

Rolesville Unified Development Ordinance (UDO) Update

January 2020



Team Introduction



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Kimley»»Horn

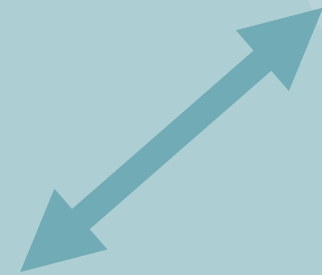
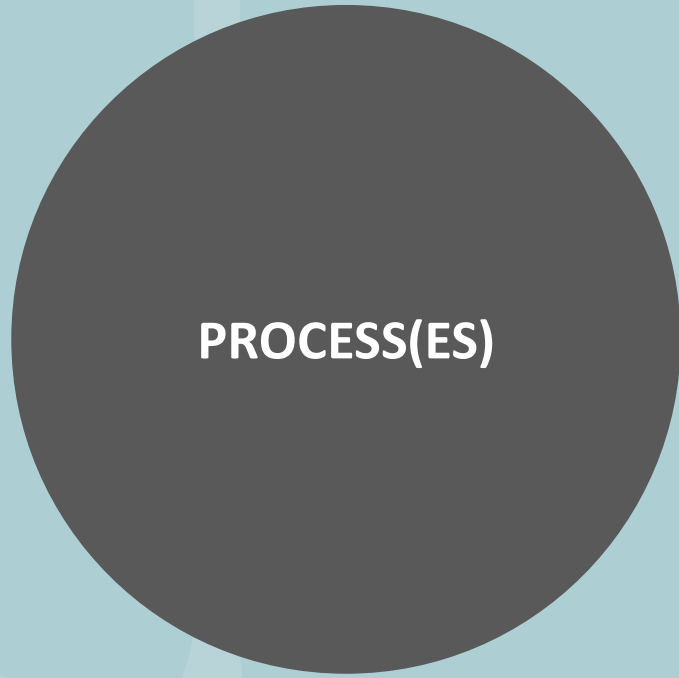
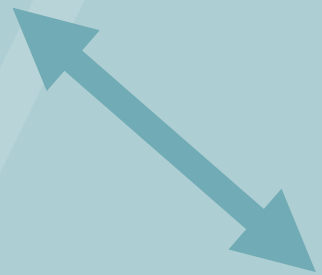
1. Linkage between Plan(s)
2. Existing Code Analysis
3. Possible Code
4. Timeline Review
5. Our Charge - Questions & Answers



Linkage Between Plans



*Which of these is tied to the Code
and which of these is tied to the
Comprehensive Plan/CTP?*



Comprehensive Plan (2017)

Community Transportation Plan
(2020)



Unified Development
Ordinance

- Land use and multimodal transportation plan
- Vision for the community

- Implements the Plans
- Create, Update rules and regulations to address growth and redevelopment

What are the UDO Considerations?



**Public
Participation**



**Staff
Feedback**



Legislature

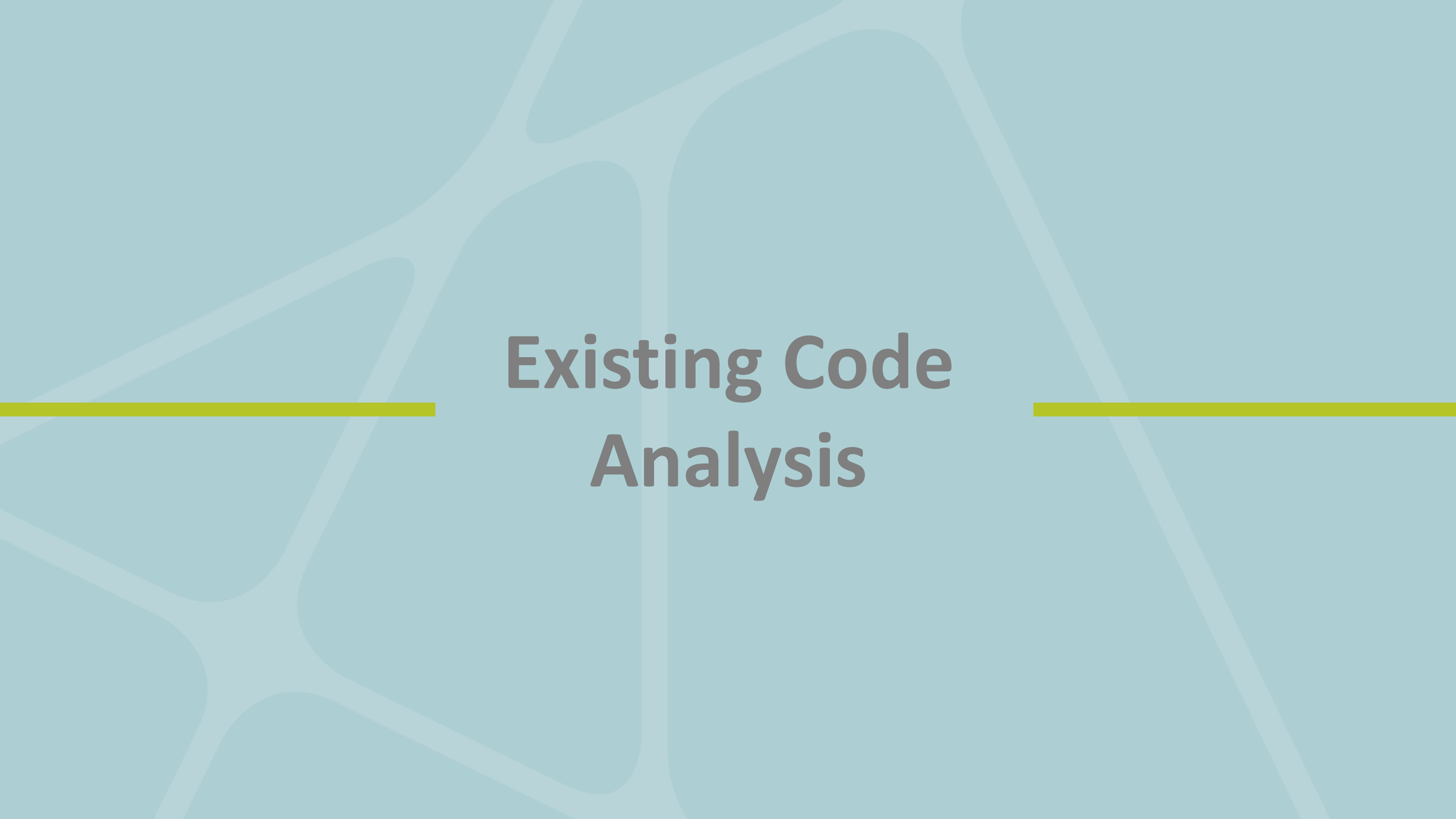


**Best
Practices**



**Our Knowledge
of the Area and
Current Code**

Existing Code Analysis

The background features a light blue color with several large, overlapping, rounded rectangular shapes in a slightly darker shade of blue. Two horizontal yellow lines are positioned on either side of the text, extending from the left and right edges of the frame towards the center.

Existing Code Analysis

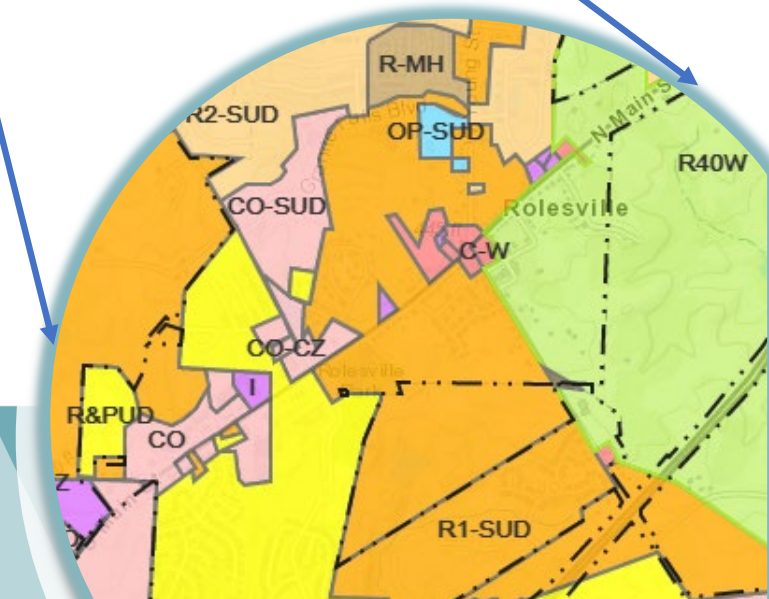
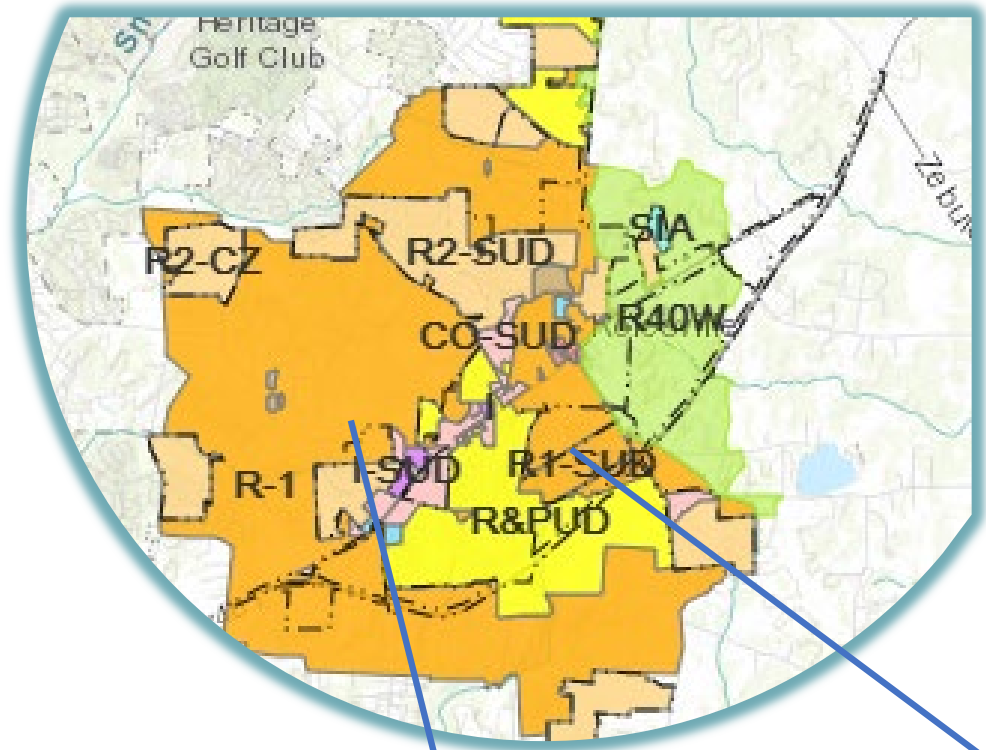
- Has been amended and patched together over time
- Standards are scattered throughout Code
- Regulations extremely limited or vague
- Number of zoning districts, overlays, and conditional districts
- Difficult to navigate for readers and staff alike



Existing Zoning Districts

- Number of zoning districts
 - 11 Residential Districts
 - 1 Office
 - 4 Commercial
 - 1 Industrial
 - 18 Special Use Districts
 - 6 Watershed Districts
 - + Conditional Zoning Districts

- Use Table
 - 81 Listed Uses (appx)



Existing Zoning Districts

Zoning District	Minimum Lot Area (in square feet)	Minimum Lot Width (in feet)*	Front Yard Setback (from ROW in feet)	Side Yard Setback (in feet)	Corner Yard Setback (in feet)	Rear Yard Setback (in feet)
R1	20,000	100	30	12	22	25
R1-S	20,000	100	30	12	22	25
R1-D	20,000	100	30	12	22	25
R2	15,000	85	30	12	22	25
R2-D	20,000	100	30	12	22	25
R3 - Multi	20,000	100	15	15	10	15
R3 - Townhomes	N/A	20	15	0 with 30'	10	15
				minimum		
				between		
				structures		
RMH	20,000	85	30	12	22	25
RuMH	10,000	50	25	10	20	15
UMH	7,260	5025 on paved street		10	20	15
C	None except	None except	None except	None or 5	None or 5	35
	for those required by	for those required by	for those required by	feet if abutting	feet if abutting	
	Health	Health	Health	residential	residential	
	Department	Department	Department	use	use	
CO	20,000	100	20	15	25	35
CH	20,000	100	20	15	25	35
OP	20,000	75	30	15	25	35
I	20,000	100	30	15	25	35

Existing Code Analysis – Sign Standards

- Sign Standards by “Type”
 - General Permanent Sign Regulations
 - Signs for Non-Residential Multi-Tenant Building
 - Criteria
 - Signs in a Non-residential Subdivision
 - Criteria
 - Standards for Development up to 100,000 SF;
greater than 100,000 SF
 - For 100,000 square foot major individual tenant in a shopping center
 - Table Footnotes
 - Free Standing Signs (6)
 - Wall Signs (4)
 - Wall Mounted Banners (4)

Recent Code Updates

Approved

[TA 19-07 - UDO Article 10: Parking and Loading Requirements \(11/4/2019\).](#)

[TA 19-06 - UDO Article 6: Supplementary District Standards \(10/1/2019\).](#)

[TA 19-05 - Town Code Section 130.4: Unnecessary Noise \(6/4/2019\).](#)

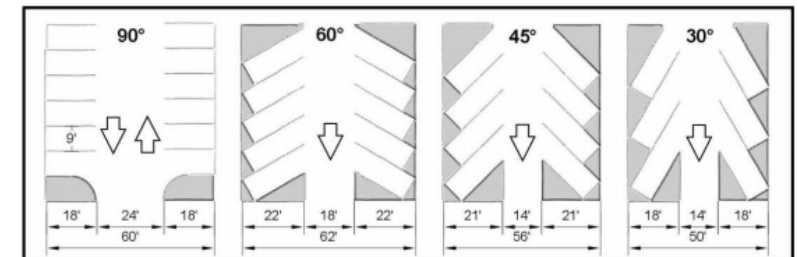
[TA 19-04 - Town Code Chapter 93: Health and Sanitation; Nuisances \(6/4/2019\).](#)

[TA 19-03 - UDO Article 11: Sign Standards \(8/6/2019\).](#)

[TA 19-01 - UDO Article 9: Additional Development Standards \(5/7/2019\).](#)

"10.1.4 Parking Bay Dimensional Standards:

<i>Use</i>	<i>Type of Bay</i>	<i>Dimensions (ft.)</i>	<i>Travel Lane Width (ft.)</i>	<i>Travel Lane + Parking Bay</i>
<i>Residential</i>	<i>Uncovered Driveway</i>	<i>9W x 18L</i>	<i>N/A</i>	<i>N/A</i>
<i>Residential</i>	<i>Parking Lot/Deck</i>	<i>9W x 18L</i>	<i>24</i>	<i>60</i>
<i>Nonresidential</i>	<i>Parking Lot/Deck</i>	<i>9W x 18L</i>	<i>24</i>	<i>60</i>
<i>Parallel parking</i>	<i>On-Street Parking</i>	<i>8W x 22L</i>	<i>N/A</i>	<i>N/A</i>
<i>90 degree parking</i>	<i>Perpendicular Parking</i>	<i>9W x 18L</i>	<i>24</i>	<i>60</i>
<i>60 degree parking</i>	<i>Angle Parking</i>	<i>9W x 22L</i>	<i>18*</i>	<i>62*</i>
<i>45 degree parking</i>	<i>Angle Parking</i>	<i>9W x 21L</i>	<i>14*</i>	<i>56*</i>
<i>30 degree parking</i>	<i>Angle Parking</i>	<i>9W x 18L</i>	<i>14*</i>	<i>50*</i>
<i>Handicap Bay</i>	<i>Parking Lot/Deck</i>	<i>16W x 18L</i>	<i>24</i>	<i>60</i>



Rolesville UDO

Plan and Code Review

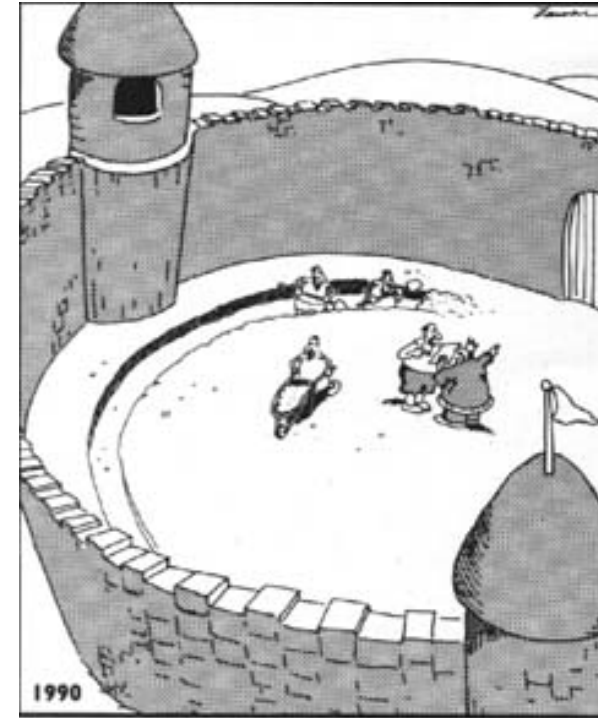
Identified (Possible) Conflicts and (Preliminary) Recommendations

Article/ Section	Conflicting Article/Section <i>(if applicable)</i>	Standard	Comment	Recommendation	Response
GENERAL					
All		Code Format and Layout	Format is difficult to understand where in the Code the reader is and terms/topics "jump"	Revise the format for a more consistent read and use; group topics (i.e., land use/zoning, site and development related (S/D, stormwater, floodplain, etc.))	
		Graphics	Consider using corresponding graphics to assist in translating the standard (currently, the UDO has very limited - sign area computation)	With legal counsel support, utilize graphics to illustrate key terms and standards including but not limited to how to determine yards/setbacks, parking area dimensions, landscape buffers, etc.	
Article 4 Use Table		Use Table identifies allowable uses per existing zoning district	The table is currently alphabetical and not based on "use groups" and is not consistent with other use listings (i.e., parking) (see Chapter 8 Special Use Standards)	Consider creating a standard Use Table by Use group (residential, commercial, office, employment or similar); this would allow for increased consistency in its use and application and also allow for groupings of definitions and standards (vs. jumping between uses)	
Article 9 Additional Development Standards		Consistency and format	Similar to the Code Format and Layout comment, the Development Standards "jump" between site and development standards (water/wastewater) to specific uses (auto repair garage in C-O), traffic impact study, masonry ordinance (i.e., brick facades)	Consider revising the order by topics/groups - site and design / construction vs. use definitions and standards; could also consider moving the use standards to a "use definitions" standard	



Proposed Code
(Possible Thoughts)

What are the initial thoughts & why important?



Suddenly, a heated exchange took place between the king and the moat contractor.

Proposed Unified Development Code

- Update, streamline and reorganize
- Make the ordinance easy to understand and navigate for readers and staff
- Stronger code that can promote and regulate growth and provide predictability
- Opportunity for changes and updates in areas where the current ordinance has difficulties and weaknesses

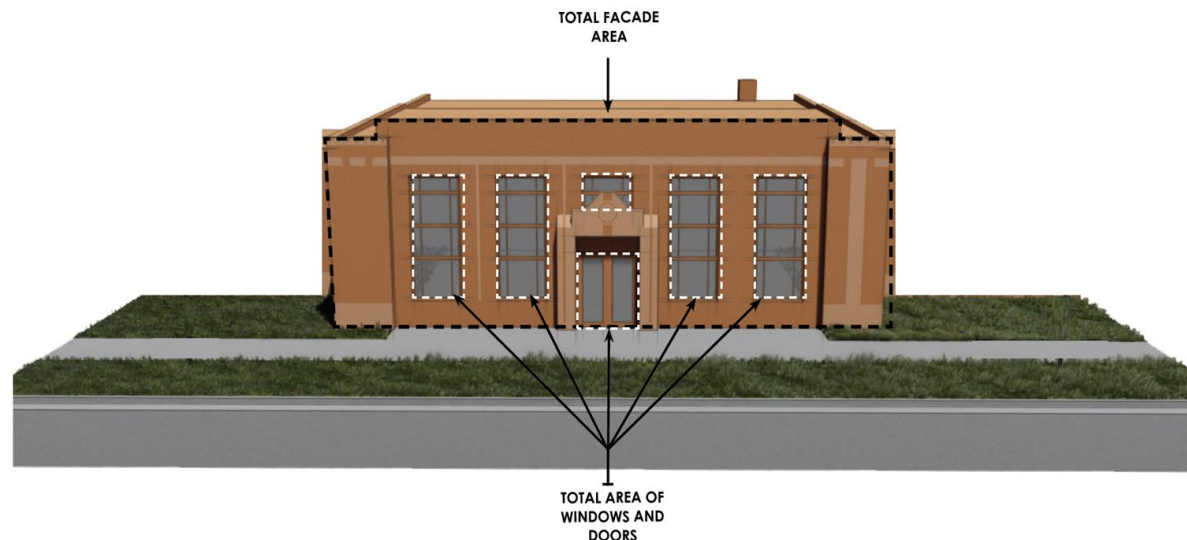
Town Center Overlay – What are we establishing Code for?

- Maximum footprint of 15,000 SF
- Shared Parking (encouraged)
- Parallel On-Street Parking (encouraged)
- Mix of Uses (per Building)(encouraged)
- **30 Standards Identified (listed)**
 - Facades
 - Building Orientation
 - Setbacks (max)
 - Parking
 - Height
 - Materials
 - Doors/Windows
 - Sidewalks
 - Etc.

Existing Language

7.4.19 Windows, doors, display windows and/or arcades shall make up at least 40 percent of the street façade on the first story as measured from two feet above grade to ten feet above grade. Blank walls are not permitted adjacent to streets.

Potential Graphic for use (prepared by Kimley-Horn)



Town Center Overlay Districts – Building Height

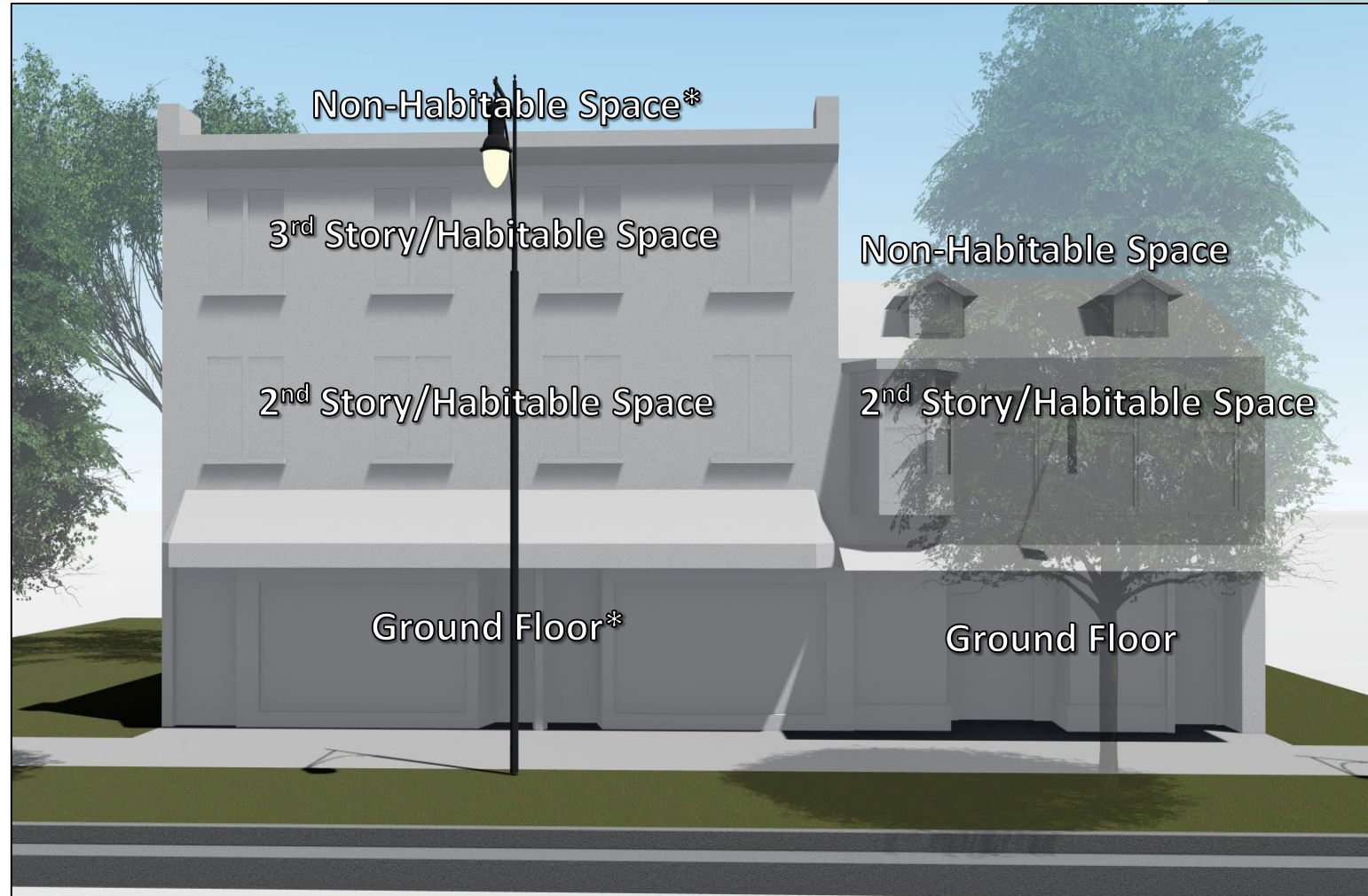
What are we establishing Code for?

Building Height – Current Rules

- Height is limited to 35'
- Additional Building Height permitted at 1' (height) : 1' (add'l setback)
- Max: 45'
- “Architectural Features”: 75'

Building Height and Use Areas – Other Options

- Opportunity to create new rules for height
- Could define and limit height by stories
- Consider “stepback” vs. setback
- Allow for architectural features and rooftop uses such as dining
- Opportunity to create “active use areas”



Existing Code Analysis – Sign Standards

- Business District – Wall Sign
 - Table 11.3.1 (Sign Type, Max Area per Lot, Max # of Signs, Max Height)
 - Table 11.3.2 (Signs for Non-Residential Multi-Tenant Building)
 - Table 11.3.3 (Signs in Commercial, Multi-Tenant Building)

Multi-Tenant Sign Type	Maximum Sign Area	Maximum Number	Maximum Height
Wall ^{2,3} : (including canopy face) Development up to 100,000 square feet	Greater of 60 square feet or 10 percent of frontage wall area	N/A	N/A
Development over 100,000 square feet	Greater of 60 square feet or 10 percent of frontage wall area	N/A	N/A

Sign Standards (Potential)



- Updated signage code promoting consistent sizes and placements of signs
- Easy to read and understand with graphics
- Remove extra regulations and condense

A. Description	An on-premise sign attached directly to a building wall above the given store front place. A wall sign shall include murals conveying the name of a business or a commercial message. A sign permit is required.
B. Size	<p>A. Area: Varies based off storefront. May not exceed 120 square feet of signage per storefront.</p> <p>B. Length: Varies based off storefront</p> <p>C. Width (Max): 18"</p> <p>D. Sign Lettering: Varies based off store name</p> <p>E. Sign Lettering Height (Max): 12"</p>
C. Location	Directly above store located on the supporting building wall. Shall not extend above any parapet wall. Shall not project more than 6 inches onto the street right-of-way.



Timeline Review

Proposed Schedule

	2020												2021		
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar
Phase 1 — UDO Development															
1.1 Issue Identification															
Conduct project orientation and tour		■													
Create review matrix of existing codes and map		■	■												
Identify preliminary code updates			■												
Prepare technical summary report				■											
Present summary findings					■										
1.2 Annotated Online															
Conduct existing plan audit				■	■										
Prepare annotated outline of code revisions					■										
Review, revise, and update outline						■									
1.3 Draft UDO Public Meeting															
Prepare draft UDO for public comment						■	■								
Review, revise, and update draft UDO							■	■		■	■				
1.4 UDO Adoption															
Present UDO for adoption												■	■		
Phase 2 — Zoning Map															
2.1 Discussion Draft Zoning Map															
Assess existing zoning designations		■	■	■		■	■		■	■					
Create comparative zoning map									■	■					
Conduct zoning map test cases										■	■				
Review, revise, and update zoning map discussion draft											■	■			
2.2 Draft Zoning Map Public Meetings															
Prepare draft zoning map for public comment												■	■		
Prepare technical summary report												■	■	■	
Review, revise, and update draft zoning map													■	■	■
2.3 Zoning Map Adoption															
Present UDO for adoption														■	■
Phase 3 — UDO Administrative Manual															
3.1 UDO Administrative Manual															
Create draft UDO Administrative Manual														■	
Review, revise, and update UDO Administrative Manual														■	■

Kimley-Horn's Charge:

— Make it easy to: —

Understand — Use — Implement