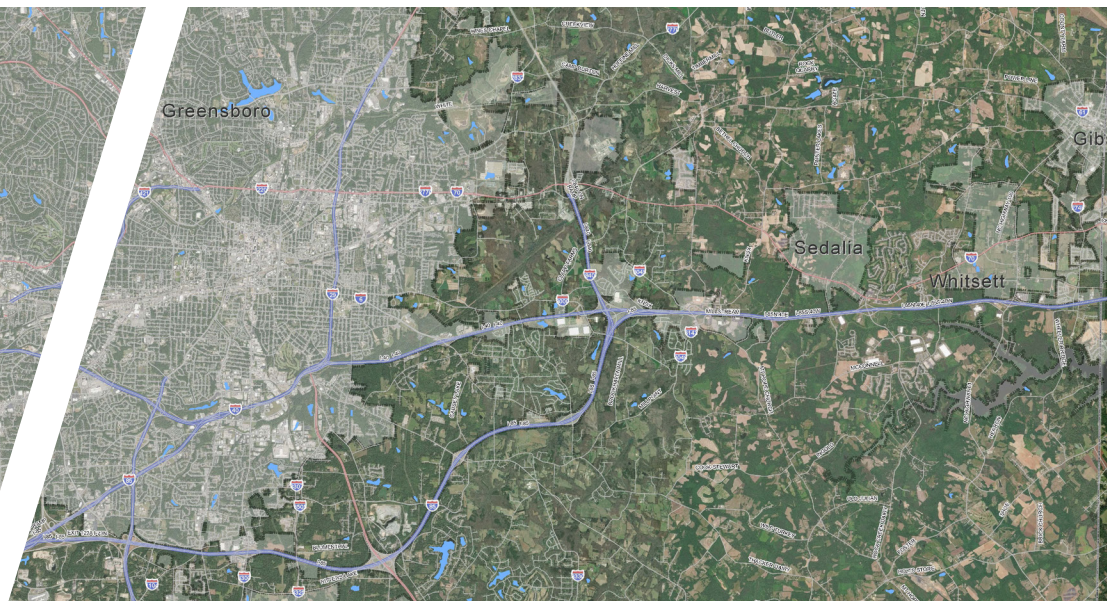
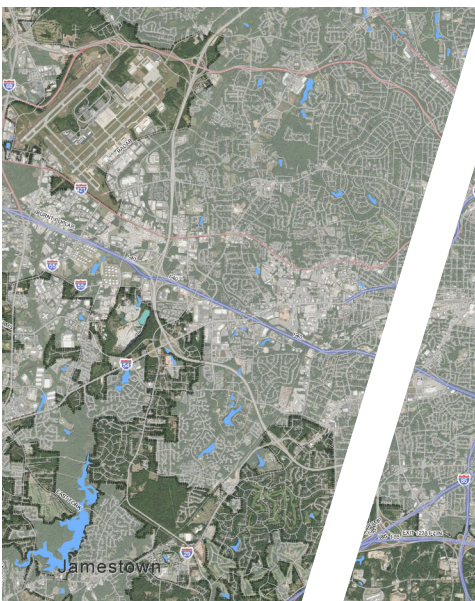




GUILFORD COUNTY UNIFIED DEVELOPMENT ORDINANCE ASSESSMENT

September 2018



ACKNOWLEDGMENTS

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STEWART





Carolina Field of Honor at Triad Park

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1. Overview

1.1 Purpose

In 2018, Guilford County Planning and Zoning teamed with a consultant to update the current General Development Ordinance (GDO), or Development Ordinance. The County's GDO, adopted in 1992, is applicable to land development in the unincorporated areas. There have been more than 30 text amendments to the GDO over the years to align with changes in state laws, changing economy and planning practices, and the needs of an ever-changing community. However, this project represents the first comprehensive update - and just in time for one of the six urban counties undergoing significant growth and change.



Summerfield Town Hall

Guilford County and its municipalities were at the forefront of planning, with Conditional Use Zoning, first implemented in Greensboro. With the adoption of the GDO in 1992, Guilford County was at the forefront of what became a growing trend of combining several land use regulatory documents (zoning, subdivision, environmental) into a Unified Development Ordinance (UDO). The GDO, renamed UDO update, will continue the strong foundation of using zoning as a tool to help shape a positive, sustainable, and prosperous future.

This purpose of this UDO Assessment is to provide a foundation for and achieve consensus on the content and format for the final UDO. Though the assessment provides a general outline, the year long process is fluid and there will be adjustments to accommodate issues not currently identified. The assessment will address issues identified by the County including redundancies, inconsistencies, out-dated terms, ambiguous processes, and the lack of tables, charts, hyperlinks, and graphics which would aid in interpretation of regulations and standards. Still there are other topics, arguably more significant, that will be addressed or updated such as:

- » Zoning standards
- » Subdivision regulations
- » Stormwater management/watershed protection
- » Erosion Control
- » Permitted uses table
- » Performance-based design standards

In Chapter 2, this assessment will provide a professional diagnosis of a number of existing plans and ordinances, prepared by Guilford County, municipalities, and regional agencies. Ensuring that the UDO is prepared in conformance with the latest North Carolina land use laws will be part of the

1. Overview

process. This research combined with input from County staff, community stakeholders, and agency representatives, each of which has relevant experience and knowledge, will determine the nature of the challenges presented and specific areas of difficulty. This is supplemented by site visits throughout the County to review on-site conditions.

Chapters 3 and 4 will further the County's goal to provide excellent customer service for both residents and professionals involved in land planning and development by providing clarity, increasing predictability and efficiency. Formatting will be improved within a framework of Articles similar to the existing GDO but with some additions.

Finally, the Guilford County UDO Assessment will diagnose issues and outline potential solutions in a format that can be tracked throughout the process.

1.2 Project Goals

Early in the process, County staff conveyed to community stakeholders the following goals that will guide and be addressed in the UDO update. The goals include but are not limited to:

- Increased transparency
- Improved procedural efficiency
- Predictability in development processes
- Consistency between jurisdictions (e.g., definitions, use categories), where feasible
- Acknowledgment of the distinctive rural development pattern and transition on the urban fringe

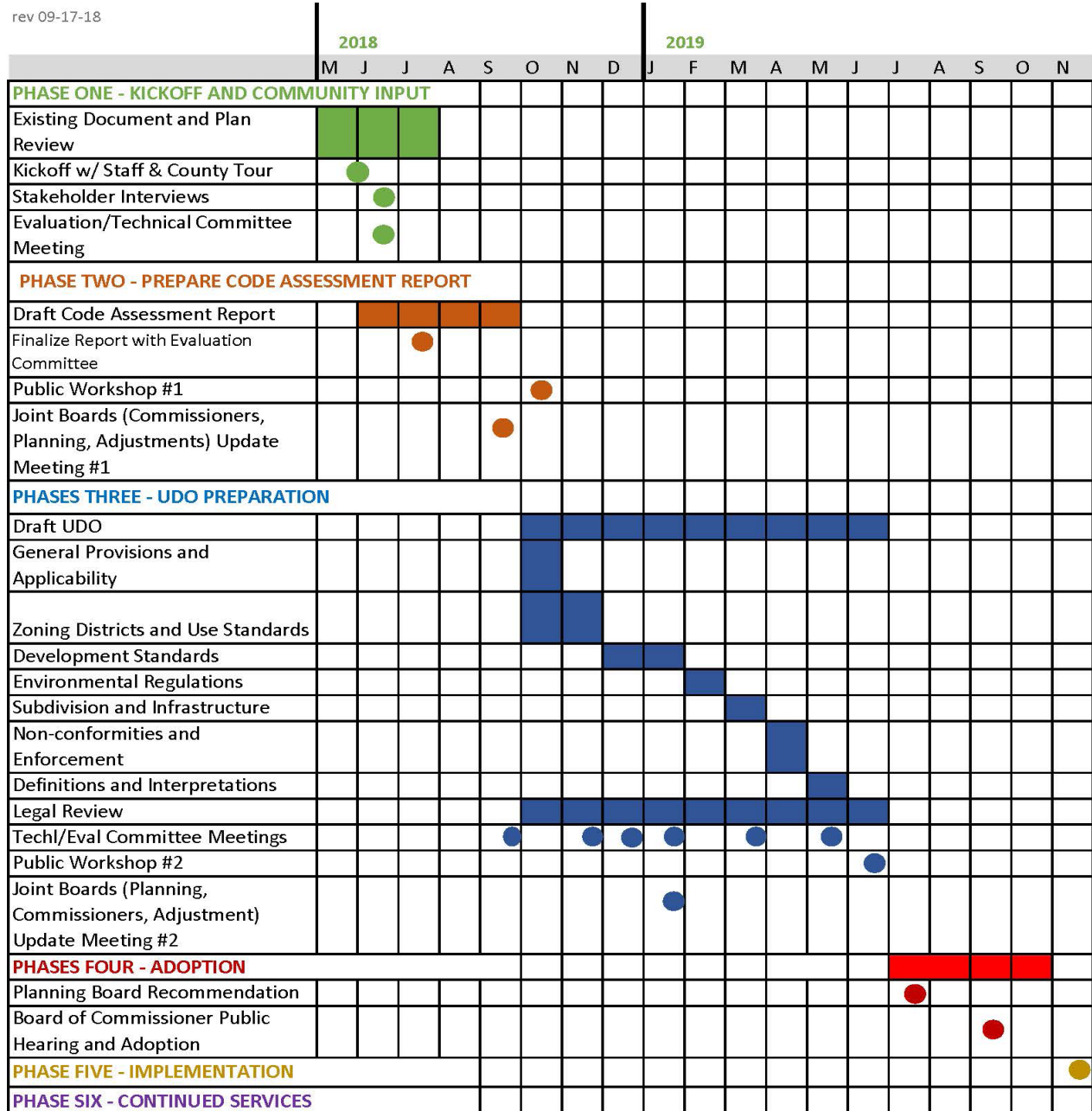
The UDO will establish standards and procedures that lead to predictable development outcomes. When the administration of local development ordinances offers predictability, residents are reassured because they have a clear expectation of what changes to expect in their growing community. The development community is encouraged to invest because they have a clear understanding of what is need to get a project from concept to approval. And the County is better positioned to attract high-quality investments in the built environment.

1. Overview

1.3 Project Timeline

The County's UDO Update began in June 2018 and is expected to last 15-18 months as indicated in the following schedule.

rev 09-17-18



○ Indicates meeting - Staff, Evaluation Committee, Technical Committee, Public Workshop, Public Hearing

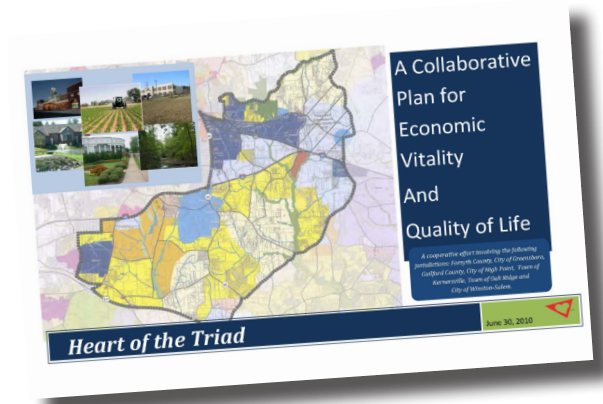


2. Policy and Input

2.1 Assessment of Relevant Documents

Assessment Overview

There are several plans, reports, studies, and ordinances prepared by Guilford County, its municipalities, and regional agencies. These plans contain visions, goals, and recommendations. The documents address growth, land use, and transportation at a variety of scales including small areas. For instance, a policy from Greensboro's Connections 2025 Plan addresses "growth on the fringe" and specifically sets out, through inter-governmental cooperation, to stop sprawl through increased development density and the allowance of mixed uses. The plans are meant to guide local officials and policy makers in making land use decisions and expending resources. And the UDO is one of the primary tools to implement the goals of the various Plans.



A multi-jurisdictional growth policy plan

Guilford County Comprehensive Plan

The 2006 Guilford County Comprehensive Plan recommends the update of the existing General Development Ordinance. Policies and recommendations from the plan relevant to this process, are listed below, and will serve as a foundation for crafting the Unified Development Ordinance:

Future Land Use

- Utilize consistent Land Use classifications to develop a rezoning guidance matrix for non-residential uses.
- Review and recommend additional permitted commercial uses, with or without development standards, to the Agriculture (AG) section of the Table of Permitted Uses.
- Consider traditional neighborhood design (TND) principles in appropriate locations, including mixed uses, pedestrian-friendly streets and commercial areas, and transit-oriented development.
- Recommend Development Ordinance amendments and Area/Quadrant Plan changes to support and implement regional plans endorsed and adopted by Guilford County.

Transportation

- Review and recommend changes to subdivision standards in the Development Ordinance that will enhance safety, "calm traffic", improve efficiency, and promote connectivity.
- Support, when necessary, Development Ordinance amendments that will allow Transit-oriented Development activities and land uses to complement innovative transportation/transit advancements.

2. Policy and Input

Landscaping

- Review and recommend changes to landscape/buffering standards in the Development Ordinance that will address noise impacts; reduce air pollution; and promote safe, aesthetically pleasing design.

Housing

- Review Mixed-Use development standards in the Development Ordinance, and pursue amendments as deemed necessary, to foster more creativity in design and housing options.

Natural Historic and Cultural Resources

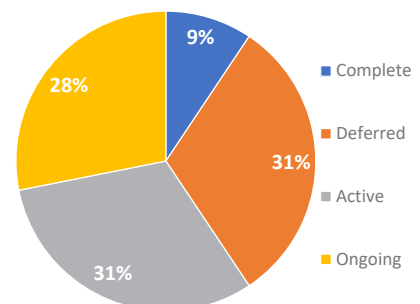
- Support clustering for projects with significant environmental challenges to afford the greatest protection of natural resources.
- Review the Subdivision section of the Development Ordinance, and pursue amendments as deemed necessary to foster more creativity and infuse land stewardship.
- Review Mixed-Use Development standards in the Development Ordinance, and pursue amendments as deemed necessary, to foster more creativity in design.
- Incorporate Development Ordinance requirements of open space dedication, when applicable, during the review, approval and recording of new subdivisions.

Guilford County Comprehensive Plan (2006) Policy Status

Guilford County's Planning Department tracks how well its comprehensive plan directives, policies, and objectives are being implemented¹. Directives that can be directly achieved through land use regulation and the status as of 2018 is shown at right.

- 9% of directives complete
- 31% of directives deferred
- 31% of directives active
- 28% of directives ongoing

A goal of the UDO update will be to continue the implementation of the directives with this process.



Relevant Plans Matrix

As stated, a goal of this update is to ensure that the UDO is aligned with, and capable of implementing the goals and objectives of the adopted plans in the Table on page 7. Besides the Guilford Comprehensive Plan, there are comprehensive land use plans for Kernersville, High Point, Stokesdale, and several other communities. In addition, both the cities of Greensboro and High Point have fairly recent Development Ordinances (2010 and 2017 respectively), which were analyzed to determine development standards consistency at the interface between the unincorporated area and the municipalities.

¹ <https://www.guilfordcountync.gov/our-county/planning-development/planning-zoning/long-range-plans/comprehensive-plan-updates>

2. Policy and Input

Relevant Plans Matrix

Plan	Year Adopted	Summary
Alamance Creek Area Plan	2016 (update)	Eight small area plans were adopted to guide land use decisions for communities within unincorporated areas of the County. Rezonings and annexations in these areas continue to change the landscape and geographical footprint of these areas and, for that reason, the County updated the future land use components of these plans to better reflect existing development conditions. The updates analyzed land lost to annexation within each planning area as well as land use inconsistencies between County and jurisdictional plans.
Northeast Area Plan	2016 (update)	
Northern Lakes Area Plan	2016 (update)	
Northwest Area Plan	2016 (update)	
Rock Creek Area Plan	2016 (update)	
Southern Guilford Area Plan	2016 (update)	
Southwest Area Plan	2016 (update)	
Liberty Road - Woody Mill Vicinity Small Area Plan	2011	
Guilford County Comprehensive Plan	2006	The County's guiding document contains land use policy and recommendations within the County's jurisdiction. Plan elements include future land use designations and map, transportation, housing, governmental coordination, and natural, historic, and cultural resources.
Hazard Mitigation Plan	2015	A hazard mitigation plan is required to receive Federal disaster mitigation funds after a natural or man-made disaster and created, in part, to reduce or eliminate risk to human life and property. This plan outlines hazards specific to the County such as dam/levee failures, tornadoes, erosion, fire, or flooding. Although this plan discusses the historical frequency of and the potential for these natural and man-made disasters, this information reaffirms the need to have land use regulations for development in environmentally sensitive areas.
Connections 2025 (Greensboro)	2003	<p>Plan elements included "Growth at the Fringe" that identified the potential for fragmented development patterns and sprawl. One goal recommended the provision of sustainable land use patterns to protect rural character through increased density and a mix of land uses. Policies suggested coordination of City and County officials in conceptually designing future land use patterns in these fringe areas.</p> <p>Greensboro's Growth Tier Policy, identified three tiers of land development based on desired development patterns over time. This tier policy was implemented as an attempt to eliminate leapfrog development at the city's edge and to provide a fiscally sustainable provision of public services to those areas.</p> <p>The current adopted plan is undergoing an update at the time of this report.</p>
Multi-Jurisdictional Coordination Plans for Archdale (Davidson County) and High Point	2003 (High Point) 2004 (Archdale)	Coordination plans with Archdale and High Point address potential regulatory conflicts between land that is currently governed by County land use regulations but is likely to be annexed into a municipality. It also includes guidance on how the Guilford County Planning Department should proceed to ensure land use decisions are made that suit the municipality's land use plan.

2. Policy and Input

Relevant Plans Matrix (cont)

Plan	Year Adopted	Summary
UDO's from Surrounding Planning Jurisdictions	Multiple Adoption Dates	UDOs from surrounding municipalities (Greensboro, Kernersville, Summerfield, Oak Ridge, Gibsonville, High Point, Archdale, and Burlington) have been identified and will be further reviewed for ordinance consistency issues, particularly in fringe areas. Sedalia, Pleasant Garden, Whitsett, Stokesdale contract with the County's Planning Department for planning services and implementation of their respective ordinances.
Oak Ridge Future Land Use Plan	2016	Each municipality within Guilford County has an adopted land use plan, as does the City of Burlington in Alamance County, that contain a vision statement, goals, and objectives for growth and land use decisions. These plans are typically implemented with their respective zoning ordinance or UDOs. Careful consideration will be given to the goals from these plans, particularly when considering regulations around the fringe areas of these jurisdictions.
Destination Burlington	2015	
Town of Summerfield Comprehensive Plan	2010	
Town of Stokesdale Future Land Use Plan	2007	
Kernersville Land Use Plan	2004	
Gibsonville Land Development Plan	2001	
Land Use Plan for the High Point Planning Area	2000	
Archdale Future Land Use (map)	Unknown	
Heart of the Triad (Regional)	2010	A multi-jurisdictional plan that identified an area of regional importance in eastern Forsyth and western Guilford counties. The plan recognized the potential for growth in this area, and set forth policies to balance development with the protection of existing natural resources.
Mountains to Sea Trail North Carolina State Trail Master Plan	2015	This plan was created to move forward a singular, off-road hiking corridor that connects both ends of North Carolina. The designated trail alignment bisects the northern half Guilford County. Knowledge of this plan and its designated alignment will assist with the discussion of requiring dedicated open space to connect to this type of active recreation.
Guilford County Landmark Properties (map)	2012	The County has created a map and accompanying table showing the general locations of structures of historical and architectural significance. Efforts will be made to preserve these properties through complementary land use regulations.
Greensboro, High Point, & Burlington/Graham Urban Area Comprehensive Transportation Plans (plan & maps)	Multiple Adoption Dates	Comprehensive Transportation Plans (CTP) are required for any municipality or MPO in order to serve present and future travel demand. Collectively, these plans recommend transportation improvements to 4 transportation elements (Highway, Public Transit, Pedestrian, & Bicycle). High Point's and Burlington/Graham's CTP recommends improvements to existing boulevards while proposing new boulevards and thoroughfares within the County's planning jurisdiction. Multiple multi-use trails are proposed throughout the County which could support potential incentives for residential developments to connect to future multi-use paths, greenways, etc.

2. Policy and Input

2.2 State Law Changes, 2015 - Present

Each year, the North Carolina General Assembly enacts planning-related legislation. Most of these changes require local ordinance compliance and the County has done an exemplary job of either amending the existing Development Ordinance based on these state law updates or recommending that future changes be made as part of this UDO update. Additional legislation from the General Assembly, Supreme Court (Reed v. Town of Gilbert; Byrd v. Franklin County), the FCC, and others related to environmental and stormwater regulations will also be addressed. The following is an list of legislative updates from 2015-2017 that have been or will be incorporated into the UDO update.

Year	SL #	Legislation Topic	Description
2013	SL2013-395(2)	AN ACT TO DELAY ADDITIONAL IMPLEMENTATION OF THE JORDAN LAKE RULES AND JORDAN LAKE SESSION LAWS AND PROVIDE FOR ALTERNATIVE IMPLEMENTATION OF THE PROTECTION OF EXISTING BUFFERS RULE.	Legislation passed to delay the implementation of the Jordan Lake Rules, and implement rules for the protection of existing buffers.
2015	SL 2015-1246	BEDROOM & DWELLING UNIT DEFINITIONS	NCGS 153A-346(b) prohibits local governments from defining bedrooms and dwelling units more broadly.
2015	SL 2015-86	RESIDENTIAL DESIGN STANDARDS	NCGS 153A-340(l) prohibits the local government's ability to enact zoning ordinances related to design and aesthetic controls to 1 and 2 family dwellings (including attached residential or townhouses).
2015	SL 2015-187	PERFORMANCE GUARANTEES	NCGS 160A-32(g) clarifies the ability of local governments to require maintenance guarantees under the subdivision provisions of a land development ordinance.
2015	SL 2015-90	ENVIRONMENTAL IMPACT STATEMENTS	NCGS 143-215.22L(d) authorizes local governments to require an EIS for "major development projects" greater than 10 acres.
2015	SL 2015-246	RIPARIAN BUFFERS	NCGS 143-214.23A sets various limits on local regulation of riparian buffers, including provisions to limit local riparian buffer regulation that exceed setbacks required to comply with state or federal requirements.
2015	SL 2015-246	SIGNS	NCGS 153A-340 establishes construction signs are exempt from zoning sign regulation until issuance of CO or 24 months, whichever is shorter.
2015	SL 2015-246	PERMIT CHOICE	NCGS 153A-320.1 creates a provision that addresses situations where the rules for development change between the time a permit application is submitted and decision is made.

2. Policy and Input

	SL #	Planning-Legislation Category	Law Description
2015	SL 2015-149	STORMWATER	NCGS 143A-214.7 defines impervious surfaces for the purpose of stormwater regulations; provides that certain gravel areas and trails are not to be considered 'built upon' if they meet specified standards.
2015	SL 2015-286	PERMIT CONDITIONS	NCGS 153A-340(c1) limits conditions that may be imposed on special and conditional use permits. Conditions cannot be placed on a special use permit for which the local government does not have statutory authority to regulate.
2016	SL 2016-111	VESTED RIGHTS FOR MULTI-PHASED DEVELOPMENTS	NCGS 153A-3444(b1) establishes a new statutory vested right for multi-phased developments, defined as one that contains 10 or more acres, is submitted for site plan approval for construction in multiple phases, and is subject to a master development plan; for all projects approved on or after July 22, 2016
2017	SL 2017-10	COMPREHENSIVE PLAN CONSISTENCY	NCGS 153A-341 requires local governments to adopt statements of consistency with an associated comprehensive plan (effective October 1, 2017).
2017	SL 2017-10	SUBDIVISIONS	NCGS 153A-335 adds new category to the list of exempt subdivisions and expedited review for qualifying subdivisions greater than 5 acres.
2017	SL 2017-10	STATUTES OF LIMITATION FOR LAND USE ENFORCEMENT	NCGS 1-49 and NCGS 1-51 amends county zoning statutes regarding the time period within which enforcement actions must be initiated. New law limits the authority of a county to pursue a violation if it has been known to the local government, or could have been known to them, and no enforcement has been initiated.
2017	SL 2017-40	PERFORMANCE GUARANTEES	NCGS 153A-210.4.(d) Establishes additional standards for performance guarantees.
2017	SL 2017-138	INFRASTRUCTURE COSTS	NCGS 162A-8 and NCGS 153A-277(d)(2) clarifies the authority for counties that own or operate water and/or sewer facilities to charge system impact fees. Although initial legislation enabling impact fees was established in 2008 and 2009, this law places restrictions on how a local governmental body may spend collected impact fees.
2017	SL 2017-159	FARMS AND COUNTY ZONING	NCGS 153A-340(b) modifies the means of establishing that farmland is a 'bona fide' farm and sets out parameters on how that designation is applied. Additionally tackles residences and agritourism, and defines 'agritourism'.
2017	SL 2017-27	PLAT REQUIREMENTS	NCGS 47-30 eliminates the use of control corners in favor of grid control, details the information needed for the plat title and the necessity of a map legend, and tweaks the required qualities and dimensions of plats.
2018	SL 2018-34 (HB 826)	WATER AND SEWER IMPACT FEES	Clarifies fees for a subdivision are collected at the later of plat recordation or when water or sewer service is committed. For a development other than a subdivision, fees are collected at the earlier of application for connection or when water or sewer service is committed.
2018	SL 2018-113 (SB 711)	AGRICUTLUTRAL LAWS	This amendment provides that a nuisance suit must be brought within the first year of operation of a farm or within a year of a fundamental change in its operation. It then provides that a change in the size of the farm or a change in the type of agricultural product being raised is not a "fundamental change" in the existing farm.

2. Policy and Input

2.3 Summary of Input

The county recognizes the importance of input from the public as part of the UDO update. A plan for public engagement follows.

GUILFORD COUNTY UDO PUBLIC ENGAGEMENT TIMELINE

EVENTS	2018							2019								
	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S
Stakeholder Interviews																
Steering Committee Meetings																
Public Workshops																
Survey																
Governing Board Meetings																
Plan Reveal																
Public Hearing for UDO Adoption																

Stakeholders

Guilford County Planning Board, Commissioners, and representatives from the Departments of Planning and Development, Fire Marshals Office, Emergency Management, and Parks and Recreation provided background, identified conflicts in the current GDO, and shared lists of proposed amendments which would result in a better experience for users. On June 19, 2018, the consultant team conducted stakeholder group interviews to solicit comments regarding development-related issues, procedures, and challenges in the existing GDO. Attendees also provided examples of what standards and processes work well in the existing ordinance, as well as regulations and processes they would like to see improved. Over 70 stakeholders participated, representing a wide spectrum of interests in the County, many of whom frequently utilize the existing GDO.

The stakeholder groups included County staff and staff from surrounding municipalities; community HOAs, County committees, and neighborhood associations; business owners; individuals from the development community, engineers, and surveyors; and real estate professionals.



Stakeholder Meeting

2. Policy and Input

The following themes were identified during the stakeholder meetings:

Main Themes

- Transparency
- Predictability
- Increased efficiency
- Improve online access to information
- Consistency between jurisdictions, particularly fringe areas
- Innovative solutions to stormwater management
- Preservation of farmland and rural areas
- Modernize list of permitted uses

Issues to Consider

- Options for aging in-place
- Housing affordability
- Improving development review standards
- Enhancing communication with, and noticing of residents and property owners
- Impacts of the proposed Mega-site on land-uses in its vicinity
- Possible form-based solutions in more urbanized areas of the County

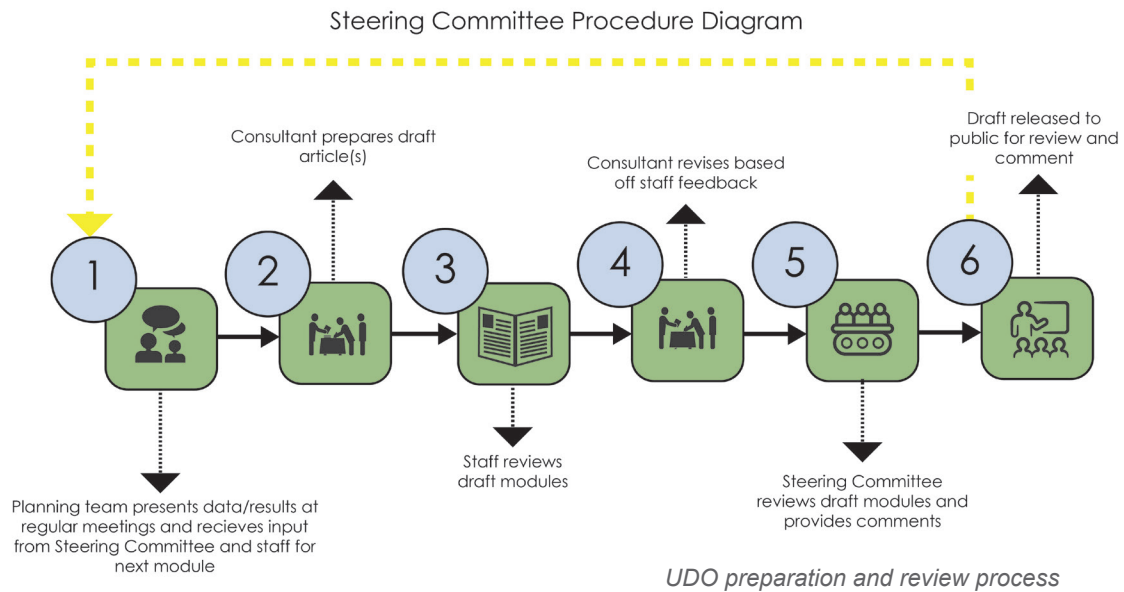
Steering Committee

The UDO Steering Committee consists of more than 15 individuals, representing diverse interests. Some members are developers or designers, while others are farmers and residents and individuals committed to open space preservation or transportation issues. Committee members, selected by the County, committed to multiple meetings over the next 12-15 months. As a result, the planning process is largely guided by the Steering Committee and changes to existing land use regulations will be considered based on their recommendations and feedback. The diagram on page 13, illustrates the committee role in the planning process.

Discussion topics at the two Steering Committee meetings to date included:

- A review of comments from stakeholder meetings
- County demographic trends
- The history of land use regulation in Guilford County
- A description of the contents of a UDO
- Key state legislation and Supreme Court decisions
- Recent, local developments considered to be best practices

2. Policy and Input



Project Website

A website was created specifically for the UDO project for the public to stay informed. The site is regularly updated and serves as a source of information, a place to post meeting notices, document drafts, and other items of interest.

www.guilfordUDOupdate.com



Screen capture of project website



3. Administration and Procedures

3.1 Roles & Responsibilities

In Guilford County, planning staff, boards and commissions are tasked with (some authorized by statute), the administration of the UDO. Each body has a role in reviewing, approving plans, permits, zoning requests, hearing appeals, and determining compliance with requirements. The UDO update will review the roles and responsibilities and may recommend areas for increased efficiency.

- County Planning Director
 - » The County Planning Director, has the primary responsibility for administering the GDO. Current GDO administrative duties fall to the Enforcement Officer, which may include the Land Use and Zoning Compliance Officer, Stormwater Program Administrator, and Soil Erosion Chief. Other county staff members may be appointed by the Director to assist him or her in these duties.
- Technical Review Committee
 - » The Technical Review Committee is tasked with review of development within the County's jurisdiction. This includes the review and approval of major subdivision plans, commercial and industrial development plans, appeals of street and utility standards, and any other proposals for development specified by the Ordinance.
- Planning Board
 - » The Guilford County Planning Board is an advisory and deciding body, depending on the petition. The Planning Board maintains the comprehensive plan, administers and enforces the GDO, provides recommendations on text amendments, and makes decisions on variances and appeals related to the Stormwater regulations. Guilford County is unique, in that the State Legislature in 1985, passed House Bill 651 permitting the Guilford County Board of Commissioners to assign authority of rezoning of property to the Planning Board. Only twelve local governments in the state have a similar procedure. The Planning Board also is the final deciding body on special use permits, conditional rezoning, road closures, and other petitions included in Section 9-2.3 of the current GDO. Typical practice in North Carolina is for rezoning petitions to be decided at the Board of Commissioner level, with the Planning Board acting as a recommending body.
- Board of Commissioners
 - » The County Board of Commissioners is the entity that hears appeals on many land use decisions as granted by state statute. This elected board has granted the power to decide rezoning petitions/map amendments to the Planning Board, but this is atypical as described above in the Planning Board description. The Board of Commissioners also appoints members to other boards and commissions.
- Board of Adjustment
 - » The Board of Adjustment is a quasi-judicial body that may hear appeals from any person aggrieved by the enforcement of the ordinance. In Guilford County, the Board of Adjustment also hears and decides flood hazard appeals and also is responsible for granting variances to land development standards of the GDO, not otherwise assigned to another board.

3. Administration and Procedures

- Historic Preservation Commission

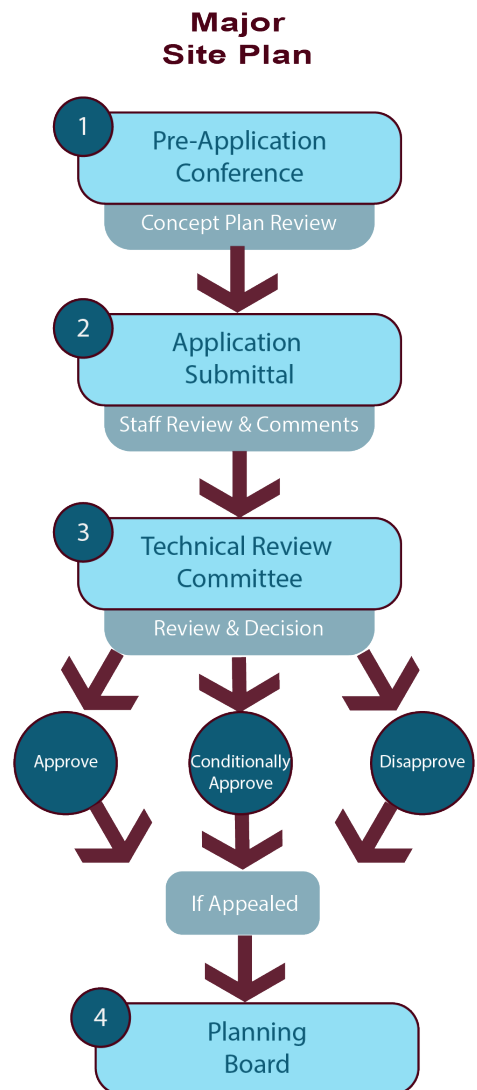
- » The Historic Preservation Commission exists namely to restore and preserve locally designated historic properties. In Guilford County, this is accomplished by the issuance or denial of Certificates of Appropriateness (COAs). COAs are issued only when the proposed alterations, demolitions, or new construction is congruent with the historic district in which it is located.

3.2 Streamlined Procedures

One theme heard during stakeholder interviews was a perception that the development review process can be unpredictable and difficult for developers and business owners to navigate. Most of that perception seems to be based on the UDOs organization rather than the requirements and administration of the processes themselves.

Decades worth of text amendments create unexpected challenges to the administration of the Ordinance. The current Ordinance contains application, permitting, submittal and review processes in multiple articles arranged by topic. The comprehensive update of the Ordinance will bring all requirements and procedures up to date and house them in one Article to improve the ease of use of the updated UDO.

Flow charts for the various processes will provide a graphic representation of project flow, enhance predictability, and user understanding. Flowcharts may also include references to the sections of the UDO regulations and illustrate how development approvals are coordinated with building permits, certificates of occupancy, and other review processes managed by Guilford County. The following is an example of a process flowchart for a minor subdivision approval.



Example of the types of flowcharts that could be used to illustrate procedures.

3. Administration and Procedures

As described in the preceding section 3.1, this UDO update may consider shifting some roles and responsibilities divided between boards and commissions to be more in line with current practices throughout the state. This change will still be consistent with state statute.

Existing bulletins, other forms, applications, and checklists are documents the department will want to update to enhance the user experience. The County may want to maintain these documents in a procedures manual (also available in digital format) independent of the UDO which maximizes flexibility to change the requirements as needed to meet the changing needs of the development community. The bulletins serve as a good foundation for this process.

In addition to the updated forms and applications, the layout of the office or even staff roles and job descriptions may change to further efficiencies and effectiveness after the new UDO is adopted.



4. UDO Format

4.1 Ordinance Writing and Document Creation

The Ordinance update will implement adopted plans and respond to community feedback. In most cases, similar topics and regulations will be grouped together in the same Article. The structure will remain hierarchical, with user-friendly formatting and illustrations.

The UDO will accomplish the following:

- Delete outdated or confusing standards that are no longer relevant to Guilford County
- Reconcile conflicting provisions and remove varying processes
- Ordinance standards should be prescriptive (noting what is expected) rather than proscriptive (noting what is prohibited)
- Administrative standards should be "measurable and objective"
- Convert text to tables where appropriate
- Add a purpose/intent statement (mini executive summary) to each Article/Section
- Use graphics to depict text and provide more clarity
- Provide references (and links, as appropriate) for online versions in a consistent manner

4.2 Page Layout/Appearance

The existing GDO utilizes text indentation to indicate the hierarchical levels. Without the use of bold text, different font sizes, color, headers or footers, it can be a challenge to navigate, and results in a lack of appeal. Utilizing color or size variation to denote the Articles and other techniques to denote Sections will aid in the navigation of the document and further emphasize the document hierarchy. The new UDO will have a similar citation structure of numbers and letters as shown at right.

Headers and footers will be added to each page so the user can readily identify their location in the UDO. The headers also present an opportunity to apply graphic style to a standard regulatory document. The PDF format will contain all the graphic enhancements. If the County considers using a third party site such as Muni-Code or American Legal Publishing for the publishing and hosting of the UDO, many of the graphic elements that increase the appeal of the UDO may be lost unless the County chooses to incorporate the graphics. Typically, that represents an added expense but preserves the County's goal for ease of use.

Article Hierarchy

CITATION

1.11.A.1.a(1)

NUMBERING

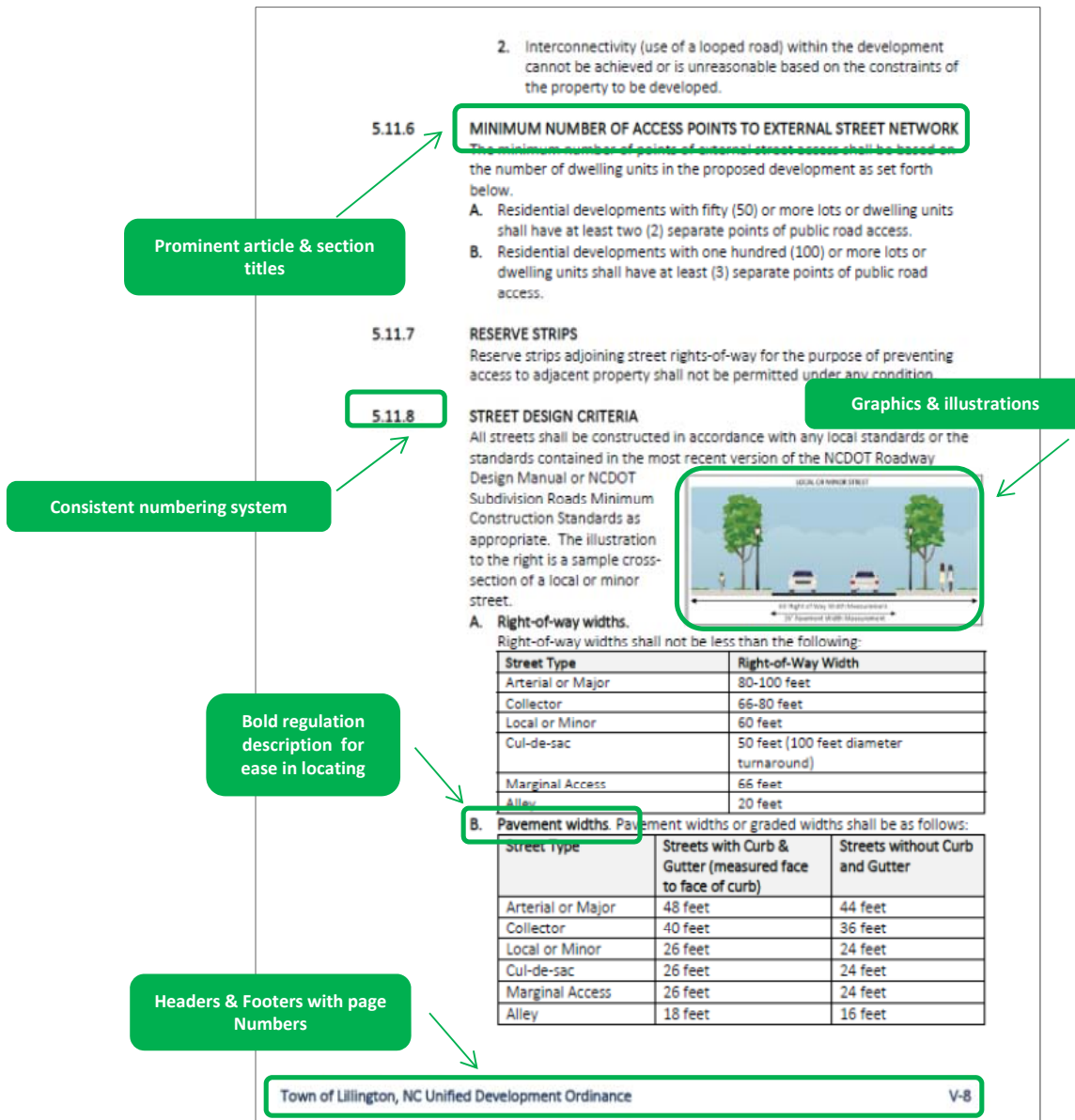
1	Article
1.1	Section
A.	Subsection
1.	Subsection
a.	Subsection
(1)	Subsection

Example of article and section organization

4. UDO Format

4.3 Graphics and Illustrations

The existing UDO contains few graphics to differentiate sections and that can be a challenge to sourcing needed information. An updated UDO will contain sketches, photographs, tables, flowcharts, and other illustrative content to convey regulatory content and concepts. While the graphics are helpful, they are secondary to the text in interpreting the law.



Example of the use of color, bold text and images to increase readability

4. UDO Format

4.4 Cross-referencing

The regulatory provisions and procedures found in the UDO are often intertwined with other sections of the document. Cross references are essential to quickly finding standards for petitions, procedures, development and design.

It is also important to make cross-references easy to find, for items like supplemental use standards, or buffer requirements for specific uses. Cross-references can also be added to the permitted use table.

4.5 Improved Definitions and Terminology

Definitions are a foundational element of any UDO. Inconsistencies, conflicting definitions, and the lack of definition of key terms/standards make administration and interpretation of the ordinance difficult for staff and the public.

The current UDO uses a definition format where the terms are grouped into categories by topic, but overall, the general user of the document may not know the correlation between the listed categories, and the section of the UDO they are related to. As part of the UDO update, the definitions section will be updated to a format where all terms are defined as a comprehensive A to Z list which is more familiar to the user public. The project team also recommends the definition section be relocated to the end of the UDO so the user doesn't spend time passing over pages of definitions before getting into the overall body of the document.

4.6 Code Maintenance

UDO's aren't meant to be static documents, they must be amended to reflect recent state legislation and planning trends. As such, it will be important for the UDO to be crafted in a manner that allows for easy updates and revisions. An interactive PDF of the UDO will be self-indexing and allow users to link to a specific Article or Section from the table of contents, and can provide the ability to link to other County documents, if desired.

It is recommended a new UDO become effective a couple months after adoption by the Commissioners to allow for training of staff and adequate noticing to those in the development community. It also is advisable to use a UDO for a year, maintain a list of needed changes or recurring variances, and then amend the text at one time. Obvious and minor clerical errors may be corrected similar to a scrivener's error on a zoning map.



5. Annotated UDO Outline

5.1 Annotated Outline

This section summarizes the key provisions of the proposed Unified Development Ordinance for Guilford County. The outline does not provide language for the UDO, instead it provides the framework with a brief explanation of the subject matter for that the section. The outline is not inclusive of all sections that will eventually be in the UDO. The annotated outline provides general guidance and should be viewed as a starting point for further dialogue.

The graphic below illustrates the proposed transition of chapters from old to new. In addition to the revised structure, the UDO will include a table of contents at the beginning of the ordinance and beginning of each article.



Proposed article transition

5. Annotated UDO Outline

ARTICLE 1 – GENERAL PROVISIONS

This article shall contain important general provisions that are relevant to the Ordinance as a whole. It will establish a clear basis for the authority by which the Ordinance is adopted. The general layout of Article 1 of the existing ordinance will be preserved, while certain provisions now scattered throughout the existing ordinance will be relocated to this Article. The bulleted items represent suggested sections. It is not inclusive of all sections that may be provided.

- Title

Add language identifying various names by which the UDO will be referred.

- Purpose

This section will describe the UDOs general purpose promoting the health, welfare, and safety of the residents of Guilford County. Other purpose statements currently found in this article will be relocated to the respective article or section.

- Enactment and Repeals

This section shall repeal all prior ordinances related to zoning, subdivisions, and land use and enact the updated UDO as the development ordinance of Guilford County Section 1-6, Abrogation of the existing ordinance will be relocated here.

- Jurisdiction

This section shall define the geographic area in which the Ordinance is applicable.

- Authority

This section will describe the authority prescribed for development-related ordinances in the State of North Carolina's NCGS Section 153 et. al.

- Interpretation

This section will be the new location of the section entitled "Words of Construction" and shall be the section that outlines how terms and boundaries shall be interpreted.

- Compliance

This section will reference compliance with the UDO from its adopted date and will reference nonconformities as outlined in Article 10.

- Relation to the Comprehensive Plan

This section will describe the statutory relationship between the County's adopted Comprehensive Plan and the Ordinance (NCGS 153A-341).

- Official Zoning Map

This section shall describe the official zoning map of Guilford County. As part of this update, the zoning map will be updated.

5. Annotated UDO Outline

- Interpretation of District Boundaries

This section will describe the way in which zoning district boundaries are interpreted if ambiguity arises.

- Severability

This section shall state that any part of the Ordinance is ruled invalid due to court decisions or session law, the remainder of the Ordinance is not affected and continues to remain in effect.

- Effective Date

Establishes the date when the regulations contained in the UDO will go into effect. The effective date could be 90 to 180 days beyond the adoption date. This would provide a transition period to modify zoning maps, update permit applications, train staff, and complete other needed tasks to administer the UDO.

ARTICLE 2 – ADMINISTRATION

This article will list and describe the boards, commissions and staff tasked with the administration and enforcement of this ordinance. It will expand on the roles and responsibilities as detailed in Article 9 of the current development ordinance. In the descriptions below, there are roles prescribed to some Boards and Commissions which were designated decades ago when Guilford County was on the forefront of planning and zoning. Today, some roles and duties, while still compliant with the original statute, are atypical and should be considered for updating to be more consistent with common practice in North Carolina.

- Authority

Provides the basis for the administration and enforcement of the ordinance and its provisions (NCGS 153A-121).

- Guilford County Board of Commissioners (BCC)

Will clarify the roles and responsibilities of the Board of Commissioners in various development approval processes, and administrative procedures regarding changes to the zoning map, and text of the UDO (NCGS 153A-323).

- Planning Board

This update will address the role of the Planning Board in the review, recommendation, and approval of various development procedures, and will also update the required voting percentages for approval and recommendations.

5. Annotated UDO Outline

The County is among 12 local governments including Davidson and Randolph Counties and the City of Greensboro, where the Planning Board is the final decision maker on rezoning/map amendments. The Board also decides other petitions including road closures and special use permits. Appeals of decisions on these matters are to the Board of Commissioners. Typical practice in North Carolina is for these petitions to be decided by the Board of Commissioners, with the Planning Board acting as a recommending body. The common state practice is then to have appeals of the BCC decision heard at the Superior Court level. This update will consider adopting the more common procedure.

In addition, the update will confirm/clarify the Planning Board's role in maintaining the comprehensive plan, administering and enforcing the GDO, providing recommendations on text amendments, and decisions on variances and appeals related to the Stormwater regulations.

- Board of Adjustments (BOA)

Will address the quasi-judicial role of the BOA in consideration of variances, and appeals related to the administration of the UDO.

- Technical Review Committee (TRC)

Outline the role of the TRC as it relates to project development review and approval. Provide additional responsibilities in facilitating administrative approvals for certain procedures that will assist in streamlining development review and approval.

- Historic Preservation Commission (HPC)

Establish the roles and responsibilities of the Historic Preservation Commission (HPC). The HPC provides a Certificate of Appropriateness (COA) for all Landmark Properties in Guilford County. If the property lies within a municipality, there is a two-step process where the HPC will provide a COA, and the HPC of the corresponding municipality will also provide a COA.

- Enforcement Officer

Establish clear role and responsibility for administration and enforcement of the UDO. Currently, the GDO refers to the Enforcement Officer. The UDO update will clarify role of the Planning Director and those designated by the Director to administer specific standards and regulations.

ARTICLE 3 - PERMITS AND PROCEDURES

This article outlines the procedures for obtaining permits and approvals. Procedures will be listed in an easy-to-follow format and use flowcharts where applicable. This article will also contain a development review procedures table that outlines each procedure along with the decision-making body responsible for its review and decision. An example is on page 27. The bulleted items below include but may not be limited to the procedures that occur in the County.

5. Annotated UDO Outline

- Permits Required

Identify and update required and optional steps for permits for development or other activity.

- Public Notice Procedures

Public notification procedures will comply with the provisions of NCGS 153A-323 and 135A-343, as amended. While these are the typical notice requirements, Guilford County was also selected under SL 2017-181 for a pilot project using electronic notification in lieu of print notification in a newspaper.

- Administrative Adjustment

Permits the Zoning Administrator to make adjustments to certain development standards up to a prescribed percentage without a hearing.

- Administrative Procedures

This section will outline the processes for administrative or staff level approvals for some procedures, with a result to reduce review and approval times by the Planning Board. A table similar to the one at right will be prepared for Guilford County.

- Quasi-judicial Procedures

This section of the UDO will establish the procedures for any quasi-judicial decision that is considered by Guilford County. Quasi-judicial procedures differ from the more common "legislative" approvals by the Planning Board in regard to how hearings will be conducted, interaction prior to the hearing, and other procedural nuances.

- Development Review Procedures

This section will fold in existing ordinance Sections 3-2, 3-3, 3-4, 3-5, 3-7, 3-8, 3-9, 3-10, 3-11, and 3-12 of the existing ordinance. Section 3-6, Inspections and Investigations, will be moved to Article 8, Enforcement. This section will outline all permitting procedures to include:

- » Sign Permits
- » Grading
- » Land Disturbance Permits
- » Special Use Permits

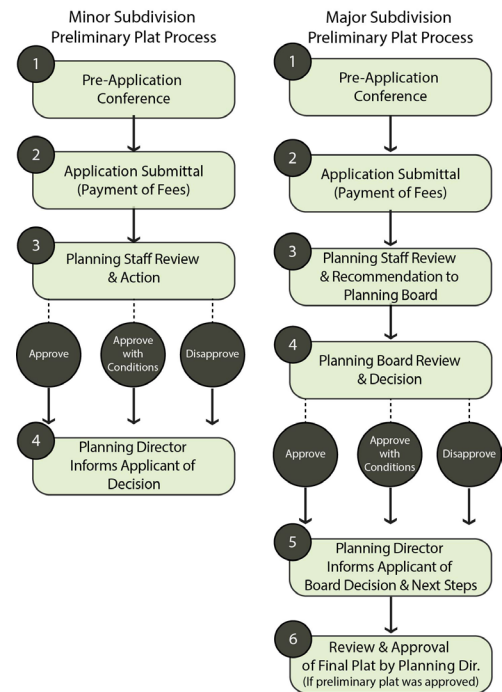
The use of SUP's versus other tools will be discussed in terms of best and common planning practices.

- » Text and Map Amendments (Rezoning)

This section will outline the steps and requirements to make amendments to the Zoning Map (commonly referred to as rezoning), as well as amendments to the text of the UDO. As mentioned in earlier on page 26, continuing the existing procedures for approval of Map Amendments will be discussed and possibly revised as part of the UDO update.

5. Annotated UDO Outline

For example, one area that will be reviewed is the current practice of approving Special Use permits and how they are applied to the Zoning Map. There is a current disconnect between the final zoning classification, i.e. RS-40-SP or AG-SP, and the current GDO where there is no reference to those districts. The UDO update will recommend options to help eliminate this inconsistency. Current trends for jurisdictions is to phase out the Special Use Permit and Conditional Use Permits and consolidate these processes with a Conditional Zoning process. This helps to streamline the process, the needed classifications in the ordinance, and the permitted use tables. While this has been the current trend in North Carolina, we will evaluate all potential options to better align the process of handling Special and Conditional uses with the provisions of the updated UDO.



This section will outline notice requirements and procedures, for the following land use petitions:

Example of Procedural Flowcharts

- » Conditional Zoning
- » Vested Rights
- » Variances
- » Appeals

This section will be relocated from Article 9 of the GDO and will provide procedural information for the appeal of decisions based on the updated UDO. Appeals may be considered by the Board of Commissioners, Board of Adjustment, Planning Board, or other boards depending on the nature of the appeal.

- » Certificate of Appropriateness

Issued by the Historic Preservation Commission for Landmark Properties. If the Landmark property is in a municipality, the Historic Preservation Committee issues a COA, and the corresponding municipality is responsible for issuing a COA as well.

- » Building Permits
- » Zoning Permit
- » Subdivision Procedures

5. Annotated UDO Outline

This section of the UDO will contain all the required steps needed to subdivide property in the County. This includes large residential communities, as well as individual lots. The updated section will include provisions for the following:

- Major, Minor/Plot plan
- Platting requirements
- Site Plan Approval
- » Site Plan Procedures

The updated UDO will consolidate all procedures for submittal, review, and approval of site plans into one section. This section will establish various review processes depending on the nature of the project.

Opportunities to create flow charts and decrease steps and review time will be taken to improve efficiency. This section will also help to inform checklists and other application materials that are best suited to be maintained outside of the UDO so they can be updated administratively rather than through an amendment to the text of the UDO itself.

ARTICLE 4 – ZONING DISTRICTS

This article shall include all zoning district-related provisions, including all districts and their descriptions, the official zoning map, planned unit developments and any overlay district standards. New districts may be developed through the composition of this ordinance that will address specific areas of concern such as agricultural preservation, rural commerce, and other items that address the goals of the comprehensive plan. Permitted, conditional, and accessory use regulations may be considered in a separate chapter.

- Districts Established

Outlines the various zoning districts found throughout the County. The UDO update will review the different districts, and work with staff to consider any consolidation, removal, or renaming of zoning districts. Potential new districts may also be established to accommodate Transit Oriented Development (TOD) areas, and other goals outlined in the Comprehensive Plan. We will prepare a table that illustrates the transition of zoning districts from the current GDO to the updated UDO.

- District Descriptions

This section will provide information on the development types that are supported in each zoning district, and the intent of each district as it relates to land use patterns.

5. Annotated UDO Outline

- Permitted Uses

As part of the UDO update, a revised list of permitted uses will be established. The update will remove outdated uses and nomenclature, which result in a modern comprehensive list of permitted uses tailored to the County's zoning districts, development climate, and agri-tourism. Currently, the GDO is based on the Standard Industrial Classification Code (SIC), which has not been updated since the 1980s. Staff is challenged by having to cross-reference the outdated SIC uses with the NAICS, or other standard use tables, which does not adequately capture new and more modern uses. This extra time can increase transaction time, and create a less efficient process, and updating the use table will help improve efficiency.

- Accessory Uses, Buildings, and Structures

Accessory use standards will be reviewed and updated, and standards for items like accessory dwellings and temporary health care needs will be incorporated into this section.

- Agricultural Districts

Due to Guilford County's strong presence of agricultural uses and properties within both the VAD and EVAD districts, there is a need to further address agricultural related uses, agri-tourism, and uses that are typically captured in more rural settings. The UDO update should consider agricultural districts that better describe agricultural operations and agri-tourism, minimize land use conflicts between agricultural uses and non-agricultural uses, and promote agricultural and rural character preservation.

- Character Districts

The updated UDO may establish a section for 'Character Districts', which will outline specific districts that are already contained in the GDO under the Planned Unit Development, and the Rural Preservation District. These districts, along with possible new form-based mixed-use districts or rural crossroads commercial districts at key intersections may be included in this update. These districts are more descriptive in nature, rather than prescriptive.

- Overlay Districts

This section will outline any applicable overlay districts in the County. The UDO update will review current overlays to determine their efficacy, and make recommendations for changes

Category	Use Type	RM	RM-2	RM-3	RM-4	RM-5	RM-6	RM-7	RM-8	RM-9	RM-10	RM-11	RM-12	RM-13	RM-14	RM-15	RM-16	RM-17	RM-18	RM-19	RM-20	RM-21	RM-22	RM-23	RM-24	RM-25	RM-26	RM-27	RM-28	RM-29	RM-30	RM-31	RM-32	RM-33	RM-34	RM-35	RM-36	RM-37	RM-38	RM-39	RM-40	RM-41	RM-42	RM-43	RM-44	RM-45	RM-46	RM-47	RM-48	RM-49	RM-50	RM-51	RM-52	RM-53	RM-54	RM-55	RM-56	RM-57	RM-58	RM-59	RM-60	RM-61	RM-62	RM-63	RM-64	RM-65	RM-66	RM-67	RM-68	RM-69	RM-70	RM-71	RM-72	RM-73	RM-74	RM-75	RM-76	RM-77	RM-78	RM-79	RM-80	RM-81	RM-82	RM-83	RM-84	RM-85	RM-86	RM-87	RM-88	RM-89	RM-90	RM-91	RM-92	RM-93	RM-94	RM-95	RM-96	RM-97	RM-98	RM-99	RM-100	RM-101	RM-102	RM-103	RM-104	RM-105	RM-106	RM-107	RM-108	RM-109	RM-110	RM-111	RM-112	RM-113	RM-114	RM-115	RM-116	RM-117	RM-118	RM-119	RM-120	RM-121	RM-122	RM-123	RM-124	RM-125	RM-126	RM-127	RM-128	RM-129	RM-130	RM-131	RM-132	RM-133	RM-134	RM-135	RM-136	RM-137	RM-138	RM-139	RM-140	RM-141	RM-142	RM-143	RM-144	RM-145	RM-146	RM-147	RM-148	RM-149	RM-150	RM-151	RM-152	RM-153	RM-154	RM-155	RM-156	RM-157	RM-158	RM-159	RM-160	RM-161	RM-162	RM-163	RM-164	RM-165	RM-166	RM-167	RM-168	RM-169	RM-170	RM-171	RM-172	RM-173	RM-174	RM-175	RM-176	RM-177	RM-178	RM-179	RM-180	RM-181	RM-182	RM-183	RM-184	RM-185	RM-186	RM-187	RM-188	RM-189	RM-190	RM-191	RM-192	RM-193	RM-194	RM-195	RM-196	RM-197	RM-198	RM-199	RM-200	RM-201	RM-202	RM-203	RM-204	RM-205	RM-206	RM-207	RM-208	RM-209	RM-210	RM-211	RM-212	RM-213	RM-214	RM-215	RM-216	RM-217	RM-218	RM-219	RM-220	RM-221	RM-222	RM-223	RM-224	RM-225	RM-226	RM-227	RM-228	RM-229	RM-230	RM-231	RM-232	RM-233	RM-234	RM-235	RM-236	RM-237	RM-238	RM-239	RM-240	RM-241	RM-242	RM-243	RM-244	RM-245	RM-246	RM-247	RM-248	RM-249	RM-250	RM-251	RM-252	RM-253	RM-254	RM-255	RM-256	RM-257	RM-258	RM-259	RM-260	RM-261	RM-262	RM-263	RM-264	RM-265	RM-266	RM-267	RM-268	RM-269	RM-270	RM-271	RM-272	RM-273	RM-274	RM-275	RM-276	RM-277	RM-278	RM-279	RM-280	RM-281	RM-282	RM-283	RM-284	RM-285	RM-286	RM-287	RM-288	RM-289	RM-290	RM-291	RM-292	RM-293	RM-294	RM-295	RM-296	RM-297	RM-298	RM-299	RM-300	RM-301	RM-302	RM-303	RM-304	RM-305	RM-306	RM-307	RM-308	RM-309	RM-310	RM-311	RM-312	RM-313	RM-314	RM-315	RM-316	RM-317	RM-318	RM-319	RM-320	RM-321	RM-322	RM-323	RM-324	RM-325	RM-326	RM-327	RM-328	RM-329	RM-330	RM-331	RM-332	RM-333	RM-334	RM-335	RM-336	RM-337	RM-338	RM-339	RM-340	RM-341	RM-342	RM-343	RM-344	RM-345	RM-346	RM-347	RM-348	RM-349	RM-350	RM-351	RM-352	RM-353	RM-354	RM-355	RM-356	RM-357	RM-358	RM-359	RM-360	RM-361	RM-362	RM-363	RM-364	RM-365	RM-366	RM-367	RM-368	RM-369	RM-370	RM-371	RM-372	RM-373	RM-374	RM-375	RM-376	RM-377	RM-378	RM-379	RM-380	RM-381	RM-382	RM-383	RM-384	RM-385	RM-386	RM-387	RM-388	RM-389	RM-390	RM-391	RM-392	RM-393	RM-394	RM-395	RM-396	RM-397	RM-398	RM-399	RM-400	RM-401	RM-402	RM-403	RM-404	RM-405	RM-406	RM-407	RM-408	RM-409	RM-410	RM-411	RM-412	RM-413	RM-414	RM-415	RM-416	RM-417	RM-418	RM-419	RM-420	RM-421	RM-422	RM-423	RM-424	RM-425	RM-426	RM-427	RM-428	RM-429	RM-430	RM-431	RM-432	RM-433	RM-434	RM-435	RM-436	RM-437	RM-438	RM-439	RM-440	RM-441	RM-442	RM-443	RM-444	RM-445	RM-446	RM-447	RM-448	RM-449	RM-450	RM-451	RM-452	RM-453	RM-454	RM-455	RM-456	RM-457	RM-458	RM-459	RM-460	RM-461	RM-462	RM-463	RM-464	RM-465	RM-466	RM-467	RM-468	RM-469	RM-470	RM-471	RM-472	RM-473	RM-474	RM-475	RM-476	RM-477	RM-478	RM-479	RM-480	RM-481	RM-482	RM-483	RM-484	RM-485	RM-486	RM-487	RM-488	RM-489	RM-490	RM-491	RM-492	RM-493	RM-494	RM-495	RM-496	RM-497	RM-498	RM-499	RM-500	RM-501	RM-502	RM-503	RM-504	RM-505	RM-506	RM-507	RM-508	RM-509	RM-510	RM-511	RM-512	RM-513	RM-514	RM-515	RM-516	RM-517	RM-518	RM-519	RM-520	RM-521	RM-522	RM-523	RM-524	RM-525	RM-526	RM-527	RM-528	RM-529	RM-530	RM-531	RM-532	RM-533	RM-534	RM-535	RM-536	RM-537	RM-538	RM-539	RM-540	RM-541	RM-542	RM-543	RM-544	RM-545	RM-546	RM-547	RM-548	RM-549	RM-550	RM-551	RM-552	RM-553	RM-554	RM-555	RM-556	RM-557	RM-558	RM-559	RM-560	RM-561	RM-562	RM-563	RM-564	RM-565	RM-566	RM-567	RM-568	RM-569	RM-570	RM-571	RM-572	RM-573	RM-574	RM-575	RM-576	RM-577	RM-578	RM-579	RM-580	RM-581	RM-582	RM-583	RM-584	RM-585	RM-586	RM-587	RM-588	RM-589	RM-590	RM-591	RM-592	RM-593	RM-594	RM-595	RM-596	RM-597	RM-598	RM-599	RM-600	RM-601	RM-602	RM-603	RM-604	RM-605	RM-606	RM-607	RM-608	RM-609	RM-610	RM-611	RM-612	RM-613	RM-614	RM-615	RM-616	RM-617	RM-618	RM-619	RM-620	RM-621	RM-622	RM-623	RM-624	RM-625	RM-626	RM-627	RM-628	RM-629	RM-630	RM-631	RM-632	RM-633	RM-634	RM-635	RM-636	RM-637	RM-638	RM-639	RM-640	RM-641	RM-642	RM-643	RM-644	RM-645	RM-646	RM-647	RM-648	RM-649	RM-650	RM-651	RM-652	RM-653	RM-654	RM-655	RM-656	RM-657	RM-658	RM-659	RM-660	RM-661	RM-662	RM-663	RM-664	RM-665	RM-666	RM-667	RM-668	RM-669	RM-670	RM-671	RM-672	RM-673	RM-674	RM-675	RM-676	RM-677	RM-678	RM-679	RM-680	RM-681	RM-682	RM-683	RM-684	RM-685	RM-686	RM-687	RM-688	RM-689	RM-690	RM-691	RM-692	RM-693	RM-694	RM-695	RM-696	RM-697	RM-698	RM-699	RM-700	RM-701	RM-702	RM-703	RM-704	RM-705	RM-706	RM-707	RM-708	RM-709	RM-710	RM-711	RM-712	RM-713	RM-714	RM-715	RM-716	RM-717	RM-718	RM-719	RM-720	RM-721	RM-722	RM-723	RM-724	RM-725	RM-726	RM-727	RM-728	RM-729	RM-730	RM-731	RM-732	RM-733	RM-734	RM-735	RM-736	RM-737	RM-738	RM-739	RM-740	RM-741	RM-742	RM-743	RM-744	RM-745	RM-746	RM-747	RM-748	RM-749	RM-750	RM-751	RM-752	RM-753	RM-754	RM-755	RM-756	RM-757	RM-758	RM-759	RM-760	RM-761	RM-762	RM-763	RM-764	RM-765	RM-766	RM-767	RM-768	RM-769	RM-770	RM-771	RM-772	RM-773	RM-774	RM-775	RM-776	RM-777	RM-778	RM-779	RM-780	RM-781	RM-782	RM-783	RM-784	RM-785	RM-786	RM-787	RM-788	RM-789	RM-790	RM-791	RM-792	RM-793	RM-794	RM-795	RM-796	RM-797	RM-798	RM-799	RM-800	RM-801	RM-802	RM-803	RM-804	RM-805	RM-806	RM-807	RM-808	RM-809	RM-810	RM-811	RM-812	RM-813	RM-814	RM-815	RM-816	RM-817	RM-818	RM-819	RM-820	RM-821	RM-822	RM-823	RM-824	RM-825	RM-826	RM-827	RM-828	RM-829	RM-830	RM-831	RM-832	RM-833	RM-834	RM-835	RM-836	RM-837	RM-838	RM-839	RM-840	RM-841	RM-842	RM-843	RM-844	RM-845	RM-846	RM-847	RM-848	RM-849	RM-850	RM-851	RM-852	RM-853	RM-854	RM-855	RM-856	RM-857	RM-858	RM-859	RM-860	RM-861	RM-862	RM-863	RM-864	RM-865	RM-866	RM-867	RM-868	RM-869	RM-870	RM-871	RM-872	RM-873	RM-874	RM-875	RM-876	RM-877	RM-878	RM-879	RM-880	RM-881	RM-882	RM-883	RM-884	RM-885	RM-886	RM-887	RM-888	RM-889	RM-890	RM-891	RM-892	RM-893	RM-894	RM-895	RM-896	RM-897	RM-898	RM-899	RM-900	RM-901	RM-902	RM-903	RM-904	RM-905	RM-906	RM-907	RM-908	RM-909	RM-910	RM-911	RM-912	RM-913	RM-914	RM-915	RM-916	RM-917	RM-918	RM-919	RM-920	RM-921	RM-922	RM-923	RM-924	RM-925	RM-926	RM-927	RM-928	RM-929	RM-930	RM-931	RM-932	RM-933	RM-934	RM-935	RM-936	RM-937	RM-938	RM-939	RM-940	RM-941	RM-942	RM-943	RM-944	RM-945	RM-946	RM-947	RM-948	RM-949	RM-950	RM-951	RM-952	RM-953	RM-954	RM-955	RM-956	RM-957	RM-958	RM-959	RM-960	RM-961	RM-962	RM-963	RM-964	RM-965	RM-966	RM-967	RM-968	RM-969	RM-970	RM-971	RM-972	RM-973	RM-974	RM-975	RM-976	RM-977	RM-978	RM-979	RM-980	RM-981	RM-982	RM-983	RM-984	RM-985	RM-986	RM-987	RM-988	RM-989	RM-990	RM-991	RM-992	RM-993	RM-994	RM-995	RM-996	RM-997	RM-998	RM-999	RM-1000	RM-1001	RM-1002	RM-1003	RM-1004	RM-1005	RM-1006	RM-1007	RM-1008	RM-1009	RM-1010	RM-1011	RM-1012	RM-1013	RM-1014	RM-1015	RM-1016	RM-1017	RM-1018	RM-1019	RM-1020	RM-1021	RM-1022	RM-1023	RM-1024	RM-1025	RM-1026	RM-1027	RM-1028	RM-1029	RM-1030	RM-1031	RM-1032	RM-1033	RM-1034	RM-1035	RM-1036	RM-1037	RM-1038	RM-1039	RM-1040	RM-1041	RM-1042	RM-1043	RM-1044	RM-1045	RM-1046	RM-1047	RM-1048	RM-1049	RM-1050	RM-1051	RM-1052	RM-1053	RM-1054	RM-1055	RM-1056	RM-1057	RM-1058	RM-1059	RM-1060	RM-1061	RM-1062	RM-1063	RM-1064	RM-1065	RM-1066	RM-1067	RM-1068	RM-1069	RM-1070	RM-1071	RM-1072	RM-1073	RM-1074	RM-1075	RM-1076	RM-1077	RM-1078	RM-1079	RM-1080	RM-1081	RM-1082	RM-1083	RM-1084	RM-1085	RM-1086	RM-1087	RM-1088	RM-1089	RM-1090	RM-1091	RM-1092	RM-1093	RM-1094	RM-1095	RM-1096	RM-1097	RM-1098	RM-1099	RM-1100	RM-1101	RM-1102	RM-1103	RM-1104	RM-1105	RM-1106	RM-1107	RM-1108	RM-1109	RM-1110	RM-1111	RM-1112	RM-1113	RM-1114	RM-1115	RM-1116	RM-1117	RM-1118	RM-1119	RM-1120	RM-1121	RM-1122	RM-1123	RM-1124	RM-1125	RM-1126	RM-1127	RM-1128	RM-1129	RM-1130	RM-1131	RM-1132	RM-1133	RM-1134	RM-1135	RM-1136	RM-1137	RM-1138	RM-1139	RM-1140	RM-1141	RM-1142	RM-1143	RM-1144	RM-1145	RM-1146	RM-1147	RM-1148	RM-1149	RM-1150	RM-1151	RM-1152	RM-1153	RM-1154	RM-1155	RM-1156	RM-1157	RM-1158	RM-1159	RM-1160	RM-1161	RM-1162	RM-1163	RM-1164	RM-1165	RM-1166	RM-1167	RM-1168	RM-1169	RM-1170	RM-1171	RM-1172	RM-1173	RM-1174	RM-1175	RM-1176	RM-1177	RM-1178	RM-1179	RM-1180	RM-1181	RM-1182	RM-1183	RM-1184	RM-1185	RM-1186	RM-1187	RM-1188	RM-1189	RM-1190	RM-1191	RM-1192	RM-1193	RM-1194	RM-1195	RM-1196	RM-1197	RM-1198	RM-1199	RM-1200	RM-1201	RM-1202	RM-1203	RM-1204	RM-1205	RM-1206	RM-1207	RM-1208	RM-1209	RM-1210	RM-1211	RM-1212	RM-1213	RM-1214	RM-1215	RM-1216	RM-1217	RM-1218	RM-1219	RM-1220	RM-1221	RM-1222	RM-1223	RM-1224	RM-1225
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5. Annotated UDO Outline

to current overlays, and may recommend new overlays that will further the goals of the Comprehensive Plan, and various long-range plans.

- Supplemental Standards for Specific Uses

The update review the current Supplemental Development Standards for specific permitted uses. Items including drive-thru lanes for banks, spacing standards for certain uses from residential uses, and dumpster screening, will be included in this section. The update will recommend consolidation, and/or elimination of supplemental use standards where applicable. Supplemental standards will be cross-referenced accordingly to permitted uses found in Article 4.

ARTICLE 5 - DEVELOPMENT STANDARDS

This article will outline the standards for development within Guilford County related to health, safety, and quality of life. Any procedural requirements contained within will be moved to Article 3.

- General Provisions

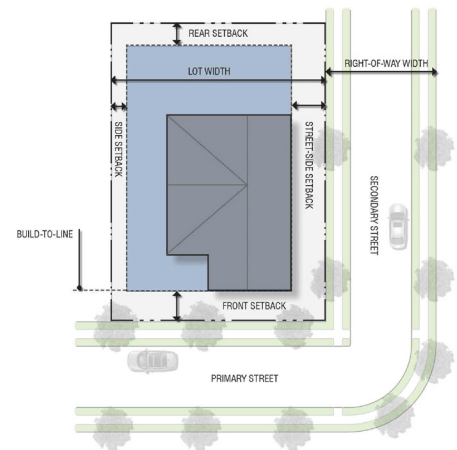
This section will address the need for a transitional level of standards in the areas of the County on the fringes of the municipal boundaries, particularly the Tier 1 areas around the City of Greensboro.

- Lot Development Standards

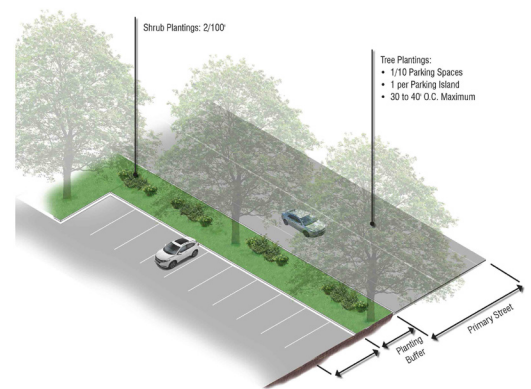
This section will include dimensional requirements for lots and accessory uses and structures. Current GDO Sections 4-4, 4-6, 4-7, 4-8 and 4-9 of the will be relocated to this section so that all lot development standards in the current GDO will be found in one place in the update UDO.

- Landscaping and Screening

The current landscaping and buffering requirements in Article 6 will be enhanced. General planting requirements, particularly for parking lots, and the provision of street trees in the public realm, will be addressed. To improve clarity, graphics will be used or updated as appropriate to explain requirements. The



Above and below: Examples of graphics illustrating sign and landscaping development standards



5. Annotated UDO Outline

section will also include new existing tree protection provisions as well as the screening standards for refuse collection from current section 6-7, ground-based equipment, service areas, and outdoor storage.

- Off-street Parking, Loading, and Stacking

This section replaces the provisions found currently in Article 6-2. The standards in this new section include revised, updated quantitative off-street parking requirements for uses matching the revised use table for consistency and ease of use. This section may also incorporate parking maximums, and the use of green parking infrastructure.

- Fences

This section carries forward the standards in the existing GDO Section 6-5 related to the minimum standards for fencing.

- Lighting

This section regulates lighting within the County's planning jurisdiction. The update will incorporate new technologies for minimize impacts from lighting, and new standards for lighting within parking areas.

ARTICLE 6 - SUBDIVISIONS

This article will contain all regulations and standards for the subdivision of land in Guilford County. Subdivision standards found in Section 5-13 of the current ordinance will be placed here. All processes and procedures located in the current subdivision section will be relocated to Article 3. The updated subdivision article will include provisions for Conservation Subdivisions to allow for clustering of development that can achieve greater densities while preserving important natural and environmental features. Additionally, efforts will be made and incentives explored to ensure subdivision open space requirements serve Guilford residents and visitors alike. This may be accomplished by taking a purposeful, wide-angle approach to open space which results in a county-wide system of interconnected parks, trails, sidewalks, and green space. The provisions found in this section will also outline standards for development including:

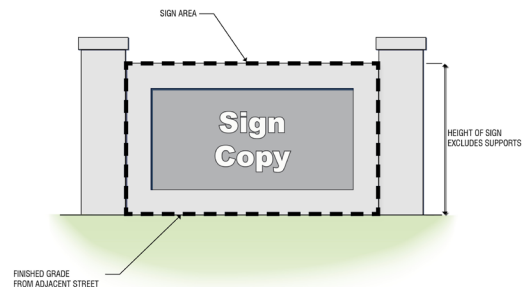
- Sidewalk requirements
- Street dimensions
- Access requirements
- Traffic calming
- Street naming & addressing
- Connectivity
- Emergency Management needs and requirements
- Sureties

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ARTICLE 7 – SIGNS

This article will extract signs from current Article 6 and create a stand alone article. Measurements (size, brightness, and the like) and terminology that meet current industry standards are some of the updates that will be included. Sign regulations will be updated to meet recent supreme court decisions for the regulation of sign content as decided in Reed v. Town of Gilbert, as well as Session Law 2016-246 from the NC General Assembly that limits the regulation of construction signs. The UDO update will also incorporate more graphics illustrating sign types.

- General Provisions
- Prohibited Signs
- Exempt Signs
- Signs not requiring a permit
- Signs requiring a permit
- Dimensional Requirements
- Location, Construction, Maintenance
- Master Signage Plan
- Permits to construct or modify
- Sign Certificates
- Compliance

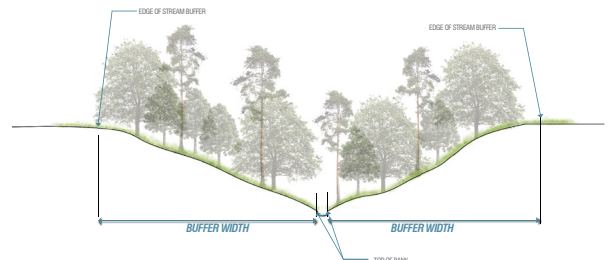


Example of sign area measurement for monument sign

ARTICLE 8 – ENVIRONMENTAL REGULATIONS

This article includes environmental protection provisions and will incorporate any updated environmental based standards including those impacting the Jordan Lake, Randleman Lake, and NPDES-Phase 2 Watersheds. The recommended section order is below.

- Stormwater Management/Watershed Protection Districts (current Section 7-1)
- Watershed Protection Districts and Performance Standards (current Section 7-2)
- Soil Erosion and Sedimentation Control (current Section 7-4)
- Flood Damage Prevention (current Section 7-5)
- Community Well and Septic Systems (New)



Example of stream buffer graphic

5. Annotated UDO Outline

ARTICLE 9 – ENFORCEMENT

Enforcement will incorporate current Section 3.6 from the existing GDO, and will be updated to include all enforcement procedures related to the UDO. Current enforcement procedures will be evaluated, and monetary amounts for violations and penalties will reference the current fee schedule available in the department or online. This allows for fee updates to be made by resolution and without a text amendment.

ARTICLE 10 - NONCONFORMITIES

This article relocates nonconformities out of the existing Permits and Procedures section in the current GDO and into its own separate article. Nonconformities are important to clarify and enhance, particularly when adopting wholesale changes as part of the UDO update. Minimizing the creation of nonconformities as an outcome of adopting new land development standards is important, and crafting language that addresses how the UDO update will impact nonconformities will be important for the end user to understand.

ARTICLE 11 - DEFINITIONS

This section will incorporate the definitions, acronyms and abbreviations, rules of measurement, and rules of construction for the ordinance text. Definitions throughout the existing ordinance will be relocated to this article. Regulatory language and standards included in definitions will be moved to the appropriate article and definitions will conform to applicable law. This section is designed to make the UDO more user-friendly by incorporating the following:

- Illustrations of rules of construction and measurement
- A table of abbreviations (NCDOT, LID, LEED, etc.)
- Consolidation of duplicate definitions

5. Annotated UDO Outline

APPENDIX

Appendices, if included in the update UDO, may include any supplemental graphics, design guidelines, charts, map standards, and other information related to the provisions in the UDO.

