

# UDO CLEARCODE

EXAMPLE WEBINAR 1.18.18



# OVERVIEW

Codifier Review

On-line Codification Options

User-friendly Elements

Example Codes

# CODIFIER REVIEW

20 largest cities in NC

20 largest cities in SC

20 largest cities in VA

20 comparable cities nationwide

---

80 Communities



# NORTH CAROLINA

Codifiers for 20 largest NC cities:

45% in-house

30% MuniCode

25% other codifier

Charlotte	842,051	in-house
Raleigh	458,880	in-house
Greensboro	287,027	EnCode Plus
Durham	263,016	Code Publishing Co
Winston-Salem	242,203	MuniCode
Fayetteville	204,759	EnCode Plus
Cary	162,320	American Legal
Wilmington	117,523	MuniCode
High Point	111,223	MuniCode
Greenville	91,495	American Legal
Concord	89,891	in-house
Asheville	89,121	MuniCode
Gastonia	75,536	MuniCode
Jacksonville	67,784	in-house
Chapel Hill	59,246	MuniCode
Rocky Mount	55,466	in-house
Huntersville	54,839	in-house
Burlington	52,709	in-house
Wilson	49,643	in-house
Kannapolis	47,839	in-house



# SOUTH CAROLINA

Codifiers for 20 largest SC cities:

50% in-house

40% MuniCode

10% other codifier

Columbia	129,272	MuniCode
Charleston	120,083	MuniCode
North Charleston	97,471	MuniCode
Mount Pleasant	67,843	American Legal
Rock Hill	66,154	in-house
Greenville	58,409	MuniCode
Summerville	43,392	MuniCode
Sumter	40,524	in-house
Hilton Head Island	37,099	MuniCode
Florence	37,056	in-house
Spartanburg	37,013	in-house
Goose Creek	35,938	American Legal
Aiken	29,524	MuniCode
Myrtle Beach	27,109	in-house
Anderson	26,686	in-house
Greer	25,515	in-house
Greenwood	23,222	in-house
Mauldin	22,889	MuniCode
North Augusta	21,348	in-house
Easley	19,993	in-house

# VIRGINIA

Codifiers for 20 largest VA cities:

60% MuniCode

30% in-house

10% other codifier

Virginia Beach	447,021	MuniCode
Norfolk	245,782	MuniCode
Chesapeake	222,209	MuniCode
Richmond	210,309	in-house
Newport News	180,726	MuniCode
Alexandria	147,391	MuniCode
Hampton	146,437	MuniCode
Portsmouth	96,470	in-house
Roanoke	94,911	MuniCode
Lynchburg	65,269	in-house
Suffolk	63,677	MuniCode
Danville	48,411	MuniCode
Charlottesville	45,049	MuniCode
Manassas	40,605	in-house
Harrisonburg	40,468	MuniCode
Petersburg	33,740	in-house
Salem	24,747	MuniCode
Fredericksburg	24,286	eCode 360
Staunton	23,853	Code Publishing Co
Winchester	23,585	in-house

# NATIONWIDE

Codifiers for 20  
comparable cities:

45% in-house

45% MuniCode

10% other codifier

St. Petersburg	260,999	MuniCode
Laredo	257,156	in-house
Buffalo	256,902	in-house
Madison	252,551	MuniCode
Lubbock	252,506	Franklin Legal Publishing
Chandler	247,477	MuniCode
Scottsdale	246,645	MuniCode
Glendale	245,895	MuniCode
Reno	245,255	MuniCode
Winston-Salem	242,203	MuniCode
Irving	238,289	MuniCode
Hialeah	236,387	MuniCode
Garland	234,943	in-house
Fremont	233,136	Code Publishing Co
Baton Rouge	227,715	in-house
Boise	223,154	in-house
San Bernardino	216,239	in-house
Spokane	215,973	in-house
Des Moines	215,472	MuniCode
Birmingham	212,177	in-house
Tacoma	211,277	in-house

# COMPARISON

MuniCode (35)

44%

In-House (34)

43%

Other Codifier (11)

Other Codifier (11)

13%

# OVERVIEW

Codifier Review

**On-line Codification Options**

User-friendly Elements

Example Codes



# NATIONAL CODIFICATION FIRMS

MuniCode	<a href="http://www.municode.com">www.municode.com</a>	
Code Publishing Co.	<a href="http://www.codebook.com">www.codebook.com</a>	1 client in NC
American Legal	<a href="http://www.amlegal.com">www.amlegal.com</a>	107 clients in NC
Kendig Keast Col. (enCodePlus)	<a href="http://www.encodeplus.com">www.encodeplus.com</a>	1+? client in NC
General Code Corp. (eCode 360)	<a href="http://www.generalcode.com">www.generalcode.com</a>	0 clients in NC
Sterling Codifiers	<a href="http://www.sterlingcodifiers.com">www.sterlingcodifiers.com</a>	0 clients in NC

**CODE PUBLISHING CO. – DURHAM, NC**

**Durham Unified Development Ordinance**

Durham City-County Planning Department Homepage

Article 17 | Definitions  
Sec. 17.3 Defined Terms

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- + ARTICLE 17 | DEFINITIONS

### C Definitions

**Building:** As defined in the North Carolina Building Code, as amended, or the North Carolina Residential Code for One and Two Family Dwellings, as amended, as applicable.

**Building Articulation:** See [Articulation](#).

**Building Base:** The lower level(s) of the [building podium](#) specifically designed and articulated as the base or plinth of the building.

**Building Coverage:** The horizontal area within the outside of the exterior walls of the [ground floor](#) of all principal and accessory [buildings](#). Building coverage is set forth as a percentage of the total [lot area](#).

**Building Elevation:** One of the exterior vertical faces of a [building](#).

**Building Envelope:** The area between all required [setbacks](#) within which a [structure](#) can be located.

**Building Front:** The side of the [building](#) closest to and most nearly parallel with the street which provides access to the [lot](#). In the case of a [corner lot](#) or [through lot](#), either side abutting a street may be considered to be the front.

**Building Line:** The primary edge of a [building](#) closest to the street, side, and rear property lines, and extending from the physical edge of the building.

**Building Permit:** A permit issued by the Inspections Department in conformance with the State [Building Code](#).

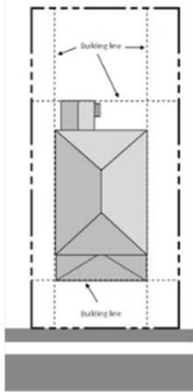
**Building, Primary or Principal:** A [building](#) which contains the [principal use\(s\)](#). In a [residential district](#), any primary dwelling shall be deemed to be a primary building on the [lot](#) on which it is situated.

**Building Podium:** See [Podium](#).

**Building Separation:** The required separation between any two [buildings](#) located on the same [lot](#) or parcel of land.

**Bulk Storage:** Storage material in containers or tanks for sale to retail dealers, distributors, or outlets or for storage prior to disposal.

**Build-to Zone:** In Design Districts, the area parallel to the street where a street-facing façade or [forecourt](#) is required to be located.



The diagram shows a cross-section of a building footprint on a lot. A dashed rectangular box outlines the "Building Line". Inside this box, a solid grey shape represents the "Building Footprint". Arrows point from labels to their respective parts in the diagram.

**C Definitions**

**Caliper:** The diameter of plant material, measured at six inches above grade for calipers of up to four inches, and 12 inches above grade for larger calipers.

**Canopy:** A roof-like cover extending over an outdoor area for the purpose of sheltering individuals or equipment from the weather.

**Cardinal Direction:** One of the four principal compass points: north, south, east, or west.

**Cemetery:** A place used or to be used and dedicated or designated for interment of human remains or pet animal remains.

**Certificate of Compliance:** A statement, [signed](#) by an administrative officer, setting forth that a [building](#), [structure](#), or use complies with this Ordinance and Building Codes and that the same may be used for the purposes stated on the permit.

**Changeable Copy:** The characters, letters, or illustrations of a [sign](#) that change, either manually or electronically, without altering the sign.

**Chemical Storage Facility:** means a [building](#), portion of a building, or exterior area [adjacent](#) to a building used for the storage of any chemical or chemically reactive products.

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- Chapter 4 ALCOHOLIC BEVERAGES\*
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- STATE LAW REFERENCE TABLE

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Minimum Lot Size	Minimum Lot Width	Minimum Lot Depth	Minimum Lot Area	Minimum Lot Volume
Minimum Lot Width (feet)	50	50	Detached dwellings: 40 Townhomes: 34 Other uses: 50	Detached dwellings: 40 Townhomes: 34 Other uses: 50
Minimum Side and Rear Yard Setback (feet) adjacent to non-residential use	10	10	10	10
Minimum Side and Rear Yard Setback (feet) adjacent to residential use	25	25	Townhomes: 0 side; 15 rear Detached dwellings: 3 side; 15 rear Other uses: 25	Townhomes: 0 side; 15 rear Detached dwellings: 3 side; 15 rear Other uses: 25
Minimum Setback from internal streets (feet)	15	15	Townhomes and Detached dwellings: 18	Townhomes and Detached dwellings: 18

(Ord. No. 04-001, 1-8-04; Ord. No. 2007-21, 12-13-07; Ord. No. 2008-LDO-01, 9-25-08; Ord. No. 2010-LDO-01, 1-14-10; Ord. No. 2010-LDO-02, 1-28-10; Ord. No. 12-LDO-01, 2-23-12; Ord. No. 2013-LDO-02, 6-13-13; Ord. No. 2014-LDO-01, 1-9-14; Ord. No. 2014-LDO-03, 8-14-14; Ord. No. 2015-LDO-001, 4-21-15; Ord. No. 2016-LDO-01, 7-25-16)

## 6.2 LOT MEASUREMENT AND REQUIREMENTS




### 6.2.1 Definitions/Measurements

**(A) Lot Area**

Lot area refers to the amount of horizontal land area contained inside the lot lines of a lot or site. Public rights-of-way shall not be included in calculating lot size, except where specifically allowed by this Ordinance.

**(B) Lot Width**

Lot width refers to the horizontal distance between side lot lines. Lot width shall be measured as the distance between the side lot lines as measured at the front building line, provided that the width at the street property line is not less than twenty (20) feet.

Lot Area, Lot Width, and Lot Depth



# ECODE360 – FREDERICKSBURG, VA

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Article 72-8: Definitions and Interpretations

SECTION 72-82 Rules of Measurement

☐ 72-82.1 Purpose.

The purpose of this section is to clarify the rules of measurement and exemptions that apply to all principal and accessory uses allowed in this chapter. These standards may be modified by other applicable sections of this chapter.

☐ 72-82.2 Measurements, generally.

A. Distance measurements, generally. Unless otherwise expressly stated, distances specified in this chapter are to be measured as the length of an imaginary straight line joining those points.

B. Fractions. If a calculation results in a figure with a fraction equal to 0.5 or greater, then the figure shall be rounded up to the nearest whole number. If the fraction is less than 0.5, the figure shall be rounded down to the nearest whole number.

C. Irregular shapes. The Zoning Administrator shall determine the applicable dimensional standards and setbacks for irregularly shaped lots.

☐ 72-82.3 Lots.

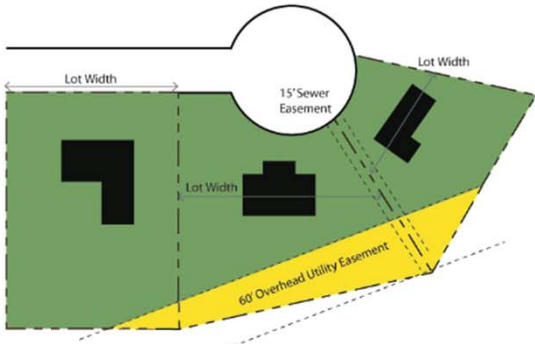
A. Definitions/measurement.

(1) Lot area, minimum. The minimum amount of land area required for a lot shall be measured on a horizontal plan in units of square feet or acres, as specified within the zoning regulations for the district in which the lot is situated. Land encumbered by easements and resource protection and management areas shall be considered according to § 72-51.3.

**Figure 72-82.3A(1). Lot Area Measurement**

LOT AREA

EXCLUSIONS FROM LOT AREA



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MUNICIPAL CODE

Part II - Code of Ordinances > Chapter 30. - Unified Development Ordinance > Article 30-3: Zoning Districts

Figure 30-3.D.3.c: SF-10 Typical Building/Lot Configuration

lot area: 18,000 sq. ft. min.  
lot coverage: 30% max.  
development size: 40,000 sq. ft. min.  
lot area: 10,000 sq. ft. min.  
zero lot line development  
side setbacks: 10' min.  
near setback: 35' min.  
setback: 10' min.  
height: 35' max.  
corner side setback: 30' min.  
front setback: 30' min.  
Setbacks are increased 5 feet for all building walls 25 feet or more above grade.

(Ord. No. S2011-014, § 1.2, 11-28-2011; Ord. No. S2012-001, Pt. 3, § 3.1, 1-23-2012; Ord. No. S2012-025, § 9, 11-13-2012; Ord. No. S2014-015, § 5, 8-11-2014; Ord. No. S2014-005, § 3, 1-27-2014; Ord. No. S2014-015, § 5, 8-11-2014; Ord. No. S2015-008, § 4, 8-10-2015)  
Effective on: 8/10/2015

30-3.D.4. Single-Family Residential 6 (SF-6) District

	PURPOSE				
SF-6 SINGLE-FAMILY RESIDENTIAL 6 DISTRICT	The Single-Family Residential 6 (SF-6) District is established and intended to accommodate principally single-family detached residential development at moderate densities that is designed to respond to environmental and site conditions. It also accommodates two- to four-family dwellings, single-family attached, and zero lot line development subject to the requirements of this Ordinance. All uses in the district are subject to the design standards in Article 30-5: Development Standards. District regulations discourage any use that substantially interferes with the development of single-family dwellings and that is detrimental to the quiet residential nature of the district. Also allowed are complementary uses usually found in residential zoning districts, such as parks, open space, minor utilities, accessory dwellings, schools, and places of worship.				
	DIMENSIONAL STANDARDS				
DIMENSIONAL STANDARD	SINGLE-FAMILY DETACHED DWELLINGS [1]	SINGLE-FAMILY ATTACHED DWELLINGS	TWO-TO-FOUR-FAMILY DWELLINGS	ALL OTHER PRINCIPAL USES	ACCESSORY STRUCTURES
Lot area per unit, min. (sq. ft.)	6,000		5,000	6,000	n/a

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Chapter 9 - Emergency Management

Chapter 10 - Fair Housing

Chapter 11 - Fire Protection and Prevention

Chapter 12 - Flood Damage Prevention

Chapter 13 - Health and Sanitation

Chapter 14 - Housing, Dwellings and Buildings

Chapter 15 - Licenses

Chapter 16 - Motor Vehicles and Traffic

Chapter 17 - Offenses and Miscellaneous Provisions

Chapter 18 - Parks and Recreation

Chapter 19 - Personnel

Chapter 20 - Police

Chapter 21 - Railroads

Chapter 22 - Solid Waste

Chapter 23 - Stormwater Management

Chapter 24 - Streets and Sidewalks

Chapter 25 - Reserved

Chapter 26 - Taxicabs

Chapter 27 - Trailers, Manufactured Homes, and Manufactured

Chapter 28 - Water and Sewers

Chapter 29 - Water Supply Watershed Management and Protect

Chapter 30. - Unified Development Ordinance

Article 30-1: General Provisions

Article 30-2: Administration

Article 30-3: Zoning Districts

30-3.A. General Provisions

30-3.B. Base Zoning Districts Established

30-3.C. Special Base Zoning Districts

30-3.D. Residential Base Zoning Districts

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# OTHER EXAMPLES

Code Publishing Co:

<http://www.codepublishing.com/WA/Lacey/#!/Lacey16/Lacey1624.html>

EnCode:

<http://online.encodeplus.com/regs/kansascity-mo/doc-viewer.aspx#secid-2481>

<http://online.encodeplus.com/regs/redmond-wa/doc-viewer.aspx#secid-1068>

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# OVERVIEW

Codifier Review

On-line Codification Options

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Example Codes

# USER-FRIENDLY ELEMENTS

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- Like Material Together
- Intuitive Chapter Names
- Most Frequently Used Provisions to the Front
- Policy, suggestions, and support material to outside document

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Landscaping Requirements	
Shading Requirements	
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Open Space & School Sites	
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# NAVIGATION

- Dynamic Headers
- Cross References
- Instructions
- Intuitive Numbering



## Article 154.2 PROCEDURES

Section 2.1 How to Use this Article - Subsection 2.1.1 Organization

### 2.1 HOW TO USE THIS ARTICLE<sup>14</sup>

#### 2.1.1 ORGANIZATION

- A. This article includes all the development application review provisions, and is comprised of the following three sections:
1. A section setting out the summary table of review procedures;
  2. A section containing a set of common (or standard) procedures;
  3. A section establishing the specific procedures; and
  4. A section detailing the review authorities with responsibilities under this Ordinance.
- B. The table in [Section <>, Summary Table of Specific Procedures](#), describes all the specific development application review procedures in this Ordinance and the review authorities who decide them.
- C. [Section <>, Common Procedures](#), describes the common procedures, or the set of standardized development review procedures that apply to every type of development application. For example, application submittal, application completeness determination, staff review and report, public notification, public meeting or hearing procedures, and notification of decision steps are essentially identical for each type of development application, and as such, are listed only once. In some cases, there are minor deviations from the common procedures for some types of specific procedures. In those cases, the minor deviations are described in the section on the specific procedure.
- D. [Section <>, Specific Procedures](#), describes the steps in each type of application review process, the review criteria specific to that type of procedure, and any other provisions that apply in addition to or instead of the common procedures.
- E. [Section <>, Review Authorities](#), establishes the review authorities (e.g., the Board of Commissioners, Zoning Administrator, etc.) and their powers and duties under this Ordinance.

#### 2.1.2 STEPS IN THE REVIEW PROCESS

An applicant seeking development approval under this Ordinance should first consult the summary table of specific procedures in [Section <>](#), to determine which review authorities are involved with the application. Then, an applicant should review the common procedures in [Section <>](#), to understand the steps in the application process. Finally, an applicant should review the provisions for the individual specific procedure related to their application type in [Section <>](#). Applicants who are unsure of how to proceed should contact the Zoning Administrator to better understand the review requirements and procedural steps associated with their particular application.

### 2.2 SPECIFIC PROCEDURES TABLE<sup>15</sup>

[Table <>: Summary Table of Specific Procedures](#), lists each of the specific development review procedures under this Ordinance and the review authority (ies) involved in the decision-making process. Review authorities are listed in columns across the top of the table and procedures are listed in rows down the side. Cells in the middle show actions taken by a particular review authority as part of the review process. Blank cells ("") indicate that a particular review authority has no role in the particular procedure.

<sup>14</sup> NOTE: This is a new section that explains how the various parts of Article 2 work together. Article 2 includes all the procedural information in the zoning code and organizes the information into common procedures and specific procedures. Common procedures deal with those actions or process steps that are the same for each kind of development application. The specific procedures section sets out the purpose for a procedure, the applicability provisions, the review criteria, and other aspects unique to a particular application.

<sup>15</sup> NOTE: The Summary Table of Specific Procedures lists all the specific procedures under the ordinance, the review authority that decides the application, and any unique aspects of the procedure. The summary table provides a quick reference to how each procedure operates and where it can be found in Article 2.



# NAVIGATION

- Alphabetic listings
- Glossary of abbreviations up front
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## Article 154.2 PROCEDURES

Section 2.2 Specific Procedures Table - Subsection 2.1.2 Steps in the Review Process

TABLE<>: SUMMARY TABLE OF SPECIFIC PROCEDURES

R = Recommendation D = Decision A = Appeal  
| | = Public Meeting < > = Legislative Public Hearing { } = Quasi-Judicial Public Hearing

PROCEDURE	SECTION	REVIEW PROCESS TYPE [1]	REVIEW AUTHORITIES			
			ZONING ADMINISTRATOR	PLANNING BOARD	BOARD OF COMMISSIONERS [2]	BOARD OF ADJUSTMENT [2]
Administrative Adjustment	<>	1	D	-	-	{A}
Appeal	<>	3	-	-	-	{D}
Development Agreement	<>	2	-	R	<D>	-
Interpretation	<>	1	D	-	-	{A}
Planned Development	<>	2	-	R	<D>	-
Rezoning	<>	2	-	R	<D>	-
Sign Permit	<>	1	D	-	-	{A}
Site Plan, Major	<>	2	-	R	<D>	-
Site Plan, Minor	<>	1	D	-	-	-
Special Use Permit	<>	3	-	-	-	{D}
Temporary Use Permit	<>	1	D	-	-	{A}
Text Amendment	<>	2	-	R	<D>	-
Variance	<>	3	-	-	-	{D} [3]
Watershed Protection Permit	<>	1	D	-	-	{A}
Zoning Authorization [4]	<>	1	D	-	-	{A}
Zoning Approval [5]	<>	1	D	-	-	{A}

### NOTES:

[1] See Section <>, Review Process, for details on the procedural steps.

[2] Appeals of decisions by the BOC or the BOA are made to the Superior Court for Franklin County.

[3] The BOA shall decide minor variances to the watershed standards and forward applications for major variances to the NC Environmental Management Commission.

[4] A Zoning Authorization is required prior to issuance of a Building Permit by Franklin County.

[5] A Zoning Approval is required prior to issuance of a Certificate of Occupancy by Franklin County.

# PAGE LAYOUT

- Nesting (indents)
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- Bolding,, Underline
- Leading
- Single-Column Layout



## ARTICLE 18-1. GENERAL PROVISIONS

### 18.1.1. TITLE

This Ordinance is officially titled as the "Unified Development Ordinance of Atlantic Beach, North Carolina," and may be referred to as "the Unified Development Ordinance," "this Ordinance," and several abbreviated references such as "the UDO," "this UDO," or "UDO".

### 18.1.2. EFFECTIVE DATE

This Ordinance shall be in full force and effect on August 28, 2017, and repeals and replaces the Town of Atlantic Beach Unified Development Ordinance, as originally adopted on August 24, 2009, and subsequently amended.

### 18.1.3. AUTHORITY

This Ordinance consolidates the Town's zoning, subdivision, and flood damage prevention regulations, as authorized by the North Carolina General Statutes. It is adopted in accordance with the following:

#### A. GENERAL ASSEMBLY

The authority granted to the Town of Atlantic Beach by the General Assembly of the State of North Carolina.

#### B. NORTH CAROLINA GENERAL STATUTES

The North Carolina General Statutes, including:

1. Chapter 160A, Article 8 - Police Powers;
2. Chapter 160A, Article 15 - Streets, Traffic, and Parking;
3. Chapter 160A, Article 19 - Planning and Regulation of Development;
4. Chapter 143, Article 21 - Water and Air Resources; and
5. Chapter 113a, Article 4 - Sedimentation and Pollution Control.

#### C. TOWN CHARTER

The Atlantic Beach Town Charter.

#### D. OTHER RELEVANT LAWS

1. All other relevant laws of the State of North Carolina; and
2. Any special legislation for the Town of Atlantic Beach enacted by the General Assembly.

### 18.1.4. GENERAL PURPOSE AND INTENT

The purpose of this Ordinance is to protect the public health, safety, morals, and general welfare of the citizens and landowners of the Town of Atlantic Beach, and to implement the policies and objectives of Town-adopted plans addressing the Town's growth and development. More specifically, the intent of this Ordinance is to:

- A. Acknowledge and protect the community character that is unique to Atlantic Beach;
- B. Foster convenient, compatible, and efficient relationships among land uses;
- C. Continue the established mixed-use pattern of certain portions of the community;
- D. Support and encourage a strong and diverse economy;
- E. Provide new investment and reinvestment opportunities;
- F. Better manage and lessen congestion in the streets;
- G. Ensure the provision of adequate open space between uses for light, air, and fire safety;
- H. Secure the safety of landowners and residents from flooding, fire, and dangers presented from extreme weather events, to the extent possible;
- I. Require appropriate setbacks for buildings and other structures to facilitate the safe movement of vehicular and pedestrian traffic, provide adequate fire lanes, and ensure adequate distance from dust,

# FONT CHOICE

- Conventional Wisdom: Serif for print; sans serif for screen
- Sans serif copies better
- Sans serif looks better in smaller point sizes



**SERIF**

Serifs are used to guide the horizontal "flow" of the eyes;

Serifs are used to increase contrast and spacing between different letters and improve identification

Serifs are used to bind characters into cohesive 'word wholes'

Loem ipsum dolor sit amet, consectetur adipiscing elit. Nulla consequat placerat molestie. Duis in metus consequat tellus vestibulum adipiscing. Vivamus mattis, tellus at posuere tincidunt, sem turpis porta nisl, rutrum volutpat purus metus ac erat. Fusce massa est, aliquam a egestas id.

Serifs are used for body text because it is more legible and less likely to cause fatigue

Two types of serif fonts:

ORGANIC **ADNATE** BLOCKY **ABRUPT**

**SANS**

COPY → COPY → COPY

Sans serif is better at small sizes because the fonts survive reproduction and smearing because of their simple forms

Sans serif is typically used for **EMPHASIS**

Sans serif is better for children learning to read since the simplicity of the letter shapes makes them more recognisable

When sans-serif is blown up, the characters retain the general shapes.

Look who's up top! I win!

USE **SERIF** IN NORMAL BODY COPY AND USE **SANS** FOR SMALL TEXT

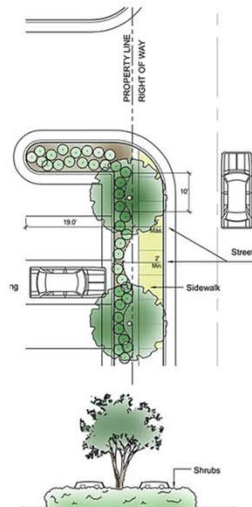
Sure, but who is more versatile? Point Sans.



# ILLUSTRATIONS

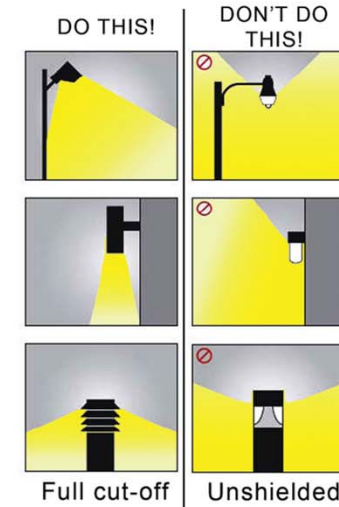
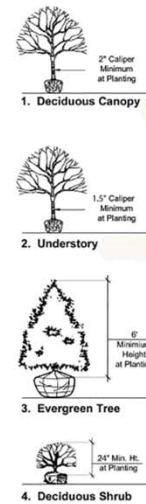
- Wide Variety
- Photographs, Line Art
- Comparisons
- What Not to Do

## Alternatives



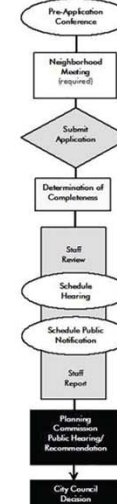
Diagram

## Line Drawing

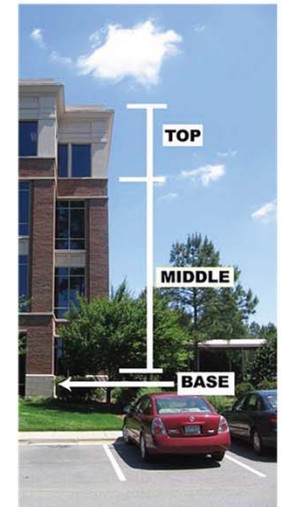
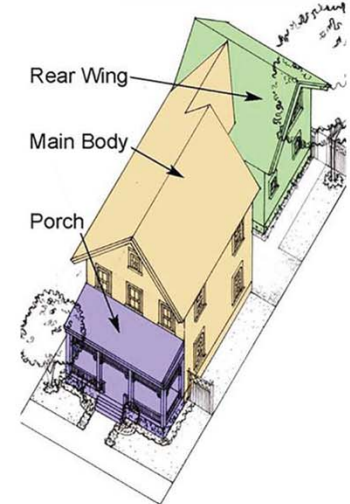


Comparison

## Flow Chart





## Axonometric



Annotated Photograph

**ARTICLE 40.1-5: DEVELOPMENT STANDARDS**  
 Section 40.1-5.2 Landscaping and Screening  
 Subsection (E): Perimeter Buffers

**TABLE 40.1-5.2(E)(3): BUFFER TYPES**



TABLE 40.1-5.2(E)(3): BUFFER TYPES		
BUFFER TYPE AND CONFIGURATION  ACI = AGGREGATE CALIPER INCHES	MINIMUM PERIMETER BUFFER	
	OPTION 1: MINIMUM WIDTH 20 FEET	OPTION 2: MINIMUM WIDTH 10 FEET [4]
TYPE A - BASIC		
This perimeter buffer functions as basic edge demarcating individual properties with a slight visual obstruction from the ground to a height of ten feet.		
	2 ACI of canopy trees + 10 ACI of understory trees + 15 shrubs per 100 linear feet	
TYPE B - AESTHETIC		
This perimeter buffer functions as an intermittent visual obstruction from the ground to a height of at least 20 feet, and creates the impression of spatial separation without eliminating visual contact between uses.		
	8 ACI of canopy trees + 10 ACI of understory trees + 15 shrubs per 100 linear feet	2 ACI of canopy trees + 14 ACI of understory trees + 35 shrubs per 100 linear feet

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**ARTICLE 40.1-5: DEVELOPMENT STANDARDS**  
 Section 40.1-5.2 Landscaping and Screening  
 Subsection (E): Perimeter Buffers

**TABLE 40.1-5.2(E)(3): BUFFER TYPES**

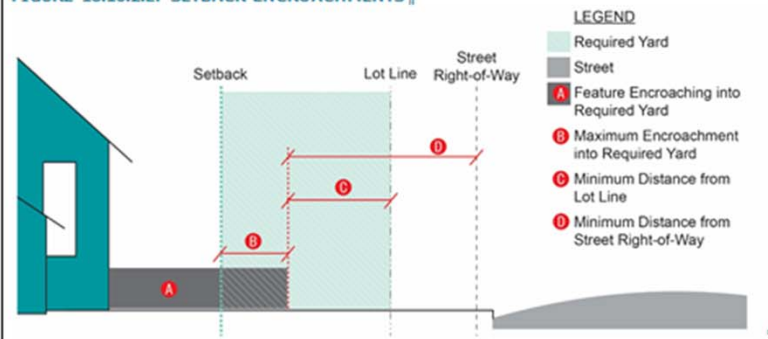
BUFFER TYPE AND CONFIGURATION  ACI = AGGREGATE CALIPER INCHES	MINIMUM PERIMETER BUFFER [1] [2] [3]	
	OPTION 1: MINIMUM WIDTH 20 FEET	OPTION 2: MINIMUM WIDTH 10 FEET [4]
<b>TYPE C - SEMI-OPAQUE</b>		
This perimeter buffer functions as a semi-opaque screen from the ground to at least a height of six feet.		
	12 ACI of canopy trees + 14 ACI of understory trees + 25 shrubs per 100 linear feet	One 4-foot-high berm or one 4-foot-high solid fence + 2 ACI of canopy trees + 16 ACI understory trees per 100 linear feet
<b>TYPE D - OPAQUE</b>		
This perimeter buffer functions as an opaque screen from the ground to a height of at least six feet. This type of buffer prevents visual contact between uses and creates a strong impression of total separation.		
	18 ACI of canopy trees + 20 ACI of understory trees + 55 shrubs per 100 linear feet	One 6-foot-high solid fence + 12 ACI of canopy trees per 100 linear feet
NOTES:		

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FIGURE 18.10.2.E: SETBACK ENCROACHMENTS



F. → GROSS FLOOR AREA

Gross floor area (GFA) shall be defined as the sum in square feet of all floors of the building measured from the exterior face of the exterior walls. The gross floor area shall include or exclude areas as indicated below:

1. → Areas Included in Gross Floor Area

- All enclosed habitable space.
- Elevators, hallways, and stairwells on stories containing habitable space.
- On stories containing both enclosed habitable space and off-street parking, the pro-rata portion of the area of the elevators, hallways, and stairwells on that story apportioned to the enclosed habitable space function.

2. → Areas Excluded from Gross Floor Area

- Unenclosed porches or decks.
- Off-street parking areas, including the elevators, hallways, mechanical equipment, and stairwells on stories containing off-street parking.
- Utility services areas devoted to the electric service, the potable water service, the wastewater system, the telephone service, the cable service, or to a backup generator.
- Mechanical areas and uninhabited enclosed spaces on tops of roofs not intended for general storage.
- On stories containing both enclosed habitable space and off-street parking, the pro-rata portion of the area of the elevators, hallways, and stairwells on that story apportioned to the off-street parking function.

G. → FLOOR AREA RATIO

The ratio of a building's total floor area to the size of the lot upon which it is built. The terms can also refer to limits imposed on such a ratio.

H. → HEIGHT

1. → Measurement

- Building height shall be measured from the existing grade elevation prior to any land disturbing activities.
- Within the CIR District, height shall be measured from the adjacent street level of the

fronting street. In cases where the BFE is established at a height above street level, height may be measured from the BFE.

2. → Maximum Height

Building height is calculated from the existing grade elevation to the highest point of the roof.

3. → Exceptions

a. → Residential Construction

Spire, belfries, cupolas, domes, and chimneys, and similar features located above the roof level for decorative purposes and not intended for human occupancy or general storage may exceed maximum height requirements by no more than five feet (see Figure 18.10.2.H: Height).

b. → Non-residential Construction

Water tanks, ventilators, elevator housing, mechanical equipment, or other structures placed above the roof level and not intended for human occupancy or general storage may exceed maximum height requirements by no more than 10 feet.

c. → CIR District

Spire, belfries, cupolas, chimneys, water tanks, ventilators, elevator housing, mechanical equipment, or other structures placed above the roof level and not intended for human occupancy or general storage may exceed the maximum height requirements by up to 10 feet in the B and C Sub-Area Zones, and up to 20 feet in the A and A-1 Sub-Area Zones.

4. → Story

That portion of a building included between the surface of any floor and the surface of the floor next above it, or if there is no floor above it, then the space between the floor and the ceiling next above it.

5. → Exemptions

Height limitations of this article shall not apply to government buildings, schools, hospitals, water towers, public utilities, or similar structures provided such structures meet the required NC State Building Code.

FIGURE 18.10.2.H: HEIGHT

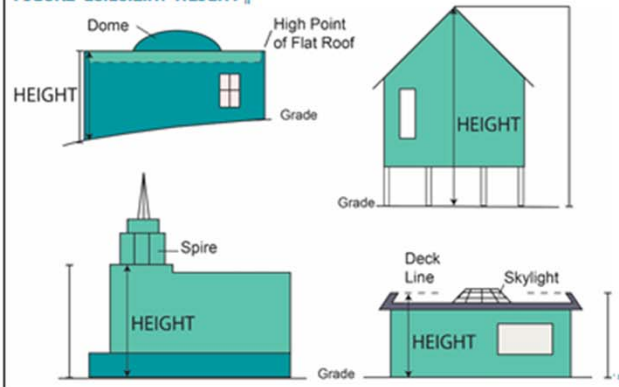


FIGURE 5.5.10.E, PARKING LOT LANDSCAPING AREA

## ILLUSTRATIONS

- Summary Image
- Multiple Conditions





# TABLES

- Portrait Orientation
- Color
- Empty Cells
- Interim Tools



## ARTICLE 151.4. USE REGULATIONS

### Section 4.2. Principal Uses

#### 4.2.10. Principal Use Table

TABLE <>: PRINCIPAL USE TABLE															
USE CATEGORY Use Type Description	Current Use (provided for comparative purposes only- rows removed upon adoption)	"P"= Permitted						"S"= Permitted with Special Use Permit						"X"= Prohibited	
		CP (CD)	WL (GU)	RR (R-3-2)	SR (R-3-1)	NR (R-2)	VR (R-1)	CC (NCD)	VC (CCD)	MX (NEW)	HC	MC	LI (I-1)	HI (I-2)	PD (NEW)
<b>Farmers Market</b> A use which includes the sale of horticulture or agriculture products, including nursery stock, perennial, annuals, bulbs, mulch, compost, dried flowers, Christmas trees and greens, fresh produce, honey, cider, and similar agriculture products by more than one vendor. The use may or may not include a permanent building.		-	P	S	-	-	-	P	P	P	P	P	-	-	A
Farm and craft markets		-	-	S	S	S	S	Z	Z	X	Z	Z	-	-	X
<b>Roadside Market</b> A permanent retail establishment engaged in the retail sale or resale of agricultural products and seafood produced on site or in adjacent waters.		-	P	-	-	-	-	P	-	-	P	P	-	-	A
RESIDENTIAL USE CLASSIFICATION															
<b>HOUSEHOLD LIVING USES</b> Household living includes use types that provide for the residential occupancy of a dwelling unit by a household. Tenancy is arranged on a month-to-month or longer basis. Accessory uses commonly associated with household living are recreational activities, raising of pets, hobbies, and parking of the occupants' vehicles.															
<b>Duplex</b> A single structure comprised of two dwelling units that share common vertical walls or horizontal floors/ceilings. The dwelling units may be on their own lots or on a single lot.		-	-	-	-	-	P	-	-	P	-	-	-	-	A
Two-family conversion		-	-	-	-	-	S	-	-	X	-	-	-	-	X
Duplex		-	-	-	-	-	S	-	-	X	-	-	-	-	X
Two-family apartment		-	-	-	-	-	S	-	-	X	-	-	-	-	X
<b>Live/Work Dwelling</b> A structure or portion of a structure combining a dwelling unit with an integrated nonresidential ground-level workspace typically used by one or more residents of the dwelling.		-	S	-	-	-	P	P	P	P	-	-	S	-	A
<b>Manufactured Home</b> A dwelling on its own lot constructed after June 15, 1976 that is composed of one or more components, each of which was substantially assembled in a manufacturing plant and designed to be transported on its own chassis. It bears a valid seal indicating conformance with the construction standards promulgated by the US Department of Housing and Urban Development that were in effect at the time of its construction.		-	P	P	S	-	-	-	-	-	-	-	-	-	A
<b>Manufactured Home or Mobile Home Park</b> A site where two or more manufactured or mobile homes are located on individual leaseholds or other divisions of land under common ownership. The park may include additional accessory uses such as recreation facilities, shared laundry facilities, storage, and parking.		-	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Mobile Home</b> A factory-built dwelling on its own lot constructed prior to June 15, 1976, to State code standards, not those adopted by the US Department of Housing and Development on June 15, 1976.		-	S	S	-	-	-	-	-	-	-	-	-	-	-
Class A mobile home		-	-	-	-	Z	Z	-	-	X	-	-	-	-	X

TABLE 18.5.10.1: SIGN STANDARDS IN COMMERCIAL DISTRICTS

TYPE OF SIGN	MAXIMUM FACE AREA [1]-[2]	MAXIMUM HEIGHT	MAXIMUM NUMBER OF SIGNS PER LOT	ADDITIONAL STANDARDS [3]
Freestanding Sign	50 sf total	15 feet above grade	1	Signs shall be located at least five feet from a lot line and at least ten feet from the street right-of-way
Freestanding Sign serving a multi-building use	Up to 6 tenants: 100 sf; 7-14 tenants: 125 sf; 15+ tenants: 150 sf	20 feet above grade	1 per street frontage	

**LEGEND**

- A Maximum Sign Face Area 50 sf (25 sf per side for two-sided sign)
- B 5' Minimum Distance from Lot Line
- C 10' Minimum Distance from Street Right-of-Way

15' maximum height

Portable Sign	24 inches by 36 inches	4 feet above grade	2	Signs shall be located at least five feet from a lot line and at least ten feet from the street right-of-way
---------------	------------------------	--------------------	---	--

**LEGEND**

- A Maximum Sign Dimensions

36"

24"

4' maximum height

PORTABLE SIGN

TABLE 18.5.10.2: SIGN STANDARDS IN COMMERCIAL DISTRICTS

TYPE OF SIGN	MAXIMUM FACE AREA [1]-[2]	MAXIMUM HEIGHT	MAXIMUM NUMBER OF SIGNS PER LOT	ADDITIONAL STANDARDS [3]
Monument Sign serving an outparcel	50 sf total	4 feet above grade	1 per outparcel	Signs shall be at least ten feet from the street right-of-way
<p><b>LEGEND</b></p> <p>A Maximum Sign Face Area 50 sf (25 sf per side for two-sided sign)</p> <p>B 4' Maximum Height Above Grade</p> <p>C 10' Minimum Distance from Street Right-of-Way</p>				
<p><b>NOTES:</b></p> <p>[1] Regardless of the composition of signage, the maximum available sign area per development shall be 200 square feet (not counting signage excluded from these standards).</p> <p>[2] "sf" = square feet</p> <p>[3] Signs shall also be subject to the standards in Section 18.5.10.1, Additional Sign Specifications.</p> <p>[4] Projecting signs shall maintain a minimum of eight feet of clearance above the grade or a walkway</p>				

#### L. ADDITIONAL SIGN SPECIFICATIONS

1. → **Wall Signs**
  - a. → No wall sign or its supporting structure shall cover any window or part of a window, nor shall it extend on the roofline, parapet, or mansard roof.
  - b. → Canopy and awning signs may be substituted for part or all of the allowable wall signage per premises.
  - c. → Signs may be painted or printed onto a canopy or awning.
  - d. → In no instance shall a canopy or awning sign extend into a street right-of-way.
  - e. → No wall sign shall be attached to any cupola, tower, or other architectural feature that is above the roofline.
2. → **Freestanding and Monument Signs**  
Any freestanding or monument sign greater than three and one-half feet in height as measured from the grade of the road upon which it fronts shall be located outside the required sight distance triangle.
3. → **Projecting Signs**
  - a. → A projecting sign shall not project more than four feet from a building wall.
  - b. → A projecting sign shall not extend vertically above the roofline or parapet of a building.
  - c. → Projecting signs may be substituted for wall signs in a shopping center, provided:



# FLOWCHARTS

- Provided for each Review Procedure
- Color Coded
- Can Include Supplemental Information



FIGURE <>: EROSION CONTROL PERMIT PROCEDURE	
STEP	ACTION
1	<b>PRE-APPLICATION CONFERENCE</b> Required for sites that disturb 10 or more acres of land area, otherwise optional See Section <>, Pre-Application Conference
2	<b>FILE APPLICATION</b> Filed with City Engineer Required for land-disturbing activity occupying one or more acres
3	<b>COMPLETENESS DETERMINATION</b> See Section <>, Completeness Determination
4	<b>STAFF REVIEW</b> Site plans shall include details on erosion control and sedimentation devices configured in accordance with this Ordinance, regardless of whether an erosion control permit is required
5	<b>CITY ENGINEER DECISION</b> Erosion control permits or approval of proposed erosion control and sedimentation devices shall take place prior to any land disturbing activity
6	<b>NOTIFICATION OF DECISION</b> Delivered via personal service, electronic mail, or 1 <sup>st</sup> class mail
7	<b>APPLY FOR OTHER APPLICABLE PERMITS</b> as appropriate

# FLOWCHARTS

## Article 154.2 PROCEDURES

### Section 2.3 Common Procedures - Subsection 2.3.8 Review Process

#### 2.3.8 REVIEW PROCESS

Development applications identified in [Section <>, Specific Procedures](#), shall be reviewed and decided in accordance with one of the following three review processes. The review process for each specific procedure is identified in [Table <>, Summary Table of Specific Procedures](#). The flowcharts below depict the procedural steps in each review process type. White boxes show actions of the applicant. Grey boxes show actions of Town staff. Red boxes show actions of review authorities.

FIGURE <>: TYPE 1  
REVIEW PROCESS

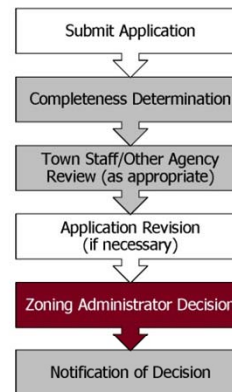


FIGURE <>: TYPE 2  
REVIEW PROCESS

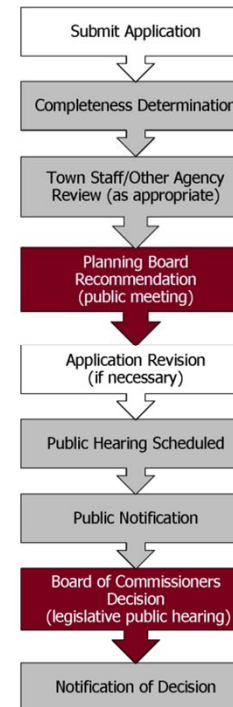
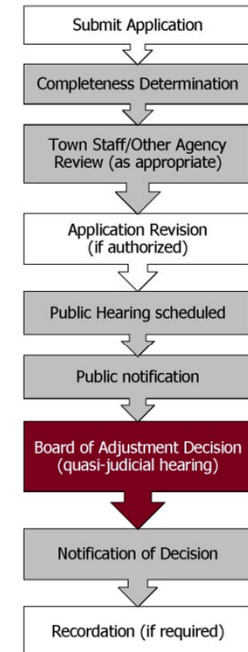


FIGURE <>: TYPE 3  
REVIEW PROCESS



#### 2.3.9 CONTINUANCE, POSTPONEMENT, OR WITHDRAWAL

An applicant may request that a review authority's consideration of a development application be continued, postponed, or withdrawn by submitting a written request to the appropriate review authority.

# RULES

- Purpose & Intent
- Conflict
- Rules of Language Construction
- Rules of Measurement
- Rules of Interpretation



## ARTICLE 151.1. GENERAL PROVISIONS

### Section 1.9. Conflicting Provisions

#### 1.9.1. Conflicts with Other Codes or Laws

### 1.9. CONFLICTING PROVISIONS

#### 1.9.1. CONFLICTS WITH OTHER CODES OR LAWS

If a provision of this Ordinance is inconsistent with another provision found in other adopted ordinances of the County, the more restrictive provision shall govern unless the terms of the more restrictive provision specifies otherwise. The more restrictive provision is the one that imposes greater restrictions or burdens, or more stringent controls.

#### 1.9.2. CONFLICTS WITH STATE OR FEDERAL LAWS

- A. If a provision of this Ordinance is inconsistent with State or federal law, the more restrictive provision controls, to the extent permitted by law.
- B. Except for minimum riparian buffer width standards, in cases where a State law related to an environmental issue is less restrictive than a comparable County standard, the State environmental standard shall control.
- C. The minimum riparian buffer width standards in this Ordinance are established for purposes of stormwater quantity management, not for purposes of maintaining environmental quality. As a result, the minimum riparian buffer width standards in this Ordinance shall control.

#### 1.9.3. CONFLICTS BETWEEN STANDARDS IN THIS ORDINANCE

- A. In cases where two or more standards in this Ordinance conflict with one another, the more restrictive standard shall not necessarily control. Rather, the determination as to which standard controls shall be made by the UDO Administrator, in coordination with the County Attorney, based on the degree to which the application of a particular standard results in:
  1. Greater consistency with State or federal law;
  2. Greater consistency with the goals and objectives contained within the County's adopted policy guidance;
  3. A development that is more supportive of the purposes of this Ordinance as described in [Section <>, General Purpose and Intent](#);
  4. Consistency with incentives for sustainable development practices identified in this Ordinance;
  5. Increased compatibility with adjacent development and surrounding community character;
  6. Enhanced environmental quality and natural resource protection;
  7. Greater protection and preservation of aesthetic and cultural resources; and
  8. A superior level of building form, design, or architecture.
- B. The text of this Ordinance shall be interpreted in accordance with [Section <>, Interpretation](#). Nothing shall limit the UDO Administrator from preparing a written interpretation of how conflicting provisions are interpreted on a case-by-case basis.

### 1.10. RULES OF LANGUAGE CONSTRUCTION

The following rules shall apply for construing or interpreting the terms and provisions of this Ordinance.

#### 1.10.1. MEANINGS AND INTENT

- A. All provisions, terms, phrases, and expressions contained in this Ordinance shall be interpreted in accordance with the general purposes set forth in [Section <>, General Purpose and Intent](#), and the specific purpose statements set forth throughout this Ordinance.
- B. When a specific section of these regulations gives a different meaning than the general definition provided in [Section <>, Definitions and Rules of Measurement](#), the specific section's meaning and application of the term shall control.
- C. Terms that are not defined are subject to their common or customary meaning.

#### 1.10.2. HEADINGS, ILLUSTRATIONS, AND TEXT

In the event of a conflict or inconsistency between the text of this Ordinance and any heading, caption, figure, illustration, table, or map other than the OZM, the text shall control. Graphics and other illustrations are provided for informational purposes only and should not be relied upon as a complete and accurate description of all applicable regulations or requirements.

#### 1.10.3. LISTS AND EXAMPLES

Unless otherwise specifically indicated, lists of items or examples that use terms like "for example," "including," and "such as," or similar language are intended to provide examples and are not exhaustive lists of all possibilities.



# PROCEDURES

- Distinguish between Common and Specific Procedures
- Standardize Specific Procedure Structure
- Include a Summary Table
- Alphabetic Order

Type of Action: A=Appeal (initial); D=Decision; C=Comment; R=Recommendation Pre-Application Conference: M=Mandatory; O=Optional; N/A=Not Applicable Type of Hearing:    = Public Meeting; [ ]=Legislative Public Hearing; { }=Quasi-judicial Public Hearing													
PROCEDURE	UDO SECTION NUMBER	PRE-APPLICATION CONFERENCE	REVIEW AUTHORITY										
			CITY ENGINEER	PLANNING DIRECTOR	STORMWATER ADMINISTRATOR	TRANSPORTATION DIRECTOR	ZONING/SUBDIVISION ADMINISTRATOR	BOARD OF ADJUSTMENT	CITY COUNCIL	HISTORIC PRESERVATION COMMISSION	PLANNING & ZONING COMMISSION	TECHNICAL REVIEW COMMITTEE	SUPERIOR COURT
Administrative Adjustment	<>	O	.	.	.	.	D	{A}	.	.	.	.	.
Certificate of Appropriateness	<>	O	.	D /1/	.	.	.	{A}	.	{D} /1/	.	.	.
Comprehensive Plan Amendment	<>	O	.	R	.	.	.	.	[D]	.	R	.	A
Development Agreement	<>	M	.	R	.	.	.	.	[D]	.	R	.	A
Erosion Control Permit	<>	M /2/	D	.	.	.	.	{A} /3/	.	.	.	.	.
Fence Permit	<>	N/A	.	.	.	.	D	{A}	.	.	.	.	.
Final Plat	<>	N/A	C	.	C	C	D	.	.	.	.	.	A
Floodplain Development Permit	<>	M /4/	D	.	.	.	.	{A}	.	.	.	.	.
Interpretation /5/	<>	N/A	D	.	D	D	D	{A}	.	.	.	.	.
Planned Development	<>	M	.	.	.	.	.	.	[D]	.	R	.	A
Preliminary Plat	<>	M	.	.	.	.	.	.	.	.	.	D	A
Reasonable Accommodation	<>	M	.	.	.	.	D	{A}	.	.	.	.	.
Rezoning	<>	M	.	R	.	.	.	.	[D]	.	R	.	A
Sign Permit	<>	N/A	.	.	.	.	D	{A}	.	.	.	.	.
Site Plan	<>	M	.	.	.	.	.	{A}	.	.	.	D	.
Special Use Permit	<>	M	.	.	.	.	.	{D}	.	.	.	.	A
Stormwater Permit	<>	O	.	.	D	.	.	{A}	.	.	.	.	.
Stream/Riparian Buffer Impact Certification	<>	O	.	.	D	.	.	{A}	.	.	.	.	.
Text Amendment	<>	O	.	R	.	.	.	.	[D]	.	R	.	A
Temporary Use Permit	<>	N/A	.	.	.	.	D	{A}	.	.	.	.	.
Transportation Impact Analysis	<>	M	.	.	.	D	.	{A}	.	.	.	.	.
Vested Rights Certificate	<>	O	.	R	.	.	.	.	[D]	.	.	.	A
Water Supply Watershed Protection Permit	<>	O	.	.	D	.	.	{A}	.	.	.	.	.
Water-Related Variance /6/	<>	M	D /7/	.	D /8/	.	.	{D} /8/	.	.	.	.	A
Zoning/Subdivision Variance	<>	M	.	.	.	.	.	{D}	.	.	.	.	A



# DISTRICTS

- Distinguish between Common and Specific Procedures
- Standardize Specific Procedure Structure
- Include a Summary Table
- Alphabetic Order

Chapter 3: Zoning Districts  
SECTION 3.4: RESIDENTIAL BASE ZONING DISTRICTS  
Subsection 3.4.2: Single-Family Residential-Mainland (SFM) District

**3.4.2. Single-Family Residential-Mainland (SFM) District<sup>11</sup>**

**SFM SINGLE-FAMILY RESIDENTIAL MAINLAND**

**A. DISTRICT PURPOSE**  
The Single-Family Residential-Mainland (SFM) district is established to accommodate low density residential neighborhoods and supporting uses on mainland Currituck County outside of full service areas. The district is intended to accommodate residential development in ways that will not interfere with agricultural activity, interrupt scenic vistas from the Currituck Highway, or place undue stress on the county's educational infrastructure. A variety of residential use types are allowed in the district, including single-family detached homes, manufactured homes on their own lots, detached accessory dwelling units, as well as duplexes (with a use permit). The district accommodates agriculture, equestrian uses, minor utilities, as well as various neighborhood-supporting institutional uses such as parks, open space, religious institutions, schools, and similar uses. This district also includes the conservation subdivision option with the ability to accommodate up to two units per acre in full service areas designated on the future land use map of the Land Use Plan. Major utilities require approval of a use permit, while commercial, office, and industrial uses are prohibited.

**B. LOT PATTERNS**

**C. LOT CONFIGURATION**

All subdivisions visible from the Currituck Highway right-of-way shall provide a highway buffer in accordance with Section 3.3.

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**3.11**

Chapter 3: Zoning Districts  
SECTION 3.4: RESIDENTIAL BASE ZONING DISTRICTS  
Subsection 3.4.2: Single-Family Residential-Mainland (SFM) District

**D. TYPICAL BUILDING FORMS**

**E. BUILDING CONFIGURATION**

**F. DIMENSIONAL STANDARDS**  
TD = Traditional Development CS = Conservation Subdivision Development

	TD	CS		TD	CS
Max. Gross Density – Traditional Dev. (du/ac)	1.0	-	Min. Front Setback (ft) [3]	20	N/A
Max. Gross Density – Conservation Subdivisions	-	1.5	Min. Corner Side Setback (ft) [4]	50	50
In Limited Service Areas (du/ac)	-	1.5	Min. Major Arterial Street Setback (ft)	50	50
In Full Service Areas (du/ac)	-	2.0	Min. Side Setback (ft)	10	N/A
Max. FAR (%)	0.40	N/A	Min. Rear Setback (ft)	25	N/A
Min. Lot Area (sq ft)	40,000	N/A	Min. Agriculture Setback (ft) [5]	50	50
Max. Lot Area (acres)	N/A	10	Min. Accessory Use Setback (ft) [6]	10	3
Min. Lot Width, Interior Lot (ft) [1]	125	N/A	Min. Driveway/Parking Setback (ft)	10	N/A
Min. Lot Width, Corner Lot (ft)	135	N/A	Min. Fill Setback from all Lot Lines (ft)	10	10
Max. Lot Depth	[2]	N/A	Max. Building Height (ft)	35	35
Max. Lot Coverage (%)	30	N/A	Min. Wetland/Surface Water Setback (ft)	50	50
			Min. Spacing Between Buildings (ft)	10	3

[1] All lots shall maintain a minimum street frontage of 35 feet.  
[2] Lot depth shall not exceed four times the lot width.  
[3] Front setbacks shall be measured from ultimate ROW line.  
[4] Driveways shall provide access from street with less traffic.  
[5] Applied to subdivisions approved after (LDO effective date).  
[6] Prohibited in front of principal building when principal building is less than 300 feet from street.

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**3.12**

G. → RESIDENTIAL-MULTI-FAMILY (RMF)

# RESIDENTIAL-MULTI-FAMILY (RMF)

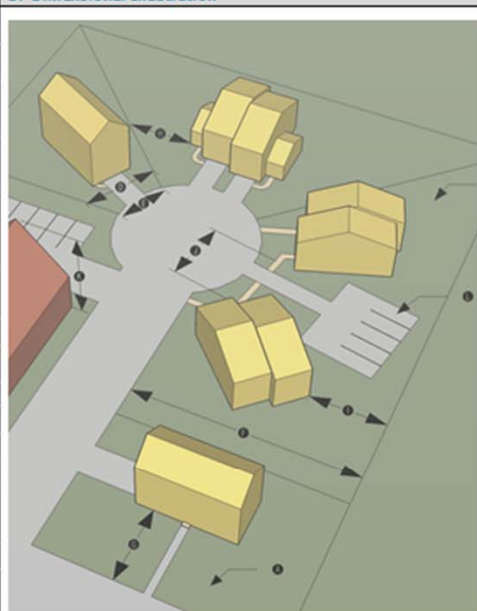
## 1. Purpose

The RMF district is established to accommodate a wide range of residential uses, including single-family detached, duplex, triplex, and quadplex dwellings, along with parks, open space, institutions, minor utilities, minor eating establishments, minor offices, and minor visitor accommodations uses. Development in the RMF district shall take place only in accordance with the standards in this table and other relevant standards of this Ordinance.

## 2. Dimensional Standards

Ref. #	Standard	Req. [1]
A	Min. Lot Area Per Single-Family Unit (sf)	5,000
B	Max. Residential Density Single-Family (units/acre)	8
C	Min. Lot Area Per Unit Duplex, Triplex, Quadplex (sf)	3,600
D	Max. Residential Density Duplex, Triplex, Quadplex (individual units/acre)	12
E	Minimum Lot Area All Other Uses (sf)	10,000
F	Minimum Lot Width (ft)	50
G	Min. Street Frontage (linear ft)	25 [2]
H	Minimum Lot Depth (ft)	100
I	Min. Street Setback (ft)	10
J	Min. Side Setback (ft)	5
K	Min. Rear Setback (ft)	10 [3]
L	Min. Spacing Between Buildings in same development (ft)	15
M	Maximum Height (ft)	45
N	Maximum Impervious Surface Coverage (% of lot area)	40 [4]

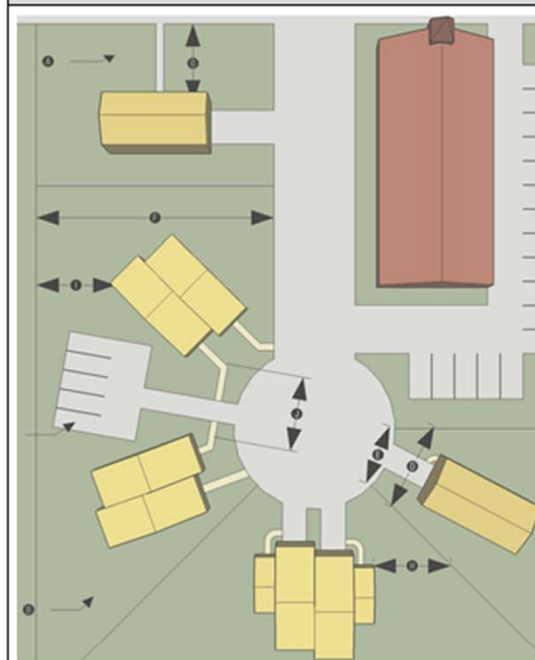
## 3. Dimensional Illustration



## Notes

- Portions of lots within or abutting AEC or Ocean Hazard areas shall be subject to applicable CAMA setbacks.
- In cases where a single multi-family structure is on two or more separate lots, the frontage standard applies to the entire development.
- Corner lots with single-family detached and duplex dwellings may reduce the rear setback to five feet.
- Developments subject to a State stormwater permit are exempted from these standards.

## 4. Typical Lotting Illustration



## 5. Typical Development Illustrations



## 6. Aerial Photo





# ARTICLE 151.3. ZONING DISTRICTS

## Section 53. Residential Districts

### Village Residential (VR)

#### 3.5.6. VILLAGE RESIDENTIAL (VR)

## VR Village Residential

#### A. Purpose Statement

The Village Residential (VR) district is established to accommodate a wide range of residential and institutional uses at moderate densities on lots within and adjacent to designated village centers. The district allows duplexes, triplexes, single-family attached, and single-family detached dwellings, but does not allow mobile homes, manufactured homes, or conservation subdivisions. As a means of creating compact, functional neighborhoods, the district also allows a wide variety of institutional uses, including community centers, day care, schools, assisted living, religious institutions, parks, and utilities. Lots served by public sewer may have reduced minimum lot sizes and building height is measured from the base flood elevation. District regulations are intended to support the County's investment in infrastructure by encouraging the development of compact, vibrant neighborhoods with a variety of house sizes and types that are located in close proximity to complementary institutional uses. Low density development comprised of uniform building types or styles is discouraged.

#### B. Dimensional Requirements

#	STANDARD TYPE	REQUIREMENTS		
		SINGLE-FAMILY DETACHED	ALL OTHER RESIDENTIAL	NONRESIDENTIAL
1	Maximum Residential Density (units/acre)	1.45 (1)	N/A	N/A
2	Minimum Lot Area (square feet)	30,000 (2)	15,000 per unit (3)	30,000
3	Minimum Lot Width (feet)	100 (4) (5)	100 (6)	125
4	Maximum Lot Coverage (% of lot area)	24 (7)		
5	Minimum Open Space (% of development area)	15		10
6	Minimum Front Setback (feet) (8)	20	20 (9)	25
7	Minimum Corner Side Setback (feet) (8)	20	20 (9)	25
8	Minimum Interior Side Setback (feet)	10	10 (9) (10)	15
9	Minimum Rear Setback (feet)	10	10 (9)	15
10	Minimum Principal Building Setback, Front-to-Back (feet)	N/A	30	
11	Minimum Principal Building Setback, Side-to-Side (feet)	N/A	15	
12	Minimum Accessory Building Setback (feet)	5		10
13	Maximum Building Height (feet)	35 (11)		

#### NOTES

- (1) Maximum residential density may be increased to 2.17 units per acre on lots served by public sewer.
- (2) Minimum lot area may be reduced to 20,000 square feet on lots served by public sewer.
- (3) Minimum lot area may be reduced to 12,000 square feet on lots served by public sewer.
- (4) Lots on a cul-de-sac, street shall maintain a minimum frontage of 20 feet and shall maintain 30 percent of the required minimum lot width at a point located 30 feet from the street right-of-way edge.
- (5) May be reduced to 75 feet on lots on lots served by public sewer and located within 5,000 feet from a designated village center boundary.
- (6) Applied to the entire development, or parcel, or to the individual lot having a width of less than 20 feet.
- (7) The maximum lot coverage may be increased with approval from GSDGA and compliance with all applicable stormwater management requirements.
- (8) Setbacks are increased by an additional 20 feet from lot lines adjacent to an arterial street (US 17, US 101, NC 34, NC 241, Old Swamp Road, Stealy Peak Road).
- (9) Setbacks are measured from the perimeter of the development, or an individual structure.
- (10) Setbacks are 0 feet from lot lines occupied by party walls.
- (11) Height is measured from base flood elevation (BFE).

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# ARTICLE 151.3. ZONING DISTRICTS

## Section 53. Residential Districts

### Village Residential (VR)

#### C. Lot Pattern Example



#### D. District Dimensional Standards



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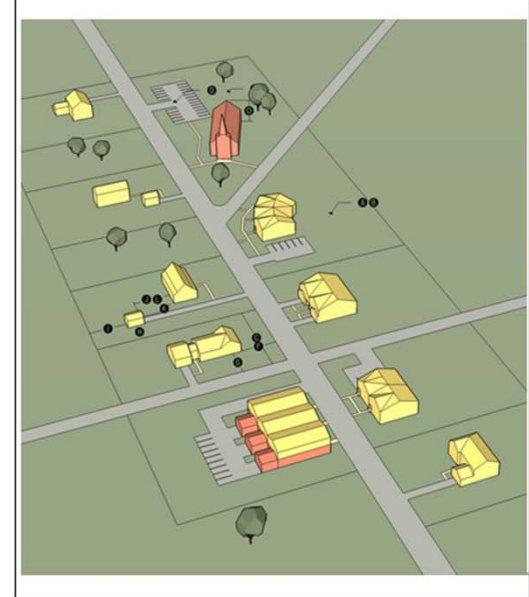
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# ARTICLE 151.3. ZONING DISTRICTS

## Section 53. Residential Districts

### Village Residential (VR)

#### E. Development Configuration Example



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- Principal/Accessory /Temporary
- Use Type Consolidation
- Use Classification System
- Use-Specific Standards

TABLE <>: PRINCIPAL USE TABLE																
"P"= Permitted      "S"= Permitted with Special Use Permit      "-.= Prohibited																
USE CATEGORY Use Type Description	Current Use (provided for comparative purposes only- rows removed upon adoption)	RESIDENTIAL					COMMERCIAL				IND.		ADDITIONAL STANDARDS (151.4)			
		CP (CD)	WL (GU)	RR (R-3-2)	SR (R-3-1)	NR (R-2)	VR (R-1)	CC (NCD)	VC (CCD)	MX (NEW)	HC	MC		LI (I-1)	HI (I-2)	PD (NEW)
RETAIL SALES																
The Retail Sales Use Category includes use types involved in the sale, lease, or rent of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer and business goods. Accessory uses may include offices, storage of goods, manufacture or repackaging of goods for on-site sale, concessions, ATM machines, outdoor display/sales areas, gasoline sales, and parking. Use types within this use category have been categorized based on their intensity, scale, and function.																
Grocery Store	An establishment for the retail sale of fresh or prepared foods for consumption primarily off-premises. Accessory uses include the sales of prepared food for on-site consumption, sale of seasonal items (like Christmas trees), and drive-up grocery loading services.	.	.	.	.	.	.	P	P	P	P	.	.	.	A	↕
Major	Retail uses with 1,000 square feet of floor area or more, or where the use is expected to generate more than 100 vehicle trips per day according to the Institute of Transportation Engineer's most recent trip generation rate manual.	.	.	.	.	.	.	S	P	P	P	S	S	.	A	↕
Minor	Retail uses with less than 1,000 square feet of floor area or more, or where the use is expected to generate no more than 100 vehicle trips per day according to the Institute of Transportation Engineer's most recent trip generation rate manual.	.	.	.	.	.	.	P	P	P	P	P	P	.	A	↕
STORAGE, COMMERCIAL																
A storage building or buildings that are divided into sections or compartments for the storage of business or personal items on a temporary or long-term basis.																
Major	Commercial storage establishment that allows storage of goods, materials, or personal property indoors and outdoors.	.	.	.	.	.	.	S	.	.	P	P	P	P	A	↕
Minor	Commercial storage establishment that allows storage of goods, materials, or personal property indoors only.	.	.	.	.	.	.	P	P	P	P	P	P	.	A	↕
VEHICLE ESTABLISHMENT																
The Vehicle Establishment Use Category includes use types involving the direct sale; rental; storage; and servicing of automobiles, trucks, motorcycles, recreational vehicles, and other consumer motor vehicles intended to transport persons or goods over land, whether for recreation, commerce, or personal transport. Accessory uses may include offices, sales of parts, maintenance facilities, parking, outdoor display, and vehicle storage.																
Major	Establishments engaged in vehicle sales, rental, storage, towing, and major repair such as transmission, engine repair, bodywork, and repainting.	.	.	.	.	.	.	S	S	.	P	.	S	P	A	↕
Minor	Establishments that are primarily engaged in washing cars, tire sales, minor repair such as diagnostic work, lubricating, wheel alignment and inspections, but no vehicle sales or rental.	.	.	.	.	.	.	P	P	P	P	P	P	.	A	↕
VISITOR ACCOMMODATIONS																
The Visitor Accommodations Use Category includes use types that provide lodging units or space for short-term stays of less than 30 days for rent, lease, or interval occupancy. Accessory uses may include pools and other recreational facilities, limited storage, restaurants, bars, supporting commercial, meeting facilities, offices, and parking.																



# OVERVIEW

Codifier Review

On-line Codification Options

User-friendly Elements

**Example Codes**



# EXAMPLE CODES

## Hartford, CT

[http://www.hartford.gov/images/Planning/POSTING\\_Hartford\\_Zoning\\_Final\\_2016.01.22\\_SECURE.pdf](http://www.hartford.gov/images/Planning/POSTING_Hartford_Zoning_Final_2016.01.22_SECURE.pdf)

## Centennial, CO

<http://www.centennialco.gov/uploads/files/Community%20Development/Land%20Development/Centennial%20LDC%20August%202017.pdf>

## Beaufort County, SC

<http://www.bcgov.net/departments/Planning-and-Development/planning/cdc/wp-content/uploads/2017/09/Article-5-09-27-17.pdf>

## Beaverton, OR (Design Manual)

<https://www.beavertonoregon.gov/DocumentCenter/View/1136>

# DISCUSSION

