



# Guilford County

## UNIFIED DEVELOPMENT ORDINANCE UPDATE

Public Workshop  
October 29, 2018



# The Project Team



WE ARE STEWART.

**Founded in 1994**

**200+ Engineers, Planners,  
Landscape Architects**



## EXPERIENCE:

- UNIFIED DEVELOPMENT ORDINANCES
- COMPREHENSIVE LAND USE PLANS
- DOWNTOWN MASTER PLANS
- DESIGN GUIDELINES
- GREENWAYS & TRAILS



# UDO





# Project Schedule

The project is anticipated to take 18 months, and should be complete by October of 2019. Currently, we are in the late stages of Phase 2 and are heading into Phase 3.

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																

## GUILFORD COUNTY UDO UPDATE PROJECT TIMELINE

	2018								2019										
	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N
PHASE ONE - KICKOFF AND COMMUNITY INPUT																			
Existing Document and Plan Review																			
Kickoff w/ Staff & County Tour																			
Stakeholder Interviews																			
Evaluation/Technical Committee Meeting																			
PHASE TWO - PREPARE CODE ASSESSMENT REPORT																			
Draft Code Assessment Report																			
Finalize Report with Evaluation Committee																			
Public Workshop #1																			
Joint Boards (Commissioners, Planning, Adjustments) Update Meeting #1																			
PHASES THREE - UDO PREPARATION																			
Draft UDO																			
General Provisions and Applicability																			
Zoning Districts and Use Standards																			
Development Standards																			
Environmental Regulations																			
Subdivision and Infrastructure																			
Non-conformities and Enforcement																			
Definitions and Interpretations																			
Legal Review																			
Tech/Eval Committee Meetings																			
Public Workshop #2																			
Joint Boards (Planning, Commissioners, Adjustment) Update Meeting #2																			
PHASES FOUR - ADOPTION																			
Planning Board Recommendation																			
Board of Commissioner Public Hearing and Adoption																			
PHASE FIVE - IMPLEMENTATION																			
PHASE SIX - CONTINUED SERVICES																			

We are here



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



UDO



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# What is a UDO?

An **all-in-one** regulatory document with:

- Zoning standards
- Subdivision standards
- Design or character language
- Sign regulations
- Floodplain regulations
- Stormwater management measures

Promotes health, safety, and general welfare

Avoids conflicts in land uses



# UDO

## 4 SUBDIVISIONS

section. Regardless of the designation of the road, every lot shall have access to a road that is sufficient to provide a means of ingress and egress for emergency vehicles as well as all those likely to need or desire access to the property for its intended use. (28-62.1.B)

- 3) Roads shall be designed by a registered engineer or professional land surveyor licensed to work in the state, as provided for by NCGS 89C-3. Prior to approval of a final plat for a subdivision the engineer or land surveyor who designed the roads shall certify that the roads have been constructed in accordance with the approved plans. If a surety bond or other financial guarantee is provided in lieu of constructing roads prior to approval of the final plat, the financial guarantee shall not be considered to be satisfied until the engineer or land surveyor who designed the roads has certified that the roads have been constructed in accordance with the approved plans.
- 4) Minimum Private roads proposed to serve lots and/or home sites in subdivisions shall comply with the following minimum design standards in Table 4.2.

TABLE 4.2: Subdivision Road Requirements

ROAD TYPE	MIN. ROW WIDTH (A)	TRAVELWAY WIDTH (B)	SHOULDER WIDTH (C)
SHARED DRIVE (UP TO 8 UNITS SERVED)	30'	10'	2'
MINOR RESIDENTIAL (9-12 UNITS SERVED)	35'	14'	2'
RESIDENTIAL (13-20 UNITS SERVED)	45'	16'	2'
MAJOR RESIDENTIAL (21-50 UNITS SERVED)	45'	18'	3'
COLLECTOR (OVER 50 UNITS SERVED)	45'	20'	3'

**Notes:**

\* The minimum road right-of-way width shall be increased to the extent necessary to keep all grading and land disturbing activity within the road right-of-way.

\*\* Traffic generated by amenities such as golf courses, restaurants, etc. located within the proposed subdivision shall be considered in determining the appropriate standards for the road(s) serving the development and/or providing access to the amenity. This shall be done by identifying the vehicle trips estimated to be generated by the proposed amenity and relating these vehicle trips to those generated by a single-family dwelling. It shall be assumed that a single-family dwelling generates eight vehicle trips per day. Estimated traffic generation shall be as set forth in the NCDOT Traffic Engineering Manual.

\*\*\* If the shared drive or minor residential road is more than 500 feet long, a turnout must be provided as set forth in Section <> below.

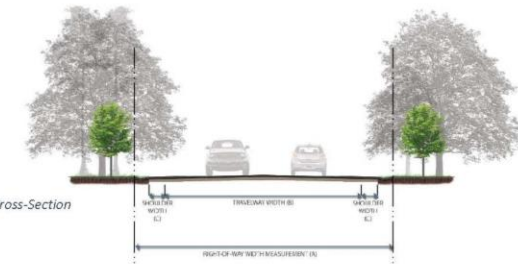


Figure 4.5: Typical Street Cross-Section

Jackson County NC

IV-18

Example of a graphic UDO page



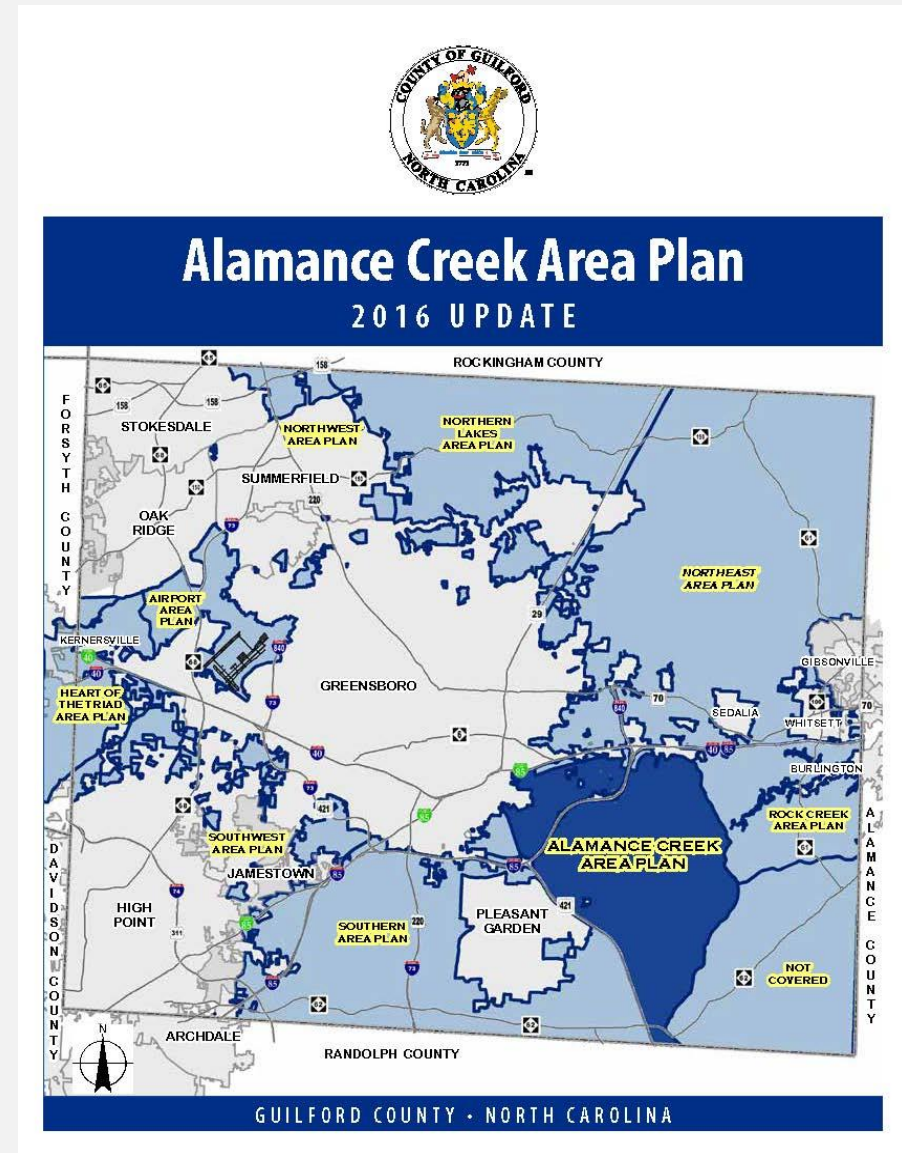
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# What will the UDO do?

- Implement the goals and vision in the County Comprehensive plan and Area Plans
- Provide context sensitive – unique to Guilford County
- Establish measures so county development is compatible adjacent communities
- Create an efficient, transparent, and predictable development review process
- Create opportunity for mixed-use centers and vibrant spaces in appropriate locations



# UDO



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# Project Goals

- Create a UDO that provides predictability, transparency, reduces transaction times, and meets the needs of the County
- Develop a user-friendly format through graphics, charts, and easy to understand text
- Ensure consistency with NC General Statutes



Example of a procedural flowchart



# Themes 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
- Impacts of the proposed Mega-site



# UDO

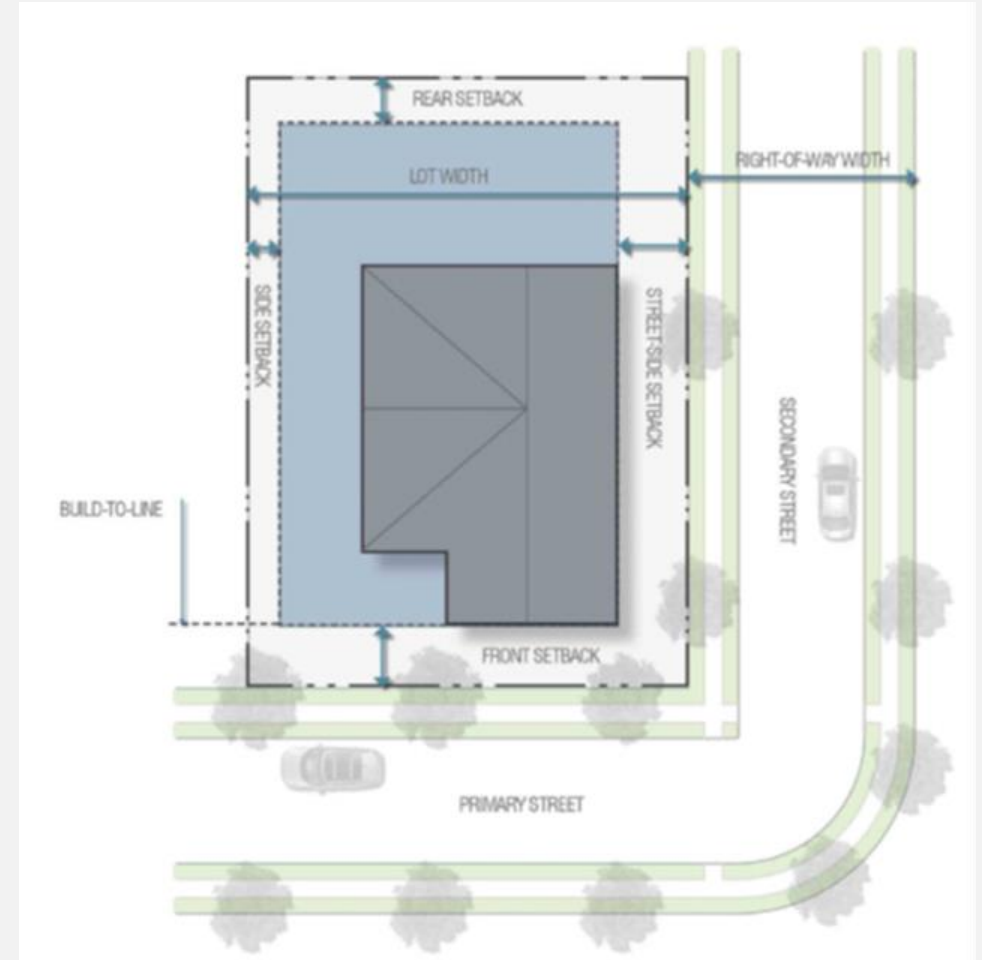


**One of several stakeholder meetings on June 19th**

- Water/sewer availability
- Dated permitted use list
- Piecemeal development does not trigger many subdivision best practice requirements

# An Updated UDO will:

- Eliminate redundant or conflicting code provisions
- Streamline review and approval processes
- Clarify requirements with clear illustrations and language
- Have a digital presence
- Have new & updated graphics/illustrations
- Simple easy-to-follow layout
- Flowcharts and Tables



**Example of setback illustrations**



# Format Improvements

- Convert text to tables where appropriate
- Consider adding a purpose or intent statement to each article
- Some ordinance standards will be descriptive (noting what is expected) and based on district character rather than prescriptive (noting what is prohibited)
- Provide accurate cross-references for ease of use

Use Category	Use Type	RSP	SR-12	SR-10	SR-8	SR-4	OT	CB0	CB10	CB20	CB30	CB40	CB50	CB60	CB70	CB80	CB90	CB100	CB110	CB120	CB130	CB140	CB150	CB160	CB170	CB180	CB190	CB200	CB210	CB220	CB230	CB240	CB250	CB260	CB270	CB280	CB290	CB300	CB310	CB320	CB330	CB340	CB350	CB360	CB370	CB380	CB390	CB400	CB410	CB420	CB430	CB440	CB450	CB460	CB470	CB480	CB490	CB500	CB510	CB520	CB530	CB540	CB550	CB560	CB570	CB580	CB590	CB600	CB610	CB620	CB630	CB640	CB650	CB660	CB670	CB680	CB690	CB700	CB710	CB720	CB730	CB740	CB750	CB760	CB770	CB780	CB790	CB800	CB810	CB820	CB830	CB840	CB850	CB860	CB870	CB880	CB890	CB900	CB910	CB920	CB930	CB940	CB950	CB960	CB970	CB980	CB990	CB1000	CB1010	CB1020	CB1030	CB1040	CB1050	CB1060	CB1070	CB1080	CB1090	CB1100	CB1110	CB1120	CB1130	CB1140	CB1150	CB1160	CB1170	CB1180	CB1190	CB1200	CB1210	CB1220	CB1230	CB1240	CB1250	CB1260	CB1270	CB1280	CB1290	CB1300	CB1310	CB1320	CB1330	CB1340	CB1350	CB1360	CB1370	CB1380	CB1390	CB1400	CB1410	CB1420	CB1430	CB1440	CB1450	CB1460	CB1470	CB1480	CB1490	CB1500	CB1510	CB1520	CB1530	CB1540	CB1550	CB1560	CB1570	CB1580	CB1590	CB1600	CB1610	CB1620	CB1630	CB1640	CB1650	CB1660	CB1670	CB1680	CB1690	CB1700	CB1710	CB1720	CB1730	CB1740	CB1750	CB1760	CB1770	CB1780	CB1790	CB1800	CB1810	CB1820	CB1830	CB1840	CB1850	CB1860	CB1870	CB1880	CB1890	CB1900	CB1910	CB1920	CB1930	CB1940	CB1950	CB1960	CB1970	CB1980	CB1990	CB2000	CB2010	CB2020	CB2030	CB2040	CB2050	CB2060	CB2070	CB2080	CB2090	CB2100	CB2110	CB2120	CB2130	CB2140	CB2150	CB2160	CB2170	CB2180	CB2190	CB2200	CB2210	CB2220	CB2230	CB2240	CB2250	CB2260	CB2270	CB2280	CB2290	CB2300	CB2310	CB2320	CB2330	CB2340	CB2350	CB2360	CB2370	CB2380	CB2390	CB2400	CB2410	CB2420	CB2430	CB2440	CB2450	CB2460	CB2470	CB2480	CB2490	CB2500	CB2510	CB2520	CB2530	CB2540	CB2550	CB2560	CB2570	CB2580	CB2590	CB2600	CB2610	CB2620	CB2630	CB2640	CB2650	CB2660	CB2670	CB2680	CB2690	CB2700	CB2710	CB2720	CB2730	CB2740	CB2750	CB2760	CB2770	CB2780	CB2790	CB2800	CB2810	CB2820	CB2830	CB2840	CB2850	CB2860	CB2870	CB2880	CB2890	CB2900	CB2910	CB2920	CB2930	CB2940	CB2950	CB2960	CB2970	CB2980	CB2990	CB3000	CB3010	CB3020	CB3030	CB3040	CB3050	CB3060	CB3070	CB3080	CB3090	CB3100	CB3110	CB3120	CB3130	CB3140	CB3150	CB3160	CB3170	CB3180	CB3190	CB3200	CB3210	CB3220	CB3230	CB3240	CB3250	CB3260	CB3270	CB3280	CB3290	CB3300	CB3310	CB3320	CB3330	CB3340	CB3350	CB3360	CB3370	CB3380	CB3390	CB3400	CB3410	CB3420	CB3430	CB3440	CB3450	CB3460	CB3470	CB3480	CB3490	CB3500	CB3510	CB3520	CB3530	CB3540	CB3550	CB3560	CB3570	CB3580	CB3590	CB3600	CB3610	CB3620	CB3630	CB3640	CB3650	CB3660	CB3670	CB3680	CB3690	CB3700	CB3710	CB3720	CB3730	CB3740	CB3750	CB3760	CB3770	CB3780	CB3790	CB3800	CB3810	CB3820	CB3830	CB3840	CB3850	CB3860	CB3870	CB3880	CB3890	CB3900	CB3910	CB3920	CB3930	CB3940	CB3950	CB3960	CB3970	CB3980	CB3990	CB4000	CB4010	CB4020	CB4030	CB4040	CB4050	CB4060	CB4070	CB4080	CB4090	CB4100	CB4110	CB4120	CB4130	CB4140	CB4150	CB4160	CB4170	CB4180	CB4190	CB4200	CB4210	CB4220	CB4230	CB4240	CB4250	CB4260	CB4270	CB4280	CB4290	CB4300	CB4310	CB4320	CB4330	CB4340	CB4350	CB4360	CB4370	CB4380	CB4390	CB4400	CB4410	CB4420	CB4430	CB4440	CB4450	CB4460	CB4470	CB4480	CB4490	CB4500	CB4510	CB4520	CB4530	CB4540	CB4550	CB4560	CB4570	CB4580	CB4590	CB4600	CB4610	CB4620	CB4630	CB4640	CB4650	CB4660	CB4670	CB4680	CB4690	CB4700	CB4710	CB4720	CB4730	CB4740	CB4750	CB4760	CB4770	CB4780	CB4790	CB4800	CB4810	CB4820	CB4830	CB4840	CB4850	CB4860	CB4870	CB4880	CB4890	CB4900	CB4910	CB4920	CB4930	CB4940	CB4950	CB4960	CB4970	CB4980	CB4990	CB5000	CB5010	CB5020	CB5030	CB5040	CB5050	CB5060	CB5070	CB5080	CB5090	CB5100	CB5110	CB5120	CB5130	CB5140	CB5150	CB5160	CB5170	CB5180	CB5190	CB5200	CB5210	CB5220	CB5230	CB5240	CB5250	CB5260	CB5270	CB5280	CB5290	CB5300	CB5310	CB5320	CB5330	CB5340	CB5350	CB5360	CB5370	CB5380	CB5390	CB5400	CB5410	CB5420	CB5430	CB5440	CB5450	CB5460	CB5470	CB5480	CB5490	CB5500	CB5510	CB5520	CB5530	CB5540	CB5550	CB5560	CB5570	CB5580	CB5590	CB5600	CB5610	CB5620	CB5630	CB5640	CB5650	CB5660	CB5670	CB5680	CB5690	CB5700	CB5710	CB5720	CB5730	CB5740	CB5750	CB5760	CB5770	CB5780	CB5790	CB5800	CB5810	CB5820	CB5830	CB5840	CB5850	CB5860	CB5870	CB5880	CB5890	CB5900	CB5910	CB5920	CB5930	CB5940	CB5950	CB5960	CB5970	CB5980	CB5990	CB6000	CB6010	CB6020	CB6030	CB6040	CB6050	CB6060	CB6070	CB6080	CB6090	CB6100	CB6110	CB6120	CB6130	CB6140	CB6150	CB6160	CB6170	CB6180	CB6190	CB6200	CB6210	CB6220	CB6230	CB6240	CB6250	CB6260	CB6270	CB6280	CB6290	CB6300	CB6310	CB6320	CB6330	CB6340	CB6350	CB6360	CB6370	CB6380	CB6390	CB6400	CB6410	CB6420	CB6430	CB6440	CB6450	CB6460	CB6470	CB6480	CB6490	CB6500	CB6510	CB6520	CB6530	CB6540	CB6550	CB6560	CB6570	CB6580	CB6590	CB6600	CB6610	CB6620	CB6630	CB6640	CB6650	CB6660	CB6670	CB6680	CB6690	CB6700	CB6710	CB6720	CB6730	CB6740	CB6750	CB6760	CB6770	CB6780	CB6790	CB6800	CB6810	CB6820	CB6830	CB6840	CB6850	CB6860	CB6870	CB6880	CB6890	CB6900	CB6910	CB6920	CB6930	CB6940	CB6950	CB6960	CB6970	CB6980	CB6990	CB7000	CB7010	CB7020	CB7030	CB7040	CB7050	CB7060	CB7070	CB7080	CB7090	CB7100	CB7110	CB7120	CB7130	CB7140	CB7150	CB7160	CB7170	CB7180	CB7190	CB7200	CB7210	CB7220	CB7230	CB7240	CB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# How will the UDO affect me?

- Provide guidance on placement of structures like a house or a shed
- Work to minimize conflicting land uses from being established on neighboring properties (which can also help property values)
- Improve the availability of information and processes for things like applying for a permit
- Establish more transparency in processes like rezonings so the public can stay informed and involved
- Promote the development of sidewalks, trails and greenways to connect communities, and improve health and wellness



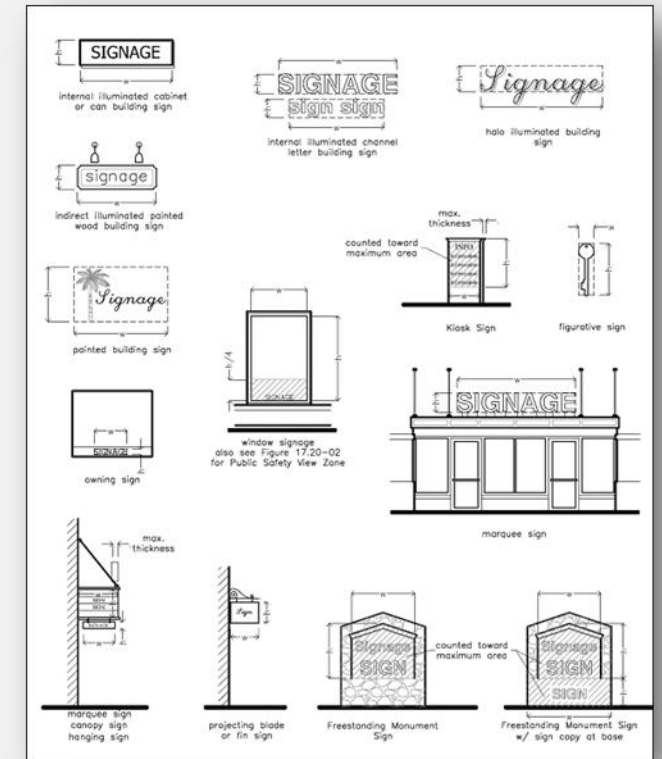
# UDO



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# PROCESS: Drafting the UDO

- Staff, steering committee and stakeholder input
- Assessment of current UDO
- Annotated Outline as a guide
- Public Input
- Installments
  - Code Layout/Formatting
  - Transfer existing text
  - Prepare draft by similar category
  - Steering Committee Review
- Revision & consolidation of installments into single draft
- Public Input
- Public hearing
- Adoption



# UDO



# UDO Assessment — available online now!

- Review existing ordinance, Comprehensive and Area Plans
- Staff & stakeholder interviews
- Diagnosis
  - Identify key issues
  - Analyze current regulations
  - Summarize best practices
- Annotated Outline
  - Outline new UDO structure



# UDO



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# How to Stay Informed?

- Project Website
- All reports, analyses and draft codes will be posted online for public review and comment.
- Comments submitted to the team or received during meetings will be collected and posted as well.
- **TAKE THE SURVEY!**



The screenshot shows the homepage of the Guilford County Unified Development Ordinance Update website. At the top is a dark blue navigation bar with links: Home (in yellow), About, Get Involved, Survey, Resources, and Contact. Below the navigation bar is a large aerial map of Guilford County. Overlaid on the map is the Guilford County seal and the title "Guilford County Unified Development Ordinance Update" in a large, white, serif font. Below the map, the page is divided into three colored columns: a dark blue column on the left titled "WHAT IS A UNIFIED DEVELOPMENT ORDINANCE (UDO)?" with a paragraph explaining that a UDO is a regulatory document combining zoning, subdivision, design guidelines, sign regulations, and floodplain; a yellow column in the middle titled "GET INVOLVED" with text about public involvement being a key component and a link to see upcoming updates; and a brown column on the right titled "STAY INFORMED" containing a sign-up form with fields for "Name" and "Email", a "Subscribe Now" button, and the text "Join our mailing list and never miss an update!".



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Thank you for  
your  
participation!



UDO

