



# Franklin County Communique to the Planning Board

## REQUEST FOR UDO AMENDMENTS 18-UDO-01

### STAFF ANALYSIS

#### 18-UDO-01

##### Staff Discussion

Upon review of recent projects, staff identified inconsistencies within the UDO. To ensure that the UDO is uniform and consistent throughout, staff is proposing that the following sections be amended: Section 2-2 Definitions of Basic Terms, Section 4-3: Establishment of Zoning Districts and the Purpose Thereof, Section 6-1 Table of Permitted Uses, Section 7-3: Conditional Uses, Article 8. Table of Area, Yard and Height Requirements, Section 11-1 Planned Building Group Regulations, and Section 28-4 Major Subdivision Procedure (C) Final Plat. Additionally, the proposed amendment will provide greater flexibility in the Mixed-Use zoning district and it will provide additional areas for Multifamily/Townhome development consideration.

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##### **Section 2-2: Definitions of Basic Terms**

~~(138) *Floor Area (gross)*. The sum of the gross horizontal areas of the several floors of a building measured from the exterior face of the exterior walls, or from the centerline of a wall separating two buildings, but not including interior parking spaces/loading spaces for motor vehicles.~~

~~(139) *Floor Area (net)*. The total of all floor areas of a building, excluding stairwells and elevator shafts, utility and equipment rooms, restrooms, interior vehicular parking or loading, and basements when not used for human habitation or service to the public.~~

~~(140) *Floor Area Ratio (FAR)*. A relationship determined by dividing the gross floor area of all buildings on a lot by the area of that lot.~~

(193) *Low-Impact Office*. An office building which is no greater in height than thirty-five (35) feet, and a floor area ratio no greater than 0.25.

##### **Section 4-3: Establishment of Zoning Districts and the Purpose Thereof**

*MU*            *Mixed Use District*

The purpose of this district is to provide a transition between residential and commercial zoning districts. This district is specifically designed to incorporate low-medium residential uses with moderate

commercial development. The following standards are established for this district and designed to protect adjoining areas from undesirable aspects of commercial development.

- Shall apply to all nonresidential development and building groups.
- Miscellaneous Regulations
  - Maximum height 35'
  - ~~Maximum Gross Floor Area shall be as follows:~~

<u>Lot Area</u>	<u>GFA</u>
<del>15,000 – 43,560 sq. ft.</del>	<del>4,000</del>
<del>43,561 – 100,000 sq. ft.</del>	<del>4,000 + .05 lot area over 43,561</del>
<del>Over 100,000 sq. ft.</del>	<del>9,000 + .01 lot area over 100,000</del>

- Twenty (20) percent of the total development shall remain as open space.

- Parking & Circulation
  - Parking shall be limited to fifty-four (54) spaces per development. ~~Multi-family dwellings such as apartments, duplexes, and townhouses~~ Townhomes and multifamily dwellings such as apartments and duplexes will be limited to a maximum of one hundred and thirty-five (135) spaces per development shall comply with Section 16-1: Off Street Parking and Loading Requirements. Developments that exceed the maximum parking restrictions shall reduce the size of the development to meet the parking standards. (Maximum occupant load according to the NC Building Code will be used to determine the building occupancy.)
  - Parking shall face internal to the development and shall not be directed onto any residential lot.
  - No parking shall be located within ten (10) feet of any property line.
  - No development shall have more than two total points of access for ingress and egress per road frontage.
  - Trash receptacles shall be screened from public view.
- Outside Storage
  - Outside storage must be screened from public view by opaque fencing, screening, or landscaping.
  - Outside storage shall be limited to the rear and side of the principal building.
  - Storage of unsafe (corrosive, flammable, or explosive materials) or hazardous materials shall comply with any local, State, or Federal requirements.
  - Outside storage must be on the premises of the business.
- Lighting
  - All outdoor lighting shall be designed and located such that the maximum illumination measured in foot-candles at the property line does not exceed 0.3 onto adjacent residential property.
  - Light sources shall be concealed and fully shielded from view off-site and shall feature sharp cut-off capability so as to minimize up-light, spill-light, glare, and unnecessary diffusion on adjacent property.
  - Maximum height of light poles with a ninety (90) degree or less cutoff fixture, measured from the light stream to the ground, shall be thirty (30) feet. Maximum height of light poles without a full ninety (90) degree or less cutoff fixture, measured from the light stream to the ground, shall be sixteen (16) feet.

- All exterior lighting, on or off the building, shall be either amber in color or turned off between 11:00 PM or one hour after closing, whichever is earlier, and 5:00 AM or one hour before opening, whichever is later, with the exception of low-wattage landscaping lighting, customer entrance, or service area lights aiming down and installed under a canopy of similar roof structure.

- No flickering or flashing lights permitted.

- Signage

- Signage shall follow the provisions of Article 17 and Table 17-3.

### Section 6-1: Table of Permitted Uses

PERMITTED USES	AR	R-1	R-8	R-15	R-30	R-40	R-80	PUD***	NB	RB	HB	TND	MU	O/I	CON-D	LI**	HI**	GB
<u>Dwelling Multifamily</u>			C	C				X				C	<del>X</del> C	<del>X</del> C				
<u>Townhomes</u>			<u>C</u>	<u>C</u>				X				<u>C</u>	<del>X</del> <u>C</u>	<u>C</u>				

### Section 7-3: Conditional Uses

#### ***Use - Dwelling Multifamily***

Conditional Use Permit: ~~R-8, and R-15~~, MU, and O/I

Requirements:

- (A) Must be submitted six (6) weeks prior to board review.
- (B) Refer to Section 11-1

#### ***Use - Townhomes***

Conditional Use Permit: R-8, R-15, MU, and O/I

Requirements:

- (A) No more than six (6) attached units per structure.
- (B) Must be submitted six (6) weeks prior to board review
- (C) Property lines shall separate each unit.
- (D) Refer to Section 11-1

### **Section 11-1: Planned Building Group Regulations for Apartments, ~~and~~ Condominiums, and Townhomes.**

*Recreation Area.* Play areas shall be provided for all apartment, ~~and~~ condominium, townhome, and planned building groups with over five (5) dwelling units.

*Buffer Requirements.* A ten (10) foot evergreen buffer shall be required along all property lines except for the point of ingress and egress. It shall not pose a hazard for vehicular traffic. The buffer shall reach a height of six (6) feet within six (6) years from the time of planting with foliage overlaps. Existing vegetation may be used in place of the required buffer with written Administrator approval. Screening shall conform to Article 14 Landscape Requirements, and Article 8 Note 6. Buffer Strips.

## ARTICLE 8. TABLE OF AREA, YARD, AND HEIGHT REQUIREMENTS

District	Minimum Lot Size			Minimum Yard Regulations		
	Area in Sq. Ft	Sq. Ft. Per Dwelling Unit	Frontage in Feet	Front Yard Setback in Feet	Side Yard Width in Feet	Rear Yard Depth in Feet
<b>R-15 Residential</b>						
Single-family dwellings	15,000		80	30	10	25
Multifamily dwellings/ <u>Townhomes</u>	8,000 for the first two dwelling units and 2,000 for each additional dwelling unit.		80	30	10	25
<b>R-8 Residential</b>						
Single-family dwellings	10,000			75	25	6
Multifamily dwellings/ <u>Townhomes</u>	8,000 for the first two dwelling units and 2,000 for each additional dwelling unit.		75	25	6	25
NB Neighborhood Business	40,000		125	75	25	50
RB Rural Business	30,000		100	50	10	25
HB Highway Business	30,000		75	50	10	25
O-I Office Institutional	40,000		100	50	25	25
<u>Multifamily Dwellings/Townhomes</u>	<u>8,000 for the first two dwelling units and 2,000 for each additional dwelling unit.</u>		<u>75</u>	<u>25</u>	<u>6</u>	<u>25</u>

District	Minimum Lot Size			Minimum Yard Regulations		
	Area in Sq. Ft	Sq. Ft. Per Dwelling Unit	Frontage in Feet	Front Yard Setback in Feet	Side Yard Width in Feet	Rear Yard Depth in Feet
<b>MU Mixed Use With:</b>						
<i>Well and Septic</i>						
Single Dwelling	30,000		100	30	10	25
Manufactured Home	30,000		100	30	10	25
Non-Residential	40,000		150	40	30	50
Two-Family	45,000		100	30	10	25

*Public Water*

Single-Family	20,000	100	30	10	25
Manufactured Homes	20,000	100	30	10	25
Non-Residential	40,000	150	40	30	50
Two-Family	45,000	100	30	10	25

*Water & Sewer*

Single Family	15,000	90	30	10	25
Manufactured Homes	15,000	90	30	10	25
Non-Residential	25,000	100	40	50	30

<u>Multifamily dwellings/Townhomes</u>	<u>8,000 for the first two dwelling units and 2,000 for each additional dwelling unit.</u>	<u>75</u>	<u>25</u>	<u>6</u>	<u>25</u>
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**ARTICLE 16. OFF-STREET PARKING AND LOADING REQUIREMENTS**

**Section 16-1: Off Street Parking Requirements**

Use	Minimum Parking Requirement
Multifamily <del>dwellings residences</del> /Townhomes	Two and one-half (2 <sup>1</sup> / <sub>2</sub> ) spaces for each dwelling unit.

**Section 28-4 Major Subdivision Procedure**

(C) *Final Plat*

(5) Within sixty (60) days of submission, the final plat shall be reviewed by the Administrator for compliance with the approved preliminary plat. The Administrator may appoint an engineer or surveyor to check the final plat against the subdivision's actual layout for correctness, charging the costs to the subdivider if the plat is found to be in error. ~~Failure to approve or disapprove within this sixty (60) day period shall constitute approval.~~

**PLAN CONSISTENCY STATEMENT**

Plan Consistency Statement: The proposed UDO text amendment is consistent with the Comprehensive Land Use Plan. It is reasonable and in the public interest. The amendment will address the need for greater flexibility in the Mixed-Use zoning district and it will provide additional areas for Multifamily/Townhome development consideration

**PLANNING STAFF RECOMMENDATION TO THE PLANNING BOARD**

Recommend approval of the requested UDO amendments as noted above.