

WAKE FOREST
UDO

comprehensive
update



from *IDEAS* to *IMPLEMENTATION*

Board of Commissioners Public Hearing
November 19, 2024

Today's Meeting

- Introductions
 - *Project Background*
- Draft UDO Overview
 - *Proposed Changes to Draft UDO*
- Next Steps





INTRODUCTIONS



UDO Update Process

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





DRAFT UDO OVERVIEW



Draft UDO Overview

- Chapter 1: General Provisions
- Chapter 2: Zoning Districts & Dimensional Standards
- Chapter 3: Use Regulations
- Chapter 4: Subdivision & Lot Standards
- Chapter 5: Building Configuration & Design Standards
- Chapter 6: Open & Community Space Standards
- Chapter 7: Tree Protection, Buffers, & Landscaping Standards
- Chapter 8: Fence, Wall, Retaining Wall, & Screening Standards
- Chapter 9: Access & Circulation Standards
- Chapter 10: Lighting Standards
- Chapter 11: Utilities, Services, & Impact Fee Standards
- Chapter 12: Natural Resource Protection Standards
- Chapter 13: Sign Standards
- Chapter 14: Performance & Maintenance Standards
- Chapter 15: Nonconformities
- Chapter 16: Administrative Standards
- Chapter 17: Enforcement
- Chapter 18: Definitions

Chapter 1: General Provisions

Changes to Draft UDO

- In the general applicability table, revise the Major Redevelopment threshold from 50% or more to 75% or more of increase in gross floor area, building value, dwelling units, disturbed area, or impervious surface area.
- For major development, remove building design standards requirement for facades not being modified

Changes to Draft UDO since Work Session

- n/a

Chapter 2: Zoning Districts & Dimensional Standards

Changes to Draft UDO

- Convert proposed Activity Center Overlay District to a base zoning district
- Add clarification on building height step back requirements
- Clarify allowance of "stacking" of affordable housing incentives
- Add affordable housing incentives for the Downtown District

Changes to Draft UDO since Work Session

- n/a

Chapter 3: Use Regulations

Changes to Draft UDO

- Add Residential Care Facility and Retirement Housing as allowable uses in the TOD-O and AC Districts with supplemental standards to align with Community Plan
- Clarify townhome and single family detached transition standards
- Clarify relationship between dimensional standards for infill development and the conservation design and uses allowed through the conditional zoning process
- Add supplemental use standard for restaurants related to outdoor cooking

Changes to Draft UDO since Work Session

- Revise Professional Services allowance and supplemental standard for consistency with other square footage based use allowances
- Add Flagpole and Flag to Accessory Use Table with corresponding supplemental standards
- Clarification to Backyard Small Animal Keeping
- Add location provisions of EV charging equipment within parking structures for fire safety

Chapter 4: Lot & Subdivision Standards

Changes to Draft UDO

- Add Little River Protected Watershed Area to required conservation design standards

Changes to Draft UDO since Work Session

- n/a

Chapter 5: Building Configuration & Design Standards

Changes to Draft UDO

- Carry over administrative modification from current UDO to allow minor deviation in numerical standards (e.g. percentage of glazing, materials etc.)
- Add standards related to canopies and awnings per Downtown Plan recommendations
- Revise building articulation, roofline, and multibuilding standards for buildings in the IND District

Changes to Draft UDO since Work Session

- Revision to glazing requirements after testing application of the requirements with new calculation of glazing area
- Revision to building articulation standards to allow building recesses (not just projections) and both horizontal and vertical wall plane changes to satisfy requirements
- Add additional wall plane recesses for long building walls per Downtown Plan recommendations
- Add additional landscaping option for building elevation visual interest requirements

Chapter 6: Open & Community Space Standards

Changes to Draft UDO

- n/a

Chapter 7: Tree Protection, Buffers, & Landscaping

Changes to Draft UDO

- Add flexibility for parking area landscape requirements for utilities, such as light poles, fire hydrants, utility boxes or easements on the islands.

Changes to Draft UDO since Work Session

- n/a

Chapter 8: Fence, Wall, Retaining Wall, & Screening Standards

Changes to Draft UDO

- n/a

Chapter 9: Access & Circulation

Changes to Draft UDO

- Clarify TIA timing
- Revise TIA triggers
 - Increase from a quarter mile to a half mile of CTP hotspots
 - Revise from 25% increase in delay to 20% increase in delay at intersection approaches
- Revise required Downtown parking to not exempt residential projects with 100 or more dwelling units
- Exempt development utilizing structured parking from building height step back requirements as an incentive

Changes to Draft UDO since Work Session

- Exempt development within the IND District and structured parking from the internal access drive standards
- Clarify EV charging parking requirements and reduce required installed chargers for commercial development

Chapter 10: Lighting Standards

Changes to Draft UDO

- n/a

Chapter 11: Utilities, Services, & Impact Fees

Changes to Draft UDO

- Remove information about Municipal Service District

Changes to Draft UDO

- Add applicability and exceptions for Multi-Modal Transportation Impact Fee

Chapter 12: Natural Resource Protection Standards

Changes to Draft UDO

- Clarify pond disturbance allowed when dam safety hazard concerns are present

Changes to Draft UDO since Work Session

- n/a

Chapter 13: Signs

Changes to Draft UDO

- Add sign standards for the AC District due to conversion from overlay to base district

Changes to Draft UDO since Work Session

- Clarify that exempt signs are still subject to standards related to prohibited signs and content

Chapter 14: Performance & Maintenance

Changes to Draft UDO

- n/a

Chapter 15: Nonconformities

Changes to Draft UDO

- n/a

Chapter 16: Administrative Standards

Changes to Draft UDO

- Carry over 15% administrative modification from current UDO to allow minor deviation in numerical standards (e.g. percentage of glazing, materials etc.)

Changes to Draft UDO since Work Session

- Revise setback adjustments for consistency
- Revise roofline standards and buffer width adjustments for consistency
- Add waiting period for conditional rezoning proposal resubmittals consistent with base rezoning proposals and current UDO

Chapter 17: Enforcement

Changes to Draft UDO

- n/a

Chapter 18: Definitions & Interpretations

Changes to Draft UDO

- Clarify where height is measured for unconventional lot configurations

Changes to Draft UDO since Work Session

- Add definitions related to building design elements for clarity
- Add EV Capable Space definition for clarity



NEXT STEPS



Next Steps

Timeline	Next Steps
Nov. 5	Board of Commissioners Work Session
Nov. 19	Board of Commissioners Public Hearing & Continuation
Dec. 17	Board of Commissioners Public Hearing & Adoption
Early 2025	Zoning Map Drafting & Engagement
Mid 2025	Zoning Map Adoption & UDO Effective





STAFF RECOMMENDATION



Staff Recommendation

Staff recommends approval of the text amendment with the proposed revisions incorporated and finds it to be generally consistent with the Comprehensive Plan and in the public interest because it is consistent with Community Plan direction for:

- Residential Character
- Senior Housing
- Commercial Development
- Setbacks
- Parking Lots
- Screening & Buffering
- Community Character
- Historic Preservation
- Community Facilities
- Public Transit
- Street Connectivity
- Sidewalks & Multi-Use Paths
- Bikeways, Greenways & Trails
- Conservation Design
- Green Space Preservation
- Tree Canopy
- Sustainable Design
- Downtown Wake Forest