BUILDING TOMORROW TOGETHER

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UNIFIED DEVELOPMENT ORDINANCE UPDATE

PROJECT KICKOFF

SEPTEMBER 9, 2024

Overview

- The Clarion Team
- Work Program and Schedule
- Types of Development Codes
- Input on Potential Project Goals
- Question and Answers
- Next Steps

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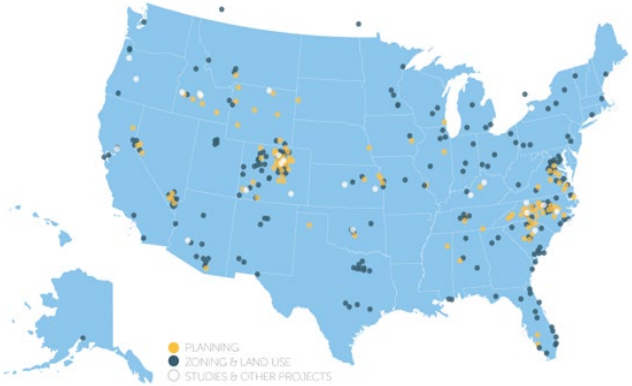
The Clarion Team

Clarion Associates

Selected Code Experience

- ✓**Kannapolis, NC |** Kannapolis Development Ordinance
- ✓**Norfolk, VA |** Zoning Ordinance
- ✓**Columbia, SC |** Zoning Ordinance & Subdivision Regulations
- ✓**Portsmouth, VA |** Zoning Ordinance
- ✓**Maitland, FL |** Land Development Code
- ✓**Estero, FL |** Land Development Code
- ✓**Henrico County, VA |** Zoning Ordinance & Subdivision Regulations



31 Years
of effective land use solutions

237
adopted development codes

Geoff Green
Project Director

Christian Schmidt
Code Drafting

Jasmine Davidson
Code Drafting

Addie Sherman
Website and Graphics

Brian Ferrell, Esq.

Responsibilities

- Review draft updated UDO for compliance with state and federal law

Qualifications

- Attorney with Kennon Craver, PLLC
- Works with local governments on a variety of legal matters
- Served as Caswell County Attorney for 12 years

Project Website

The project's information hub:

- Project information
- Sign-up form for project updates
- Information about upcoming meetings
- Access background documents and draft work products, take surveys, and provide comments
- Read frequently asked questions about the project
- Contact information

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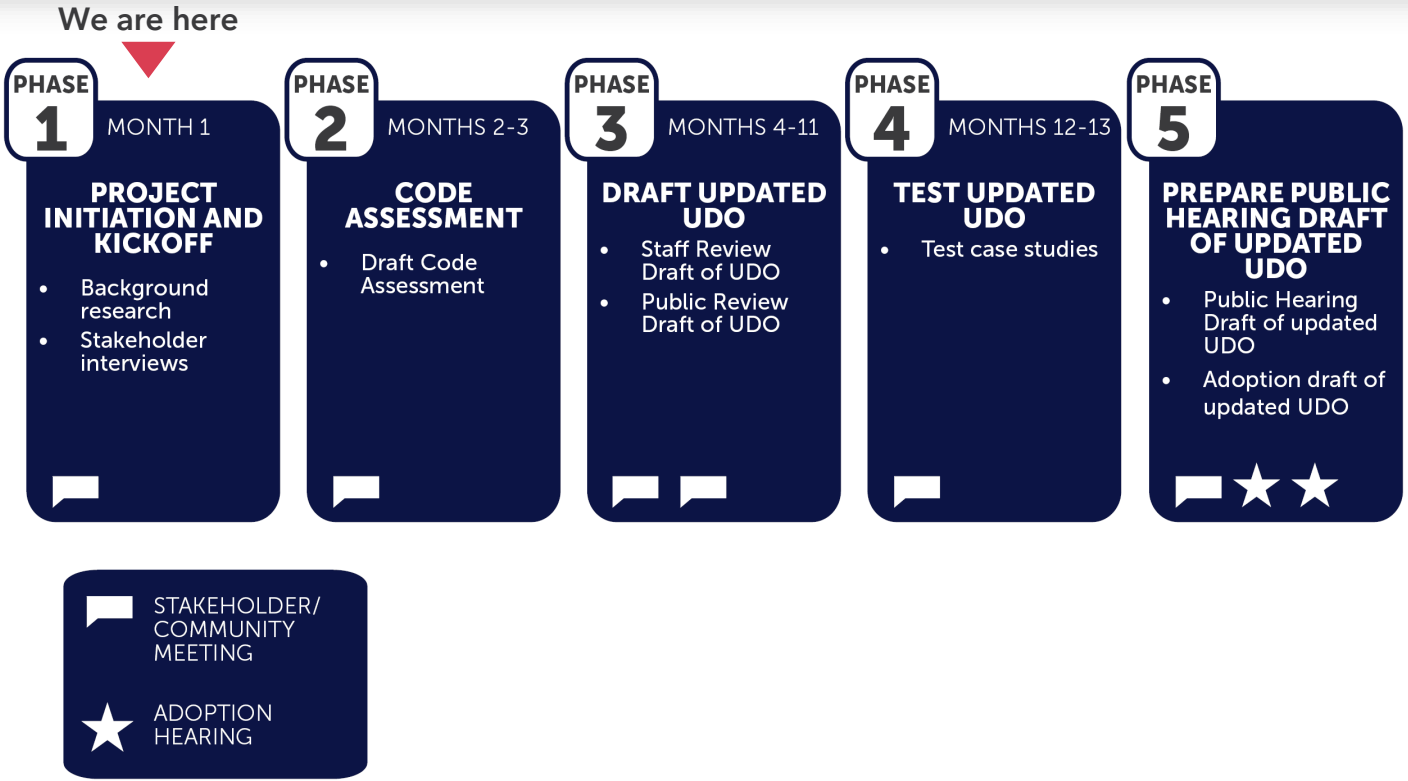
Work Program and Schedule

Work Program and Schedule



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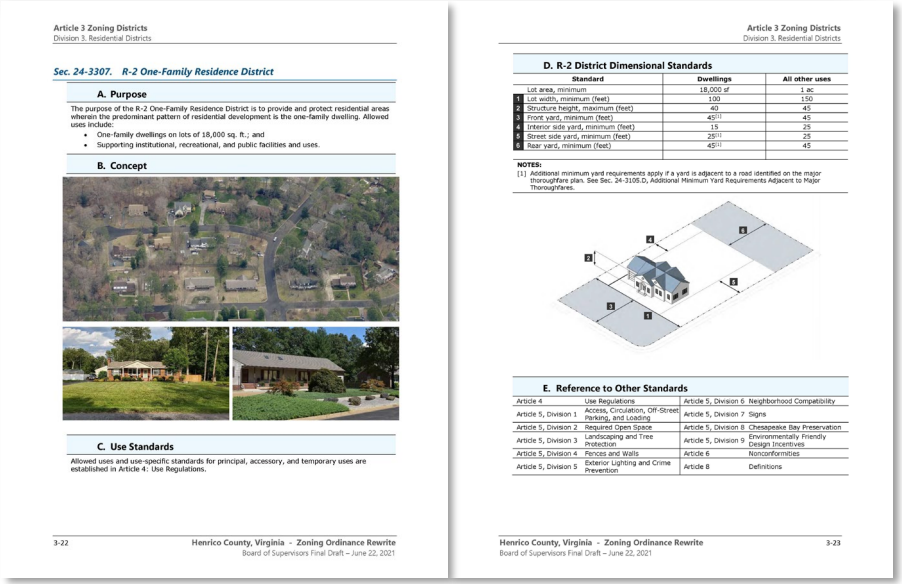
ORDINANCE UPDATE

Types of Development Codes

Euclidean Codes

- Establishes zoning districts and uses allowed in each district
- Basic dimensional standards (minimum setbacks, maximum height, maximum impervious surface area)
- Largely separates uses (residential districts, commercial districts, etc.)



Article 3 Zoning Districts
Division 3. Residential Districts

Sec. 24-3307. R-2 One-Family Residence District

A. Purpose

The purpose of the R-2 One-Family Residence District is to provide and protect residential areas wherein the predominant pattern of residential development is the one-family dwelling. Allowed uses include:

- One-family dwellings on lots of 18,000 sq. ft.; and
- Supporting institutional, recreational, and public facilities and uses.

B. Concept

C. Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Article 4: Use Regulations.

3-22 Henrico County, Virginia - Zoning Ordinance Rewrite
Board of Supervisors Final Draft – June 22, 2021

Article 3 Zoning Districts
Division 3. Residential Districts

D. R-2 District Dimensional Standards

	Standard	Dwellings	All other uses
1	Lot area, minimum	18,000 sf	1 ac
2	Lot width, minimum (feet)	100	150
3	Structure height, maximum (feet)	40	45
4	Front yard, minimum (feet)	45[1]	45
5	Interior side yard, minimum (feet)	15	25
6	Street side yard, minimum (feet)	25[1]	25
7	Rear yard, minimum (feet)	45[1]	45

NOTES:
[1] Additional minimum yard requirements apply if a yard is adjacent to a road identified on the major thoroughfare plan. See Sec. 24-3105.D, Additional Minimum Yard Requirements Adjacent to Major Thoroughfares.

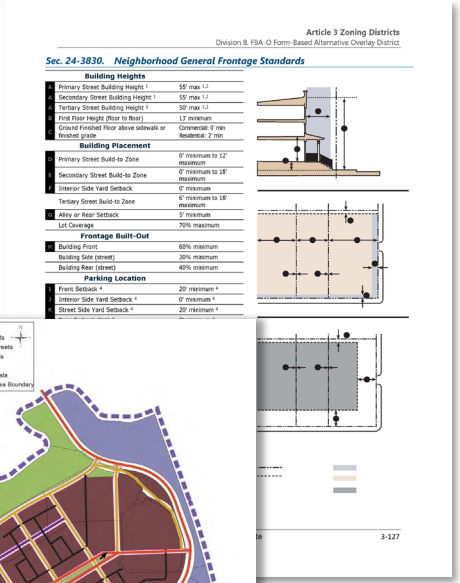
E. Reference to Other Standards

Article 4	Use Regulations	Article 5, Division 6	Neighborhood Compatibility
Article 5, Division 1	Access, Circulation, Off-Street Parking, and Loading	Article 5, Division 7	Signs
Article 5, Division 2	Required Open Space	Article 5, Division 8	Chesapeake Bay Preservation
Article 5, Division 3	Landscaping and Tree Protection	Article 5, Division 9	Environmentally Friendly Design Incentives
Article 5, Division 4	Fences and Walls	Article 6	Nonconformities
Article 5, Division 5	Exterior Lighting and Crime Prevention	Article 8	Definitions

Henrico County, Virginia - Zoning Ordinance Rewrite
Board of Supervisors Final Draft – June 22, 2021 3-23

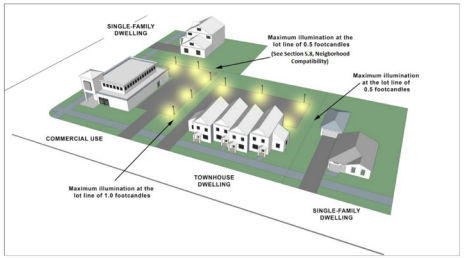
Form-Based Codes

- Focus on form and design of buildings
- Limited regulations on use
- Regulating plan establishes fine-grained set of regulations (can vary based on block or parcel)
- Helpful to implement detailed community vision
- Current UDO includes design standards for large-scale retail (e.g., big box stores)
- Key constraint: State law prohibits design regulations for 1-4 family residences



Performance Codes

Figure 5.6.C(2)b: Maximum Illumination Levels



(3) MAXIMUM HEIGHT

Except for athletic field lighting fixtures, which shall not exceed 95 feet in height, and street lighting, the height of exterior light fixtures, whether mounted on poles, walls, or by other means, shall comply with the standards in Table 5.6.C(3): Maximum Height for Exterior Lighting.

Table 5.6.C(3): Maximum Height for Exterior Lighting

Zoning District	Maximum Height (Feet)
Agricultural and Residential Districts	15
Mixed-Use, Commercial, and Industrial Districts	25
Within 100 feet of a Residential District	15

(4) FULL CUT-OFF FIXTURES REQUIRED

All exterior luminaries, including security lighting, shall be full cut-off fixtures that are directed downward, consistent with Figure 5.6.C(4): Full Cut-off Fixtures. In no case shall lighting be directed above a horizontal plane through the lighting fixture.

- Establishes performance standards which regulate uses based on the impacts a development has on the surrounding area
- Potential metrics: Impacts on natural lands, noise, vehicle trips, density
- "Pure" performance zoning might not have any specific use limitations

Hybrid Codes

Incorporate elements of Euclidean, form-based, and performance codes

- Use-based regulations, with a mix of residential, commercial, and civic/institutional allowed in some districts
- Form regulations for certain types of uses (e.g., big box stores), or particular areas of the City
- Performance regulations regarding lighting, transitional buffers, and other standards, with flexibility to meet site-specific challenges

Discussion

- Preferred approach for updated UDO

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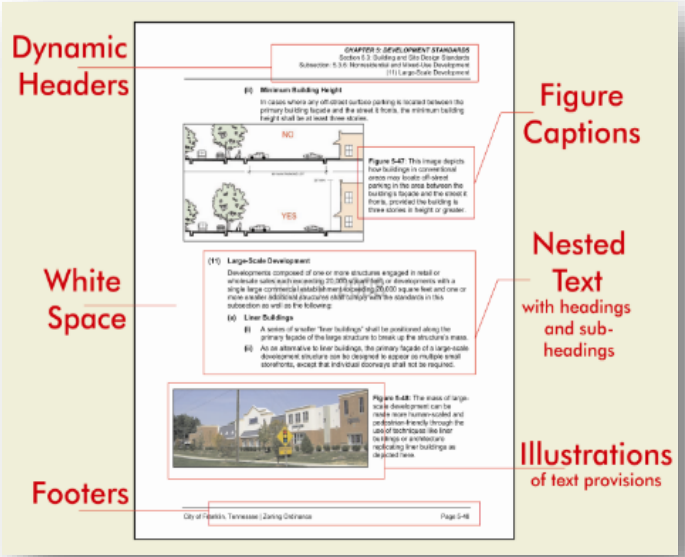
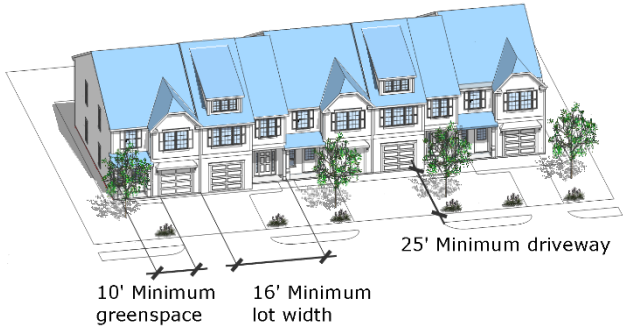
Input on Potential Project Goals

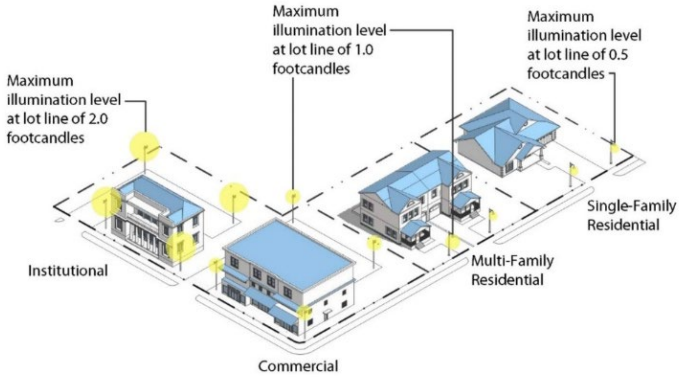
User-Friendly Format

- Make organization logical and intuitive
- Use clear and precise language
- Streamline, including removal of regulations that do not apply to the Village
- Add summary tables to increase readability
- Address conflicting language and eliminate redundancy
- Update page layout and reference system
- Add cross-references to applicable standards outside the UDO
- Update definitions

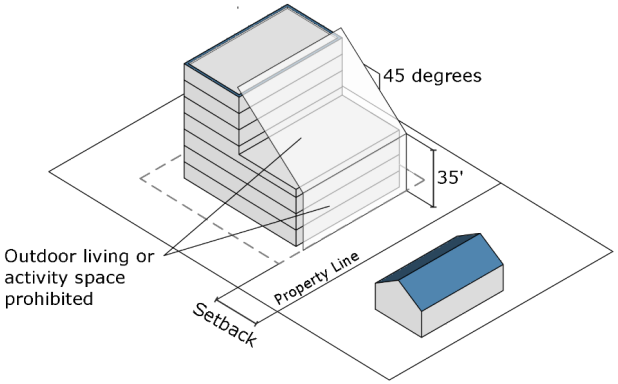


Graphics and Illustrations





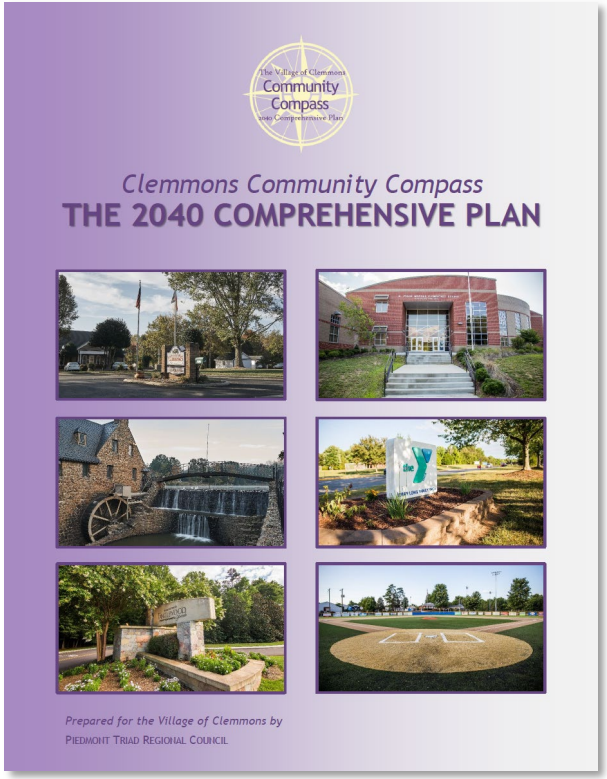
- Add graphics and illustrations to improve readability



Support Comprehensive Plan Goals

Align with the goals and action steps outlined in *Clemmons Community Compass* (2019 update), including:

- Managing growth and balanced land use through more compact, mixed-use development forms
- Revitalizing commercial corridors
- Creating a wide range of housing opportunities
- Providing a vibrant community center



Update Zoning Districts & Use Regulations

Table 4.2.B(5): Principal Use Table

P = Permitted by right, or, in planned development district, if specified in PD Plan; S = Special use; – = Prohibited

Principal Use Category or Type	AG	Residential							Mixed-Use						Non-residential				PD			Legacy		
	AG	R1	R2	R4	R6	R7	R8	R18	MU-N	MU-SC	MU-UC	MU-AC	TOD	CC	OI	GC	LI	HI	PD	PD-TND	PD-C	CD	CD-R	C-1
Swine farm	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential Uses																								
Household Living																								
Duplex	-	-	-	-	P	P	P	P	S	S	S	-	-	-	-	-	-	-	P	P	-	-	P	-
Live-work unit	-	-	-	-	-	-	P	P	P	P	P	P	S	S	P	P	-	-	P	P	-	-	-	-
Manufactured home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Multifamily dwelling	-	-	-	-	-	-	P	P	P	P	P	P	P	P	S	S	-	-	P	P	P	-	P	-
Pocket neighborhood development	-	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-
Single-family attached dwelling	-	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-
Single-family detached dwelling	P	P	P	P	P	P	S	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-
Tiny house neighborhood development	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-
Townhouse	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-	P	P	-	-	P	-
Triplex	-	-	-	-	P	P	P	P	S	S	S	-	-	-	-	-	-	-	P	P	-	-	P	-
Group Living																								
Boarding house	S	S	S	S	S	S	S	S	S	P	P	P	P	P	S	S	-	-	P	P	P	-	-	-
Cooperative house	S	S	S	S	S	S	S	S	S	P	P	P	P	P	S	S	-	-	P	P	P	-	-	-
Dormitory	-	-	-	-	-	-	-	-	-	P	P	P	-	P	-	-	-	-	-	-	-	-	-	-

- Consolidate, restructure, modernize, and refine the current lineup of zoning districts
- Ensure districts support types of development called for in the *Community Compass*
- Modernize, clarify, and define all uses and use regulations; add new uses
- New tables for accessory and temporary uses

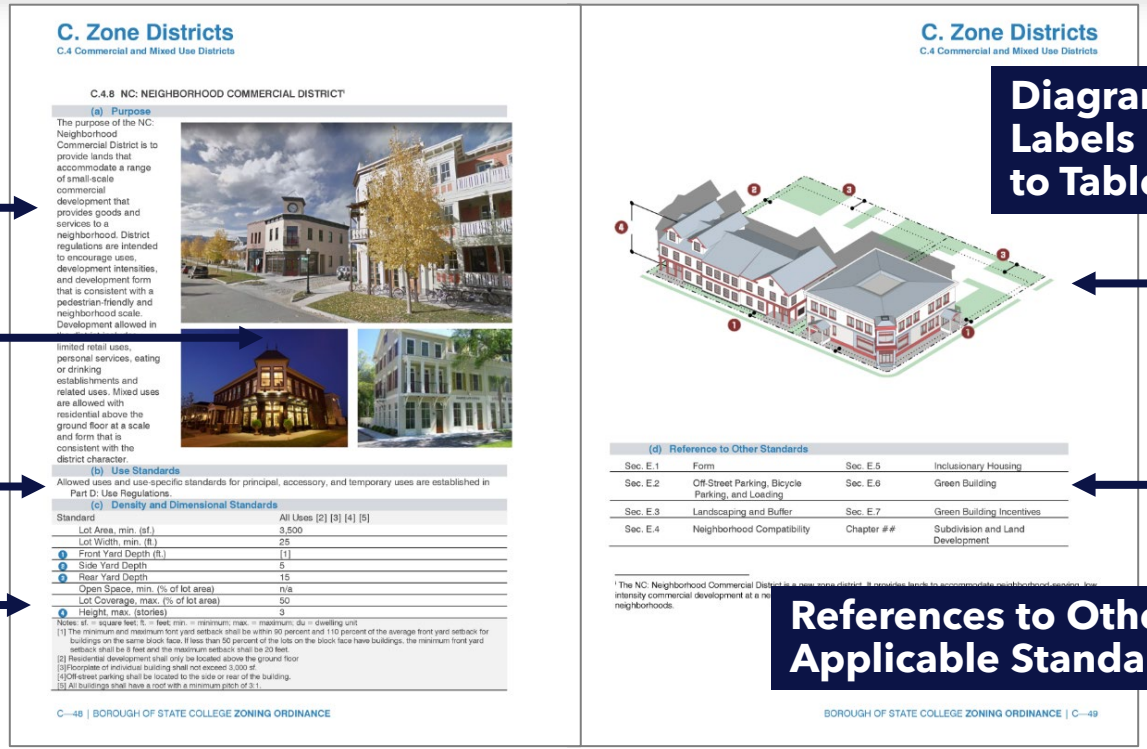
Update Zoning District Layouts

Purpose Statement

Photos & Illustrations

Reference to Use Standards

Table of Dimensional Standards



C. Zone Districts
C.4 Commercial and Mixed Use Districts

C.4.8 NC: NEIGHBORHOOD COMMERCIAL DISTRICT[1]

(a) Purpose

The purpose of the NC: Neighborhood Commercial District is to provide lands that accommodate a range of small-scale commercial development that provides goods and services to a neighborhood. District regulations are intended to encourage uses, development intensities, and development form that is consistent with a pedestrian-friendly and neighborhood scale. Development allowed in [illegible] limited retail uses, personal services, eating or drinking establishments and related uses. Mixed uses are allowed with residential above the ground floor at a scale and form that is consistent with the district character.

(b) Use Standards

Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Part D: Use Regulations.

(c) Density and Dimensional Standards

Standard	All Uses [2] [3] [4] [5]
Lot Area, min. (sf.)	3,500
Lot Width, min. (ft.)	25
1 Front Yard Depth (ft.)	[1]
2 Side Yard Depth	5
3 Rear Yard Depth	15
Open Space, min. (% of lot area)	n/a
Lot Coverage, max. (% of lot area)	50
4 Height, max. (stories)	3

Notes: sf. = square feet; ft. = feet; min. = minimum; max. = maximum; du = dwelling unit
[1] The minimum and maximum front yard setback shall be within 90 percent and 110 percent of the average front yard setback for buildings on the same block face. If less than 50 percent of the lots on the block face have buildings, the minimum front yard setback shall be 8 feet and the maximum setback shall be 20 feet.
[2] Residential development shall only be located above the ground floor
[3] Floorplate of individual building shall not exceed 3,000 sf.
[4] Off-street parking shall be located to the side or rear of the building.
[5] All buildings shall have a roof with a minimum pitch of 3:1.

C—48 | BOROUGH OF STATE COLLEGE ZONING ORDINANCE

C. Zone Districts
C.4 Commercial and Mixed Use Districts

(d) Reference to Other Standards

Sec. E.1	Form	Sec. E.5	Inclusionary Housing
Sec. E.2	Off-Street Parking, Bicycle Parking, and Loading	Sec. E.6	Green Building
Sec. E.3	Landscaping and Buffer	Sec. E.7	Green Building Incentives
Sec. E.4	Neighborhood Compatibility	Chapter ##	Subdivision and Land Development

[1] The NC: Neighborhood Commercial District is a new zoning district. It provides lands to accommodate neighborhood-serving, low-intensity commercial development at a n[illegible] neighborhoods.

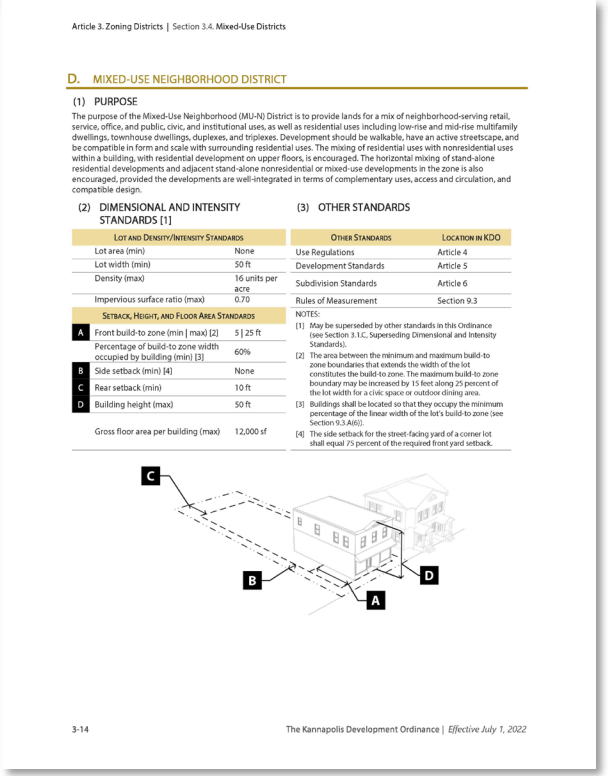
BOROUGH OF STATE COLLEGE ZONING ORDINANCE | C—49

Diagram with Labels Linked to Table

References to Other Applicable Standards

Encourage High-Quality New and Infill Development and Redevelopment

- Encourage mixed-use development that is accessible using different modes of transportation within key nodes and corridors of the village
- Focus development on areas with existing infrastructure
- Remove barriers to infill development



Article 3. Zoning Districts | Section 3.4. Mixed-Use Districts

D. MIXED-USE NEIGHBORHOOD DISTRICT

(1) PURPOSE

The purpose of the Mixed-Use Neighborhood (MU-N) District is to provide lands for a mix of neighborhood-serving retail, service, office, and public, civic, and institutional uses, as well as residential uses including low-rise and mid-rise multifamily dwellings, townhouse dwellings, duplexes, and triplexes. Development should be walkable, have an active streetscape, and be compatible in form and scale with surrounding residential uses. The mixing of residential uses with nonresidential uses within a building, with residential development on upper floors, is encouraged. The horizontal mixing of stand-alone residential developments and adjacent stand-alone nonresidential or mixed-use developments in the zone is also encouraged, provided the developments are well-integrated in terms of complementary uses, access and circulation, and compatible design.

(2) DIMENSIONAL AND INTENSITY STANDARDS [1]

	Lot and Density/Intensity Standards	
	Lot area (min)	None
	Lot width (min)	50 ft
	Density (max)	16 units per acre
	Impervious surface ratio (max)	0.70
	Setback, Height, and Floor Area Standards	
A	Front build-to zone (min | max) [2]	5 | 25 ft
	Percentage of build-to zone width occupied by building (min) [3]	60%
B	Side setback (min) [4]	None
C	Rear setback (min)	10 ft
D	Building height (max)	50 ft
	Gross floor area per building (max)	12,000 sf

(3) OTHER STANDARDS

Other Standards	Location in KDO
Use Regulations	Article 4
Development Standards	Article 5
Subdivision Standards	Article 6
Rules of Measurement	Section 9.3

NOTES:

[1] May be superseded by other standards in this Ordinance (see Section 3.1.C, Superseding Dimensional and Intensity Standards).

[2] The area between the minimum and maximum build-to zone boundaries that extends the width of the lot constitutes the build-to zone. The maximum build-to zone boundary may be increased by 15 feet along 25 percent of the lot width for a civic space or outdoor dining area.

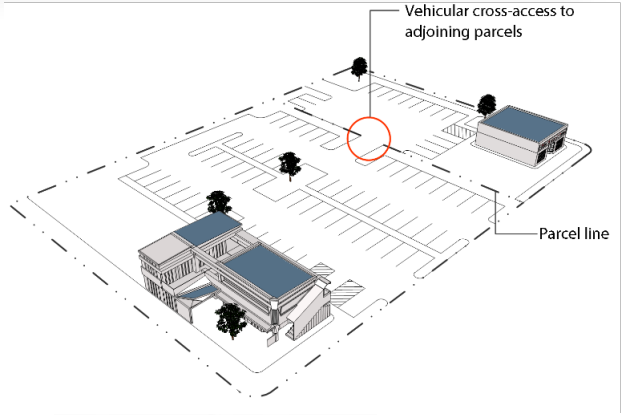
[3] Buildings shall be located so that they occupy the minimum percentage of the linear width of the lot's build-to zone (see Section 9.3.A(6)).

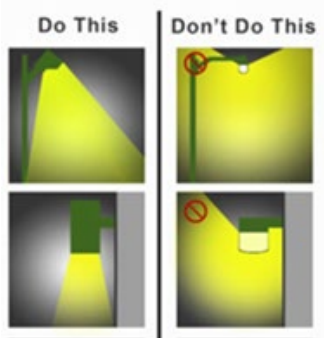
[4] The side setback for the street-facing yard of a corner lot shall equal 75 percent of the required front yard setback.

3-14 The Kannapolis Development Ordinance | *Effective July 1, 2022*

Update Development Standards

- **Access, mobility, and parking:** Review and "right-size" minimum parking requirements, update stacking standards, improve access across sites
- **Open space:** Update the Common Recreation Area standards to establish general open-space requirements for new development, intended to preserve sensitive natural features and provide opportunities for gathering and recreation
- **Exterior lighting**: New exterior lighting standards to improve quality of illumination and protect the night sky
- **Form and Design Standards**: Add new standards for multifamily development





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Questions & Answers

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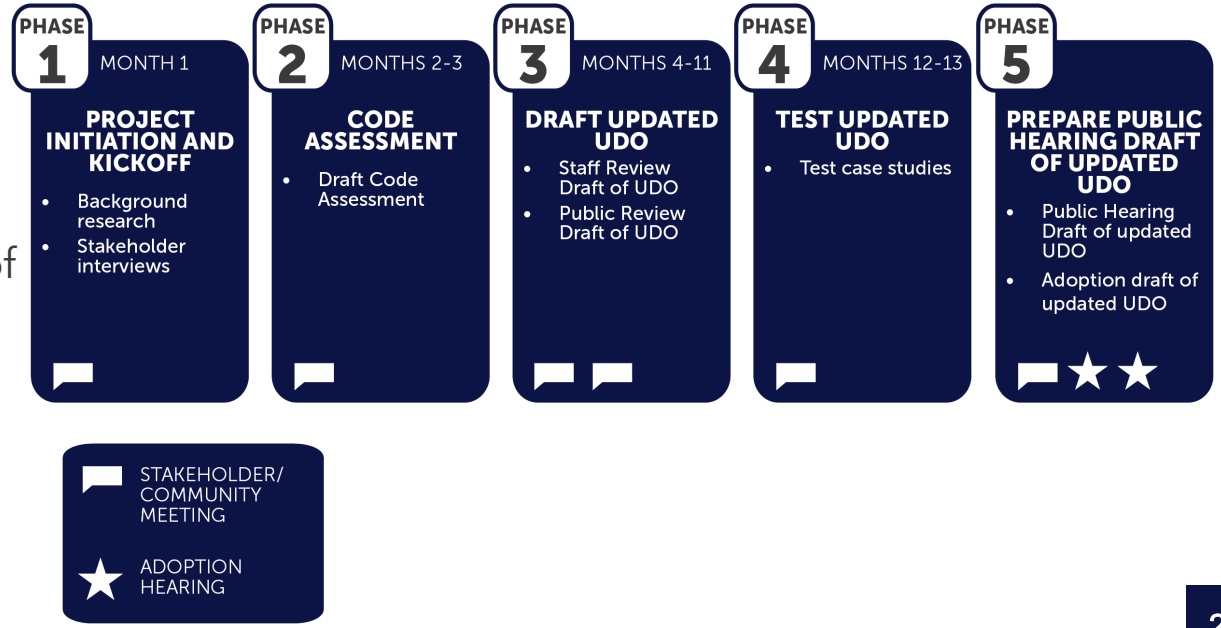
Next Steps

Next Steps

Next tasks

- Stakeholder Interviews
- Joint Planning Board/Board of Adjustment Meeting
- Public Open House
- Development of Code Assessment