

WAKE FOREST
UDO

comprehensive
update



from *IDEAS* to *IMPLEMENTATION*

Planning Board Public Comment Session
October 8, 2024

Today's Meeting

- Introductions
 - *Project Background*
- Draft UDO Overview
 - *Proposed Structure*
- Public Comment Session
- Next Steps





INTRODUCTIONS



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



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 and comment
- Two public open houses hosted
- Meetings with TRG, BoC, & PB
- Final revisions to text based on feedback from public, TRG, BoC, and PB
- Revised draft published online for public review and comment





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 base and overlay zoning districts with distinct dimensional standards for different use types
- Urban, Suburban, and Rural zoning district categories are removed
- Establishes clear distinctions between the Conditional Zoning and Planned Unit Development Districts
- Relocates allowable encroachments infill standards from Chapter 4 for ease of use and refines infill comparison lots for more accurate representation
- Adds required mix of uses
- Adds height transition standards
- Adds affordable housing incentives



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 & Proposed Overlay Districts

New

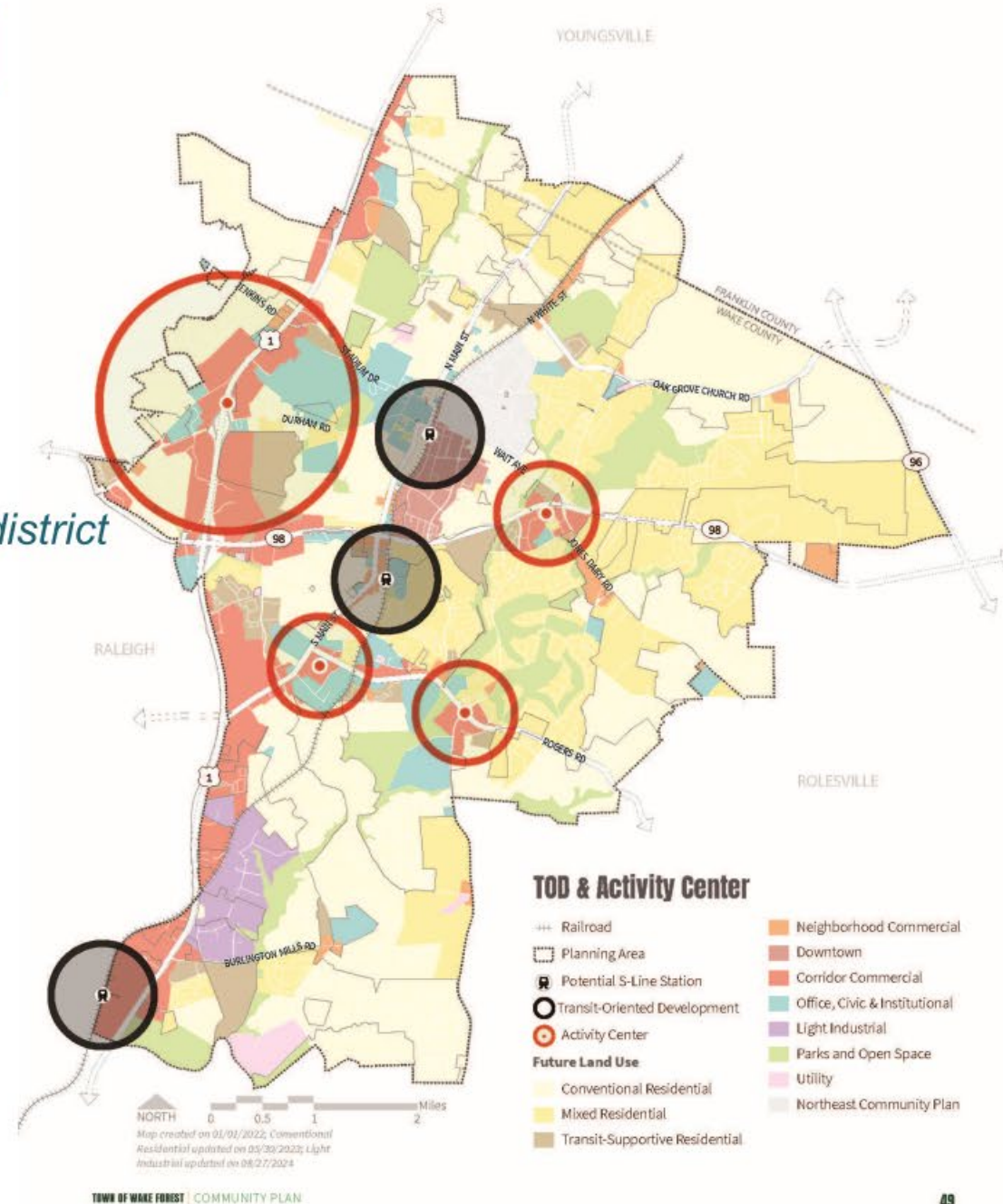
- Transit Oriented Development Overlay – TOD-O
- Activity Center Overlay – AC-O
 - *Refinement could include converting to a base district for ease of use*

Existing

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

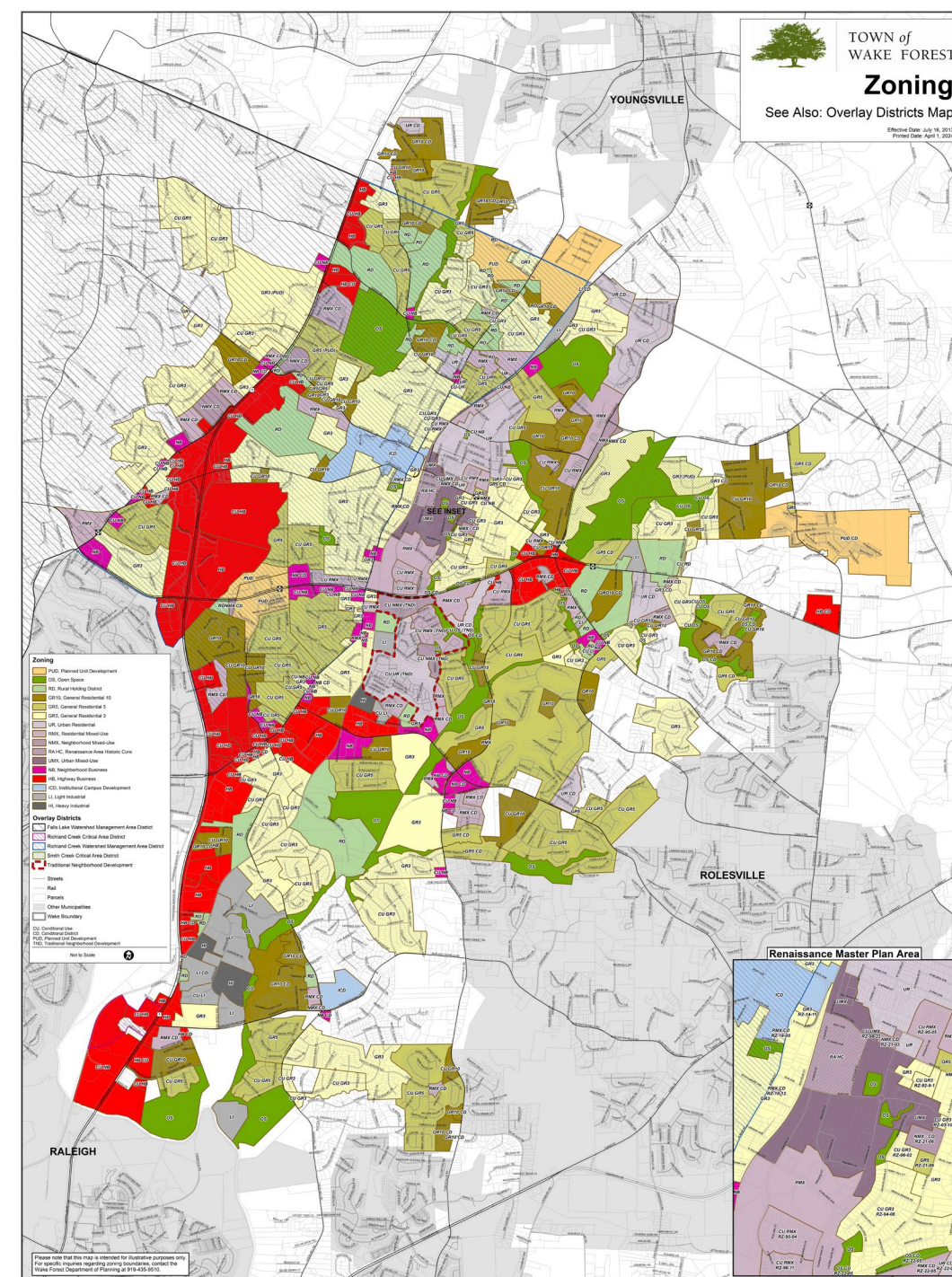
Removed

- 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 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, address emerging uses/technologies, and to consolidate similar uses, 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

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.

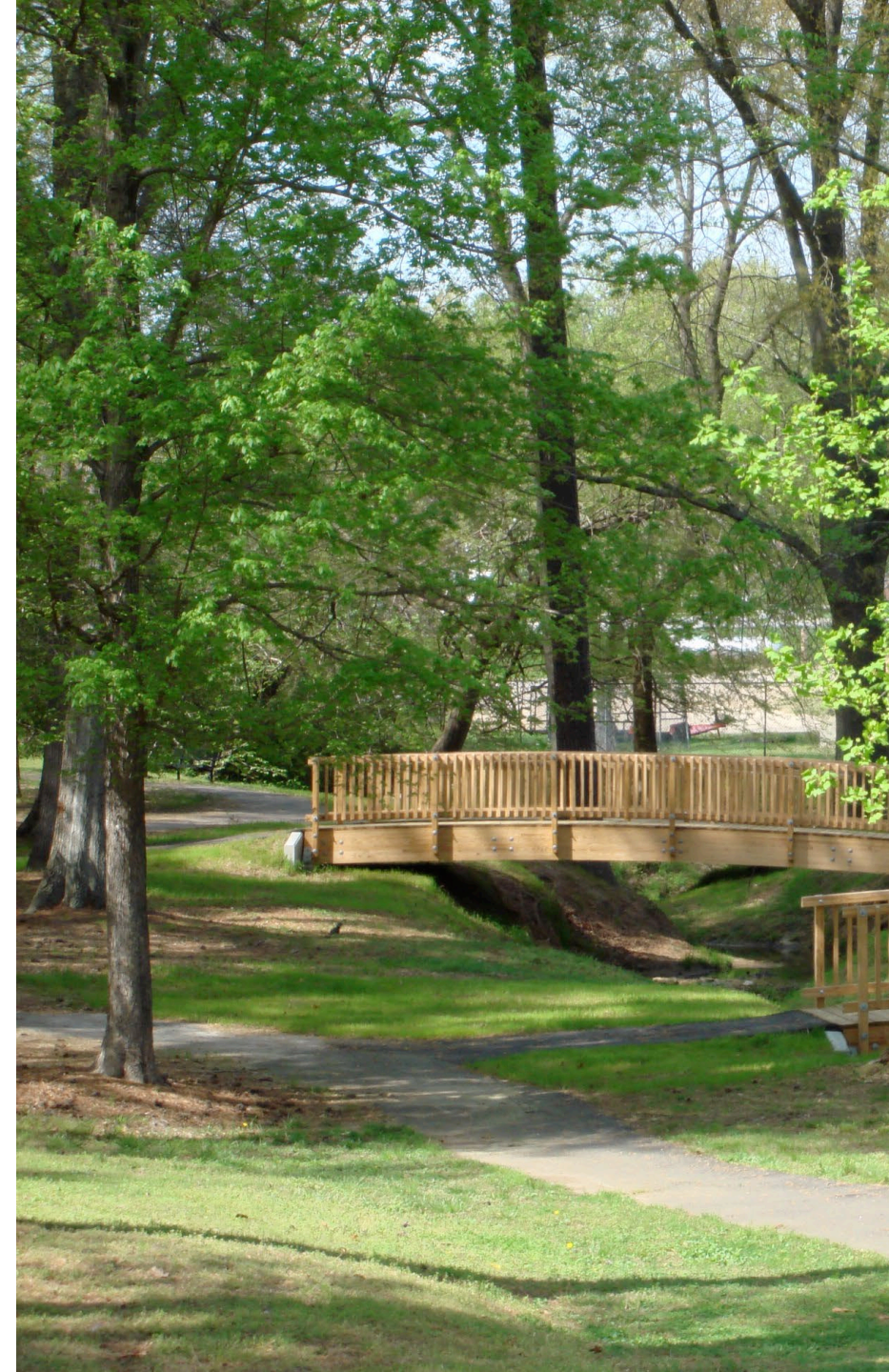
Structure

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 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 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 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. Residential Lot Landscape
10. 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 street yard buffers
- New alley buffer proposed
- New building foundation landscape proposed
- New residential lot landscape requirements proposed
- Enhanced parking area landscaping proposed with green infrastructure options
- Increased installation sizes for trees proposed

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
- New berm standards proposed
- Allow screening alternatives



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 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
- LED color rendering and temperature standards are proposed
- Incorporate pedestrian lighting standards
- Shift from specific street illumination standards to street light spacing standards
- Structured parking light standards are proposed



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



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

- Add new nutrient (nitrogen and phosphorus) reduction requirements Town-wide (previously only Falls Lake watershed) due to changes in State regulation
- Increase design requirements for 25-year storm event instead of 10-year storm event
- Add Little River Watershed and associated restrictions
- No changes proposed to existing watershed protection standards
- New grading standards are proposed



7.19" of rainfall
in 1 hour



7.97" of rainfall
in 1 hour

Chapter 13: 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*
- Sign copy is proposed to be primarily channel letters or other methods of directly affixing permanent signage without the use of raceways or cabinets.



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
- Additional maintenance standards are added, including parking areas, cemeteries, and fences



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



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
October	Planning Board Public Comment Meeting Refinement per Planning Board Recommendation, Public Comment, and Downtown Plan Recommendation
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





STAFF RECOMMENDATION



Staff Recommendation

Staff recommends approval of the text amendment 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 and Buffering
- Community Character
- Historic Preservation
- Community Facilities
- Public Transit
- Street Connectivity
- Sidewalks and Multi-Use Paths
- Bikeways, Greenways and Trails
- Conservation Design
- Green Space Preservation
- Tree Canopy
- Sustainable Design
- Downtown Wake Forest