

WAKE FOREST

UDO

comprehensive
update



from *IDEAS* to *IMPLEMENTATION*

Board of Commissioners Work Session

September 3, 2024

Today's Meeting

- Introductions
 - *Team Introduction*
 - *Project Introduction*
- Draft UDO Overview
 - *Proposed Structure*
 - *Proposed Chapter Highlights*
- Next Steps





INTRODUCTIONS



Project Team

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



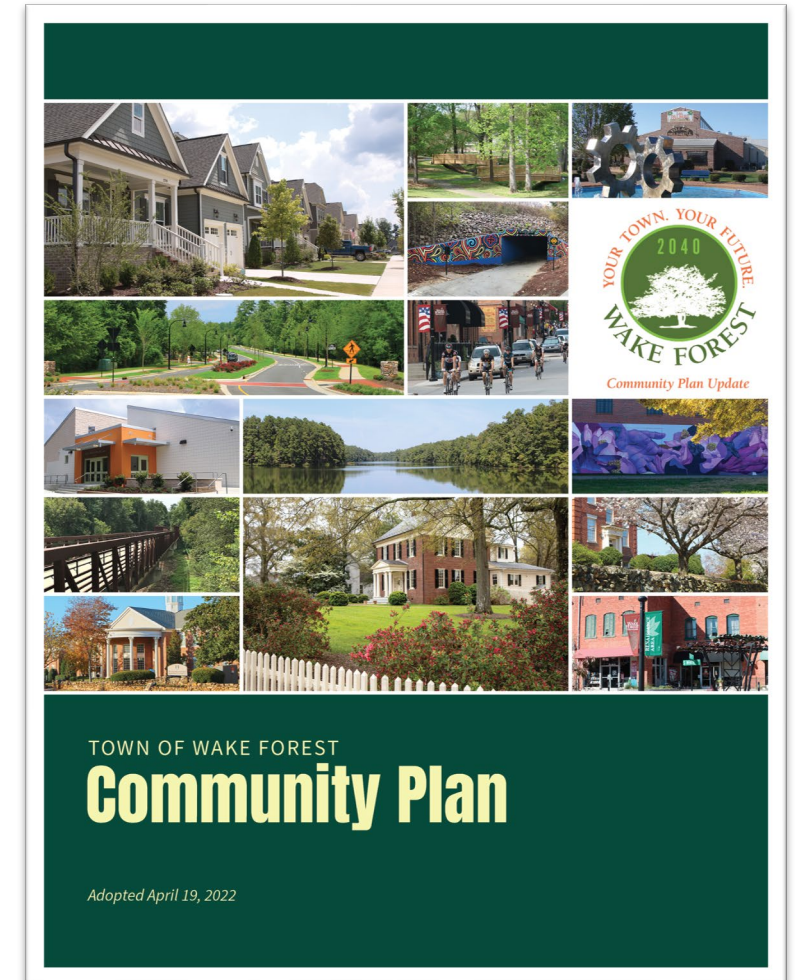
Relation to Comprehensive Plan

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
- Full report available [online](#)

Refinement of Draft UDO

- Revisions to text based on public feedback, new state statutes, and added clarification
- Reorganization of some content and chapters
- Testing of draft regulations
- Development of illustrative diagrams
- Draft published [online](#) for public review





DRAFT UDO OVERVIEW



Draft UDO Overview

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

Chapter 1: General Provisions

Chapter Purpose and Structure

Purpose

- Carry out the goals of the Comprehensive Plan:
 - Support a balanced mix of uses
 - Revitalize and extend Downtown
 - Enhance and maintain green space and tree canopy
 - Establish well-connected public transit
 - Maintain Wake Forest’s unique charm
 - Provide a range of housing choices
 - Establish a highly-connected network for active modes of transportation
 - Prioritize infill development
 - Strengthen the Town’s tax base and increase its job, retail, and service options

Structure

1. General Provisions
2. Authority
3. Purpose
4. Applicability
5. Consistency with Adopted Plans and Policies
6. Required Compliance with All Applicable Laws
7. Transitional Provisions
8. Conflicting Provisions
9. Severability
10. UDO Standards Applicability Overview

Chapter 1: General Provisions

Key Proposed Changes from Current UDO

- Clarifies permit choice and vested right required under State law
- Adds general applicability table



Chapter 2: Zoning Districts and Dimensional Standards

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
7. Height Restriction and Transition Standards
8. Residential Infill Development
9. Affordable Housing Incentives

Chapter 2: Zoning Districts and Dimensional Standards

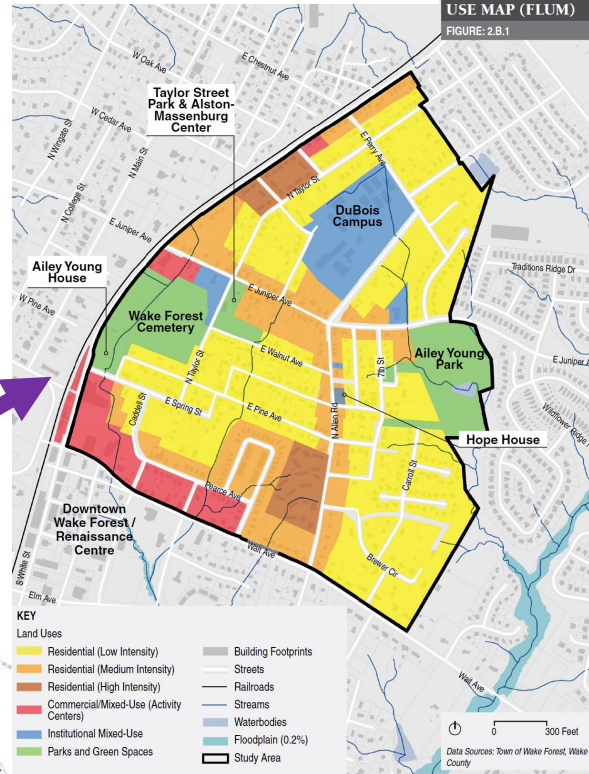
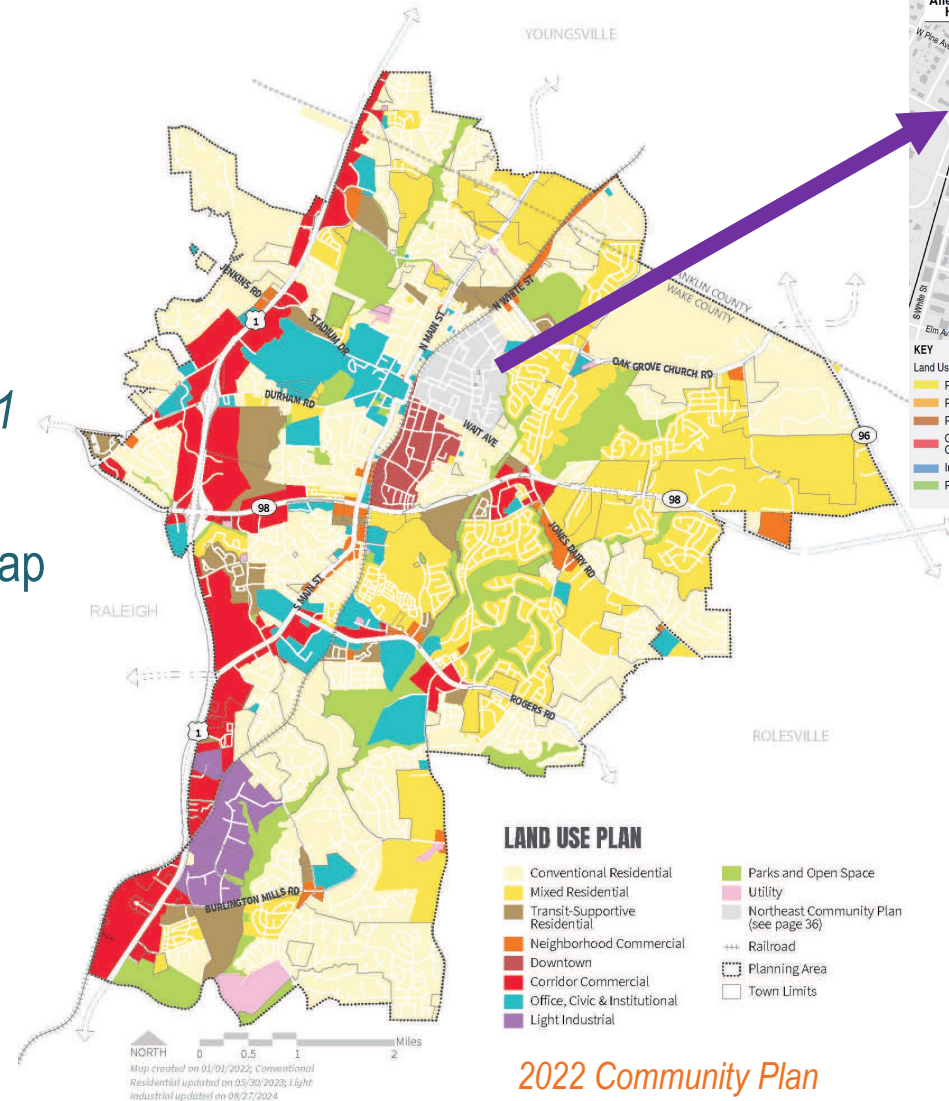
Key Proposed Changes from Current UDO

- Establishes new zoning districts
- Establishes clear distinctions between the Conditional Zoning and Planned Unit Development Districts
- Relocates allowable encroachments from Chapter 4 for ease of use
- Relocates infill standards from Chapter 4 for ease of use and refines comparison lots for more accurate representation
- Adds required mix of uses
- Adds height transition standards
- Adds affordable housing incentives



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



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 – DT
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 – DT
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

New

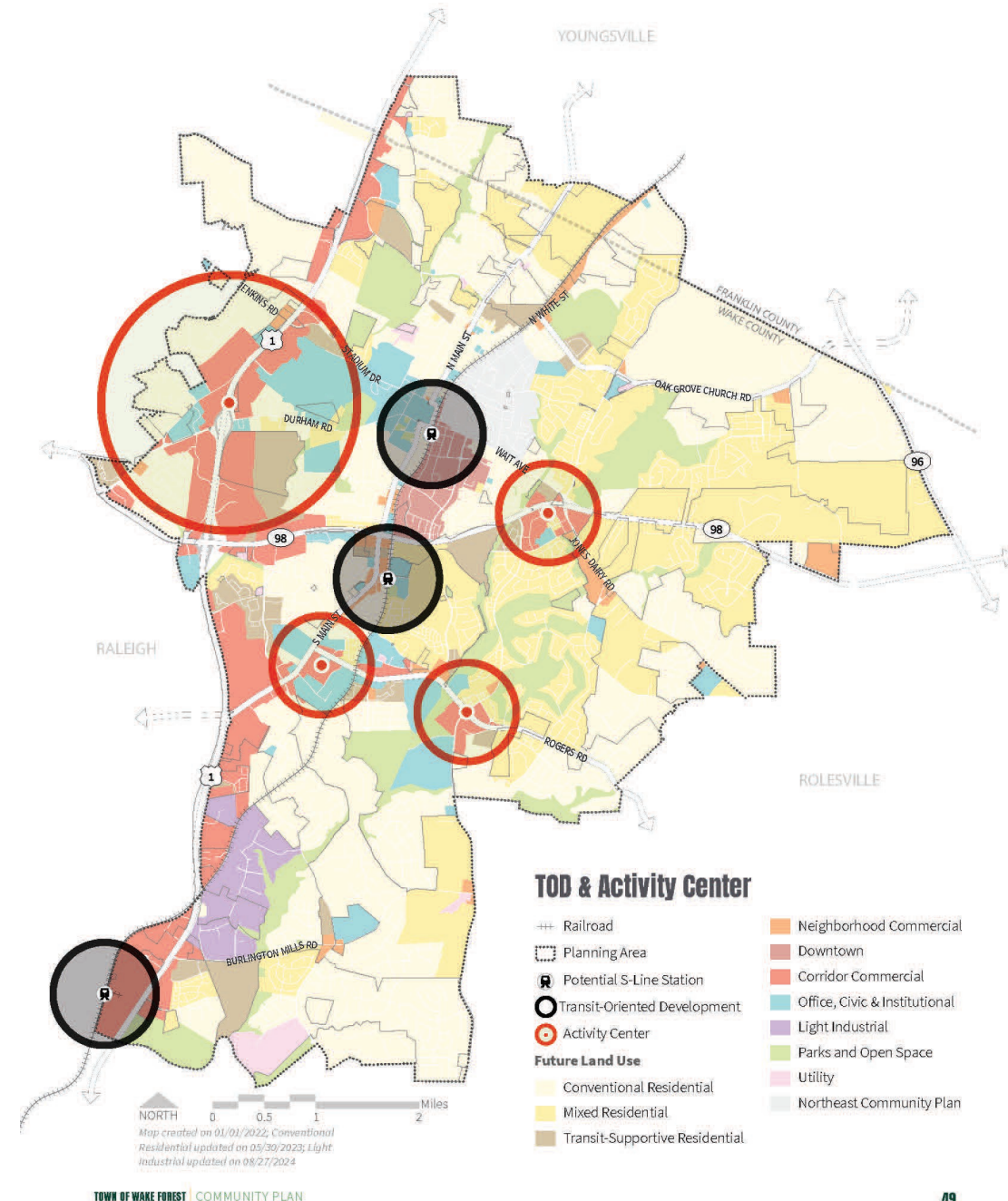
- Transit Oriented Development Overlay – TOD-O
- Activity Center Overlay – AC-O

Existing

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

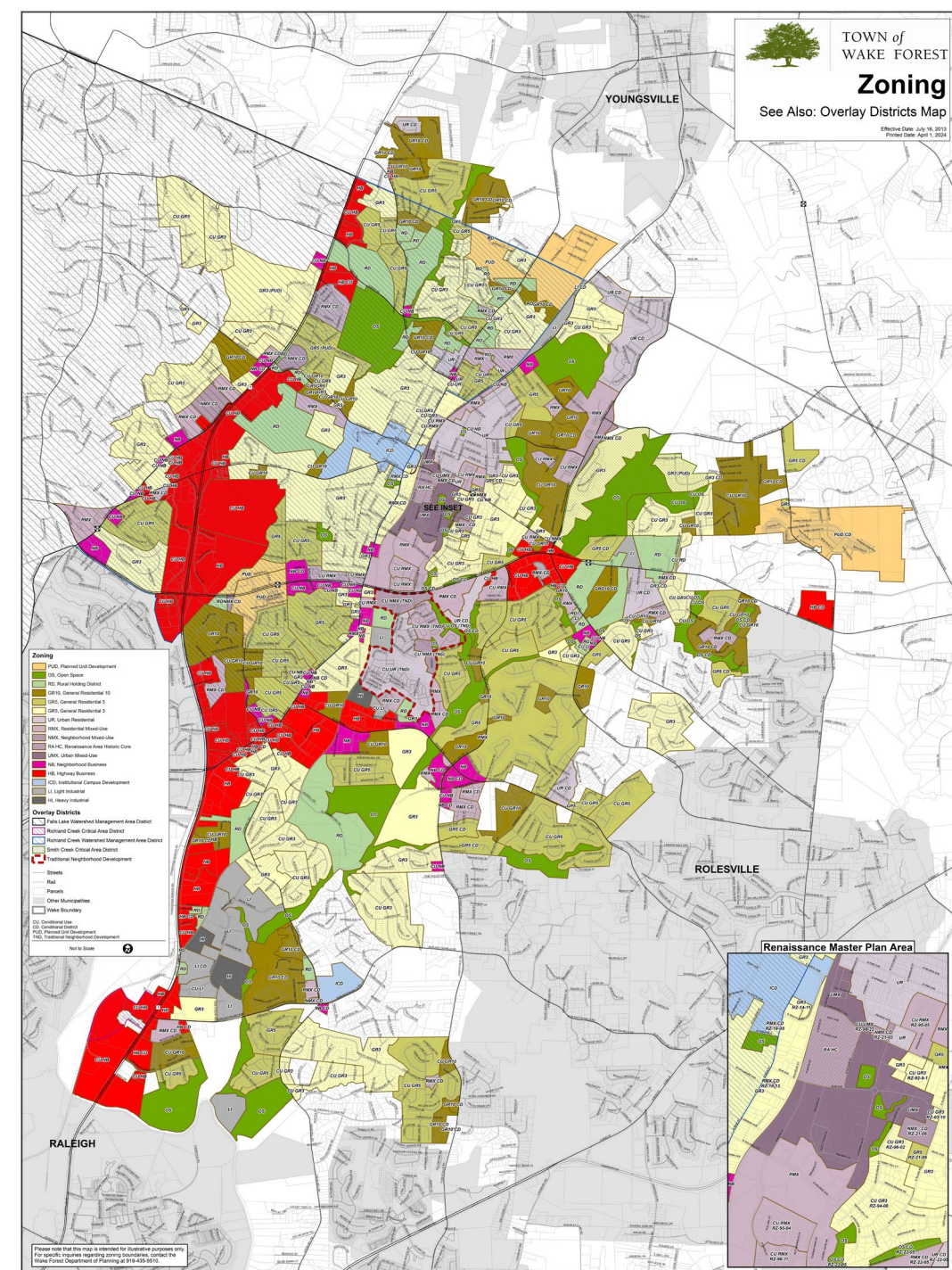
Removed

- Shop Front Overlay
- Special Highway Overlays
- Traditional Neighborhood Development Overlay



Zoning Map

- Zoning map is not being updated at this time.
- Update will follow adoption of new UDO with new districts and standards established.
- Only land within the Town corporate limits and Extraterritorial Jurisdiction (ETJ) will be zoned.
- Land within the annexation and utility merger areas that are included in the Community Plan will not be zoned until annexed.



Chapter 2: Zoning Districts and Dimensional Standards

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*
- Overlay Districts
- Subdistricts recognize and regulate unique character of different areas within a District for:
 - *Downtown – DT*
 - *Transit Oriented Development Overlay – TOD-O*
 - *Watershed Protection Overlay – WP-O*



Chapter 2: Zoning Districts and Dimensional Standards

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 2.3.1 GR District Dimensional Standards									
	Duplex, Single-Family Detached, Manufactured Home		Triplex / Quadplex		Cottage Home Court		Townhome		Other Allowed Uses
Lot Standards									
Lot Area, Minimum (sq ft)	7000		10000		20,000 [1]		2200		20000
Lot Width, Minimum (ft) [2]	50		50		100 [1]		22		150
Yard Setbacks									
	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
Capital Boulevard, Minimum (ft) [3]	100	100	100	100	100	100	100	100	100
Interior Side, Minimum (ft)	8	8	10	10	5	5	8 [4]	8 [4]	10
Rear, Minimum (ft)	20	25	20	25	20	15	20	25	25
Building Standards									
Height, Maximum (ft)	35		24		18		35		35
Building Coverage, Maximum (%)	n/a		n/a		n/a		n/a		n/a
Notes									
[1] See Cottage Home Court Supplemental Standards Section 5.7 for additional dimensional standards.									
[2] If lot width is less than 50 feet, alley access is required.									
[3] An administrative adjustment may be allowed based on NCDOT recommended alternatives for Capital Boulevard North upgrade.									
[4] Setback shall be 0 feet if fire rated partition wall provided.									

Chapter 2: Zoning Districts and Dimensional Standards

Base and Overlay Zoning Districts

Table 2.3.1 GR District Dimensional Standards

	Duplex, Single-Family Detached, Manufactured Home		Triplex / Quadplex		Cottage Home Court		Townhome		Other Allowed Uses
Lot Standards									
Lot Area, Minimum (sq ft)	7,000		10,000		20,000 [1]		2,200		20,000
Lot Width, Minimum (ft) [2]	50		50		100 [1]		22		150
Yard Setbacks									
	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
Capital Boulevard, Minimum (ft) [3]	100	100	100	100	100	100	100	100	100
Interior Side, Minimum (ft)	8	8	10	10	5	5	8 [4]	8 [4]	10
Rear, Minimum (ft)	20	25	20	25	20	15	20	25	25
Building Standards									
Height, Maximum (ft)	35		24		18		35		35
Building Coverage, Maximum (%)	n/a		n/a		n/a		n/a		n/a

Notes

- [1] See Cottage Home Court Supplemental Standards (Section 3.3.3) for additional dimensional standards.
- [2] If lot width is less than 50 feet, alley access is required.
- [3] An administrative adjustment may be allowed based on NCDOT recommended alternatives for Capital Boulevard North upgrade.
- [4] Setback shall be 0 feet if fire rated partition wall provided.

Table 2.3.3 MUR District Dimensional Standards

	Duplex, Single-Family		Triplex / Quadplex		Cottage Home Court		Townhome		Other Allowed Uses
Lot Standards									
Lot Area, Minimum (sq ft)	3,000		7,000		20,000 [1]		n/a		10,000
Lot Width, Minimum (ft) [2]	30		50		100 [1]		20		100
Yard Setbacks									
	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)	10	10	10	10	10	10	10	10	10
Capital Boulevard, Minimum (ft) [3]	100	100	100	100	100	100	100	100	100
Interior Side, Minimum (ft) [4]	5	5	5	5	5	5	5 [3]	5 [3]	5 [3]
Rear, Minimum (ft)	20	15	20	15	20	15	20	15	15
Building Standards									
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

Notes

- [1] See Cottage Home Court Supplemental Standards (Section 3.3.3) for additional dimensional standards.
- [2] If lot width is less than fifty (50) feet, alley access is required.
- [3] An administrative adjustment may be allowed based on NCDOT recommended alternatives for Capital Boulevard North upgrade.
- [4] Setback shall be 0 feet if fire rated partition wall provided.

Chapter 2: Zoning Districts and Dimensional Standards - **REFINEMENT**

Required Mix of Uses

Residential development within the Activity Center and TOD Overlays require a proportional amount of commercial be provided:

- AC-O
 - Horizontal Mixed Use: 150 sq ft per dwelling unit
 - Vertical Mixed Use: 75 sq ft per dwelling unit
- TOD-O
 - Horizontal Mixed Use: 200 sq ft per dwelling unit
 - Vertical Mixed Use: 100 sq ft per dwelling unit

Chapter 2: Zoning Districts and Dimensional Standards

PUD District Objectives

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

- Be consistent with and clearly **put into effect** the **Community Plan**
- Have a **distinctive identity and brand**
- 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;
- Incorporate a **mix of uses**;
- **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 and Dimensional Standards

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 2: Zoning Districts and Dimensional Standards

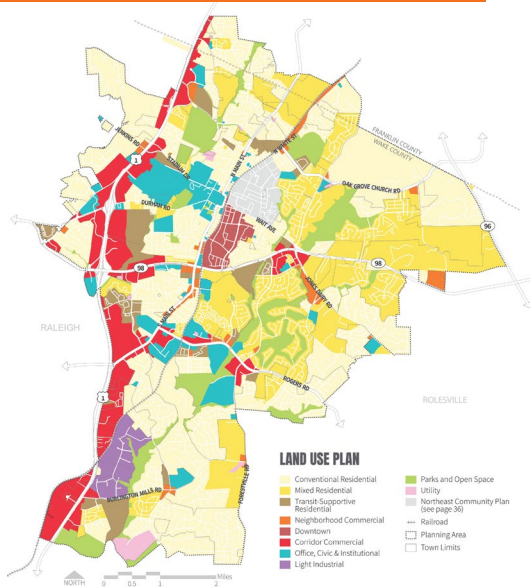
Height Transitions

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

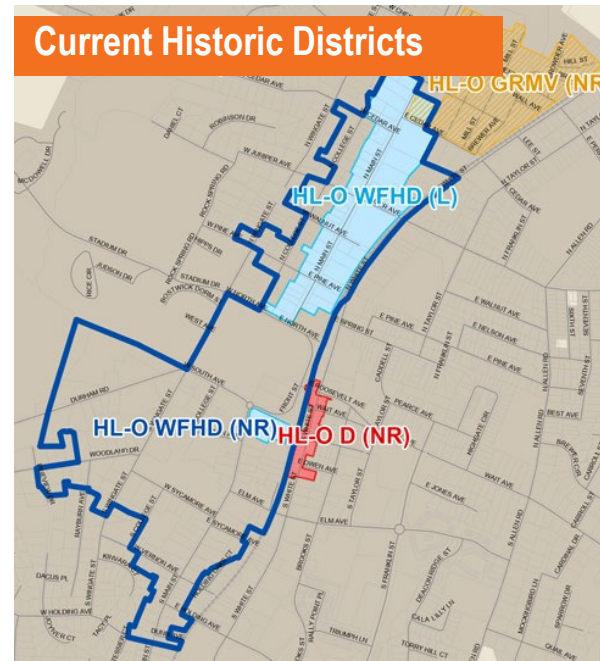
Purpose and Applicability

- 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

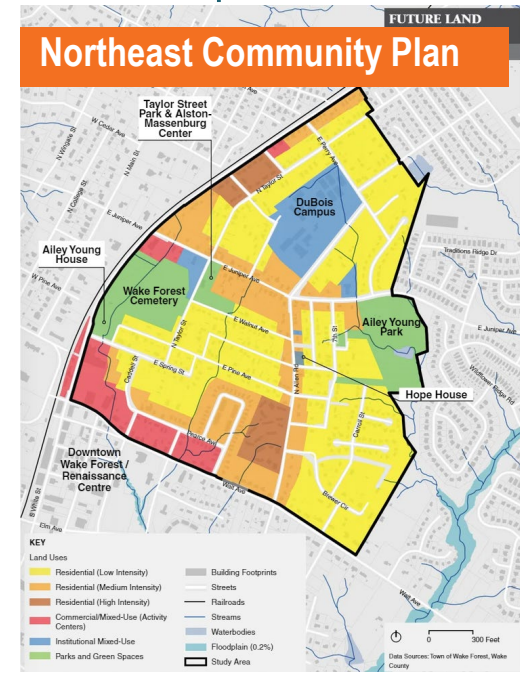
Community Plan



Current Historic Districts



Northeast Community Plan



Chapter 2: Zoning Districts and Dimensional Standards

Adjacent Property Transition

Building Height Step Down

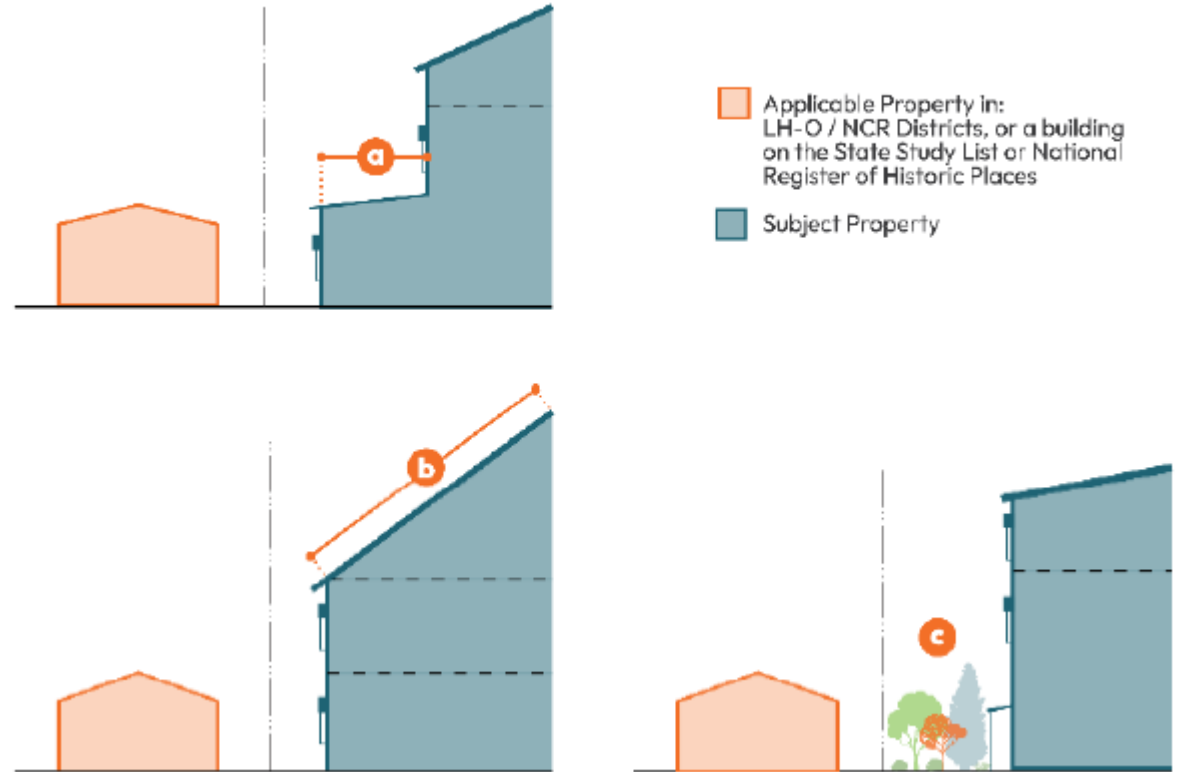
Provide a step down in height along the shared property line to meet the height of the building on an applicable property for a minimum of 50 percent of the façade.

Dormers/Sloping Roofs

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

Buffer Yard

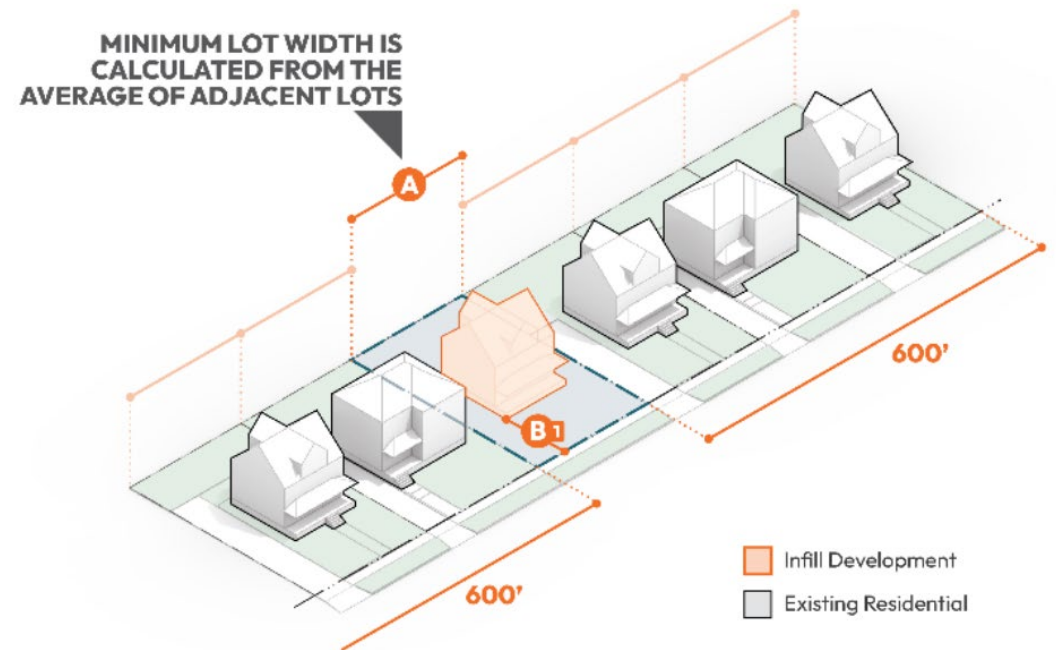
Provide a Type C Buffer to the subject property line adjacent to the applicable property.



Chapter 2: Zoning Districts and Dimensional 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 within 600 feet of the site 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.*



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

Chapter 2: Zoning Districts and Dimensional Standards

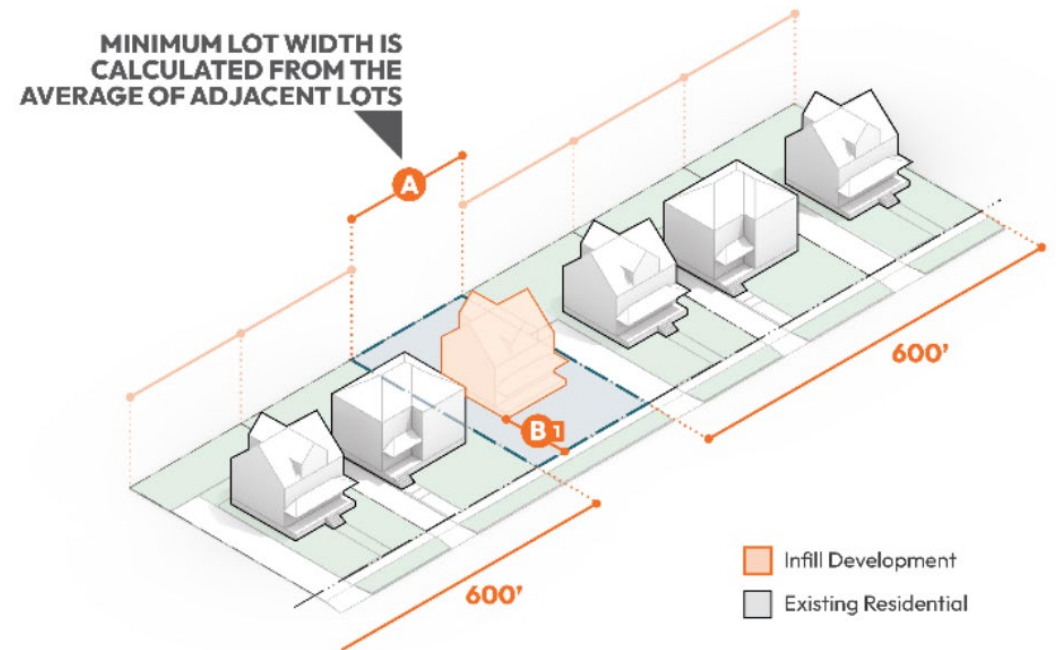
Residential Infill Development

■ Lot Width

- Average of the lot widths of front-facing lots along same side of the street within 600 linear feet
- Widest and narrowest lot widths not included

■ Front and Street Side Yard

- Average of the existing setback along same side of the street within 600 linear feet, excluding permitted encroachments (front porches, eaves, etc.)
- 10% deviation in front yard may be approved by the Administrator



Chapter 2: Zoning Districts and Dimensional Standards - **REFINEMENT**

Affordable Housing Incentives

- Any district – Impact fee waiver
- GR – Allow 2-story duplexes within Cottage Home Court development
- MUR
 - Allow 2-story duplexes within Cottage Home Court development
 - Allow more than 8 units in a Multifamily building
- TSR
 - 50% open space reduction
 - 25% tree canopy reduction
- NB – Increase height to 4 stories
- AC-O
 - Increase height to 6 stories
 - Reduction in required Mixed Use space
 - Increase in allowable impervious area
- TOD-O
 - Reduction in required Mixed Use space
 - Increase in allowable impervious area

Community Plan: Housing Affordability Key Recommendations
Housing Affordability Plan: Expand & Preserve Ownership Strategy
Public Input: Comments, Surveys, Open Houses

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

Key Proposed Changes from Current UDO

- Separate tables for Principal, Accessory and Temporary Uses are established
- Use types are added to the tables to better distinguish from existing uses and address emerging uses/technologies, and some existing uses are consolidated when similar, for example:
 - *Residential: Cottage Home Court, Triplex/Quadplex, Two over Two, Retirement Home*
 - *Commercial: Artisan Production, Co-working, Contractor Service, Food Truck, (Micro) Brewery, Restricted Commercial, Short Term Rental, Accessory Commercial Unit*
 - *Industrial: Commercial Kitchen, Life Sciences/Biomanufacturing*
 - *Agriculture: Indoor Agriculture*
- Supplemental standards revised for context sensitivities

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

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

Table 3.3 Principal Uses

Key: P = Permitted Use; S = Special Use; C = Conditional District Use




	SUPPLEMENTAL STANDARDS	GR	NCR	MUR	TSR	NB	CB	IND	CI	OS	TOD-O	AC-O
RESIDENTIAL												

Dormitory									P			
Dwelling-Cottage Home Court	3.3.3.A.1	P		P								
Dwelling-Duplex	3.3.3.A.2	P	P	P								
Dwelling-Multifamily	3.3.3.A.3			P	P						P	P
Dwelling-Multifamily, Above Ground Floor Only						P						
Dwelling-Single Family Detached	3.3.3.A.4	P	P	P								
Dwelling-Townhome	3.3.3.A.5	C		P	P						P	P
Dwelling-Triplex/Quadplex	3.3.3.A.6	P		P								
Dwelling-Two Over Two				P	P						P	P
Family Care Home	3.3.3.A.7	P	P	P								
Live-Work Unit	3.3.3.A.8			P	P						P	P
Manufactured Housing	3.3.3.A.9	P	P									
Residential Care Facility	3.3.3.A.10	P		P	P		C					
Retirement Housing				P	P							
Single Room Occupancy	3.3.3.A.11			P	P						P	P

Table 3.3 DT District Principal Uses

Key: P = Permitted Use; S = Special Use; C = Conditional District Use

	 SUPPLEMENTAL STANDARDS	Downtown Historic White Street	Downtown North	Downtown Central	Downtown South
RESIDENTIAL					
Dormitory					
Dwelling-Cottage Home Court	3.3.3.A.1				
Dwelling-Duplex	3.3.3.A.2				
Dwelling-Multifamily	3.3.3.A.3		P	P	
Dwelling-Multifamily, Above Ground Floor Only		P	P	P	P
Dwelling-Single Family Detached	3.3.3.A.4				
Dwelling-Townhome	3.3.3.A.5				
Dwelling-Triplex/Quadplex	3.3.3.A.6				
Dwelling-Two Over Two					P
Family Care Home	3.3.3.A.7				
Live-Work Unit	3.3.3.A.8		P		P
Manufactured Housing	3.3.3.A.9				
Residential Care Facility	3.3.3.A.10				
Retirement Home					
Single-Room Occupancy	3.3.3.A.11				

Chapter 3: Use Regulations

Supplemental Standards

Standards apply to specific uses to ensure they are appropriate within the district(s) they are allowed.

- Dwelling-Townhome supplemental standard example:
 - *GR District – Development Sites Five Acres or More: If located adjacent to Single-Family Detached Dwellings, the subdivision plan shall site new Single-Family Detached Dwellings so they provide a transition between the existing Single-Family Detached Dwellings and the new Dwelling-Townhome buildings*
- Bed and Breakfast supplemental standard example:
 - *Only permitted in the LH-O District or buildings on the state study list or listed in National Register of Historic Places*
- Storage, Self-Service supplemental standard example:
 - *If abuts GR, NCR, MUR, or TSR parcel cannot be open between 9 p.m. and 8 a.m.*
- Restricted Commercial supplemental standard example:
 - *Cannot be located within a quarter mile of any Place of Worship; School (Elementary, Middle, High), or residential use*

Chapter 4: Lot and Subdivision 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.

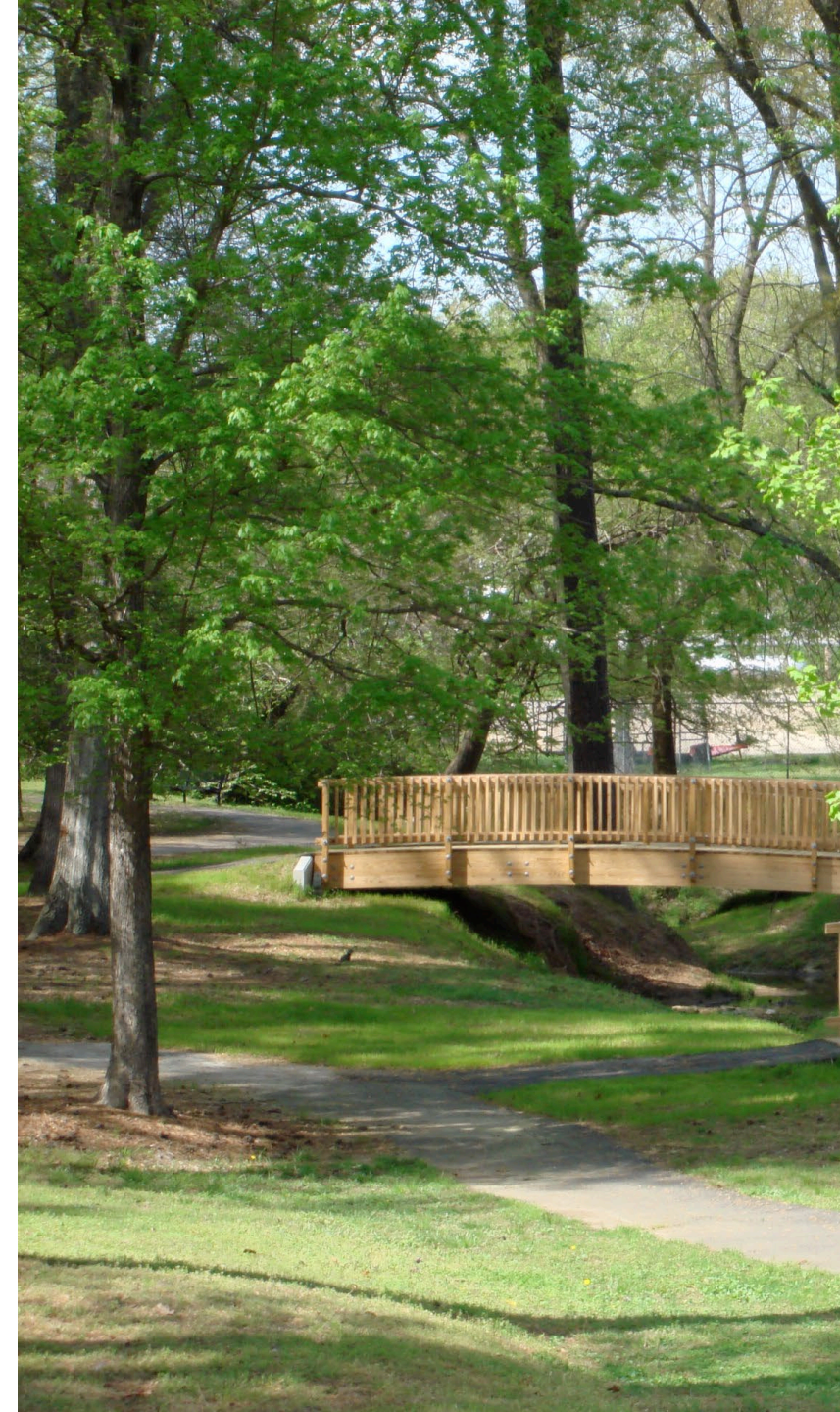
Structure

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

Chapter 4: Lot and Subdivision Standards

Key Proposed Changes from Current UDO

- Relocates state subdivision exemptions and subdivision survey standards from Chapter 6
- Prohibits flag lots
- Clarifies street frontage requirements
- Establishes new conservation design standards



Chapter 4: Lot and Subdivision Standards

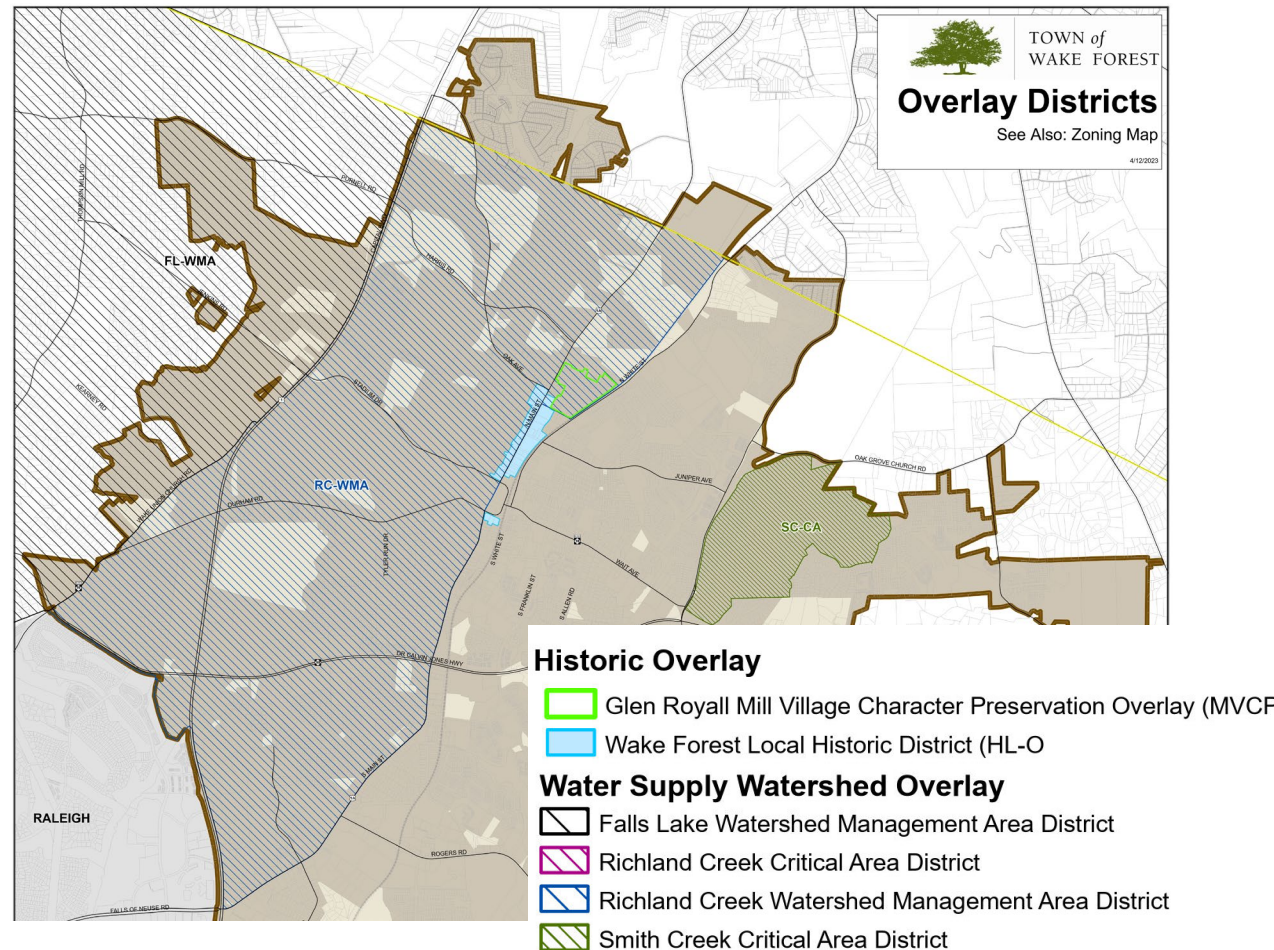
Conservation Design Applicability

Allowed in:

- Any residential subdivision
- Any residential component of a mixed use subdivision

Required in:

- All residential subdivision in the Falls Lake Protected and Smith Creek Critical subdistricts of the WP-O District



Chapter 4: Lot and Subdivision Standards

Conservation Design Required Conservation Area

- Minimum of **50% of total gross area** of development site shall be identified as a **conservation area**
- Maximum **3 dwelling units per gross acre** (State statutes do not allow net acreage density calculations)
- Uses allowed per base zoning district, except Townhomes allowed in GR District without conditional district rezoning



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: Building Configuration and 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
8. Two Over Two Building Design Standards
9. Multifamily Building Design Standards
10. General Commercial, Greater than 100,000 sq ft Building Design Standards
11. Multibuilding Development Standards

Chapter 5: Building Configuration and Design Standards

Key Proposed Changes from Current UDO

- Material standards continue to emphasize high quality and masonry materials while providing greater flexibility for architectural metal and fewer allowances for EIFS
- Required glazing calculations shift from a transparency zone to the entire elevation to offer more flexibility in meeting requirements while continuing to require large amounts of windows
- Building entryway design standards replace the current Private Frontage regulations and Shop Front Overlay requirements with a wider range of options and applicability to more development types
- Design standards for Cottage Home Court and Two over Twos established distinct from Multifamily
- Site configuration standards proposed for large and multi-building development sites

Chapter 5: Building Configuration and 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.*

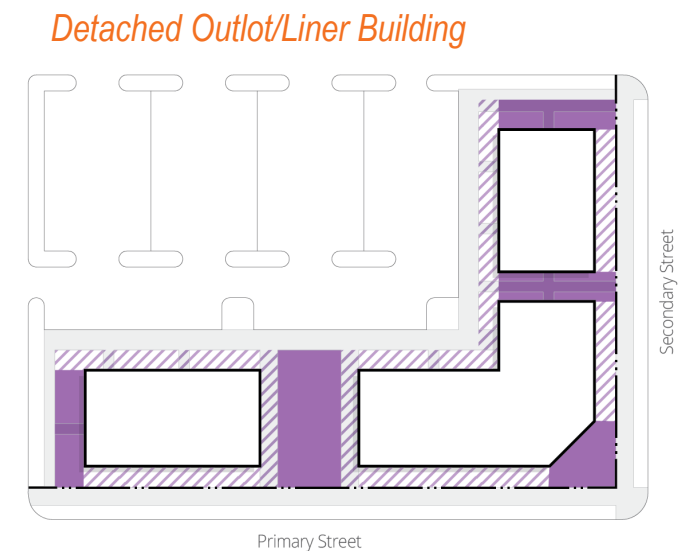
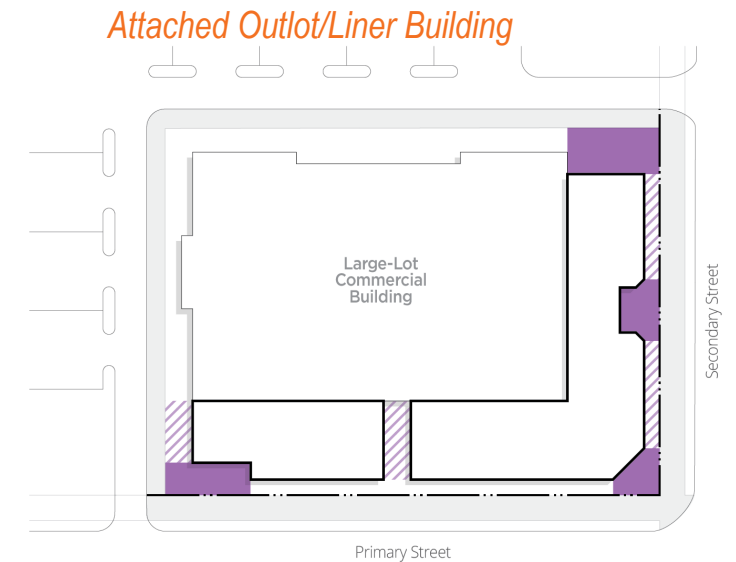
Community Plan: Commercial Development, Setbacks & Parking Lot Key Recommendations



Chapter 5: Building Configuration and 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	618 SPACES 8'x1000 SQ. FT.
TOTAL	89,000	

Chapter 6: Open 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. Open and Community Space Improvement Standards
6. Cemetery Protection Standards

Chapter 6: Open and Community Space Standards

Key Proposed Changes from Current UDO

- Applies to **residential and non-residential** uses
- Clarifies open space as focused on natural or minimally programmed areas with community space focused on gathering and amenity space
- Required combined open and park space approximately **twice the amount of current standards**
- Adds cemetery protection standards



Chapter 6: Open and Community Space Standards Required Amounts

Table 6.3.1 Required Open Space Amount

District	Minimum Required Open Space Percent of Development Site
GR	20%
NCR; MUR; TSR; CI; NB; CB; IND	15%
DT	0%
AC-O	10%
TOD-O	5%
OS	45%

Table 6.4.1 Required Community Space Amount

District	Required Community Space Percent of Development Site
GR; NCR; MUR; TSR; NB; CB	5%
DT	2%
TOD-O; AC-O; CI	10%
IND; OS	0%

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

Chapter 6: Open and Community Space Standards

Required Improvement 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

Table 6.5.1
Required Community Space Improvement Points

District	Required Community Space Points		
	Less than 1 acre of Required Open / Community Space	1 acre - 3 acres of Required Open / Community Space	More than 3 acres of Required Open / Community Space
GR; NCR; CI; TOD-O; AC-O	10	13	16 [1]
MUR; TSR; NB; CB	7	10	13 [1]
DT	2	4	6 [1]
OS	0	0	0

Notes

[1] Plus one additional point per every two acres over three acres.

Chapter 7: 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. Alley Buffer Requirements
6. Building Foundation Landscape
7. Parking Area Landscape
8. Street Trees
9. Installation and Maintenance

Chapter 7: Tree Protection, Buffers, and Landscaping

Key Proposed Changes from Current UDO

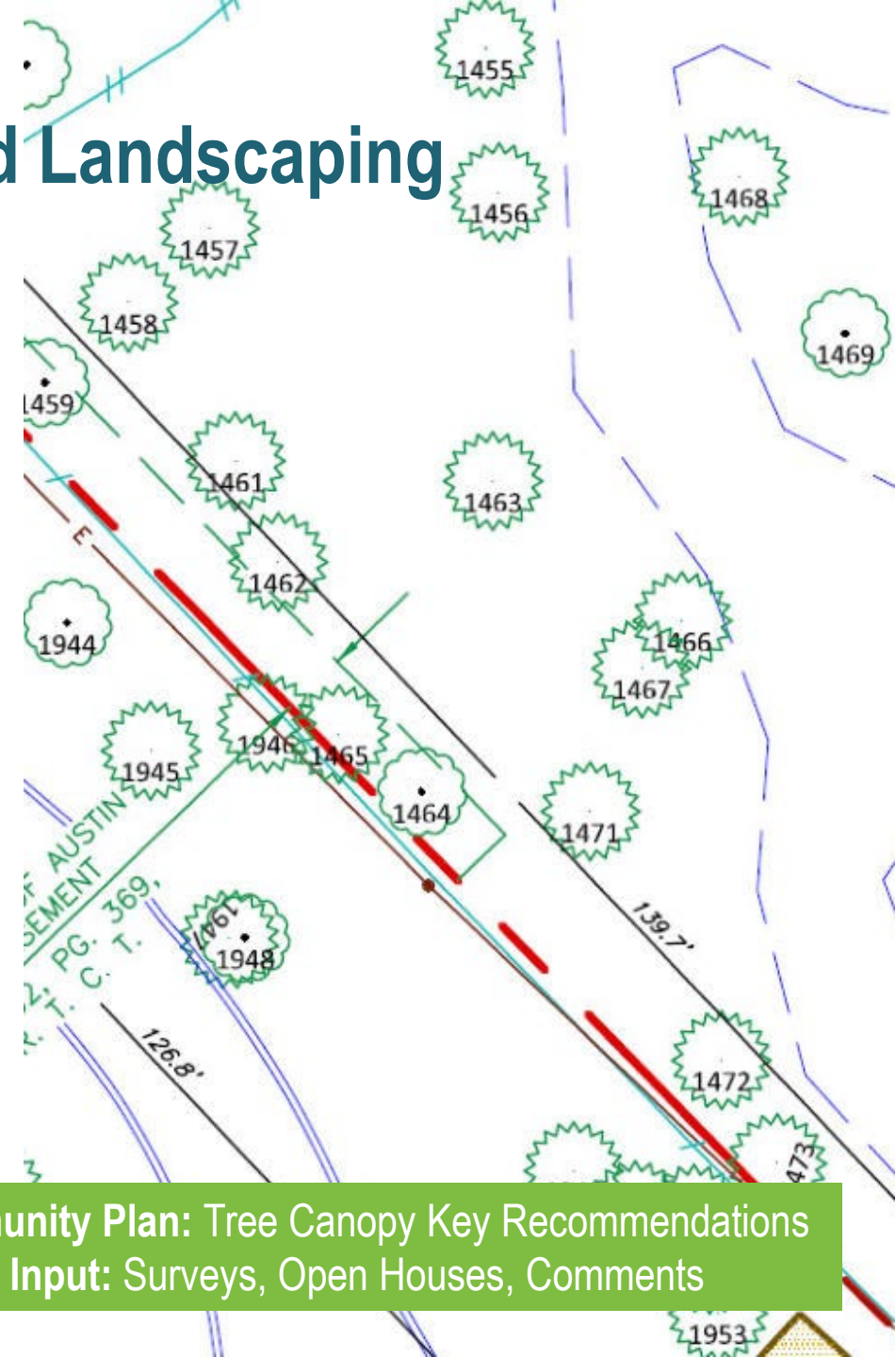
- Required canopy cover standards proposed as percentage of site versus trees per area, **doubling the base requirement of cover provided**
- Higher canopy cover required when majority of cover achieved through replacement trees
- **Increased vegetation** required within landscape buffers
- Replacement of Special Highway Overlay buffers with **standardized streetyard buffers**
- New alley buffer proposed
- New building foundation landscape proposed
- **Enhanced parking area landscaping** proposed with **green infrastructure** options

Chapter 7: 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 7: 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

Table 7.2.3.A Required Tree Canopy Coverage [1]					
District	Base Requirement [2]	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
DT	0%	0%		0%	
AC-O	10%	2%	12% Total	5%	15% Total
			7%		
TOD-O	5%	2%	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.

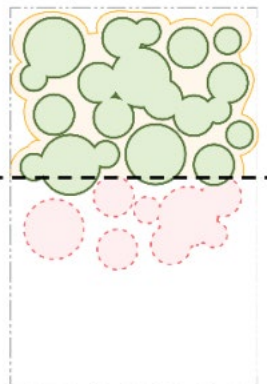
Chapter 7: Tree Protection, Buffers, and Landscaping

Tree Canopy Coverage and Protection

7.2.3.A



BASE REQUIREMENT IS MET WITH EXISTING TREES

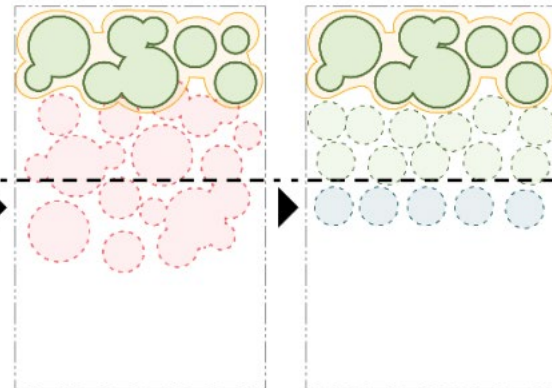


- Required Base Percentage
- Retained tree Canopy Coverage
- Removed Trees

7.2.3.A

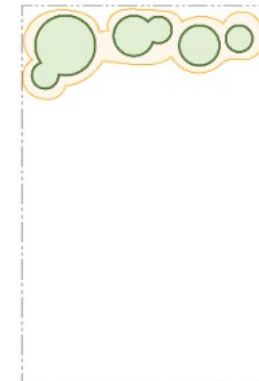


BASE REQUIREMENT IS PARTIALLY MET WITH EXISTING TREES



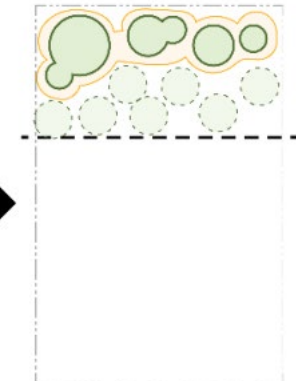
- Required Base Percentage
- Retained tree Canopy Coverage
- Removed Trees
- Additional Trees
- Required 3% Additional Tree Canopy Coverage

7.2.3.A



EXISTING TREE CANOPY COVERAGE IS LESS THAN REQUIRED

ADDITIONAL TREES SHALL BE PLANTED TO MEET THE BASE REQUIREMENT



- Required Base Percentage
- Retained tree Canopy Coverage
- Additional Trees

Chapter 7: Tree Protection, Buffers, and Landscaping

Tree Canopy Coverage and Protection

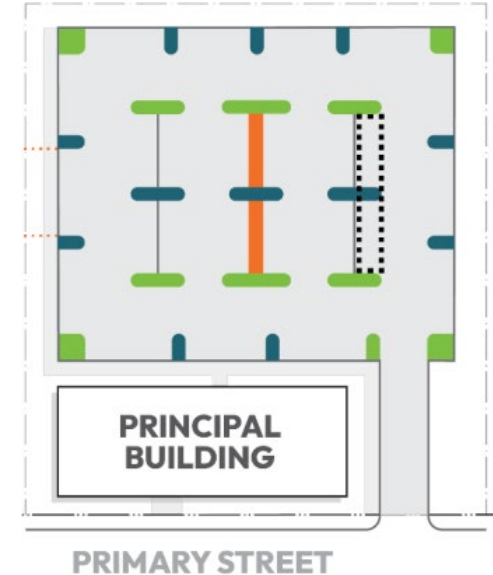
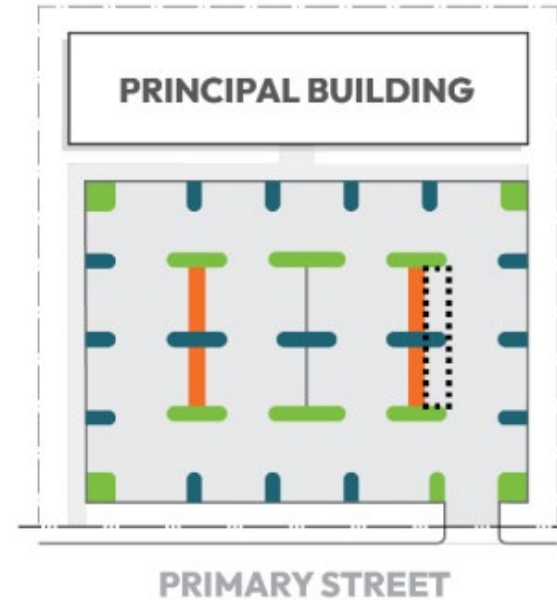
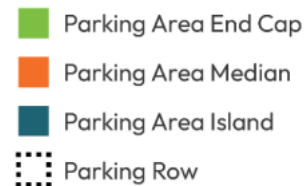
Tree Canopy Retention Area

- 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 7: 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



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

Chapter 8: Fence, Wall, Retaining Wall, and Screening 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. General Provisions
2. Fences and Walls Standards
3. Retaining Wall and Wall System Standards
4. Berms
5. Screening

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

Key Proposed Changes from Current UDO

- Establish retaining wall standards
- Clarify fence standards
- Allow screening alternatives



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

Retaining Walls

- Height
 - 15 feet max *if visible from public ROW or greenway*
 - 20 feet max *if not visible from public ROW or greenway*
- 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 9: Access and Circulation

Chapter Purpose and Structure

Purpose

- Provide local and regional transportation options
- Ensure the safety of all transportation system users
- Support the efficient movement of people and goods through a multi-modal, interconnectivity
- Minimize negative impacts on the environment
- Prioritize a human-scaled built environment that improves physical, mental, and emotional health
- Preserve the community's historic small-town character and enhances it as a business-friendly environment
- Relieves traffic congestion on streets by limiting curb cuts and promoting alternative modes of transportation
- Provides adequate, but not excessive, off-street parking

Structure

1. General Provisions
2. Transportation Impact Analysis
3. Comprehensive Transportation Plan Improvements
4. Roadway Design
5. Internal Access Drives Standards
6. Vehicle Parking
7. Loading
8. Driveways
9. Clear Sight Triangle
10. Vehicle Stacking
11. Bicycle Parking
12. Sidewalks, Multi-Use Paths, Greenways, and Pedestrian Walkways
13. Public Transit Improvements

Chapter 9: Access and Circulation

Key Proposed Changes from Current UDO

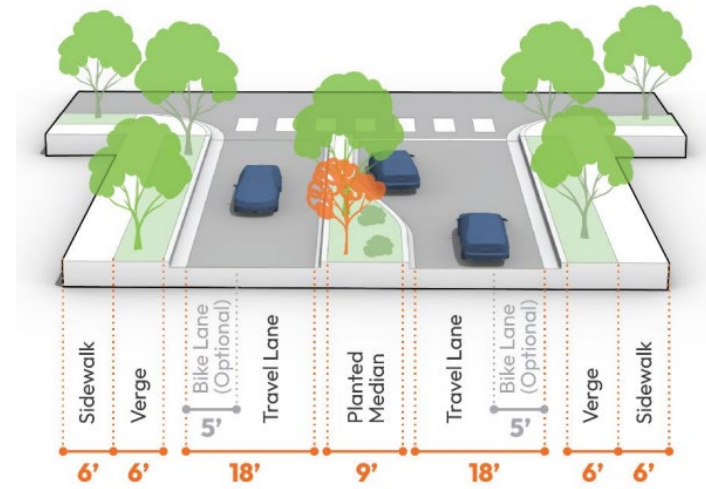
- New TIA thresholds and study area standards
- New connectivity index for subdivisions
- Revised block length standards
- New traffic calming measures required for consideration within street design
- New internal access drives required within parking lots to create pedestrian scale environment
- Shift from parking minimums to maximums for non-residential uses
- New electric vehicle charging requirements
- Revised dimensional and spacing standards for driveways
- Enhanced greenway standards
- Enhanced public transit improvements
- Sidewalk gap standards

Chapter 9: Access and Circulation

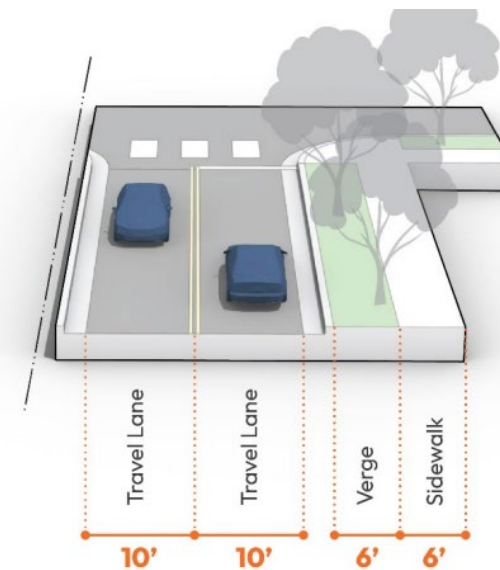
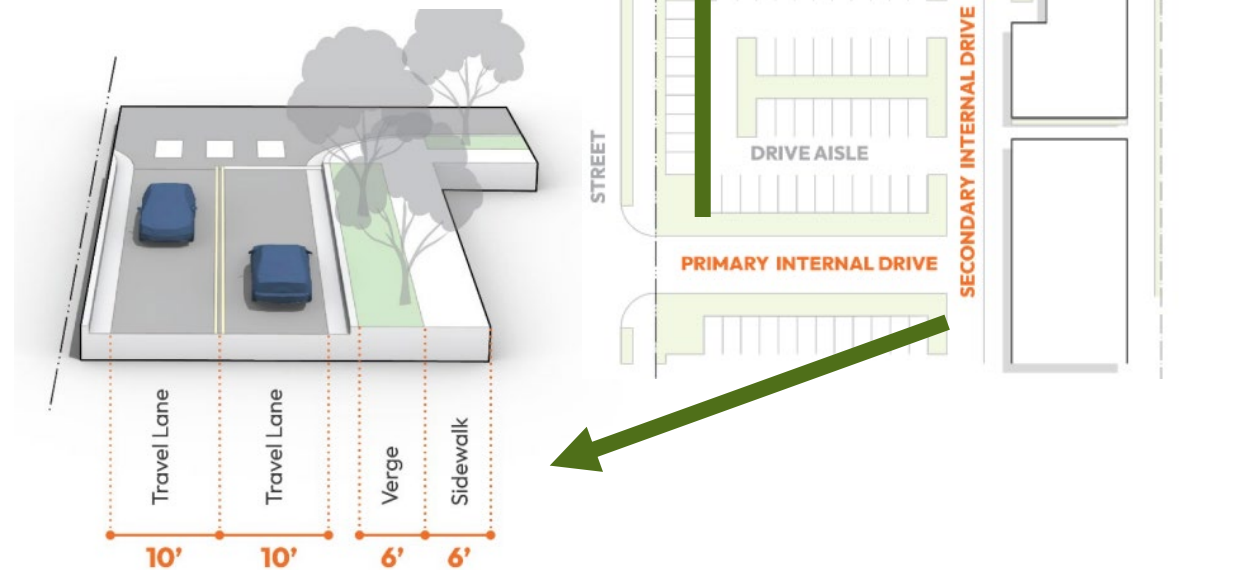
Internal Access Drive Standards

- Include all private vehicular travel lanes outside of drive aisles in parking areas within developments 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 in parking areas.
- Types of Access Drives
 - *Primary*
 - *Secondary*

Community Plan: Commercial Development, Parking Lots & Sidewalks/Multi-use Paths Key Recommendations



- Canopy Tree
- Understory
- Shrub



Chapter 9: Access and Circulation

Vehicle Parking – Minimum / Maximum

Minimum Requirement

- Minimum requirement retained for residential uses
- Minimum guest/overflow parking added for single-family detached and townhome 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*
 - *Parking Studies*
 - *Parking Structures*

Chapter 9: Access and Circulation

Transportation Impact Analysis

TIA required if **any** of the following criteria met:

- The development is projected to generate **100 or more vehicle trips** in **any one-hour period** (not just peak hour periods),
- The development includes **100 or more residential dwelling units**,
- The development is projected to generate **1,000 or more vehicle trips** daily,
- The development is located within **one quarter mile of a CTP Hotspot** and is projected to generate **50 or more vehicle trips** in any one-hour period, or
- Additional **phases or changes** to existing development bring the development above one of the aforementioned thresholds.



Chapter 9: Access and Circulation

Transportation Impact Analysis

Mitigation improvements required if at least one of the following conditions are met:

- The total **average delay** at an intersection or individual approach **increases by 25% or greater**, while maintaining the same level of service or degrading to a LOS “D”,
- **LOS is “E” or “F”** at an intersection or individual approach,
- When the analysis of a turning lane indicates that the 95th percentile queue **exceeds the storage capacity** of the existing lane,
- The **Pedestrian Analysis fails to reach the minimum score** required in the WFD3, or
- **Safety issues** are exacerbated or created within the study area boundaries as a result of the proposed development.



Chapter 10: Lighting Standards

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. Exemptions
3. Design Standards
4. Specific Lighting Type Standards
5. Prohibited Lighting

Chapter 10: Lighting Standards

Key Proposed Changes from Current UDO

- Implement Backlight, Uplight, Glare (BUG) standards
- Incorporate pedestrian lighting standards
- Shift from specific street illumination standards to street light spacing standards

Community Plan: Commercial Development and
Tourism Key Recommendations



Chapter 11: Utilities, Services, and Impact Fees

Chapter Purpose and Structure

Purpose

- Ensure that new developments in Wake Forest are well-integrated with municipal infrastructure and support community resources.

Structure

1. Utilities
2. Waste Management
3. Impact Fees

Chapter 11: Utilities, Services, and Impact Fees

Key Proposed Changes from Current UDO

- Clarifies when annexation is required
- Clarifies waste management expectations for Municipal Service District
- Co-locates all impact fee standards together

Community Plan: Community Facilities Key Recommendations



Chapter 12: Natural Resource Protection Standards

Chapter Purpose and Structure

Purpose

- Control erosion and sedimentation from land-disturbing activity
- Minimize public and private losses due to flood conditions
- Control the adverse effects of increased post-development stormwater runoff and nonpoint and point source pollution
- Improve water quality and provide safe drinking water

Structure

1. General Provisions
2. Development Site Environmental Assessment
3. Permits Required
4. Erosion and Sedimentation Control
5. Grading
6. Flood Damage Prevention
7. Stormwater Management
8. Watershed Protection
9. Watercourse (Riparian) Buffer Areas

Chapter 12: Natural Resource Protection Standards

Key Proposed Changes from Current UDO

Stormwater Management

- Add new nutrient (nitrogen and phosphorus) reduction requirements Town-wide (previously only Falls Lake watershed) due to changes in State regulation
 - *Nutrient reduction improves water quality and prevents harmful algal blooms that negatively impact aquatic life*
- Increase design requirements for 25-year storm event instead of 10-year storm event
- Add Little River Watershed and associated restrictions



7.19" of rainfall
in 1 hour



7.97" of rainfall
in 1 hour

Chapter 12: Sign Standards

Chapter Purpose and Structure

Purpose

- Promote the safety of persons and property by ensuring that signs do not create a hazard;
- Promote the efficient communication of messages;
- Enhance the appearance and economic value of the landscape;
- Ensure signs are compatible with their surroundings, and prevent the display of signs that are a nuisance;
- Enhance property values and business opportunities;
- Assist in wayfinding; and
- Provide fair and consistent permitting and enforcement

Structure

1. General Provisions
2. Permitted and Allowed Sign Types by District
3. General Sign Standards
4. Permanent Building Sign Standards
5. Permanent Ground Sign Standards
6. Temporary Attached Sign Standards
7. Temporary Freestanding Sign Standards
8. Prohibited Signs and Content
9. Temporary Sign Plan
10. Abandonment

Chapter 13: Signs

Key Proposed Changes from Current UDO

- 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*
 - *Temporary Sign Plan option*
 - *Electronic signage in Civic and Institutional District*

Community Plan: Commercial Development Key Recommendations
Public Input: Comments



Permanent Signs

Ground Sign Types

- Drive Through Sign
- Internal Circulation Safety Sign
- Interpretive Marker
- Monument Sign
- Post Sign, Permanent
- Residential Entry Sign

Building Sign Types

- Awning Sign
- Blade Sign
- Bracket-Mounted Sign
- Canopy Sign
- Plaque
- Wall Sign
- Window Sign

Temporary Signs

Note: A Temporary Sign Plan option is proposed to allow flexibility in the timing of the display of temporary signs while not allowing an increase to the maximum duration of display. Temporary Sign Plan also streamlines permitting (a benefit to the applicant and Town staff).

Freestanding Types

- Ground Mounted Banner Sign
- Post and Panel Sign
- Post Sign, Temporary
- Sidewalk Sign
- Yard Sign

Attached Sign Types

- Applied Vinyl Sidewalk Sign
- Athletic Field Fence Sign
- Light Pole Banner Sign
- Scoreboard Sign
- Sock Sign
- Wall Mounted Banner Sign
- Window Sign, Temporary

Chapter 14: Performance and Maintenance

Chapter Purpose and Structure

Purpose

- Ensure successful completion of required improvements in a reasonable time
- Require mitigation of proportional development impacts
- Ensure public infrastructure meets all requirements
- Require perpetual maintenance

Structure

1. General Provisions
2. Payment in Lieu of Required Improvements
3. Performance Guarantees
4. Improvement Completion and Acceptance by Town
5. Maintenance

Chapter 14: Performance and Maintenance

Key Proposed Changes from Current UDO

- Co-locates all payment in lieu information together
- Co-locates all maintenance standards together
- Clarifies performance guarantees in accordance with State statutes
- Clarifies phasing standards



Chapter 15: Nonconformities

Chapter Purpose and Structure

Purpose

- Bring as many nonconformities into conformance or closer to conformance as feasible or reasonably practical;
- Recognize the existing investments made and interests of property owners in continuing to use nonconformities; and
- Preclude the expansion, reconstruction or reestablishment of nonconformities

Structure

1. General Provisions
2. Nonconforming Lots
3. Nonconforming Buildings and Structure
4. Nonconforming Site Elements
5. Nonconforming Uses
6. Nonconforming Signs

Chapter 15: Nonconformities

Key Proposed Changes from Current UDO

- Reorganizes nonconforming features for clarity
- Adds flexibility for historic structures
- Changes nonconforming use discontinuation period from one year to 90 days
- Nonconformities applicability matrix is removed and incorporated into general applicability table in Chapter 1

Chapter 16: Administrative Standards

Chapter Purpose and Structure

Purpose

- Establish an orderly process to develop land the Town.
- Provide a clear and comprehensible development process that is fair and equitable to all interests including:
 - *Petitioners,*
 - *Affected neighbors,*
 - *Town Staff and related agencies, and*
 - *The Board of Commissioners.*

Structure

1. General Provisions
2. Administrative Agencies
3. Procedures Overview
4. General Procedures
5. Administrative Procedures
6. Quasi-Judicial Procedures
7. Legislative Procedures

Chapter 16: Administrative Standards

Key Proposed Changes from Current UDO

- Add combined site plan and construction plan review option for certain site scenarios
- Add Development Agreement process
- Add Interpretation process
- Add Reforestation Permit process corresponding to recent Code of Ordinances amendment
- Clarify and expand upon current Administrative Modification allowances
- Add legislative process for extended vested rights requests
- Limits Conditional Zoning District requests to more restrictive conditions only
- Add process diagrams



Map Amendment Application Requirements

Base District

Conditional District

PUD Type 1 (5 acres or more)

PUD Type 2 (less than 5 acres)

Sketch Plan: shape and dimensions of the lot on which the proposed building or use is to be constructed or conducted

Site Plan: detailed two-dimensional drawing that illustrates all of the required site features and all related development calculations in sufficient detail to show compliance with this ordinance.

Chapter 17: Enforcement

Chapter Purpose and Structure

Purpose

- Establishes procedures for ensuring compliance with UDO
- Establishes remedies and penalties for UDO violations

Structure

1. General Provisions
2. Violations
3. Responsible Entities
4. Enforcement Procedures
5. Remedies
6. Penalties

Chapter 17: Enforcement

Key Proposed Changes from Current UDO

- Reorganizes for clarity
- Consolidates citation and civil penalty amounts
- Clarifies tree removal penalties in accordance with State statutes

Chapter 18: Definitions and Interpretation

Chapter Purpose and Structure

Purpose

- Define words and concepts

Structure

1. General Provisions
2. Rules of Construction and Interpretation
3. Rules of Measurement
4. #
5. A-Z

Chapter 18: Definitions and Interpretation

Key Proposed Changes from Current UDO

- Adds more definitions for clarity
- Adds acronyms for clarity
- Adds and co-locates rules of construction, interpretation, and measurement





NEXT STEPS



Next Steps

Timeline	Next Steps
September	Technical Review Group Meeting
	Planning Board Work Session
	Board of Commissioners Work Session
	Public Open House Sessions
October	Planning Board Public Comment Meeting
November	Board of Commissioners Work Session and Public Hearing
December	Board of Commissioners Public Hearing and Adoption
Early 2025	Zoning Map Drafting and Engagement
Mid 2025	Zoning Map Adoption & UDO Effective

Refinement per Engagement





THANK YOU!

