

# JULY 2020 UDO AMENDMENT DRAFTS: UPGRADES TO OUT-OF-DATE ZONING TOOLS

NEW HANOVER COUNTY UNIFIED DEVELOPMENT ORDINANCE PROJECT: PHASE 3 TARGETED AMENDMENTS

Amendment Intent	Key Features of Draft Amendment
<p><b>Height Modifications</b></p> <ul style="list-style-type: none"><li><i>Simplify the way height is measured but keep it consistent with the building code</i></li><li><i>Increase height maximums incrementally to compensate for changes in construction standards and market demand (namely demand for higher ceilings and need for more equipment space between ceiling and next-story floor)</i></li></ul>	<p>Height Measurement</p> <ul style="list-style-type: none"><li>No longer refers to a “main” roof and instead specifies that non-habitable features, like chimneys, don’t count toward the building height.</li><li>Adds method of measuring the height of gambrel and flat roofs</li><li>Includes a graphic depicting how height is measured for each roof type</li></ul> <p>Maximum Height</p> <ul style="list-style-type: none"><li>Height maximum for higher density residential districts is increased from 3 stories, with a maximum of 45 ft. to 4 stories, with a maximum of 50 ft.</li><li>Height maximum for nonresidential structures in O&amp;I district is increased from 40 ft. to 52 ft. to allow for mixed-use buildings</li><li>Height maximum in I-1 district is increased from 40 ft. to 45 ft. to allow for 3 story office buildings</li></ul>
<p><b>Clarify Existing Lighting Standards that Address Spillover onto Adjacent Properties</b></p> <p><i>Specify clear lighting standards for new and redeveloping non-residential, mixed use, or multi-family projects as current standards are inconsistent and vaguely written</i></p>	<p>Standards</p> <ul style="list-style-type: none"><li>Specifies the amount of light that can spill over onto adjacent properties</li></ul> <p>Applicability</p> <ul style="list-style-type: none"><li>Specifies that provisions apply to new nonresidential, mixed use, and multi-family development or redevelopment that increases a building’s floor area 50% or more</li><li>Outlines exemptions for safety and temporary lighting</li></ul>
<p><b>Planned Development (PD) District Revisions</b></p> <p><i>Replace outdated dimensional standards and density bonus system that doesn’t incentivize features appropriate across the county with a “best practice” Master Development Plan-focused process that provides design flexibility and allows for a variety of community benefits</i></p>	<ul style="list-style-type: none"><li>Reduces minimum district size from 10 acres to 5 acres</li><li>Removes fixed district requirements and allows Master Development Plan considered during rezoning to establish most use, dimensional, and development standards for the planned development</li><li>Eliminates point-based density bonus framework and allows for applicants to request a density of up to 17 units per acre (consistent with the maximum allowed under the current framework) in most areas of the county; properties designated as Urban Mixed Use in the 2016 Comprehensive Plan may ask for more as part of the rezoning request</li><li>Specifies that all planned development projects should include community benefits to compensate for the additional flexibility (e.g., improved design, natural area preservation, improved pedestrian or vehicular connectivity, and dedication of land or facilities—including workforce housing)</li></ul>
<p><b>Self-Storage Use-Specific Standards</b></p> <p><i>Establish design standards (limitations on metal buildings, bright colors) for new self-storage facilities</i></p>	<ul style="list-style-type: none"><li>Establishes basic design standards (windows, neutral colors, no metal buildings) for self-storage buildings along streets or visible from residential properties in the Regional Business (B-2) district and fronting major roadway corridors (Market St., Carolina Beach Rd., College Rd., and Castle Hayne Rd.)</li><li>Allows for accessory boat and recreational vehicle storage but outlines standards for location and screening</li></ul>
<p><b>Housekeeping Items</b></p> <p><i>Includes assorted clean-up and clarification items</i></p>	<ul style="list-style-type: none"><li>Ensures telecommunications facility standards are aligned with current state law</li><li>Clarifies that townhomes and multi-family structures are only allowed in performance residential developments in some districts</li><li>Clarifies current restrictions regarding the use of RVs and travel trailers as dwellings</li><li>Clarifies that the term “boat” is not intended to refer to small watercraft, such as kayaks, and outlines standards for small watercraft storage associated with Community Boating Facilities and Outdoor Recreation Establishments</li><li>Corrects mistakes resulting from reorganization of zoning regulations</li></ul>