



ZEBULON UDO UPDATE

BOC WORK SESSION – UPDATED UDO DISCUSSION

February 22, 2017

OVERVIEW

- ❖ **Project Goals & Objectives**
- ❖ **Review of Proposed Code Chapters**
- ❖ **Next Steps**



PROJECT OBJECTIVES

Implement the 2008 Comprehensive Plan

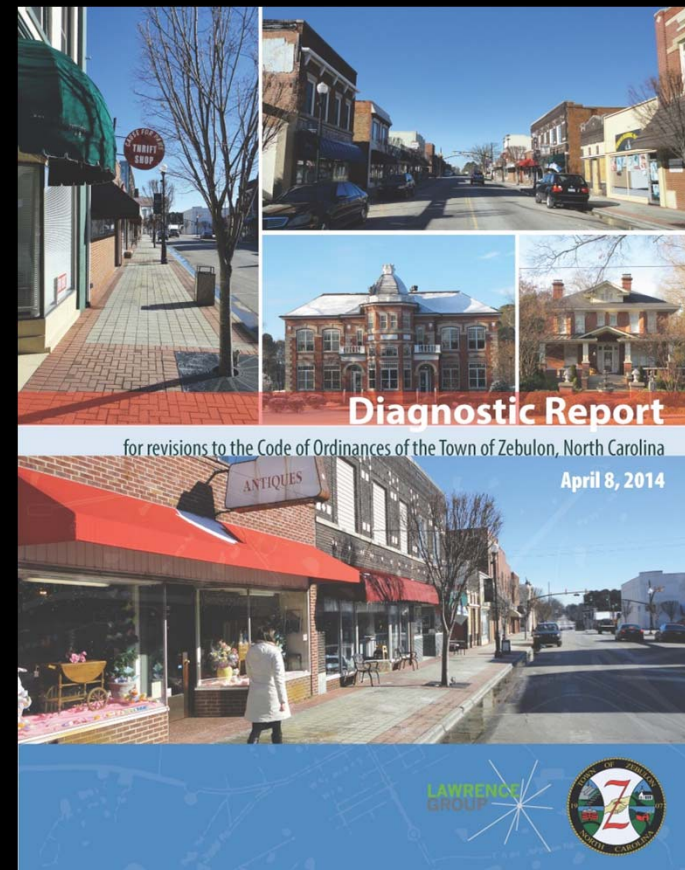


ZEBULON COMPREHENSIVE PLAN

As prepared by
HSMM of NC, Inc.

HSMM

Update the Land Use Ordinance



UDO UPDATE GOALS

U D O update



Project Goals
11.15.16

Goal: Implement adopted policy guidance

Growth is coming to eastern Wake; whether or not growth turns out to be a good or bad thing depends on how it is planned for. Good plans mean nothing if not acted upon. The UDO is the main tool for realizing your plans.



Goal: Preserve Zebulon's "small-town" character

The UDO allows you to establish your own vision instead of it being decided for you by outsiders.



Goal: Revise the Town's zoning district line-up

Zoning districts identify the optimal blend of use and location and can establish the path of least resistance for desired development.



Goal: Unify zoning and subdivision provisions

Unified provisions create consistency and help ensure 'the right hand knows what the left hand is doing'.



Goal: Promote safe and sustainable infrastructure

The public's health, safety, and welfare hinges on infrastructure.



Goal: Ensure a predictable and efficient review process

The UDO is your playbook for how development should proceed. It makes the development you want easy and the development you don't want difficult.



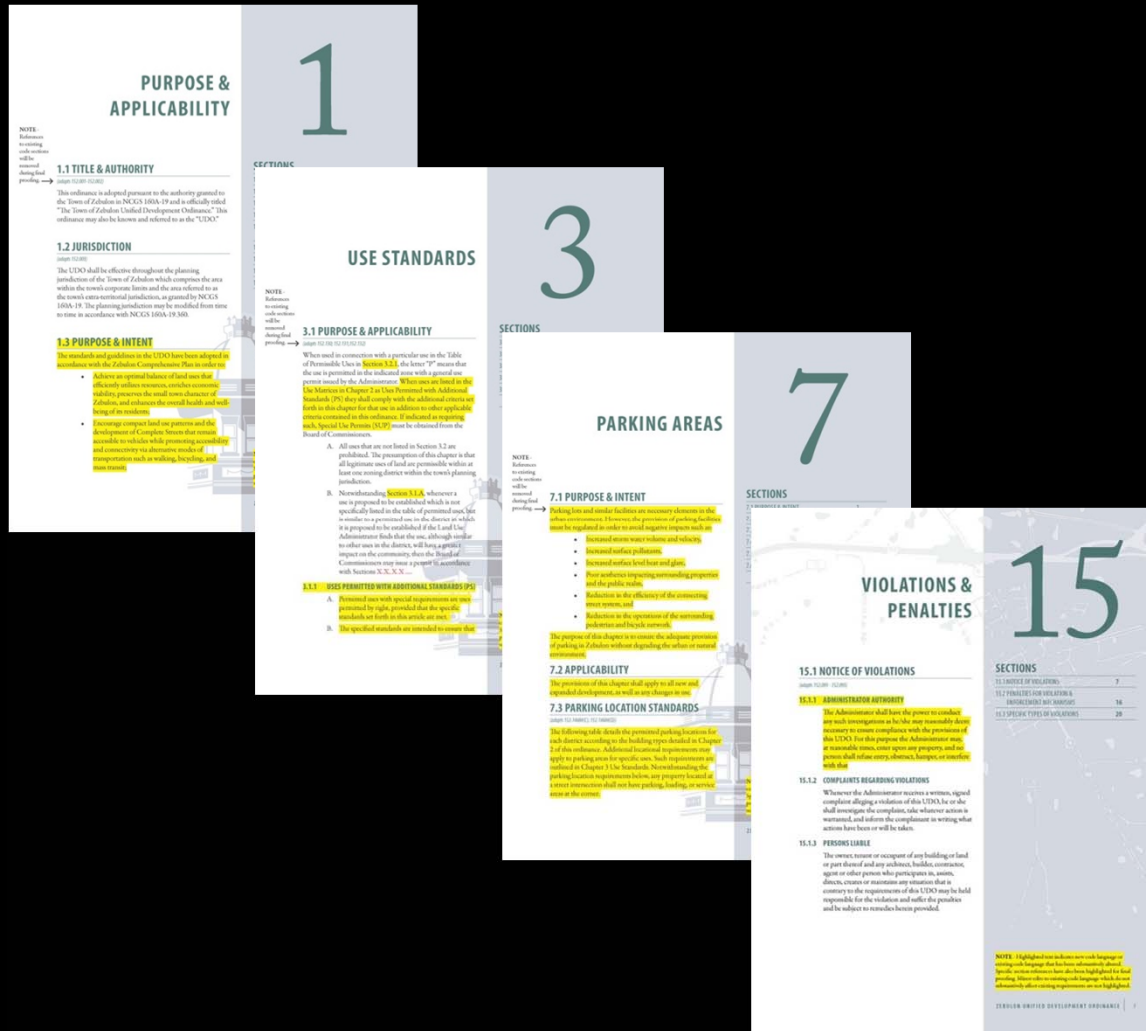
DRAFT UDO CHAPTERS

❖ 14 Received

❖ Missing Districts Chapter (Ch 2)

❖ Missing Definitions Chapter (Ch 16)

❖ Incomplete text (in yellow)



ORGANIZATIONAL CHANGES

❖ Preparation in MS Word (not InDesign)

Chapter 5: Development Standards

SECTION 5.4: EXTERIOR LIGHTING

Subsection 5.4.6: General Standards for On-Site Exterior Lighting

5.4.6. General Standards for On-Site Exterior Lighting

A. Hours of Illumination

Institutional uses, commercial uses, and industrial uses that are adjacent to existing residential development shall extinguish all exterior lighting—except lighting necessary for security or emergency purposes—by 10:00 P.M. or within one hour of closing, whichever occurs first. For the purposes of this subsection, lighting “necessary for security or emergency purposes” shall be construed to mean the minimum amount of exterior lighting necessary to illuminate possible points of entry or exit into a structure, to illuminate exterior walkways, or to illuminate outdoor storage areas. Lighting activated by motion sensor devices is strongly encouraged.

B. Shielding

Except for single-family detached and two-to-four family dwellings, all exterior luminaires, including security lighting, shall be full cut-off fixtures and directed downward, consistent with Figure 5.4.6.B, Full Cut-Off Fixtures. In no case shall lighting be directed above a horizontal plane through the lighting fixture.

C. Maximum Height

Except for athletic fields or performance areas, the height of outdoor lighting, whether mounted on poles, walls, or by other means, shall be no greater than 25 feet above grade.

D. Maximum Illumination Value

(1) All outdoor lighting and indoor lighting visible from outside shall be designed and located so that the maximum illumination measured in footcandles at ground level at a lot line shall not exceed the standards in Table 5.4.6, Maximum Illumination Levels, and Figure 5.4.6.D, Maximum Illumination Value.

Figure 5.4.6.B, Full Cut-Off Fixtures

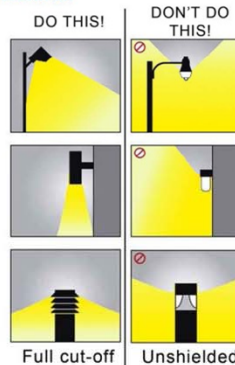


TABLE 5.4.6: MAXIMUM ILLUMINATION LEVELS

TYPE OF USE ABUTTING A LOT LINE [1]	MAXIMUM ILLUMINATION LEVEL AT LOT LINE (FOOTCANDLES)
Residential use or vacant land zoned for residential development	0.5
Institutional use	1.0
Commercial use or vacant land [2]	2.0

Chapter 5: Development Standards

SECTION 5.4: EXTERIOR LIGHTING

Subsection 5.4.7: Design Standards for Specific Uses and Site Features

TABLE 5.4.6: MAXIMUM ILLUMINATION LEVELS

TYPE OF USE ABUTTING A LOT LINE [1]	MAXIMUM ILLUMINATION LEVEL AT LOT LINE (FOOTCANDLES)
Industrial use	3.0
Parking lot	2.5

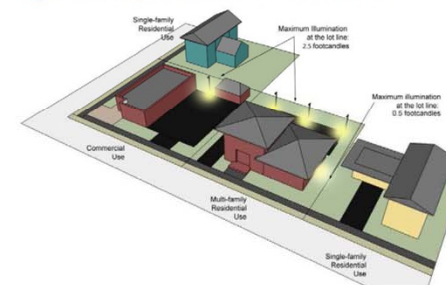
NOTES:

[1] See Table 4.1.1, Summary Use Table

[2] Includes mixed-use development

(2) In no instance shall illumination levels within a site or development exceed 30 footcandles.

Figure 5.4.6.D, Maximum Illumination Value



E. Signage

Lighting for signage shall be governed by the standards in Section 5.12, Signage.

5.4.7. Design Standards for Specific Uses and Site Features

A. Awnings

Awnings or canopies used for building accents over doors, windows, etc., shall not be internally illuminated (i.e., from underneath or behind the awning) unless the awning material is entirely opaque.

B. Beachfront Lots

For purposes of protecting wildlife habitat, the following standards shall apply to all development on lots adjacent to the beachfront:

ORGANIZATIONAL CHANGES

❖ Procedures Manual



Planning and Zoning Administrative Manual



Table of Contents

PART 1: INTRODUCTION	1-1
How to Use This Manual.....	1-2
PART 2: COMMUNITY DEVELOPMENT DOCUMENTS AT A GLANCE	2-1
Applicable Community Development Documents.....	2-1
Franklin Land Use Plan (FLUP).....	2-2
Central Franklin Area Plan (CFAP).....	2-3
Franklin Zoning Ordinance (2008).....	2-3
Franklin Zoning Maps.....	2-4
Subdivision Regulations of the City of Franklin	2-6
Franklin Transportation and Street Technical Standards	2-6
PART 3: REVIEWING AGENCIES	3-1
City Organization Chart	3-1
Review Responsibilities.....	3-2
Boards and Commissions.....	3-3
Department Review of Development Standards.....	3-5
PART 4: REVIEW PROCEDURES	4-1
Common Information on Development Review Processes.....	4-2
Preliminary Concept Meetings and Preapplication Conferences	4-6
Land Use Plan Amendments.....	4-8
Zoning Ordinance Text & Map Amendments.....	4-10
Planned Unit Developments (PUD).....	4-12
Preliminary and Final Plats	4-20
Site Plans.....	4-25
Certificate of Appropriateness (COA) for Historic Preservation Related Projects	4-31
Variance.....	4-33
Appeal of Administrative Decisions	4-35
Stormwater Management Permits.....	4-36
Tree Removal Permits.....	4-37
Grading and Erosion Control Permits	4-40
Sign Permits.....	4-42
Building Permits	4-43
Performance Agreements	4-45
Temporary Use Permits	4-47
Certificates of Occupancy	4-47
Inspections.....	4-47
PART 5: APPENDICES	5-1
Appendix A: Contact Information.....	5-1
Appendix B: Application Forms.....	5-3
Appendix C: Deadlines and Schedules.....	5-11
Appendix D: Fee Schedules	5-13
Appendix E: Landscape Plans, Details, and Plant Lists.....	5-16
Appendix F: Submittal Components.....	5-23

ORGANIZATIONAL CHANGES

CURRENT UDO structure	PROPOSED UDO structure
1 Purpose & Applicability	1 General Provisions
2 District Standards	2 Procedures
3 Use Standards	3 Districts
4 Site & Building Design Standards	4 Uses
5 Subdivision & Infrastructure Standards	5 Development Standards
6 Parks & Open Space	6 Infrastructure
7 Parking Areas	7 Nonconformities
8 Tree Preservation, Landscaping & Screening	8 Enforcement
9 Lighting	9 Measurement & Definitions
10 Signs	10 Reviewing Agencies
11 Environmental Protection	Procedures Manual (outside UDO)
12 Nonconformities	Revised Chapter Structure
13 Administrative Agencies	
14 Administration & Procedures	
15 Violations & Penalties	
16 Definitions	
Appendices	

CHAPTER 1. GENERAL PROVISIONS

- 1.1 Title & Effective Date
- 1.2 Authority
- 1.3 Applicability
- 1.4 Purpose & Intent
- 1.5 Adopted Policy Guidance
- 1.6 Relationship to Other Laws
- 1.7 Conflict
- 1.8 Transitional Provisions
- 1.9 Vested Rights
- 1.10 Severability

Main Ideas:

- General mechanics of the UDO
- Relationship to plan and prior rules
- How to address conflicts
- Vesting

CHAPTER 2. PROCEDURES

2.1 How to Use this Chapter

2.2 Summary Procedures Table

2.3 Common Review Procedures

2.4 Specific Review Procedures

Main Ideas:

- Increase predictability
- Standardized procedural language
- Reduce repetition
- Establish criteria for each decision
- Comply with changing state laws

CHAPTER 3. DISTRICTS

- 3.1 Official Zoning Map
- 3.2 Districts Established
- 3.3 Residential Districts
- 3.4 Business Districts
- 3.5 Mixed Use Districts
- 3.6 Conditional Districts
- 3.7 Overlay Districts

Main Ideas:

- New two-page illustrated district layout
- Revised residential district line-up
- New hybrid downtown district
- Conditional zoning districts
- New planned development district

CHAPTER 4. USES

- 4.1 How to Use this Chapter
- 4.2 Uses Generally
- 4.3 Principal Use Table
- 4.4 Use Classification System
- 4.5 Use-Specific Standards
- 4.6 Accessory Uses
- 4.7 Temporary Uses

Main Ideas:

- Consolidated principal use table
- New use classification system
- Use-specific standards to add clarity
- Separate standards for accessory & temporary uses
- Compliance with state and federal law

CHAPTER 5. DEVELOPMENT STANDARDS

5.1 Parking & Loading

5.2 Access & Circulation

5.3 Landscaping

5.4 Screening

5.5 Tree Protection Incentives

5.6 Open Space

5.7 Riparian Buffers

5.8 Fences & Walls

5.9 Lighting

5.10 Signage

5.11 Design Standards

Main Ideas:

- Standards consolidated into single chapter
- Standardized structure
- Measurable standards
- Raise the bar for development quality
- Flexibility mechanisms
- Comprehensive design standards section

CHAPTER 6. INFRASTRUCTURE

6.1 Subdivision Standards

6.2 Streets

6.3 Transportation Impact
Analysis

6.4 Sidewalks

6.5 Stormwater

6.6 Soil Erosion & Sedimentation

6.7 Performance Guarantees

6.8 Homeowners' or Property
Owners' Association

6.9 Reservation of Public Land

Main Ideas:

- Consolidated provisions
- Carry forward several current sections
- New HOA establishment and transfer provisions
- Procedure for greenways
- Address changing state law on bonding and warranties

CHAPTER 7. NONCONFORMITIES

7.1 General Applicability

7.2 Nonconforming Uses

7.3 Nonconforming
Structures

7.4 Nonconforming Lots of
Record

7.5 Nonconforming Signs

7.6 Nonconforming Sites

Main Ideas:

- Standardize format
- Address nonconforming site features in a flexible way
- Encourage maintenance and appearance improvement
- Allow expansion via SUP

CHAPTER 8. ENFORCEMENT

8.1 Purpose

8.2 Compliance
Required

8.3 Violations

8.4 Responsible Persons

8.5 Enforcement
Generally

8.6 Remedies

Main Ideas:

- Clarify responsibility
- Identify violations
- Explain enforcement procedure
- Consolidate violations and enforcement provisions
- Clarify remedies are cumulative

CHAPTER 9. MEASUREMENT & DEFINITIONS

9.1 Rules of
Language
Construction

9.2 Table of
Abbreviations

9.3 Rules of
Measurement

9.4 Definitions

Main Ideas:

- Clarify language
- Comprehensive set of rules about how measurement is determined
- Abbreviations glossary
- Consolidated definitions
- Illustrated to aid in user-friendliness

CHAPTER 10. REVIEWING AGENCIES

10.1 UDO

Administrator

10.2 Technical Review
Committee

10.3 Planning Board

10.4 Board of
Commissioners

10.5 Board of Appeals

Main Ideas:

- Powers and duties
- Composition
- Rules of procedure
- Voting
- Conflict of interest

NEXT STEPS

Public Forum

