



Guilford County

UNIFIED DEVELOPMENT ORDINANCE (UDO) UPDATE PROJECT

Board of Commissioners Work Session
January 16, 2020




PROJECT SCHEDULE





UDO PROJECT GOALS

- **Current Ordinance over 27 years old**
 - **Updated Permitted Use Table**
 - **Reorganize/Modernize Ordinance**
 - **Transparency**
 - **Flexibility**
 - **Predictability**
 - **Decrease Transaction Time**
 - **More User-Friendly Tool**
- 

PUBLIC ENGAGEMENT

- Community Tour
- Stakeholder Interviews
- Public Open House
- Steering Committee Meetings
- Website Updates/Social Media
- Community Outreach
- Public Meeting(s)
- Public Hearing(s)



STEERING COMMITTEE

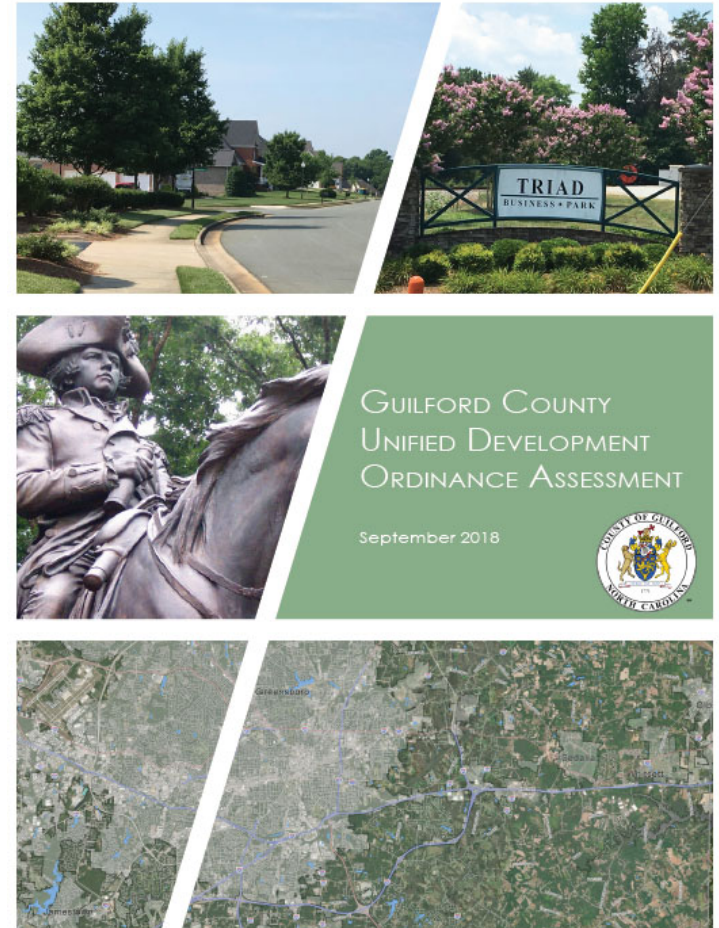
Community Representation

- County Staff
- Design/Engineering
- Agricultural
- Real Estate
- Developers/Builders
- Citizen Committees
- Transportation
- Legal
- Interested Citizens



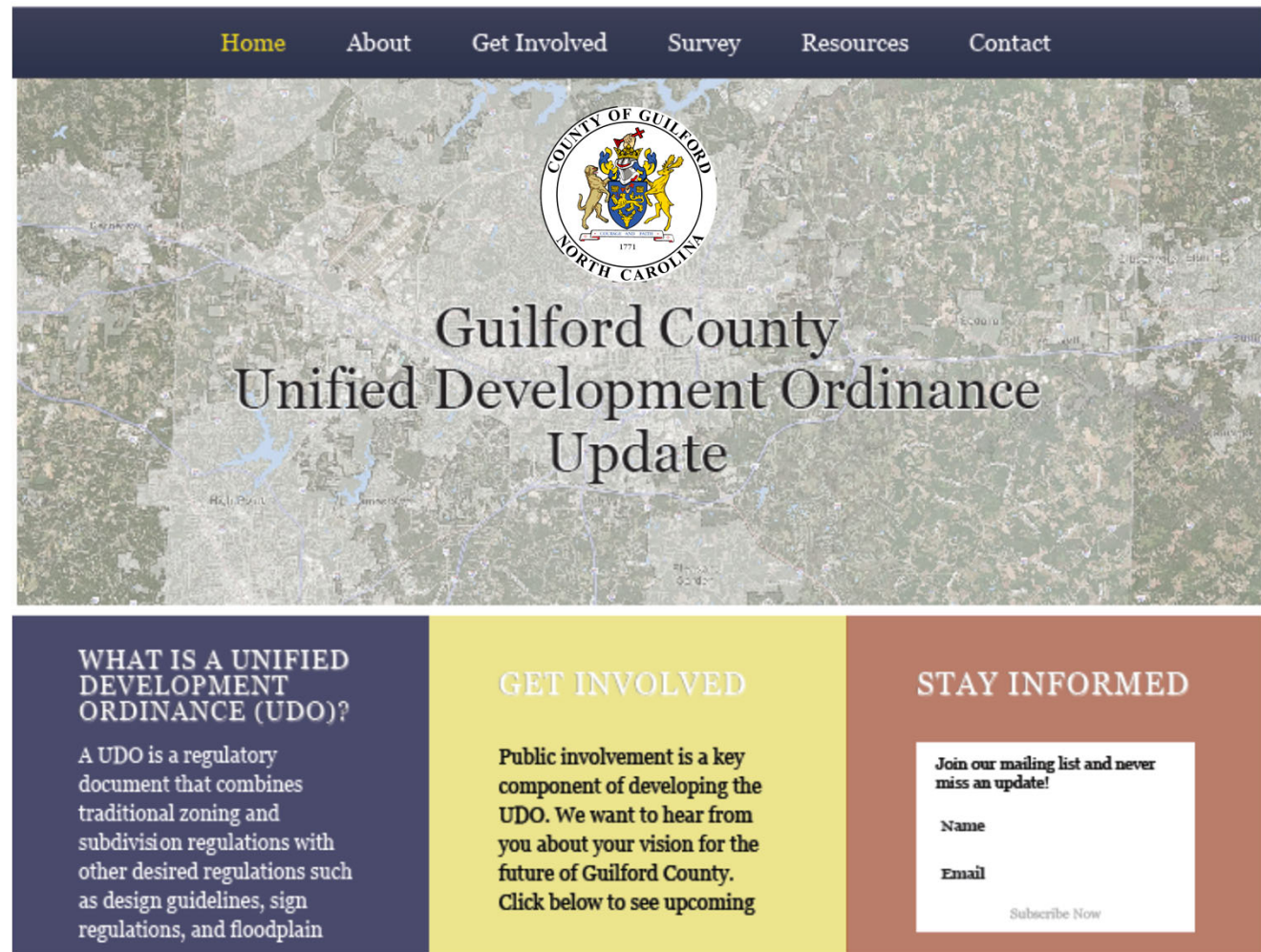
What We Heard...

- Transparency
- Predictability
- Increased efficiency
- Consistency between jurisdictions
- Improved Procedures
- Allow innovative solutions
- Accommodate needs for first responders
- Farmland preservation and right-to-farm
- Increased greenway connectivity, bike routes, and recreation/open space requirements
- Better review/standards for major developments
- Consider appropriateness of form-based standards and cluster development
- Outdated permitted use list
- Best practices for subdivisions



PROJECT WEBSITE

- Serves as clearing house for information throughout the project
- Provides information on upcoming public meetings
- Allows public to stay informed
- www.guilfordUDOupdate.com





UDO Update Highlights

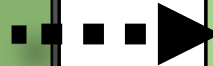


STEWART

CURRENT

Existing Ordinance Outline

1. Purpose and Authority
2. Definitions
3. Permits and Procedures
4. Zoning
5. Subdivisions: Procedures and Standards
6. Development Standards
7. Environmental Regulations
8. Enforcement
9. Administration
- Appendix 1 - Street Name and Address Assignment Standards
- Appendix 2 - Map Standards
- Appendix 3 - Required Information for Obtaining a Building, Sign, Use/Location, Event, Floodplain and Grading Permit
- Appendix 4 - Decision and Appeals Chart



NEW

Revised Ordinance Outline

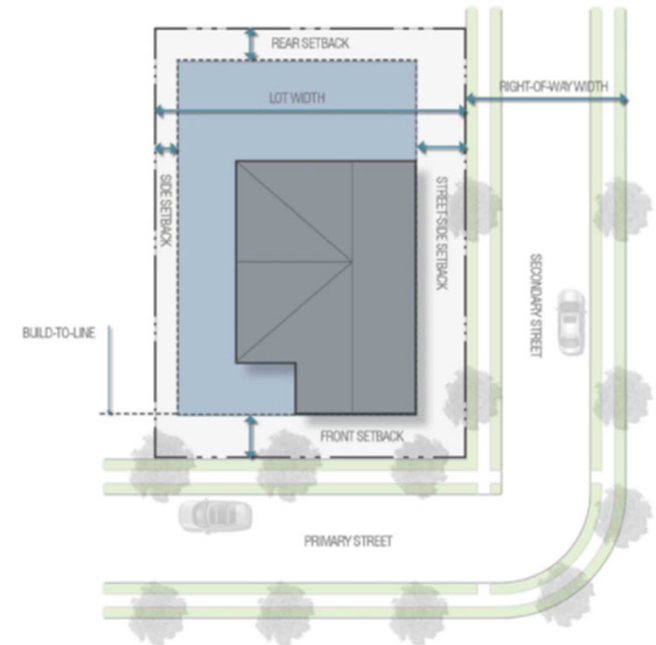
1. General Provisions
2. Administration
3. Permits & Procedures
4. Zoning Districts
5. Development Standards for Individual Uses
6. General Development Standards
7. Signs
8. Subdivisions & Infrastructure Standards
9. Environmental Regulations
10. Enforcement
11. Nonconformities
12. Definitions



STEWART

FORMAT IMPROVEMENTS

- Review and delete outdated or confusing standards that are no longer relevant to Guilford County
- Conflicting provisions should be reconciled and varying processes removed
- Administrative standards should be measurable and objective
- Use graphics to depict text and provide more clarity



FORMAT IMPROVEMENTS

Prominent Titles & Sections

4.2.1 - General Use Districts.

(A) Agricultural:

AG AGRICULTURAL DISTRICT. The AG, Agricultural District, is primarily intended to accommodate uses of an agricultural nature, including farm residences and farm tenant housing. It also accommodates scattered non-farm residences on large tracts of land. It is not intended for major residential subdivisions. The district is established for the following purposes:

- 1) To preserve and encourage the continued use of land for agricultural, forest and open space purposes;
- 2) To discourage scattered commercial and industrial land uses;
- 3) To concentrate urban development in and around area growth centers, thereby avoiding premature conversion of farmland to urban uses;
- 4) To discourage any use which, because of its character, would create premature or extraordinary public infrastructure and service demands.

(B) Single-Family Residential: In the following districts the number refers to the minimum lot size in thousands of square feet.

- 1) **RS-40 RESIDENTIAL SINGLE-FAMILY DISTRICT.** The RS-40, Residential Single-Family District is primarily intended to accommodate single-family detached dwellings on large lots in areas without access to public water and wastewater services. The district is established to promote single-family detached residences where environmental features, public service capacities or soil characteristics necessitate very low density single-family development. The overall gross density in RS-40 areas will typically be 1.0 unit per acre or less.
- 2) **RS-30 RESIDENTIAL SINGLE-FAMILY DISTRICT.** The RS-30, Residential Single-Family District is primarily intended to accommodate low density single-family detached dwellings on large lots in areas without access to public water and wastewater services. The overall gross density in RS-30 areas will typically be 1.3 units per acre or less.

The following districts require public sewer service:

- 3) **RS-20 RESIDENTIAL SINGLE-FAMILY DISTRICT.** The RS-20, Residential Single-Family District is primarily intended to accommodate low to moderate density single-family detached dwellings in suburban areas at an overall maximum density of 1.0 units per acre.

The following districts require public water and sewer service:

- 4) **RS-15 RESIDENTIAL SINGLE-FAMILY DISTRICT.** The RS-15, Residential Single-Family District is primarily intended to accommodate moderate density single-family detached dwellings in suburban areas at a maximum overall density of 2.5 units per acre.
- 5) **RS-12 RESIDENTIAL SINGLE-FAMILY DISTRICT.** The RS-12, Residential Single-Family District is primarily intended to accommodate moderate density single-family detached dwellings in suburban or urban areas at a maximum overall density of 3.0 units per acre.
- 6) **RS-9 RESIDENTIAL SINGLE-FAMILY DISTRICT.** The RS-9, Residential Single-Family District is primarily intended to accommodate moderate to high density single-family detached dwellings in urban areas with a maximum overall density of 4.0 units per acre.
- 7) **RS-7 RESIDENTIAL SINGLE-FAMILY DISTRICT.** The RS-7, Residential Single-Family District is primarily intended to accommodate high density single-family detached dwellings in urban areas at a maximum overall density of 5.0 units per acre.
- 8) **RS-5 RESIDENTIAL SINGLE-FAMILY DISTRICT.** The RS-5, Residential Single-Family District is primarily intended to accommodate high density single-family detached dwellings in urban areas at a maximum overall density of 7.0 units per acre.

4.2.1 AG – AGRICULTURAL DISTRICT

A. Intent

The AG - Agriculture district is intended to provide locations for agricultural operations, farm residences, and farm tenant housing on large tracts of land. This district is further intended to reduce conflicts between residential and agricultural uses and preserve the viability of agricultural operations. Commercial agricultural product sales - "agritourism" - may be permitted. The minimum lot size of this district is 40,000 square feet.



Typical Lot Pattern



Typical Building Form

B. Lot Standards

Dimensional Requirements

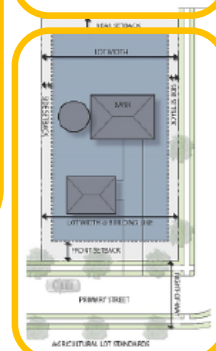
Requirement	Single-Family Detached	Notes
Min. Lot Size (ft ²)	40,000	
Min Lot Width (ft) @ building line		
Interior Lot (ft.)	150	
Corner Lot (ft.)	140	
Min. Street Frontage (ft)	50	
Min Street Setback (ft)		[1]
Min. Interior Setbacks (ft)		
Local or Collector	40	
Minor Thoroughfare	40	
Major Thoroughfare	45	
Side Yard (ft.)	15	
Rear Yard (ft.)	30	
Max. Structure height (ft)	50	
Max. building coverage (% of lot)	30	
Accessory Structures		
Setbacks (ft.)	Same as above.	
Height (ft.)	N/A	
Maximum Size (% of floor area)	N/A	

¹ Setback measured from right-of-way line or property line/setback from street centerline, whichever is greater.

Relevant references

C. References

Fences	Art. 6
Environmental	Art. 9
Lighting	Art. 6
Nonconformities	Art. 11
Permitted Uses	Art. 4
Subdivisions	Art. 8



Illustrations,
Charts &
Graphics

NEW UDO STRUCTURE

Administration, Processes, Districts & Dimensional Provisions:

- Article I – General Provisions
- Article II – Administration
- Article III – Permits & Procedures
- Article IV - Zoning Districts

Design Standards:

- Article V – Development Standards for Individual Uses
- Article VI – General Development Standards
- Article VII – Signs
- Article VIII – Subdivisions & Infrastructure Standards
- Article IV – Environmental Regulations

Regulatory:

- Article X - Enforcement
- Article XI - Nonconformities
- Article XII - Definitions

ADMINISTRATION AND PROCEDURES

- Streamline Process

- Combine all articles dealing with application, permitting, and plan submittal and review processes into one section
- Develop easy to use checklists for various submittal requirements
 - Maintain these outside of UDO so they can be amended and modified with ease
- Develop Flow Charts for various processes



DEVELOPMENT REVIEW PROCESSES

Public Notice Procedures

Application Type ⁵	Decision-Making Body	Type of Public Notification "R" = Required, [1] = see note below, * = not applicable		
		Electronic Notice ¹	Mailed Notice ²	Posted Notice ³
Appeal	Varies [4]	R	R	R
Certificate of Appropriateness (major)	Historic Preservation Commission	*	R	*
Rezoning	Planning Board	R	R	R
	Board of Commissioners	R	R	R
Road Closures	Planning Board	R	R	R
Special Use Permit	Planning Board	R	R	R
Text Amendment	Planning Board	R	R	*
	Board of Commissioners	R	R	*
Variance	Board of Commissioners	R	R	R

Table 3.1 - Development Review Procedures

TABLE KEY		M = Mandatory • = Not Applicable ¹ = Notes		C = Comment R = Recommend / Advisory D = Decision		P = Public Hearing Q = Quasi-Judicial Hearing A = Appeal N = de novo Hearing			
APPLICATION OR PROCESS	SECTION REFERENCE	PUBLIC NOTICE LEVEL¹	PRE-APPLICATION CONFERENCE	REVIEW AUTHORITIES					
				ADMINISTRATIVE		DECISION-MAKING BODIES			
				PLANNING & DEVELOPMENT DIRECTOR (PD) ²	TECHNICAL REVIEW COMMITTEE (TRC)	HISTORIC PRESERVATION COMMISSION (HPC)	PLANNING BOARD (PB)	BOARD OF COUNTY COMMISSIONERS (BCC)	BOARD OF ADJUSTMENT (BOA)
Administrative Adjustment	3.5.1	▪	▪	D	▪	▪	▪	▪	A
Appeal³	3.5.2	1,2	▪	R	▪	▪	▪	▪	D/A
Certificate of Appropriateness, major	3.5.3	1,2,3	M	R	▪	Q	▪	▪	▪
Certificate of Appropriateness, minor	3.5.3	▪	▪	R/D⁴	▪	▪	▪	▪	A
Certificate of Erosion Control Performance	3.5.4	▪	▪	D	▪	▪	▪	▪	▪
Certificate of Floor Elevation/Floodproofing	3.5.5	▪	▪	D	▪	▪	▪	▪	▪
Certificate of Occupancy	3.5.6	▪	▪	D	▪	▪	▪	▪	▪
Rezoning (Including Conditional⁵)	3.5.7	1,2,3	M	R	R	▪	D/R⁶	D/A⁷	▪

ZONING DISTRICT CONVERSION

Previous District	Districts Established
AGRICULTURE	
AG	AG
RESIDENTIAL	
RS-40	RS-40
RS-30	RS-30
RS-20	RS-20
RS-12, RS-15	RS-3
RS-7, RS-9	RS-5
RS-5	RS-7
RM-26	RM-26
RM-18, RM-12	RM-18
RM-8, RM-5	RM-8
CIVIC	
PI	PI Public and Institutional
COMMERCIAL – OFFICE & RETAIL	
LO	LO Limited Office
NB	NB Neighborhood Business
LB	LB Limited Business
GO-H, GO-M	MXU Mixed-Use
GB	GB General Business
HB, SC	HB Highway Commercial
CP	CP Corporate Park
INDUSTRIAL	
LI	LI Light Industrial
HI	HI Heavy Industrial
Planned Unit Development Districts	
RPD	RPD Rural Preservation District
PD-R	PD-R Planned Unit Dev.- Residential
PD-M	PD-M Planned Unit Dev.- Mixed
No Change to Overlay Districts	

RS & RM Districts titles now match High Point & Greensboro in density comparisons:

Units per acre	GSO	HP	Proposed GCUDO
1			AG
1			RS-40
1.3			RS-30
1.9			RS-20
3	R-3	R-3	RS-3
5	R-5	R-5	RS-5
7	R-7	R-7	RS-7
8	RM-8		RM-8
12	RM-12		
16		RM-16	
18	RM-18		RM-18
26	RM-26	RM-26	RM-26
40	RM-40		

(A) Agricultural:

1) To preserve and encourage the continued use of land for agricultural, forest and open space purposes;

- | | | |
|----|---|----|
| 1) | To preserve and encourage the continued use of land for agricultural, forest and open space purposes; | |
| 2) | To discourage scattered commercial and industrial land uses; | |
| 3) | To concentrate urban development in and around area growth centers, thereby avoiding premature con | |
| 4) | To discourage public infrastru | AG |

(B) Single-Family Resid
thousands of square

- 1) RS-40 RESID
District is prima
areas without
promote single
capacities or s
overall gross d

- 2) RS-30 RESID
District is prim
large lots in an
density in RS-3
The following d

- 3) RS-20 RESID District is primarily dwellings in subdivisions. The following d

- 4) RS-15 RESID
District is prima
in suburban are

- 5) RS-12 RESID
District is prima
in suburban or

- 6) RS-0 RESIDENTIAL
is primarily intended
for use in urban areas

- 7) RS-7 RESIDENTIAL
is primarily intended for
areas at a maximum

- 8) RS-5 RESIDUE is primarily in the
is primarily in the
areas at a maximum

	AG	RS-40	RS-30
Min. Lot Size (ft. ²)	40,000	40,000	30,000
Min. Lot Width (ft.)			
Interior Lot	150	150	100
Corner Lot	150	150	100
Min. Street Frontage (ft.)	50	50	50
Min. Street Setback (ft.) ^a			
Local and Collector—Front	40/65	40/65	40/65
Local and Collector—Side	40/65	40/65	20/45
Minor Thoroughfare	45/80	45/80	45/80
Major Thoroughfare	50/95	50/95	50/95
Min. Interior Setbacks (ft.)			
Side Yard	15	15	10
Rear Yard	30	30	30
Max. Building Height (ft.):sup\sup;	50	50	50
Max. Building Coverage (% of lot)	30	30	30



A. Intent



Typical Lot Pattern



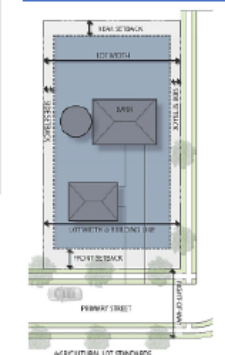
Typical Building Form

Dimensional Requirements – AG

Dimensional Requirement	Single-Family Detached	Note
Min. Lot Size (ft ²)	40,000	
Min Lot Width (ft) @ building line		
Interior Lot (ft.)	150	
Corner Lot (ft.)	160	
Min. Street Frontage (ft)	50	
Min Street Setback (ft)		[1]
Local or Collector	40	
Minor Thoroughfare	40	
Major Thoroughfare	45	
Min. Interior Setbacks (ft)		
Side Yard (ft.)	15	
Rear Yard (ft.)	30	
Max. Structure height (ft)	50	
Max. building coverage (% of lot)	80	
Accessory Structures		
Setbacks (ft.)	Same as above.	
Height (ft.)	N/A	
Maximum Size (% of floor area)	N/A	

¹ Setback measured from right-of-way line or property line/setback from street centerline, whichever is greater.

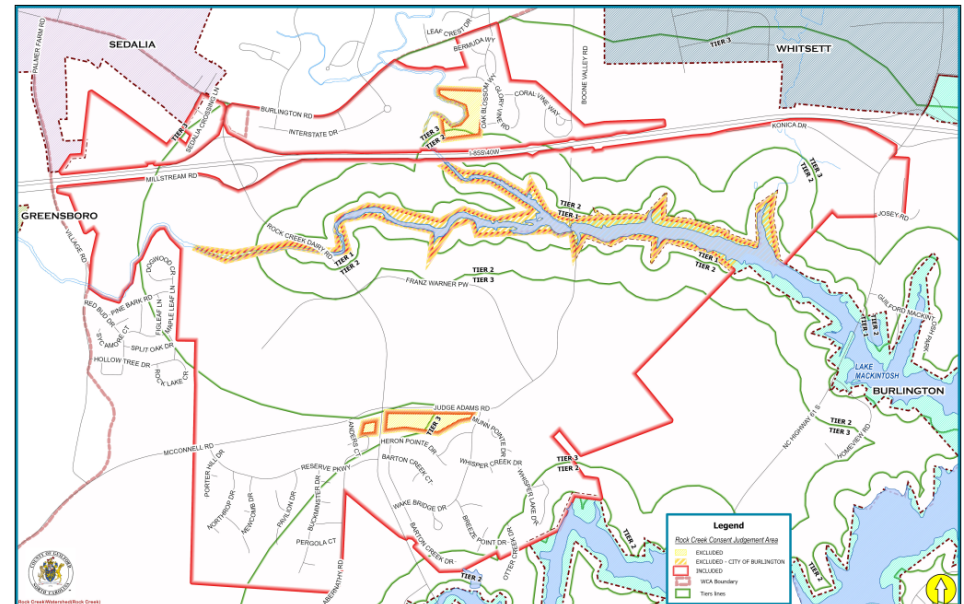
Fences	Art. 6
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Nonconformities	Art. 11
Permitted Uses	Art. 4
Subdivisions	Art. 8



ROCK CREEK CONSENT JUDGMENT AREA ADDED AS AN OVERLAY ZONE

Property in the Rock Creek Corporate Park is addressed in a Consent Judgment in case number 88 CVS 2758 on file in Guilford County Superior Court. Uses of said Rock Creek property zoned O/I, Office-Industrial on January 27, 1989 remain in effect per the Consent Judgment notwithstanding inconsistent provisions of this Article.

- Not in current ordinance
- Some uses Allowed Even if Inconsistent with Zoning
 - Use Exclusions/Permitted Uses



USE TABLE & INDIVIDUAL STANDARDS

X = Prohibited in the WCA. For details on prohibited uses in the WCA, see Section 4.

P = Use by Right D = Development Standards Apply, See Article 6 S = Special Use Permit Required Z = Overlay Zoning Required * = Indicates Additional District Requirements, See Section 4

Use Category	Use Type	WCA Prohibited Uses	Residential												Institutional	Commercial								Industrial		
			A	R	R	R	R	R	R	R	R	R	R	R		P	L	M	N	L	G	H	C	L	H	
			G	S	S	S	S	S	S	S	M	M	M	M		I	O	X	B	B	B	C	P	I	I	
			40	30	20	12	7	5	8	18	26					U	+	+	+	+	+	+	+			
Recreation and Entertainment	Adult-Oriented Establishments																							S		
	Indoor Recreation																P	P	P	P	P					
	Outdoor Recreation		S																			D		D		
	Amusement or Water Parks, Fairgrounds																				D		D			
	Athletic Fields		S	S	S	S	S	S	S	S	S	S	P	D	P	D	P	P	P	P	P	P	P			
	Auditorium, Coliseum or Stadium												P							P		P				
	Club or Lodge		S	S	S	S	S	S	S	S	S	S	P	S	P	S	P	P	P	P	P					
	Country Club with Golf Course		D	S	S	S	S	S	S	S	S	S	D		S				D	D	D	D				
	Equestrian Facility		S	S									S													
	Go-cart Raceway																			P		P	P			
	Golf Course, Miniature																	P	P	P						
	Golf Course		P	S	S	S	S	S	S	S	S	S	D							D	D	D				
	Physical Fitness Center															P		P	P	P	P	P				
	Private Club or Recreation Facility, Other		S																							
	Public Park (incl public recreation facility)		D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D	D			
	Recreational Vehicle Park or Campsite																				D					
	Special Event Venue		S										P						P	P	P					
	Shooting Range, Indoor																		D	D		D	D			
	Shooting Range, Outdoor		S										S													
	Swim and Tennis Club		D	S	S	S	S	S	S	S	S	S	D		D				D	D	D	D				
	Theater (outdoor)																D	D	D	D						
	Theater (indoor)																		P	P						
		Place of Worship		P	D	D	D	D	D	D	D	D	D	P	P	P	P	P	P	P	P	P	P			



ARTICLE 5 – DEVELOPMENT STANDARDS FOR INDIVIDUAL USES

- Minimum Floor Area:** A minimum floor space of fifty (50) square feet shall be provided for each individual sheltered.
- Operation:**
 - The facility shall be contained within the building of and operated by a government agency or nonprofit organization.
 - The facility operator(s) shall provide continuous on-site supervision by an employee(s) and/or volunteer(s) during the hours of operation.

5.6 RECREATION AND ENTERTAINMENT

A. ADULT-ORIENTED ESTABLISHMENT (WHERE REQUIRED: HI)

- Property Separation.** No adult-oriented establishment shall locate within one thousand (1,000) feet of a church, public or private elementary or secondary school, child day care center or nursery school, public park, or residentially zoned property.
- Prohibition of Sleeping Quarters.** Except for an adult motel, no adult oriented establishment may have sleeping quarters.
- Restriction of Uses on the Same Property or in the Same Building.** There shall not be more than one (1) adult-oriented establishment in the same building, structure, or portion thereof. No other principal or accessory use may occupy the same building, structure, property, or portion thereof with any adult oriented establishment. This restriction does not apply to food services.
- Signs.** Except for business signs permitted by Article 7 – Signs of this Ordinance, promotional materials shall not be visible to the public from sidewalks, walkways, or streets.

B. OUTDOOR RECREATION (WHERE REQUIRED: AG, HC, LI, HI)

- Principal Uses of Outdoor Recreation.** Stadium, amphitheater, paintball field, drive-in theatre, campground, marina, batting cage, amusement park, miniature golf facility, water park, skateboarding or bicycle park, ballfield.
- Related Uses.** Clubhouse, concession stands, indoor storage, and other structures supporting the principal uses.
- Use Separation.** Shall not abut a residential district.
- Lighting.** Lighting shall be placed at least 100 feet away from residential uses and abide by lighting standards set forth in this ordinance.

C. AMUSEMENT OR WATER PARK, FAIRGROUNDS (WHERE REQUIRED: HC, LI)

- Minimum Area.** Minimum lot size shall be five (5) acres.
- Use Separation.** No buildings or structures, temporary or otherwise, shall be located within fifty (50) feet of any property line.
- Security Fencing.** Security fencing, a minimum six (6) feet in height, shall be provided along the entire boundary of the park activities.
- Use Separation.** No amusement equipment, machinery or mechanical device of any kind may be operated within two hundred (200) feet of any developed residentially or public-institutionally zoned property.

D. ATHLETIC FIELDS (WHERE REQUIRED: AG, ALL RESIDENTIAL DISTRICTS, LO, NB)

- Access.** All athletic fields shall have access to collector or higher capacity street.

E. CLUB OR LODGE (WHERE REQUIRED: AG, ALL RESIDENTIAL DISTRICTS, LO, NB)

PARKING STANDARDS

- Simplified Parking Calculations
- Revised/updated images
- Introduced maximum parking provisions

TABLE 6-1-1: PARKING REQUIREMENTS

USE CATEGORY/SPECIFIC TYPE	MINIMUM REQUIRED AUTO SPACE
AGRICULTURAL/ANIMAL SERVICES:	
All	No Requirements
HOUSEHOLD LIVING:	
Single Family & Two Family Detached Dwelling	1.5 per unit
Townhouse Dwelling and Multi-Family	1.8 per unit within 200 ft. of unit plus 0.25 spaces for visitor parking
Accessory Dwelling	1 per unit
Live/Work	1 per 500 sf
Cluster Mailbox Unit	2 spaces per location, one space must meet ADA accessibility requirements
Other	1 per unit
GROUP LIVING/SOCIAL SERVICES:	
	1 per 2 resident rooms
RECREATION & ENTERTAINMENT:	
Adult Use	1 per 200 sf
Theater	1 per 1,000 sf of seating area
Indoor Recreation	1 per 300 sf
Other	See Subsection N - Uses with Variable Parking Demand Characteristics
CIVIC, EDUCATIONAL & INSTITUTIONAL:	
Place of Worship	1 per every 6 seats in worship area
Schools	1 per 8 seats in the main assembly hall
Daycare Centers (not in home)	1 per classroom
Other	1 per 400 sf
BUSINESS, PROFESSIONAL & PERSONAL SERVICES:	
Medical Office	1 per examination table
Studio, Artist & Recording	1 per 400 sf
Other	1 per 600 sf
LODGING:	
	1 per room
RETAIL TRADE:	
	1 per 400 sf
FOOD SERVICES:	
	1 per 200 sf
Restaurants	
FUNERAL & INTERNMENT SERVICES	
Funeral Home or Crematorium	1 per 4 seats in main assembly room



EWART

LANDSCAPE STANDARDS

- Better organize/simplify standards
- Revised/updated images
- Planting Area Descriptions Updated
- Moved to planting/buffer yards based on zoning with consideration of existing land uses/vacant property on adjoining properties




TYPE B PLANTING YARD					
	A medium density screen intended to partially block visual contact between uses and create spatial separation.	25'	30'	50'	Canopy: 3 per 100 lf. Understory: 5 per 100 lf. Shrubs: 25 per 100 lf.
TYPE C PLANTING YARD					
	A low density screen intended to partially block visual contact between uses and create spatial separation.	15'	20'	40'	Canopy: 2 per 100 lf. Understory: 3 per 100 lf. Shrubs: 17 per 100 lf.
Type D PLANTING YARD					
	A peripheral planting strip intended to separate uses, provide vegetation in densely-developed areas and enhance the appearance of individual properties.	5'	5'	10'	Canopy: N/A Understory: 2 per 100 lf. Shrubs: 18 per 100 lf.

TABLE 6-2-2: PLANTING YARD CHART

Zoning Classification of Site	Zoning Classification of Adjacent Site					
	AG	All RS Districts	All RM Districts	PI, LO, MXU, LB, NB	GB, HC, CP	LI, HI
AG	N/A	N/A	N/A	B	A	A
All RS Districts	D	N/A	C	B	A	A
All RM Districts	C	D	N/A	C	B	A
PI, LO, MXU, LB, NB	B	B	B	D	C	B
GB, HC, CP	A	A	B	C	D	C
LI, HI	A	A	A	B	C	D

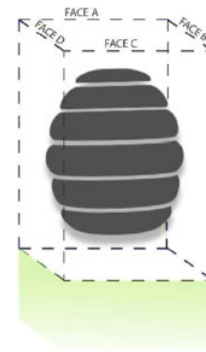
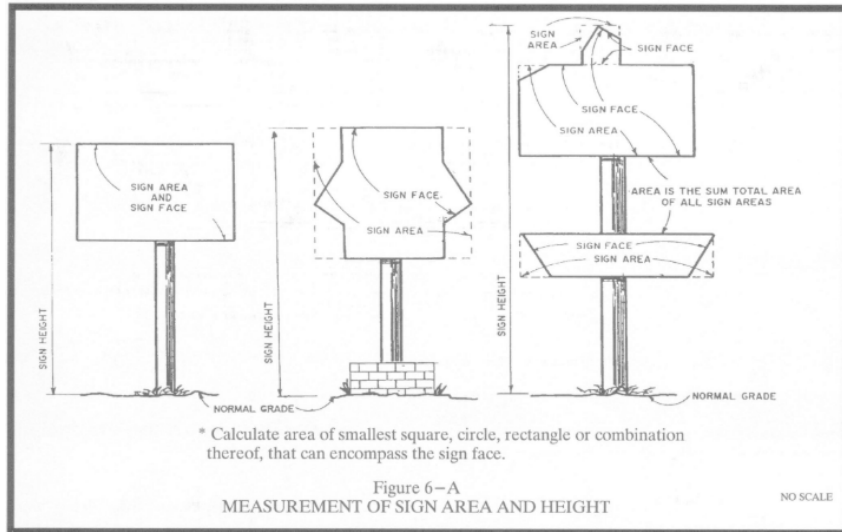
Notes:

1. A proposed nonresidential use locating next to vacant property shall be required to install a Type D planting yard.
2. A non-residential or multi-family residential with 8 or more units adjacent to an AG or RS zoning district shall be required to install a Type C planting yard.
3. Use of a vacant parcel with a valid preliminary plat or site plan shall be considered developed for the approved use.

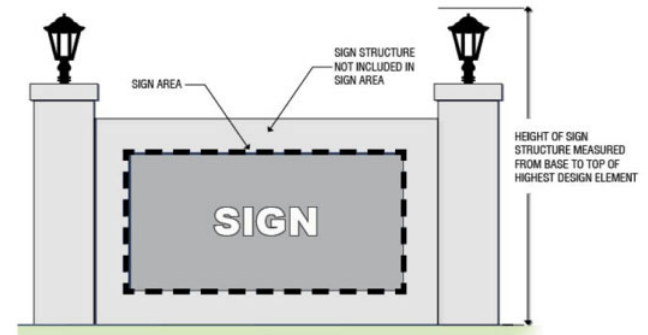


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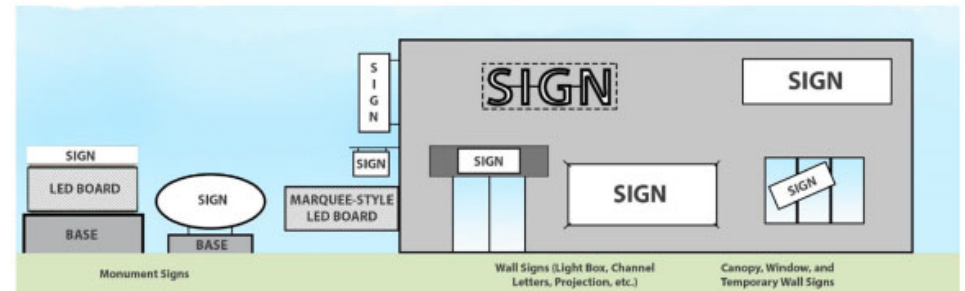
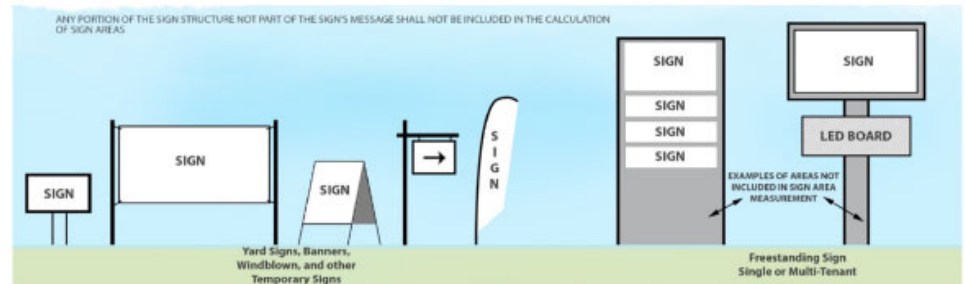
SIGN STANDARDS



Multi-Faced Sign



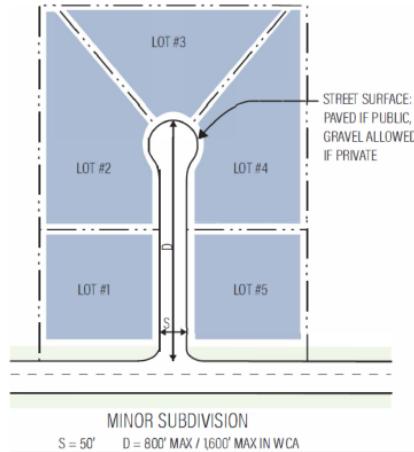
Structural/Decorative Elements



Subdivisions/Street Access

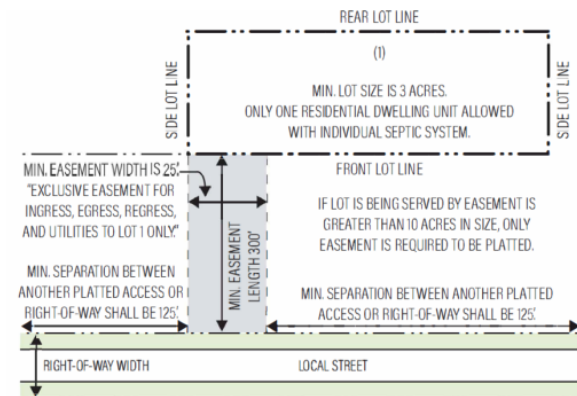
Street/Access Options	Minimum Right-of-Way or Easement Width ²	Minimum Street Width	Length ³	Street/Access Construction Standard	Street Maintenance Responsibility	Other Requirements
Public Street ^{7, 9}	50 ft.	14 ft. One-Way 20 ft. Two-Way	Max. 800 ft. / 1600 ft. (WCA) ⁴	Must Meet or Exceed NCDOT Subdivision Streets Minimum Construction Standards	POA ⁵	Certification of Street Construction to NCDOT Subdivision Streets Minimum Construction Standards
Private Street (new) ⁷	50 ft.	14 ft. One-Way 20 ft. Two-Way	Max. 800 ft. / 1600 ft. (WCA) ⁴	6" ABC Stone and Meet NCDOT Subdivision Streets Minimum Construction Standards EXCEPT No Paving Required ⁶	POA ⁵	Private Street Disclosure Certification Statement (NCGS 136-102.6) Must Have Direct Access to a Public Street
Exclusive Access Easement (Public & Private Streets, Exclusive Access Easement must be Recorded) ⁸	25 ft.	N/A	Allowable if more than 300 ft. from Public Street Minimum separation between centerline of easement of any other platted right-of-way shall be one hundred twenty- five (125) ft.	N/A	N/A	Only One (1) Lot a Minimum of three (3) Acres in Size No Accessory Dwelling Allowed

Public/Private Street Illustration

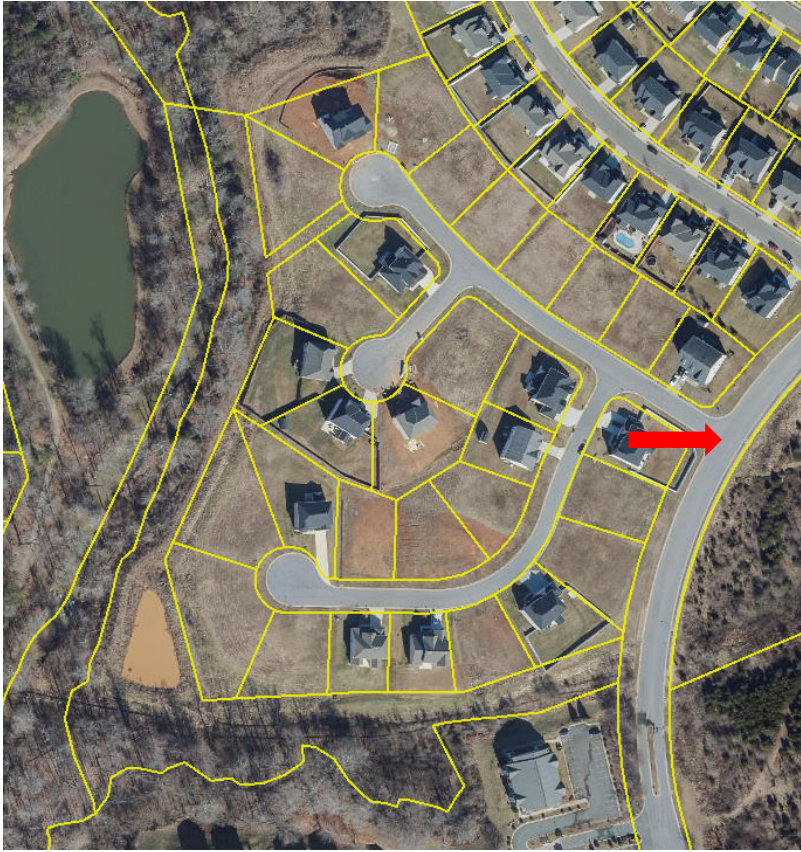


Increased # of Lots from 4 to 5 for a Minor Subdivision

Exclusive Access Easement



Keeps flag lots (Helpful in Rural Areas)

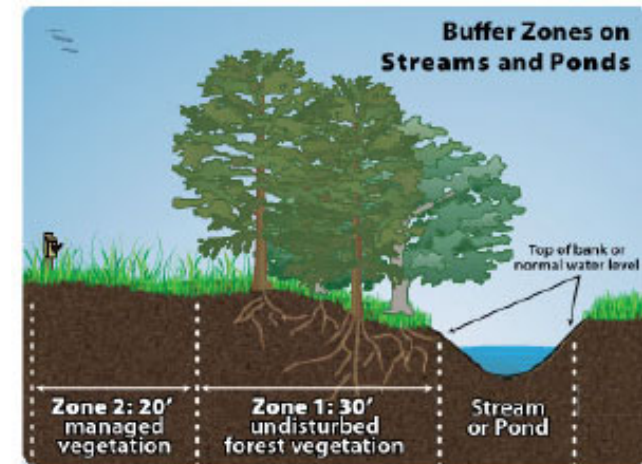


Street Access Points Based on # Lots Multi-Family Residential Developments

Development Type	Fire Apparatus Access Streets	Fire Apparatus Access Street Exceptions	Sight Distance Triangle Easements ¹	Minimum Street Offset ²	Grades at Intersections ³	Curb and Gutter
Multiple-Family Residential Developments (more than 100 dwelling units)	Shall be equipped throughout with two (2) separate and approved fire apparatus access Streets.	A single approved fire apparatus access Street may be provided when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with this ordinance.	NCDOT standard of ten (10) feet x seventy (70) feet in size along the intersecting rights-of-way, with the seventy (70) foot dimension along the cross street.	One hundred twenty-five (125) feet	Not exceed five (5) percent for a <u>distance of not less than one hundred (100) feet</u> from the centerline of the intersection.	Required in developments where public water and/or sewer is provided.
Multiple-Family Residential Developments (more than 200 dwelling units)	Shall provide three (3) separate and approved fire apparatus access streets regardless of whether they are equipped with an approved automatic sprinkler system.	N/A	NCDOT standard of ten (10) feet x seventy (70) feet in size along the intersecting rights-of-way, with the seventy (70) foot dimension along the cross street.	One hundred twenty-five (125) feet	Not exceed five (5) percent for a <u>distance of not less than one hundred (100) feet</u> from the centerline of the intersection.	Required in developments where public water and/or sewer is provided.

ENVIRONMENTAL REGULATIONS

- Reorganized/updated per staff comments & state regulations
- Major Parts
 - Stormwater Management/Watershed Protection
 - *Local regulations (such as driveways in drainage easements) are provided where state regulations allow flexibility (i.e. Jordan Lake Rules)*
 - Soils Erosion & Sediment Control
 - Flood Damage Prevention (state model)



Zone AE (includes Floodway and Fringe)

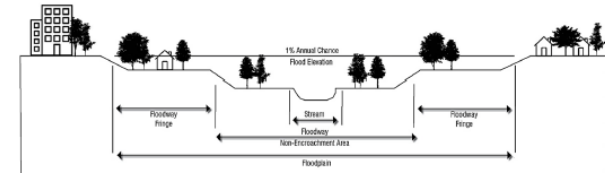
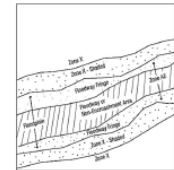
- 1% Annual Chance Floodplain
- Floodway or Non-Encroachment Area - No structures or filling permitted.
- Floodway Fringe - Finished floor elevation of buildings must be two (2) feet above base flood line elevation.
- Fill material must be placed in the fringe as long as it does not encroach on the FLOODWAY.

Zone X (Shaded)

- 2% Annual Chance Floodplain
- This area is not regulated by the flood hazard section of this Ordinance.

Zone X

- Upland area
- This area is determined to be outside the 2% Annual Chance Floodplain



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OTHER UPDATES/IMPROVEMENTS

- Simplified regulations for accessory structures and dwellings (creating housing choices)
- Matched new UDO definitions & terminology with best practices & current nomenclature
- Processes consistent with NCGS
- Most recent State Historic Preservation Model Ordinance
- Updates Planning Board votes for rezonings for final approval to match number of members (75% or 6 of 9 members).



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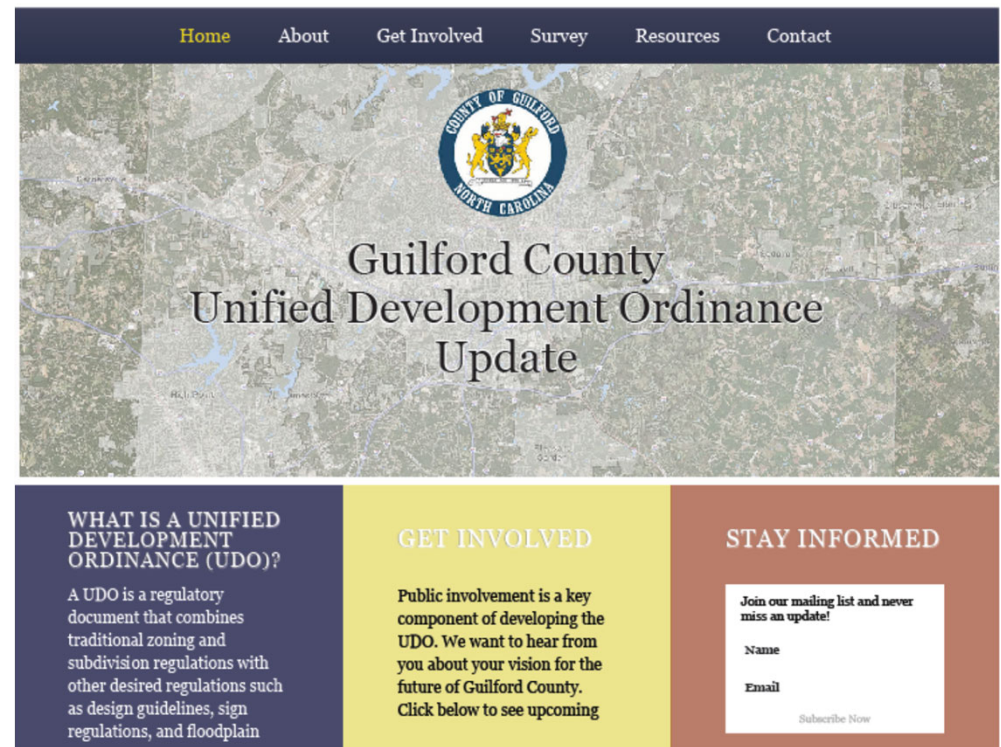
NEXT STEPS

- Board of Commissioners Workshop – January 16, 2020
- Public Meeting/Open House (Future)
- Final UDO Draft (Ongoing)
- Planning Board Review & Recommendation (Tentative)
- Board of Commissioners Review & Adoption (Tentative)
- Grace period (1-year dual ordinances)



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QUESTION OR COMMENTS?



The screenshot shows the homepage of the Guilford County Unified Development Ordinance Update website. The top navigation bar includes links for Home, About, Get Involved, Survey, Resources, and Contact. The main header features the Guilford County North Carolina seal and the title "Guilford County Unified Development Ordinance Update". Below the header, there are three columns of content:

- WHAT IS A UNIFIED DEVELOPMENT ORDINANCE (UDO)?**
A UDO is a regulatory document that combines traditional zoning and subdivision regulations with other desired regulations such as design guidelines, sign regulations, and floodplain.
- GET INVOLVED**
Public involvement is a key component of developing the UDO. We want to hear from you about your vision for the future of Guilford County. Click below to see upcoming.
- STAY INFORMED**
Join our mailing list and never miss an update!
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