
Height, Minimum (stories)	2
Frontage Build Out, Minimum (%)	70
<i>Notes</i>	
[1] Buildings greater than four stories in height shall be subject to the Height Transition standards established in Section ###.	



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*
 - *Public or private designation*
- 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	

Table 3.3: Principal Uses	Key: P = Permitted Use; S = Special Use; C = Conditional District Use													
	SUPPLEMENTAL STANDARDS	GR	NCR	MUR	TSR	DC	NB	CB	IND	CI	OS	TOD-O	AC-O	
RESIDENTIAL														
Dormitory										P				
Dwelling-Cottage Home Court	###	P		P										
Dwelling-Duplex	###	P	P	P										
Dwelling-Multifamily	###			P	P							P	P	
Dwelling-Multifamily, above ground floor only						P	P							
Dwelling-Single Family Detached	###	P	P	P										
Dwelling-Townhome	###	C		P	P							P	P	
Dwelling-Triplex/Quadplex	###	P		P										
Dwelling-Two Over Two	###			P	P							P	P	
Family Care Home	###	P	P	P										
Live-Work Unit	###			P	P	P						P	P	
Manufactured Housing	###	P	P											
Single-Room Occupancy	###	P												
Residential Care Facility	###			P	P			C						
PUBLIC & INSTITUTIONAL														
Cemetery	###										P			
Child/Adult Day Care Center	###	P	P	P	P	P	P	P		P		P	P	
Civic Meeting Facility, 15,000 sq ft or more										P				
Civic Meeting Facility, less than 15,000 sq ft		P	P	P	P					P				
College/University										P				
Community Support Facility	###					S	P	P		P		C		
Correctional Institution														
Halfway Home	###						S							
Hospital								P	P					
Park		P	P	P	P	P	P	P	P	P	P	P	P	
Place of Worship, 15,000 sq ft or more										P				
Place of Worship, less than 15,000 sq ft		P	P	P	P		C	C		P				
Public Cultural/Community Facility, 15,000 sq ft or more										P				
Public Cultural/Community Facility, less than 15,000 sq ft		P	P	P	P					P				
Public Entertainment/Recreation Facility, 15,000 sq ft or more										P				
Public Entertainment/Recreation Facility, less than 15,000 sq ft		P	P	P	P					P				
Public Service/Safety Facility						P		P	P	P		P	P	
School, Elementary	###	P		P					C	P				
School, High	###									P				
School, Middle	###								C	P				
School Vocational/Technical							P	P	P			P		
School Vocational/Technical, above ground floor only						P							P	

Table 3.3: Principal Uses	Key: P = Permitted Use; S = Special Use; C = Conditional District Use													
	SUPPLEMENTAL STANDARDS	GR	NCR	MUR	TSR	DC	NB	CB	IND	CI	OS	TOD-O	AC-O	
COMMERCIAL														
Adult Establishment	###								S					
Artisan Manufacturing	###			P	P	P	P	P	P			P	P	
Bank, Credit Union, Financial Services	###					C	P	P				C		
Bar	###			P	P	P	P	P				P	P	
Bed and Breakfast Home	###	S		S	S	P								
Co-Working						P	P	P						
Co-Working, above ground floor only					P							P	P	
Crematorium									P					
Food Truck, court	###					C	P	P				P	P	
Funeral Home							P	P						
General Commercial, less than 100,000 sq ft	###			P	P	P	P	P				P	P	
General Commercial, 100,000 sq ft or more	###							C						C
Heavy Commercial Sales								P	P					
Hotel	###					P		P				P	P	
Internet Sweepstakes Facility														
Medical Clinic							P	P		P		P	P	
Medical Clinic, above ground floor only						P								
Micro-Brewery/Winery/Distillery	###				P	P	P	P	P			P	P	
Personal Services				P	P	P	P	P				P	P	
Post Office							P							
Private Cultural/Community Facility, 15,000 sq ft or more					C	C	P	P	P			P	P	
Private Cultural/Community Facility, less than 15,000 sq ft				P	P	P	P	P	P			P	P	
Private Entertainment /Recreation Facility, 15,000 sq ft or more	###				C	C	P	P	P			P	P	
Private Entertainment /Recreation Facility, less than 15,000 sq ft				P	P	P	P	P	P			P	P	
Private Meeting/Event Facility, 15,000 sq ft or more						C	C	P	P			P	P	
Private Meeting/Event Facility, less than 15,000 sq ft				C	C	P	P	P	P			P	P	
Private Studio - Art, dance, martial arts, music				C	C	C	P	P	P			P	P	
Private Studio - Art, dance, martial arts, music, above ground floor only				P	P	P								
Professional Services				C	C	C	P	P	P			P	P	
Professional Services, above ground floor only				P	P	P								
Restaurant				P	P	P	P	P				P	P	
Restricted Commercial	###							P						
Shooting Range, Indoor	###							P	P					
Shooting Range, Outdoor	###										S			
Short Term Rental	###	P	P	P	P	P						P	P	

Table 3.3: Principal Uses	Key: P = Permitted Use; S = Special Use; C = Conditional District Use													
	SUPPLEMENTAL STANDARDS	GR	NCR	MUR	TSR	DC	NB	CB	IND	CI	OS	TOD-O	AC-O	
INDUSTRIAL & AUTOMOTIVE														
Brewery/Winery/Distillery								P	P					
Car Wash	###							P	P					
Commercial Kitchen								P	P					
Concrete/Cement Manufacturing	###								S					
Industry, Heavy														
Industry, Light	###							P	P					
Landfill														
Liquid Natural Gas Processing	###								S					
Materials Recovery & Waste Transfer Facility	###								S					
Parking Lot	###	P	P			C								
Parking Structure	###					P		P				P	P	
Recycling Collection Station	###								P					
Storage, Self-Service	###							P	P					
Storage, Self-Service, above ground floor only	###						C							
Storage Warehouse, Indoor									P					
Vehicle Fueling Station	###						P	P						
Vehicle Rental/Leasing/Sales	###							P						
Vehicle Services - Major Repair/Body Work	###							S	P					
Vehicle Services - Minor Maintenance/Repair	###						P	P	P					
Wholesaling and Distribution									P					
UTILITIES & INFRASTRUCTURE														
Transit Station													P	
Utilities - Class 1		P	P	P	P	P	P	P	P	P	P	P	P	P
Utilities - Class 2		P	P	P	P	P	P	P	P	P	P	P	P	P
Utilities - Class 3									S					
Solar Farm														
Wireless Telecommunications Equipment	###	P	P	P	P	P	P	P	P	P	P	P	P	P
Wireless Telecommunications Tower	###	S	S	S	S	S	S	S	S	S	S		S	S
AGRICULTURE & ANIMAL RELATED														
Animal Production														
Garden		P	P											
Indoor Agriculture									P					
Nursery & Garden Center	###	P					P	P						
Riding Stable	###	P									P			
Veterinary and Animal Care Services, indoor and outdoor	###							P						
Veterinary and Animal Care Services, indoor only	###						P	P				P	P	



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*





THANK YOU!

