

Adopting a Unified Development Ordinance + Remapping Raleigh

Outline

- 1. Basics of Raleigh's UDO
- 2. Process to adoption
- 3. Remapping Raleigh

Basics of the UDO

- Building types
- Residential protections
- Mixed Use districts (base+height+frontage)
- Streets

Buildings: Foundation of UDO

Article 1.4. Building Types

Sec. 1.4.1. Building Type Descriptions

The following building types have been established to allow for detailed regulation of the form within each zoning district. All graphic depictions of building types are for illustrative purposes only.



A. Detached House

A building constructed to accommodate 1 dwelling unit on a single lot. A series of detached houses as part of a cottage court may be located on a single lot. In a Mixed Use District, a detached house may be used for nonresidential purposes.



B. Attached House

A building constructed to accommodate 2 principal dwelling units on a single lot. A series of attached houses as part of a cottage court may be located on a single lot. In a Mixed Use District, an attached house may be used for nonresidential purposes.



C. Townhouse

A building constructed to accommodate 2 or more dwelling units that are horizontally integrated where each dwelling unit is separated vertically by a party wall. Units may be placed on individual lots or the entire building may be placed on a single lot. In a Mixed Use District, a townhouse may be used for nonresidential purposes.



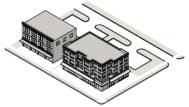
D. Apartment

A building constructed to accommodate 3 or more dwelling units that are vertically or horizontally integrated. A common kitchen is allowed. A limited set of nonresidential uses may be allowed in ground floor corner units in a Mixed Use District.



E. General Building

A building constructed to accommodate nonresidential uses on all floors.



F. Mixed Use Building

A multi-story building constructed to accommodate retail on the ground floor and uses in addition to retail on the upper floors.



G. Civic Building

A building that exclusively accommodates civic uses, as well as rest homes, day care centers, life care, congregate care, special care facilities and accessory uses.



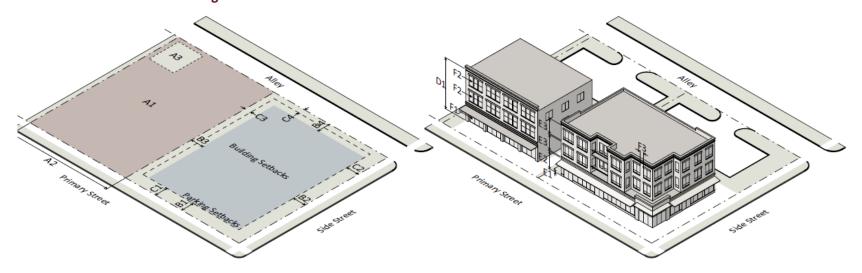
H. Open Lot

Open lots are used to accommodate uses with large outdoor or open areas.

An open lot can also accommodate open space, parks or natural areas.

Building Type Standards

Sec. 3.2.6. Mixed Use Building



		OP-, OX-	
		NX-, CX-, IX-	DX-
Α.	Lot Dimensions		
A1	Area (min)	n/a	n/a
A1	Area (max)	10 acres (NX- only)	n/a
A2	Width (min)	n/a	n/a
А3	Outdoor amenity area (min)	10%	10%
В.	Building/Structure Setbacks		
В1	From primary street (min)	5'	3'
В2	From side street (min)	5'	3'
ВЗ	From side lot line (min)	0' or 6'	0' or 6'
B4	From rear lot line (min)	0' or 6'	0' or 6'
В4	From alley (min)	5'	5'
C.	Parking Setbacks		
C1	From primary street (min)	10'	10'
C2	From side street (min)	10'	10'
С3	From side lot line (min)	0' or 3'	0' or 3'
C4	From rear lot line (min)	0' or 3'	0' or 3'

		OP-, OX- NX-, CX-, IX-	DX-
C4	From alley (min)	5'	5'
D.	Height		
D1	Principal building (max)	Set by district	Set by district
D2	Accessory structure (max)	25'	25'
Ε.	Floor Heights		
E1	Ground floor elevation (min)	0'	0'
E2	Ground story height, floor to ceiling (min)	13'	15'
E3	Upper story height, floor to ceiling (min)	9'	9'
F.	Transparency		
F1	Ground story (min)	50%	66%
F2	Upper story (min)	20%	20%
F3	Blank wall area (max)	20'	20'
G.	Allowed Building Elements Balcony		
	Gallery, awning		

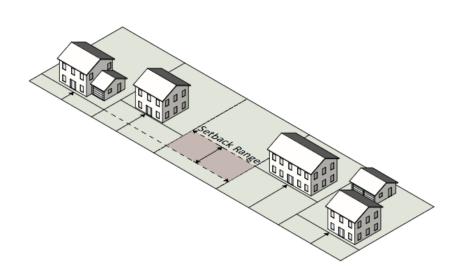
See Sec. 1.5.11. for specific building element requirements.

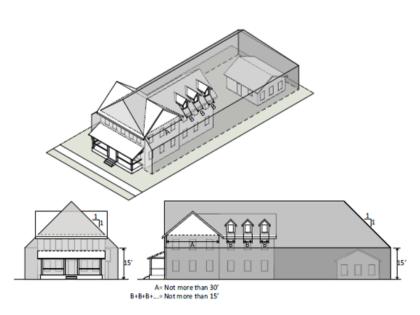
Residential Protections

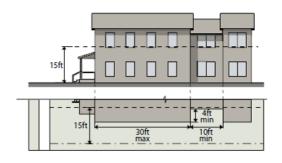
- Residential Infill Standards
- Applies to new structures on existing lots
- Discussion began in 2008
- Standards reduced during adoption

Compatibility for Residential Infill

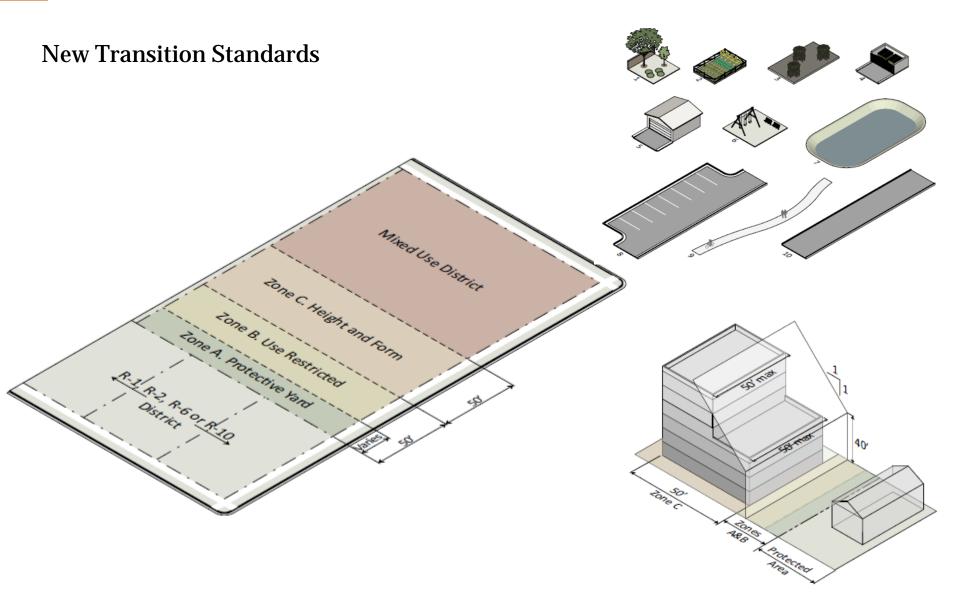
- Street setback
- R-4, R-6, R-10 districts
- Height
- Wall length and offsets



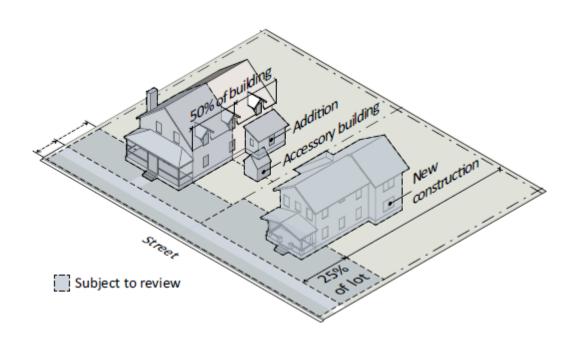




Residential Protections



New "Streetside" Historic District



Design review for a portion of existing structures; total review for new

New Residential Subdivisions

Article 2.4. Conservation Development Option



Reduced lot sizes, setbacks

40% open space

Density increase

Add building types

New Residential Subdivisions

Article 2.3. Compact Development

Sec. 2.3.1. General Requirements



Reduced lot sizes

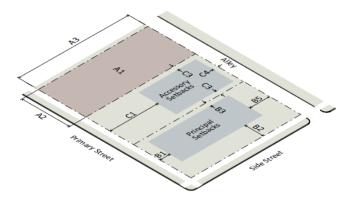
20% open space

No density increase

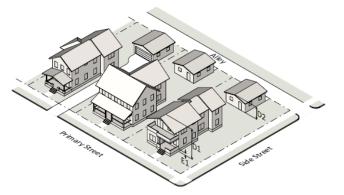
Using Graphics + Tables

Article 2.2. Conventional Development Option

Sec. 2.2.1. Detached House



		R-1	R-2	R-4	R-6	R-10
A.	Lot Dimensions					
A1	Area (min)	40,000 sf	20,000 sf	10,000 sf	6,000 sf	4,000 sf
A2	Width - interior lot (min)	100'	80'	65'	50'	45'
A2	Width - corner lot (min)	100'	80'	80'	65'	60'
АЗ	Depth (min)	100'	100'	100'	80'	60'
Α4	Density (max)	1 u/a	2 u/a	4 u/a	6 u/a	10 u/a
В.	Principal Building Setback	S				
В1	From primary street (min)	20'	20'	20'	10'	10'
B2	From side street (min)	15'	15'	15'	10'	10'
В3	From side lot line (min)	10'	10'	10'	5'	5'
B4	Sum of side setbacks (min)	20'	20'	20'	15'	10'
В5	From rear lot line (min)	30'	30'	30'	20'	20'
В6	Residential infill rules may apply (see Sec. 2.2.7.)	no	no	yes	yes	yes
C.	Accessory Structure Setba	icks				
C1	From primary street (min)	50'	50'	50'	50'	50'
C2	From side street (min)	20'	20'	20'	20'	20'
C3	From side lot line (min)	10'	5'	5'	5'	5'
C4	From rear lot line (min)	10'	5'	5'	5'	5'
C4	From alley, garage only (min)	n/a	n/a	4' or 20' min	4' or 20' min	4' or 20' min



		R-1	R-2	R-4	R-6	R-10
D.	Height					
D1	Principal building (max)	40'/ 3 stories				
D2	Accessory structure (max)	25'	25'	25'	25'	25'
D3	Residential infill rules may apply (see Sec. 2.2.7.)	no	no	yes	yes	yes
E.	Ground Floor Elevation					
E1	20' or less from front property line (min)	2'	2'	2'	2'	21
E1	More than 20' from front property line (min)	n/a	n/a	n/a	n/a	n/a
F.	Allowed Building Elements	3				
	Porch, stoop					
	Balcony					

See Sec. 1.5.11.for specific building element requirements.

UDO Districts

Residential	Mixed-Use	Special	Overlay
R-1	RX Residential	AP Agriculture	AOD
R-2	NX Neighborhood	CM Conservation	SHOD
R-4	OP Office Park	R-MP Manuf. Hsg.	HOD-G
R-6	OX Office	CMP Campus	HOD-S
R-10	CX Commercial	IH Heavy Industry	NCOD
	DX Downtown	PD Planned Dev.	MPOD
	IX Industrial		WPOD
			TOD

New Mixed Use Districts

Mixed Use districts have three pieces

Base District

NX

What can I do?

Height

3

How many stories?

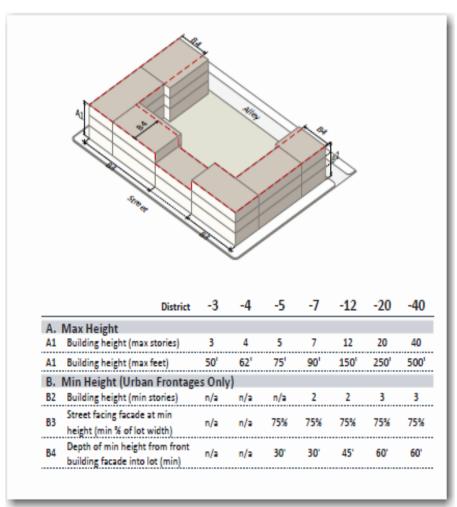
Frontage

UL

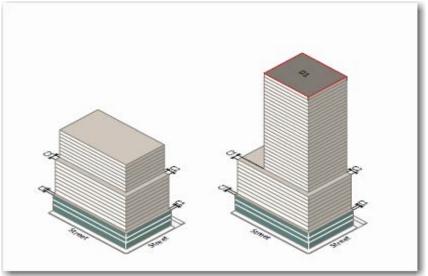
Where does building go?

There are around 300 combinations of district, height and frontage

Controls for Height and Massing



- Minimum heights in downtown and TODs
- Stepbacks for tall buildings to mitigate wind and shadow impacts



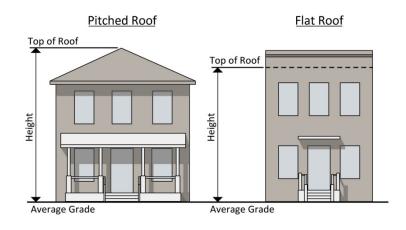
Height in the UDO versus Part 10

Part 10

Pitched Roof Midpoint of Roof Top of Roof Average Grade Average Grade

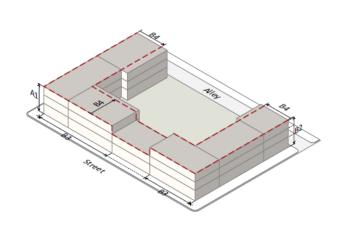
- Height can increase with increased setback
- No height cap

UDO

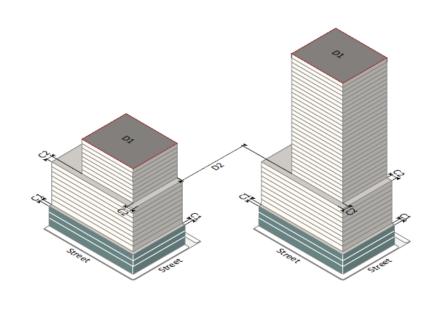


- Height is absolute
- Defined by feet; stories

New Standards for Towers



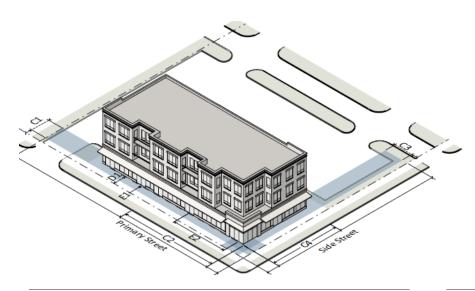
	District	-3	-4	-5	-7	-12	-20	-40
A.	Max Height							
A1	Building height (max stories)	3	4	5	7	12	20	40
Α1	Building height (max feet)	50'	62'	75'	90'	150'	250'	500'
В.	Min Height (Urban Frontage	es Only	/)					
B2	Building height (min stories)	n/a	n/a	n/a	2	2	3	3
ВЗ	Street facing facade at min height (min % of lot width)	n/a	n/a	n/a	75%	75%	75%	75%
В4	Depth of min height from front building facade into lot (min)	n/a	n/a	n/a	30'	45'	60'	60'



	Height of Building	Up to 3 Stories				13 to 20 Stories	21 to 40 Stories
D.	Massing						
C1	3rd - 7th story stepback (min)	n/a	n/a	n/a	12'	15'	15'
E.	Towers						
D1	Floor plate size above 12 stories (max)	n/a	n/a	n/a	n/a	25,000 sf	25,000 sf
D2	Spacing between towers - floors above 12 stories (min)*	n/a	n/a	n/a	n/a	n/a	100'

What's a Frontage?

Sec. 3.4.7. Urban Limited (-UL)



A. Description

Intended for areas where parking between the building and street is not allowed.

Buildings abut the street and sidewalk but to balance the needs of both the pedestrian and automobile lower street wall continuity is required.

Mixed use building (see Sec. 3.2.6.)
Civic building (see Sec. 3.2.7.)
Open lot (see <i>Sec. 3.2.8.</i>)

C.	Build-to	
C1	Primary street build-to (min/max)	0'/20'
C2	Building width in primary build-to (min)	50%
C3	Side street build-to (min/max)	0'/20'
C4	Building width in side build-to (min)	25%

D. Additional Parking Limitations

No on-site parking or vehicular surface area permitted between the building and the street

E. Pedestrian Access	
E1 Primary street-facing entrance required	yes
E2 Street-facing entrance spacing (max)	75'
F. Streetcape Requirement	
Main Street; or	see <i>Sec. 8.5.2.A.</i>
Mixed Use.	see Sec. 8.5.2.B.

Frontages to Frame the Public Realm





SUBURBAN TYPES

Parkway
Detached
Parking Limited



Green
Urban Limited
Urban General
Shop front





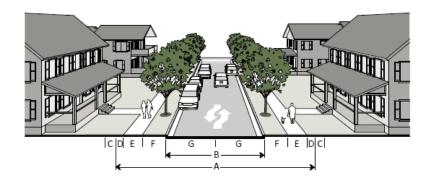
Street Standards

- New standardized street cross sections
- Maximum block perimeter
- Connectivity /access standards

New Street Templates

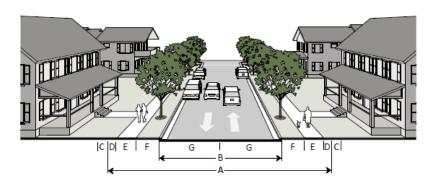
Sec. 8.4.4. Local Streets

A. Neighborhood Yield



Width	
A Right-of-way width	55'
B Back-of-curb to back-of-curb	27'
Streetscape	
C Utility placement, easement (min)	5'
D Maintenance strip (min)	2'
E Sidewalk (min)	6'
F Planting area (min)	6'
Travelway	
G Parallel parking/travel lane	13.5'
General	
Walkway type	Sidewalk
Planting type	Tree lawn
Tree spacing	40' o.c. avg
Parking type	Parallel

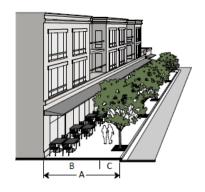
B. Neighborhood Local



Width	
A Right-of-way width	59'
B Back-of-curb to back-of-curb	31'
Streetscape	
C Utility placement, easement (min)	5'
D Maintenance strip (min)	2'
E Sidewalk (min)	6'
F Planting area (min)	6'
Travelway	
G Parallel parking/travel lane	15.5'
General	
Walkway type	Sidewalk
Planting type	Tree lawn
Tree spacing	40' o.c. avg
Parking type	Parallel

Streetscape in the Right-of-way

A. Main Street



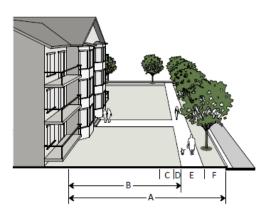
Frontages		
Applicable frontages	-SH, -UG, -UL, -GR, -PL	
Zoning Districts		
Applicable zoning districts	Mixed use districts	
Width		
A Streetscape width (max)	35'	
Streetscape		
B Sidewalk (min)	10'	
C Planting area (min)	6'	
General		
Walkway type	Sidewalk	
Planting type	Tree grate	
Tree spacing	40' o.c. avg	

B. Mixed Use



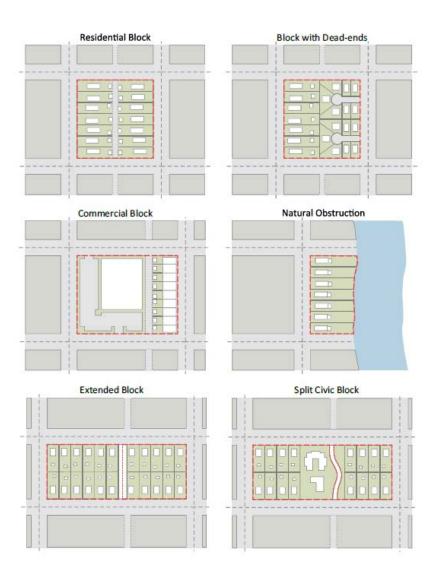
Frontages			
Applicable frontages	-UG, -UL, -GR, -PL		
Zoning Districts			
Applicable zoning districts	Mixed use districts		
Width			
A Streetscape width (max)	35'		
Streetscape			
B Sidewalk (min)	8'		
C Planting area (min)	6'		
General			
Walkway type	Sidewalk		
Planting type	Tree grate / lawn		
Tree spacing	40' o.c. avg		

C. Commercial



Frontages		
Applicable frontages	-GR, -PL	
Zoning Districts		
Applicable zoning districts	Mixed use districts	
Width		
A Streetscape width (max)	65'	
Streetscape		
B Building setback (min/max)	20' / 50'	
C Utility placement	5'	
D Maintenance strip (min)	2'	
E Sidewalk (min)	6'	
F Planting area (min)	6'	
General		
Walkway type	Sidewalk	
Planting type	Tree lawn	
Tree spacing	40' o.c. avg	
No on-site parking permitted between the building and the street		

Block Perimeter Standards



	Block Perimeter (max)	Dead-End Street (max)		
R-1, R-2, R-4, R-6: By Average Lot Size on Block				
40,000+ sf	8,000'	1,000'		
20,000 - 39,999 sf	6,000'	750'		
10,000 - 19,999 sf	5,000'	600'		
6,000 - 9,999 sf	4,500'	550'		
up to 5,999 sf	3,000'	400'		
R-10: By District				
R-10	2,500'	300'		
Mixed Use Districts				
DX-, -TOD	2,000'	Not allowed		
RX-, NX-, CX-, OX-: up to 4 stories	3,000'	400'		
RX-, NX-, CX-, OX-: 5+ stories	2,500'	300'		
OP-, IX-	4,000'	500'		
Special Districts				
CM, AP	n/a	n/a		
IH	6,000'	400'		
MH	3,000'	400'		
CMP, PD	4,000' or based	400' or based		
	on master plan	on master plan		

New + Updated Ideas

New & Updated Ideas	
Block perimeter	Revised lot sizes, setbacks
No private streets	Residential transitions
No PC site plan review	125% surety at subdivision
All new MX Districts	No townhouses in R-6
Compact, conservation subdivisions	Minimum open space (10%)
Frontages/Build-to standards	Process improvements
Height districts	Building elements
Building types	Residential infill standards
Cottage court	
Transparency standards	
Ground floor elevations	

<u>Left on the cutting room floor</u>: Accessory Dwelling Units, Tree Conservation Alternates

New Processes

- Administrative alternates
 - Certain design standards can be altered
- Design Adjustments
 - Alter street standards, streetscapes
- Formal UDO interpretations
- All variances, special use permits to BOA

Why Adopt a New UDO?

Inception of the UDO

- Action item in Comprehensive Plan
 - Previous code from 1959
 - Incremental updates over time

- Started the Community Conversation
 - Lunch & Learn Sessions
 - UDC Talks

We're Gonna Need a Bigger Boat

- Hired consultant team
 - Code Firm (primary)
 - Urban Form (sub)
 - Neighborhood / Historic (sub)
 - Legal (sub)
 - Transportation (sub)
- Drafted Diagnostic Report
 - What's wrong with the code?

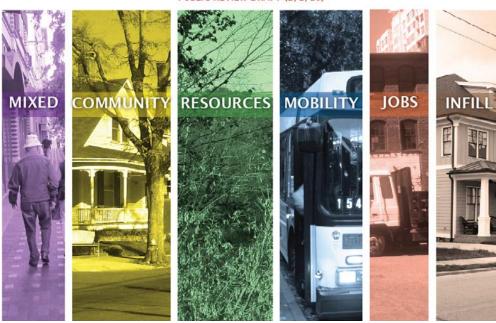
Stick to the Message

- Diagnostic report presented to City Council
 - Point of reference
 - Unified vision
 - Provided focus

RALEIGH'S NEW DEVELOPMENT CODE

DIAGNOSTIC & APPROACH REPORT

PUBLIC REVIEW DRAFT (2/1/10)



Drafting the Code

- Staff heavily involved in drafting, review
- Advisory Committee formed
 - Business, neighborhood, civic, institutional, educational leaders
 - Included Planning Commission member
- Planning Commission review after public comment period

Advisory Committee

- Appointed by City Council
- Business, professional, education, institutional, neighborhood, PC members
- Involved at very beginning to shape UDO
- Intended to have 6-8 meetings; had 18

Planning Commission Involvement

- Received check-ins from staff during drafting phase
- Involved mostly during adoption process
- Conducted 14 meetings with approximately 50 hours of dedicated review; met weekly
- Allowed public comments at each meeting

Planning Commission Involvement

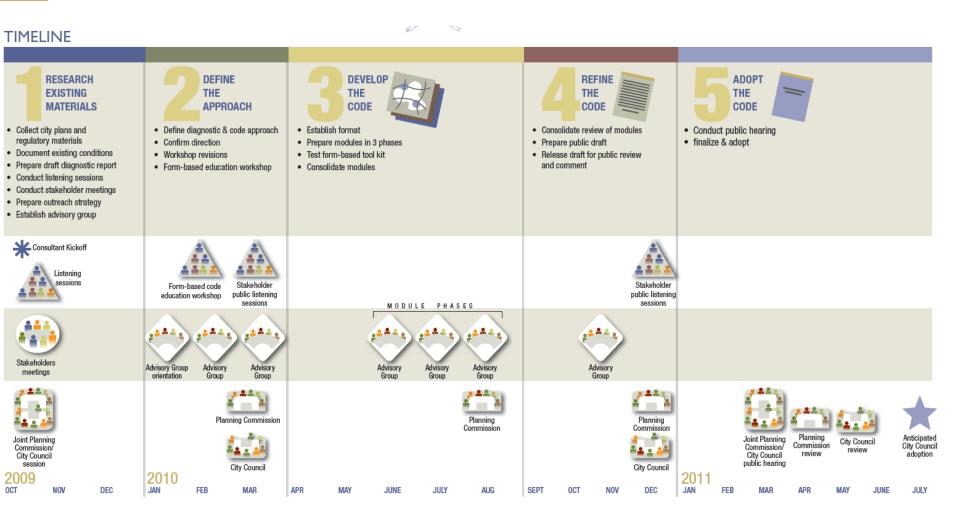
- Scope of work shaped by comments received during public comment period
- Issues organized by chapter
- Commissioners raised additional issues during chapter review

Public Involvement

- Stakeholder Groups
- Neighborhood Groups/CACs
- Advisory Committee
- Boards & Commissions
- City Council

Over 300 meetings from 2009-2013

Just a Bit Outside



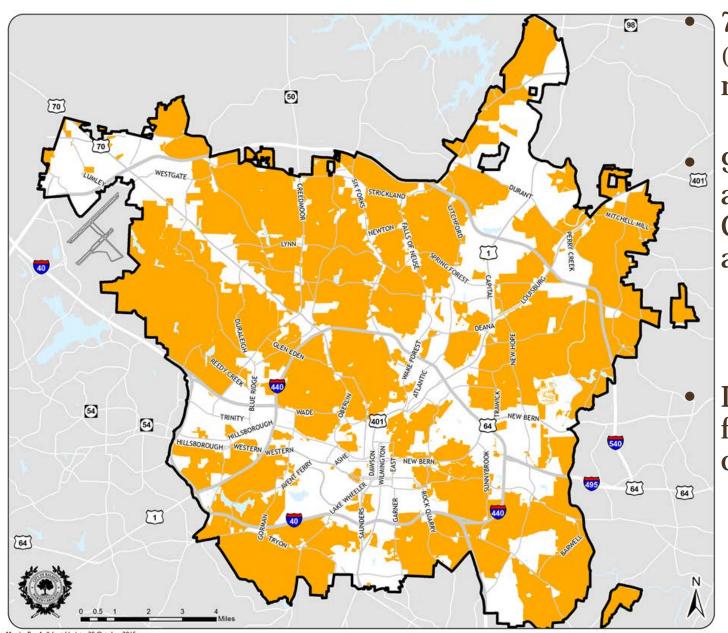
UDO adopted in February 2013...19 months behind schedule

Include the Zoning Map?

- Initial scope did not include map
- Staff attempted a parallel process
- Stopped during map production to focus on text

Adopting the UDO

- In adopting ordinance, all residential districts converted to UDO
 - Treated as a text change
 - Incorporated 65% of the City into UDO



75,000 acres (65%) already mapped

9 zoning districts amended by Text Change at UDO adoption

Low DensityResidential &Conservation

Leaves fragmented change areas



Travis R. Crane Assistant Planning Director

| What are "Legacy" Districts?

- Districts that appear in the old development code (Part 10) but do not appear in the UDO
- Development in legacy districts is governed by a mix of Part 10 standards and UDO standards

| What is Remapping?

- Large-scale, city-initiated rezoning project to remove all "legacy" districts from the zoning map
- Will change the zoning on approximately one-third of the City's land area
- Roughly 35,000 parcels

Who is doing the Remapping?

City of Raleigh

- Planning & Development staff draft the map
- The Planning Commission reviews and recommends
- The City Council reviews and adopts

Stakeholders

- Property owners
- Neighbors
- Neighborhood associations, HOAs
- Citizen Advisory Councils

Remapping Process

- 1. Staff prepares an initial draft based on guidance document, guiding principles
- 2. Mailed notice and public review
- 3. Revised map brought to Planning Commission with outstanding issues
- 4. Planning Commission recommendations
- 5. Mailed notice & Public Hearing
- 6. City Council review and adoption

Public Input

When

- When initial Public Review Draft is released
- During Planning Commission review
- At the Public Hearing
- During City Council Review

How

- Special mapping website for comparing existing & proposed zoning
- Guidance documents comparing zoning districts
- Web form, email, written letter, phone hotline

Three Legged Rollout Strategy

- A Reassuring Postcard
 - Mailing 35,000 property owners...
 - ...and roughly 21,000 neighbors
- A Great Web Site
 - Make it easy to learn more and find answers
- A Staffed Phone Bank
 - A real person instead of voice mail or a busy signal

Reassuring Postcard

- Plain, empathetic, non-bureaucratic language to explain:
 - What we are doing
 - Why we are doing it
 - Where to go to learn the details
 - How to have a meaningful say in the outcome
- Postcard sets the date of the first Planning Commission meeting in October

Reassuring Postcard





REMAPPING RALEIGH

You have received this postcard because the City of Raleigh proposes to rezone your property. **Don't panic.**

In 2013, Raleigh adopted a new Development Code with improved zoning districts. Now the City is amending its zoning map to apply these new districts. Over 35,000 parcels of property will be rezoned.

SEE online what is specifically being proposed for your property. The place to start is: **www.RaleighUDO.us**

HEAR details and ask questions. We have set up a hotline at 919-996-6363. You can speak with someone Monday through Friday, 8:00 a.m. - 5:00 p.m., or leave a message after hours. We'll call you back.

Most importantly, **COMMENT** directly on the proposed changes to have a say in the outcome—online at www.RaleighUDO.us, by email at Rezoning@raleighnc.gov, or write to Remapping Raleigh, PO Box 590, Raleigh, NC 27602.

There will be a lengthy period in which City staff will analyze and respond to all feedback received by September 30. The revised draft map will then be sent to the Planning Commission on October 14. You will have further opportunity to comment during the commission's review, and also the final review by City Council.

This is a big undertaking, and we want you to help us get it right.



Great Website

- Comprehensive landing page
- Detailed zoning information
- Links to the full UDO
- Interactive viewer linked to GIS:
 - Search for any property
 - See existing and proposed zoning side-by-side
 - Attach comments to location markers

Great Website

City of Raleigh

UDO Zoning Remapping

omnare the current zoning with the proposed LIDO zoning



222 West Hargett Street



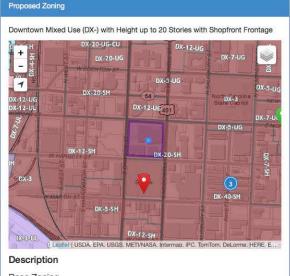
Description

Zoning

Raleigh's downtown central business district is the only applicable location for this zoning district, which permits very intense development in an urban setting. Residential, office, retail, warehousing and limited manufacturing are permitted. Though other scenarios are possible, these areas will generally be rezoned to DX-under the UDO, especially where coincident with the Downtown Overlay District. Learn More

Overlay

The Downtown Overlay District is a legacy overlay district that will not carry forward on the New Zoning Map. It will be removed at such time as underlying Zoning Districts are approved that effectively replace it's controls. Generally, it will be replaced by the base zoning district DX-, or Downtown Mixed Use. Learn More



Base Zoning

DX- is intended to provide for intense mixed use development of the City's downtown area. Learn More

Height

20 stories / 250 feet max Learn More

Frontage

The -SH Frontage is for intended for areas where the highest level of walkability is desired. The -SH Frontage is intended to create a 'main street' type of environment; therefore, mixed use buildings are the primary building type allowed. Learn More

Phone Strategy

- Single number to call
- Six temporary workers staffing a phone bank
- Detailed script for commonly asked questions
- Most questions will be logged and referred to professional staff for two-business day turn-around on initial response

Staff Response

- Our commitment is to listen and respond to every inquiry
- Distributed work load -- accountability
- Spreadsheet dashboard to track inquiries and responses
- FAQs: internal and external

Meetings

- People will want to meet:
 - understand the process/implications
 - lobby for changes to their property
 - lobby for changes to adjacent property
- We will meet with any person or small development team during office hours
- We will meet with any group (CACs, HOAs, development firms, etc.) day or night

Draft Map Changes

- Map will change between now and delivery to Planning Commission
- No commitments for changes during initial meetings
 - discuss request, refer to Review Team
- Review Team will make final decision on change requests
- Follow-up with decision



Remapping Raleigh

Retiring Legacy Districts & Fully Implementing the UDO