



Indian Trail UDO and LDSM Update

Planning Board Update

August 21, 2018



STEWART

STRONGER BY DESIGN

Presentation Overview

- Part 1:
 - Project Background
 - Overview of Significant Changes Made to Processes
- Part 2:
 - Overview of Significant Changes Made to Development Standards
 - Next Steps

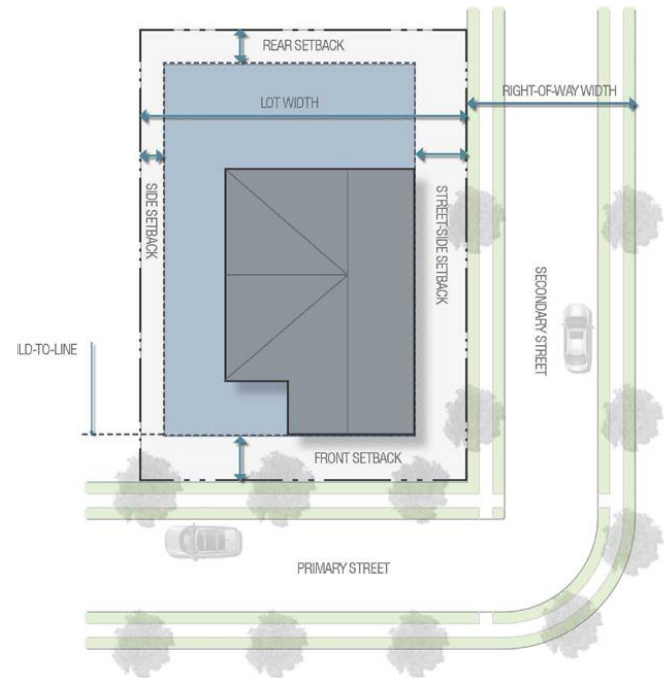
- Not a “*Line by Line*” UDO Review

- See How Far We Get

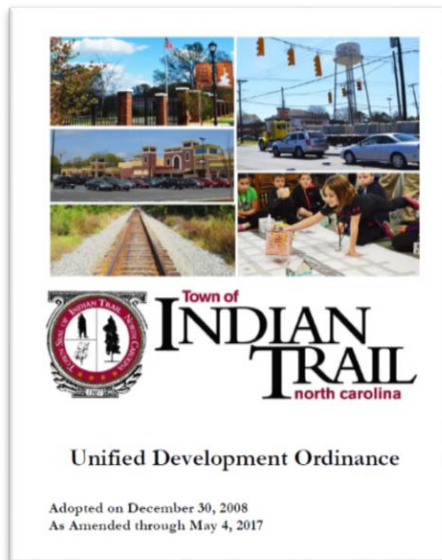
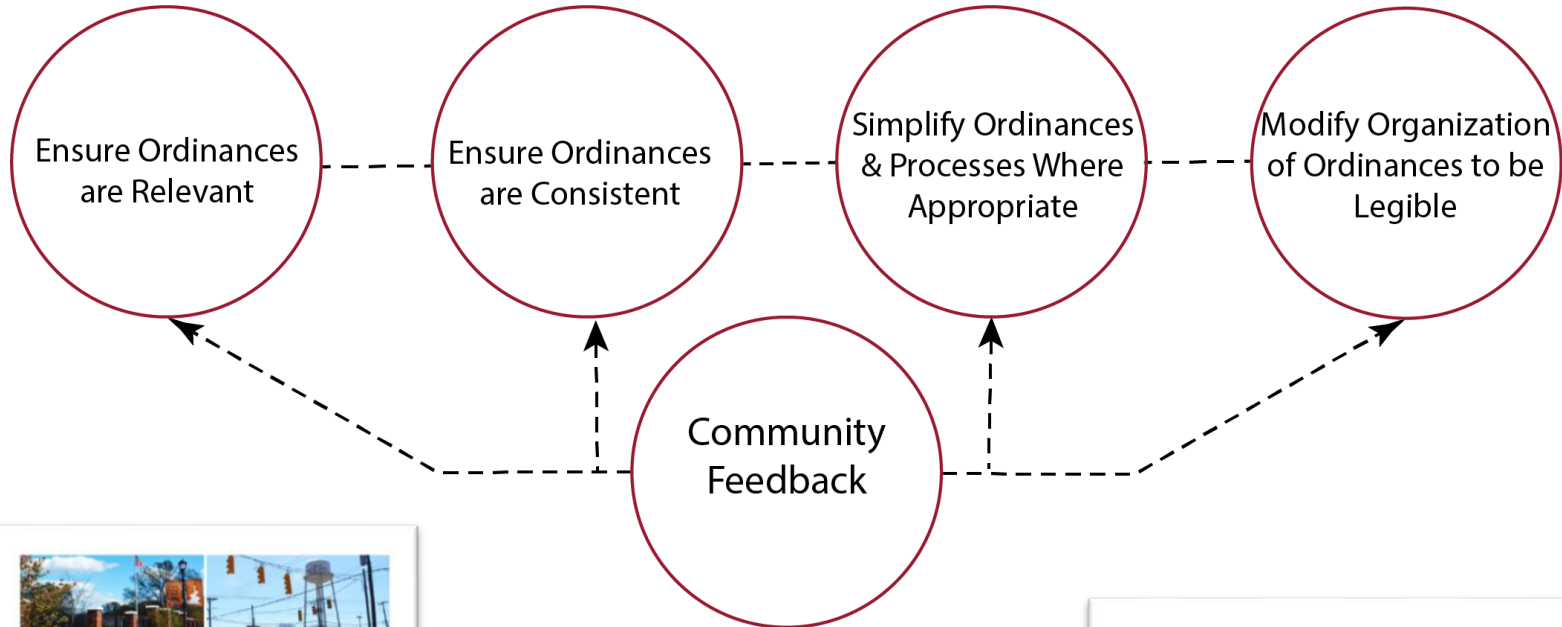


Create a UDO Update that Addresses:

- Land use market trends;
- Removal of outdated and confusing standards;
- Compliance with NCGS & case law;
- Implementation of the policies and goals of the Town plans;
- Improved graphics;
- Increased user-friendliness;
- Add flexibility – minimize “one-size” fits all approach



REVISE CODE TO INCREASE CLARITY OF APPLICABLE PROCESSES & REGULATIONS



Stakeholder Meeting Feedback

- Requirements for surveying and engineering adds to the cost of a project/as-built surveys required for all additions
 - Created a waiver in certain instances from requirements for surveys when applying for a permit
- Some feel that the development process is too long and regulations are too extensive; not business-friendly
- Updates to plan review, permitting, rezoning, and other development related reviews should streamline these processes
- Created more predictability, and flexibility



Part 1 UDO Divisions:

- 100: Introductory Provisions
- 200: Review and Decision Making Bodies
- 300: Development Review Procedures
- 400: Administrative and General Permit Requirements
- 1400: Nonconformities
- 1500: Violations, Penalties, and Enforcement

Overview of Changes:

- Clarified roles and responsibilities for review and permitting processes
 - Created user-friendly tables to show roles and responsibilities for Town Staff, and elected and appointed officials
 - Redirected appeals of certain things like Final Plats to the BOA rather than Town Council
 - Simplified the Technical Review Committee (TRC)
 - Removed Town Council and Planning Board from review of Preliminary Plans for CZ/PUD process



Overview of Changes

- Conditional Zoning Process
 - Clarified flexibility in approving standards as conditions
 - Established clear community meeting details
 - One meeting required
 - Should be at least 2 hours, open-house format allowing for drop ins



Overview of Changes

- Created simplified Minor Conditional Zoning process for small projects and projects within the Downtown Overlay
 - Applicable in all Zoning Districts with the exception of the HI (Heavy Industrial) district
 - For parcels 7 acres or less, with no size restrictions in the Downtown Overlay
 - Process is intended to facilitate development, particularly in the downtown area by creating a simple approach, yet predictable outcome for decision makers and the community
 - Text based conditions/restrictions versus plans/studies



Overview of Changes

- Established a 500' foot notice requirement for all public notices rather than previous varied notification distances
- Clarified criteria for 'Re-subdivisions'
 - Proof of written consent from property owners
 - Lots created shall comply with standards of the previously recorded plat, approved and valid master plan, or other governing standards still in effect from the time of approval, or the most current regulations of the Indian Trail Unified Development Ordinance. (whichever is more restrictive)



Overview of Changes

- Preliminary Grading Process
 - Allows for separate process to review grading for a site outside of the overall site plan review
 - Not intended to allow or encourage mass grading or ‘padding’ of sites, but allow earthwork to commence while site plan review is pending/occurring
 - Bonds/Financial Guarantee required to ensure the site is revegetated if plans are not submitted, or development does not occur within 18 months following completion of preliminary grading



Overview of Changes

- Phased Plans
- Interim CO Process
 - Ability for businesses to get early occupancy prior to full CO
 - Stocking Shelves
 - Master planned sites
- Exemptions to Non-conformities related to ROW acquisition
- Sign Ordinance Enforcement

Questions for Part 1?

Part 2 UDO Divisions:

- 500: Base Zoning Districts, Use Tables and Dimensional Standards
- 600: Supplementary Use Standards
- 900: Signs
- 1000: Off-Street Parking

Division 500 Base Zoning Districts

Challenges:

- Multiple Permitted Use Tables
- Multiple Lot Development Standards Tables
- Outdated Uses included in use tables
- Multiple residential zoning districts, some of which are minimally used



Division 500 Base Zoning Districts

Solutions

- Consolidate ALL uses into one single Permitted Use Table
- Consolidate all Residential Lot Development Standards into one table
- Consolidate all Non-Residential Lot Development Standards into one table
- Remove outdated uses and incorporate uses that better reflect today's nomenclature. Consolidation
- Rename residential zoning districts to reflect their minimum lot sizes, and remove RS-2 District due to limited development in that district



Indian Trail UDO/LDSM Update



Use Group	Zoning District							Use Standard				
	RSF	SF-1	SF-2	SF-3	SF-4	SF-5	MFR					
Use Category												
Specific Use Type												
Household/Family Living												
Single-Family Detached (Site Built or Modular)	P	P	P	P	USE GROUP Business and Commercial Districts				Use Standard			
					USE CATEGORY	CBD	NBD	GBD	RBD	O-VCD	O-DD	
					Specific Use Type							
Single-Family (Class A Manufactured Homes)	P	S	P* (O-MHP overlay only)	P* (O-MHP overlay only)	Adult Use	-	-	-	P	-	-	See Error! Reference source not found.
					Animal Services							
					Shelter/Boarding Kennel	-	-	S	S	-	-	
Single-Family (Class B Manufactured Home)	P	S	-	-	Sales and Grooming	P	P	P	P	P	S	
					Veterinary	S	S	S	S	S	S	
					Artist Work/Sales Space							
					Art galleries	P	P	P	P	P	P	
					Artist Studio	P	P	P	P	P	P	
					Body Art Services							
					Body Piercing	-	-	-	S	-	-	
					Tattooing	-	-	-	S	-	-	At least 500 feet from any school
					Building Maintenance Services							
					Janitorial	-	-	P	P	-	-	
					Landscaping Maintenance	-	-	S	S	-	-	

Indian Trail UDO/LDSM Update



Use Group	Zoning District	Use Standard				
Specific Use Type	I District					
Civic and Public Uses						
Convention Facility	Conditional Zoning District					
Government Office	P		Zoning Districts			Use Standard
Hospital	Conditional District		LI	HI	O-VCD	
Laboratory	P	Specific Use COMMERCIAL				
Library	P	Adult Use	-	-		
Museums	P	Animal Services				
Non-profit Agency/Office	P	Shelter/ Boarding Kennel	S	-		
Public Parks and Open Spaces	P	Sales and Grooming	S	-	P	See Error! Reference source not found. for specific villages permitting use
Public Utility, Major	Conditional District	Veterinary	S	-	P	See Error! Reference source not found. for specific villages permitting use
Public Utility, Minor	P	Stables	S	-		
Recreation facilities -- private golf courses and country clubs	S	Artist Work and Sales Space	P	P	P	See Error! Reference source not found. for specific villages permitting use
Community Service Uses	P	Building Maintenance Services	P	P	S*	*See Error! Reference source not found. for specific villages permitting use; See Error! Reference source not found. for outdoor storage and additional requirements within Village Center Overlays; SUP required unless established through Conditional Zoning

Indian Trail UDO/LDSM Update



Table of Permitted Uses																		
P= Permitted Use C/S= Conditional/Special Use - = Prohibited Use																		
Use Category	Use Type	Residential					Business/Office				Mixed-Use		Industrial		Use Specific Standards	Land Use Group		
		RSF	SF-20	SF-12	SF-10	SF-8	MFR	O/I	CBD	NBD	GBD	RBD	O-VCD	O-DD			LI	HI
Residential																		
Household Living	Single-Family Detached (Site Built or Modular)	P	P	P	P	P	-	-	-	-	-	-	P*	P*	-	-	*Permitted only as part of a mixed-use plan (PD, Conditional Zoning, etc.)	
	Single-Family (Class A Manufactured Homes)	P	S	P*	P*	P*	-	-	-	-	-	-	-	-	-	-	See Section 1310.050 standards; *(O-MHP overlay only)	
	Single-Family (Class B Manufactured Home)	P	C/S	-	-	-	-	-	-	-	-	-	-	-	-	-	See Section 1310.050 standards	
	Two-Family Dwelling	C/S	-	-	-	-	P	-	-	-	-	-	P/S	P/S	-	-	*Permitted only as part of a mixed-use plan (PD, Conditional Zoning, etc.)	
	Multi-Unit (3 or more units)	-	-	-	-	-	P	-	-	-	-	-	P*	P*	-	-	*Permitted only as part of a mixed-use plan (PD, Conditional Zoning, etc.)	2
	Townhouse	-	-	-	C/S	P	P	-	P	P	P	-	P*	P*	-	-	*Permitted only as part of a mixed-use plan (PD, Conditional Zoning, etc.)	
	Upper-story residential	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	Only Permitted in Overlay districts. Must be approved as a Conditional Zoning in VC-O.	
	Accessory Apartments	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-		
Group Living	Boarding or Rooming Houses	P	-	-	-	-	C/S	-	-	-	-	-	-	-	-	-		
	Family homes, Small	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-		
	Family homes, Large	C/S	C/S	C/S	C/S	C/S	C/S	-	-	-	-	-	-	-	-	-		
	Halfway house	C/S	-	-	-	-	-	-	-	-	-	-	-	-	-	-		1
	Homes for the handicapped, aged or infirm	C/S	C/S	C/S	C/S	C/S	C/S	-	-	-	-	-	-	-	-	-		1
Elder Care	Nursing care or skilled care facility, Assisted living facility, Senior Housing, Independent living, Continuing Care Facility	C/S	C/S	C/S	C/S	C/S	C/S	-	C/S	P	P	P	C/S	C/S	-	-		1
Agriculture																		
Agriculture	Agricultural Operations with livestock	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	Agricultural Operations without livestock	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-		
	Greenhouse or Nursery (Wholesale)	P/S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	See Section 760	1
	Greenhouse/Garden Center, Retail	P	C/S	-	-	-	-	-	-	-	P	P	-	-	-	-	*See Size Limits Sec. 520.040, Section 760	2
	Horseback Riding Stables	P	C/S	-	-	-	-	-	-	-	-	-	-	-	-	-	See Section 7110	
	Equine Stables accessory to Single-family residence	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-	See Section 7110	
	Livestock (without Agricultural Operations)	P	C/S	-	-	-	-	-	-	-	-	-	-	-	-	-		
Silviculture Operations	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-			

- Changed District Names: Lot Area
- Eliminated SF-2 District-Little use
- Updated Lot Development Standards for all residential uses into one table (setbacks, lot widths, building height)
 - Updated setback requirements to better reflect the current development patterns in the market
 - Increased building height for multi-family structures
- **Creating Alternative District Standards**

	RSF	SF-20	SF-12	SF-10	SF-8	MFR	O-VCD	O-DD	
Conventional Development									
Single Family Detached									
Min Lot Area (SF)	40,000 SF	20,000 SF	12,000 SF	10,000 SF	8,000 SF	-	8,000 SF	8,000 SF	
Min Lot Width (feet)	100'	80'	60'	50'	50'	-	50'	50'	
Min. Front Setback (feet)	40' (50' on Blvds and Thoroughfares)	40' (50' on Blvds and Thoroughfares)	25' (40' on Blvds and Thoroughfares)	25' (30' on Blvds and Thoroughfares)	25' (30' on Blvds and Thoroughfares)	-	20' (30' on Blvds and Thoroughfares)	20' (30' on Blvds and Thoroughfares)	
Min Side Setback* (feet)	15'	15'	10'	7'	5'	-	6'	6'	*Add an additional 5' for Side Yards on the street side of a corner lot
Min Rear Setback* (feet)	30'	30'	25'	20'	20'	-	20'	20'	*Add an additional 5' for Rear Yards of a corner lot
Accessory Structure Setback	5' from Side and Rear property lines	5' from Side and Rear property lines	5' from Side and Rear property lines	5' from Side and Rear property lines	5' from Side and Rear property lines	-	5' from Side and Rear property lines	5' from Side and Rear property lines	*10' setback from side and rear property lines of a corner lot
Maximum Building Height	35'	35'	35'	35'	35'	-	35'	35'	
Single Family Attached									
Min Lot Area (SF)	-	-	-	5,000 SF	5,000 SF	5,000 SF	5,000 SF	5,000 SF	
Min Lot Width (feet)	-	-	-	20	20	20	20	20	
Min. Front Setback (feet)	-	-	-	20 (15' for alley loaded)	20 (15' for alley loaded)	20 (15' for alley loaded)	20 (15' for alley loaded)	20 (15' for alley loaded)	
Min Side Setback* (feet)	-	-	-	5	5	5	5	5	*Add an additional 5' for Side Yards on the street side of a corner lot
Min Rear Setback* (feet)	-	-	-	15	15	15	15	15	*Add an additional 5' for Rear Yards of a corner lot

Indian Trail UDO/LDSM Update



- Updated and consolidated Lot Development Standards for all non-residential uses
 - Includes all zoning districts rather than multiple tables for various districts to increase ease of use

Lot Size	CBD	NBD	GBD	RBD	O-VCD	O-DD	LI	HI	I	Supplemental Standards
Minimum lot area (sq. ft.)	None	6,000	6,000	8,000	-	-	-	-	-	
Minimum lot area per dwelling unit (sq.ft.)	3,350	6,000	6,000	6,000	-	-	-	-	-	
Minimum lot width (feet)	None	60	60	60	-	15	100	100	100	
Building Setbacks and Height										
Front Setbacks	None	25; maybe reduced to 15 if parking is located behind building	25; maybe reduced to 15 if parking is located behind building	40; maybe reduced to 20 if parking is located behind building	0 -10'(max)*	14-16'(max)*	50'	50'	50'	* Maximum front setback can be modified by Planning Director based on impacts from planned road widenings, locations of utilities, and the character of the existing, and proposed development.
Rear Setback--not abutting residential (feet)	None	12.5	12.5	20	-	-	50'	50'	50'	
Rear Setback --abutting residential (feet)	15	15	20	20	15	15	60'	60'	60'	
Side setback --not abutting residential (feet)	10	12	12	10	0-10'	0-10'	20'	20'	20'	
Side setback--abutting residential district (feet)	15	15	20	20	15	15	25'	25'	25'	
Maximum Height (feet)	50	40	60	50	70* (does not include SF or Attached residential)	75* (does not include SF or Attached residential)	100'	100'	100'	* Height can be increased as part of mixed-use project, planned development, condition zoning subject to approval by Planning Director
Maximum Building Area (Gross Floor Area)	15,000 GFA	5,000 GFA	35,000 GFA (Does not include Grocery Stores, Convention Facilities, Banquet Halls, Indoor Recreation Facilities, and Theaters)	None	15,000 GFA (Does not include Grocery Stores)	20,000 GFA (Does not apply to Grocery Stores)	Ancillary service establishments located within business parks not include more than 20% of the total cumulative gross floor area of all establishments within the park			25,000 GFA (Buildings proposed to be larger required Special Use Permit, unless approved as part of a conditional zoning request)

Division 600 Special Purpose Districts

Changes:

- Updated development standards to reflect all non-residential buildings in the Downtown Overlay shall be two-stories tall unless approved by a conditional zoning request
 - Open space requirement also reduced to 10%
- Updated the Pre-Existing Development Overlay to cover all pre-existing projects, including annexed projects.



- Division 600 Changes
 - Modified language to facilitate more use of the PUD and MXD Districts
 - **PUD**
 - Clarified phasing requirements in regard to non-residential development.
 - Removed hardline requirement that non-residential can only be built upon completion of a residential phase, and replaced with language stating it will be phased accordingly.
 - This makes it a bit more flexible in regard to the timing of non-residential portions of a plan.



- Division 600 Changes
 - Modified language to facilitate more use of the PUD and MXD Districts
 - **MXD**
 - Clarified acreage requirements (10 for project WITH residential, and 20 acres WITHOUT residential component)
 - Reduced required mix of uses from 3 to 2 to increase potential use of this district.
 - Clarified deviations from the standards can be done through the conditional zoning process as approved by the Town Council



- Division 700 Supplementary Use Regulations

Changes:

- Created updated and tiered table to handle building coverage for accessory buildings

Maximum Aggregate Accessory Structure Size		
Lot Size	Maximum Footprint	Maximum Number of Structures
Less than 1 Acre	Lesser of 1,200 square feet or 50 percent of the square footage of habitable ground floor area of the principal structure as identified by tax parcel records.	2
1 to 2 acres	Aggregate size shall not exceed 5% of the square footage of the lot; in no case shall a single accessory structure be more than 70% of the heated square footage of the accessory structure.	3
2.1 to 3 Acres	Aggregate size shall not exceed 5% of the square footage of the lot; in no case shall a single accessory structure be more than 80% of the heated square footage of the principal structure.	3
3.1 to 5 Acres	Aggregate size shall not exceed 5% of the square footage of the lot; in no case shall a single accessory structure be more than 90% of the heated square footage of the principal structure.	3
5+ Acres	Aggregate size shall not exceed 5% of the square footage of the lot; in no case shall a single accessory structure be more than 125% of the heated square footage of the principal structure.	5



Division 700 Changes

- Streamlined requirements for fences making them more manageable and understandable for the general user.
- Updated Outdoor Storage and Display requirements
 - No outdoor storage in areas for required parking
 - Outdoor storage can only be an accessory use to Industrial and Commercial uses



Division 700 Changes

- Home Occupations - Minor vs. Major

Minor	Major
No employees	More likely to have employees
Generate little to no traffic to the home	Generate traffic associated with clients and customers coming to the site
Less likely to have an impact on neighboring properties	Limited effect on neighboring properties
Administrative permit	Special Use Permit from Zoning Board of Adjustment on a case-by-case basis



Division 700 Changes

- Home Occupations - Minor vs. Major

Minor	Major
Professional Offices (architects, engineer, lawyer, etc.)	Barber shop/beauty salon with one chair, mani/pedi salon
Instructional Services (music lessons, yoga or art instructors, tutoring, etc.)	Pet Grooming, Kennels (5 acre minimum), Stables and bird keeping
Home Craft Businesses (artists, musicians, tailors, home based catering w/no food sales at the home)	Cabinet Makers



Division 700 Changes

- Created new language regarding apiaries/bee keeping
 - Up to 5 hives permitted without a special use permit. Anything over 5 hives would require a special use permit.
 - Established requirement for a constant water source for hives located closer to hive than any water source on adjacent property.
 - This helps to handle bees travelling to a neighbor's yard or pool to find a water source, therefore reducing the potential nuisance.



Division 700 Changes

- Developed clear nuisance standards and process for hives that may be causing a problem to adjacent properties.
 - Nuisances include multiple bee attacks/stings, bees interfering with free movement of people without provocation.
 - Zoning Enforcement officer has the ability to request expert consultation to determine nuisance situation, and/or most effective corrective action. Any cost incurred would be responsibility of hive owner.
 - Special Use Permit can be revoked if nuisance identified is not adequately addressed.



Division 700 Changes

- Established requirements for backyard chicken coops (consistent with City of Charlotte)
 - No more than 20 hens per acre
 - Coops must be minimum of 25' from adjacent property lines
 - Maintenance and dimensional requirements for coops.



Division 800 Landscaping

Changes

- Incorporated Land Use Group Categories into the Permitted Use Table and removed existing table
 - Provides for a quick reference of what buffer requirements coincide with a permitted use
- Provided language that the Planning Director can request trees planted are larger than the standard based on the potential impact to surrounding uses
- Landscape plans for larger sites shall be done by a licensed professional (landscape architect, licensed landscape contractor)



- Division 800

Previous Table

Land Use Group Designation	
Group 1	
Cultural Facilities	Residential Support Uses
Art Galleries	Child Care Center
Libraries	Church/Synagogue/Religious Assembly
Museums	College/University
Schools	
Group 2	
Communication Facilities	Public Facilities
Motion Picture Studio	Public Service Facilities
Radio and Television Studio	Public Use Facilities
Radio and Television Transmitting/ Receiving Facility	
Telecommunications Tower	
Retail	Services
Bicycle Sales	Animal Hospital/Veterinary Clinic
Commercial Vehicle Sales	General
Convenience Goods	Small Animal
Domestic Vehicle Sales	Large Animal
Gas Station	Automatic Teller
General Merchandise	Bank
Liquor Stores	Business Services
Lumber and Other Building Materials	Financial Services
Mail Order Delivery/Pickup Facility	Health Services



■ Division 800 Landscaping

		Table of Permitted Uses																
		P= Permitted Use C/S= Conditional/Special Use - = Prohibited Use																
Use Category	Use Type	Residential					Business/Office				Mixed-Use		Industrial		Use Specific Standards	Land Use Group		
		RSF	SF-20	SF-12	SF-10	SF-8	MFR	O/I	CBD	NBD	GBD	RBD	O-VCD	O-DD			LI	HI
Residential																		
Household Living	Single-Family Detached (Site Built or Modular)	P	P	P	P	P	-	-	-	-	-	-	P*	P*	-	-	*Permitted only as part of a mixed-use plan (PD, Conditional Zoning, etc.)	
	Single-Family (Class A Manufactured Homes)	P	S	P*	P*	P*	-	-	-	-	-	-	-	-	-	-	See Section 1310.050 standards; *(O-MHP overlay only)	
	Single-Family (Class B Manufactured Home)	P	C/S	-	-	-	-	-	-	-	-	-	-	-	-	-	See Section 1310.050 standards	
	Two-Family Dwelling	C/S	-	-	-	-	P	-	-	-	-	-	P/S	P/S	-	-	*Permitted only as part of a mixed-use plan (PD, Conditional Zoning, etc.)	
	Multi-Unit (3 or more units)	-	-	-	-	-	P	-	-	-	-	-	P*	P*	-	-	*Permitted only as part of a mixed-use plan (PD, Conditional Zoning, etc.)	2
	Townhouse	-	-	-	C/S	P	P	-	P	P	P	-	P*	P*	-	-	*Permitted only as part of a mixed-use plan (PD, Conditional Zoning, etc.)	
	Upper-story residential	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	Only Permitted in Overlay districts. Must be approved as a Conditional Zoning in VC-O.	
Group Living	Accessory Apartments	P	P	P	P	P	-	-	-	-	-	-	-	-	-	-		
	Boarding or Rooming Houses	P	-	-	-	-	C/S	-	-	-	-	-	-	-	-	-		
	Family homes, Small	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-		
	Family homes, Large	C/S	C/S	C/S	C/S	C/S	C/S	-	-	-	-	-	-	-	-	-		
	Halfway house	C/S	-	-	-	-	-	-	-	-	-	-	-	-	-	-		1
Elder Care	Homes for the handicapped, aged or infirm	C/S	C/S	C/S	C/S	C/S	C/S	-	-	-	-	-	-	-	-	-		1
	Nursing care or skilled care facility, Assisted living facility, Senior Housing, Independent living, Continuing Care Facility	C/S	C/S	C/S	C/S	C/S	C/S	-	C/S	P	P	P	C/S	C/S	-	-		1
Agriculture																		
Agriculture	Agricultural Operations with livestock	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
	Agricultural Operations without livestock	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-		
	Greenhouse or Nursery (Wholesale)	P/S	-	-	-	-	-	-	-	-	-	-	-	-	-	-	See Section 760	1
	Greenhouse/Garden Center, Retail	P	C/S	-	-	-	-	-	-	-	P	P	-	-	-	-	*See Size Limits Sec. 520.040, Section 760	2
	Horseback Riding Stables	P	C/S	-	-	-	-	-	-	-	-	-	-	-	-	-	See Section 7110	
	Equine Stables accessory to Single-family residence	P	P	P	P	P	P	-	-	-	-	-	-	-	-	-	See Section 7110	
	Livestock (without Agricultural Operations)	P	C/S	-	-	-	-	-	-	-	-	-	-	-	-	-		
Silviculture Operations	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-			



- Division 800 Landscaping

Buffer Matrix (Required Buffer Width [feet])						
Proposed Use	Abutting Use or Zoning and Required Buffer Width					
	Single-Family/Two-Family	Attached Single-Family	Multiple-Family	Group 1	Group 2	Group 3
Single-Family/Two-Family	0	0	0	0	0	0
Attached Single-Family	15	0	0	0	0	0
Multi-Family	25	15	0	0	0	0
Group 1 Use	25	25	15	0	0	0
Group 2 Use	25	25	25	15	0	0
Group 3 Use	50	50	50	15	15	0



Division 800 Changes

- Established exemption for development within the Downtown Overlay District
- Enhanced landscaping requirements for parking lots
 - All trees deciduous
 - Islands w/trees between every 12 spaces
 - Allow for a mix of tree sizes so long as 25% are large trees at planting



- Division 800 Changes
 - Streamlined information regarding Tree Conservation and removed table below to replace with concise text

Land Use Classification	Standard for Saving Existing Tree Canopy	Standard for Sites Lacking Existing Tree Canopy
Low to Medium Density Districts: RSF, SF-1, SF-2, SF-3	Where the existing tree canopy is at least 20% of the property area, a tree save area equal to at least 20% of the property must be protected.	Where the existing tree canopy is less than 20% of the property area, a tree save area equal to 20% of the property must be achieved by saving all existing tree canopy and planting new trees consistent with Error! Reference source not found..
Medium to High Intensity Residential: SF-4, SF-5, and MFR	Where the existing tree canopy is at least 15% of the property area, a tree save area equal to at least 15% of the property must be protected.	Where the existing tree canopy is less than 15% of the property area, a tree save area equal to 15% of the property must be achieved by saving all existing tree canopy and planting new trees consistent with Error! Reference source not found..
All Non-Residential or Mixed-Use Districts	Where the existing tree canopy is at least 10% of the property area, a tree save area equal to at least 10% of the property must be protected.	Where the existing tree canopy is less than 10% of the property area, a tree save area equal to 10% of the property must be achieved by saving all existing tree canopy and planting new trees consistent with Error! Reference source not found..



New Text

- Low to Medium Density Districts: RSF, SF-20, SF-12, SF-10 – Min. 20% Tree Conservation
- Medium to High Intensity Residential: SF-8, and MFR – Min. 15% Tree Conservation
- All Non-Residential, Village Center, and Mixed-Use Districts – Min. 10% Tree Conservation
- Where existing tree canopy cannot reasonably support the minimum tree conservation requirements, a minimum of 50% of existing tree canopy must be saved and additional trees shall be planted to meet the minimum tree coverage required.



Division 900 Signs

Changes

- Eliminated off-premise signs except for regional destinations
- Improved language regarding 'pole signs' along US-74. Signs as proposed could have a 50% of height be a monument base, and the other 50% be a pole.
- Improved requirements for weekend subdivision signs.
 - No further than 1 mile from the proposed project/advertised property
 - Signs cannot be placed before 8 PM Friday, and must be removed by 5 AM Monday morning



Division 900 Changes

- Windblown Signs
 - Created definition in 1600 – “A sign consisting of balloons, pennants or objects designed and fashioned in such a manner as to move when subjected to wind pressure.”
 - Only permitted to advertise an event
 - Can only be in place for 10 days with no more than 6 events per year



Division 900 Changes

- Window sign coverage to 35%
- Created table outlining the use of LED message boards, and clarified that institutional uses (churches, government, civic) can use LED message boards as well.
- Updated Permitted Signs by use table, and permitted signs for non-residential and overlay districts to improve ease of use and consolidate information.



- Division 900 Changes
 - Combined all tables regarding signs along US-74 into one table for ease of use.

Permitted Sign Area and Height-- Highway 74/Independence Boulevard

Size of Property (acres)	Allowable Sign Area (sq feet)	Maximum Height of Sign (feet)
Less than 1	65	16
1.00 to 1.99	75	16
2.00 to 2.99	75	16
3.00 to 3.99	80	16
4.00 to 4.99	90	16
5.00 to 5.99	100	16
6.00 to 6.99	100	16
More than 7	128	16

All signs defined by this table shall be located a minimum of 10 feet from the edge of Highway 74 right of way.



- Division 900 Changes
 - Combined all tables regarding signs along US-74 into one table for ease of use.

A. Multi-Tenant Properties with a Single-User Greater than 40,000 Square Feet

Gross Floor Area of Single Largest Tenant	Allowable Sign Area (sq. ft.)	Maximum Height of Sign (feet)
40,000 to 74,999	150	8
75,000 to 99,999	200	8
100,000 and over	240	8

All signs defined by this table must be located a minimum of 20 feet from the boundary of the Highway 74 right-of-way.

A. Multi-Tenant Properties

Size of Property in Acres	Allowable Sign Area (sq. ft.)	Maximum Height of Sign (feet)
Less than 1	75	8
1.00 to 2.99	100	8
3.00 to 4.99	125	8
5 to 7.49	150	8
7.5 to 14.99	200	8
15 or over	240	8

All signs defined by this table shall be located a minimum of 20 feet from the boundary of the Highway 74 right-of-way.



Indian Trail UDO/LDSM Update



Sign Requirements for Single Tenant Parcels located adjacent to Highway 74/Independence Blvd.¹

Size of Property (acres or square footage)	Maximum Sign Area (square feet)	Maximum Number*	Maximum Height	Internal Illumination**
Less than 1	65	1 per lot	20'	
1.00 to 1.99	75	1 per lot	20'	
2.0 to 2.99	75	1 per lot	20'	
3.0 to 3.99	80	1 per lot	20'	
4.0 to 4.99	90	1 per lot	20'	Y
5.0 to 5.99	100	1 per lot	25'	
6.0 to 6.99	100	1 per lot	25'	
7 or more	128	1 per lot	25'	

Sign Requirements for Multi-Tenant Properties with a Single User Greater than 40,000 SF.²

Size of Property (acres or square footage)	Maximum Sign Area (square feet)	Maximum Number	Maximum Height	Internal Illumination*
40,000 to 74,000	150	1 per lot	25'	
75,000 to 99,000	200	1 per lot	25'	Y
100,000 or more	240	1 per lot	25'	

Sign Requirements for Multi-Tenant Properties located adjacent to Highway 74/Independence Blvd.²

Size of Property (acres or square footage)	Maximum Sign Area (square feet)	Maximum Number	Maximum Height	Internal Illumination*
Less than 1	75	1 per lot	20'	
1.00 to 2.99	100	1 per lot	20'	
3.0 to 4.99	125	1 per lot	25'	
5 to 7.49	150	1 per lot	25'	Y
7.5 to 14.99	200	1 per lot	25'	
15 or more	240	1 per lot	25'	

* For regulations regarding the number of freestanding/ground mounted signs allowed, see Section 9110.010

** For regulations regarding sign illumination, see Chapter 9120

¹ All signs grouped together in this section shall be located a minimum of 10 feet from the edge of Highway 74 right-of-way



■ Division 1000 Off-Street Parking & Loading Changes

- Created a new comprehensive table to cover essential parking requirements
 - Based off use categories with applicable specific uses listed within each category.
 - Each use has vehicle parking, and applicable bike parking requirement listed with it
 - Each use has minimum stacking spaces listed where applicable
- Created a simple table to convey residential requirements for driveways to include dimensional standards, and paving standards



Indian Trail UDO/LDSM Update



Use Category	Specific Use	Vehicle Parking Requirement	Bicycle Parking Requirement	Minimum Stacking Spaces**
Household Living	Single-Family Detached	2 spaces per unit.	N/A	
	Two-Family Dwelling	2 spaces for each unit, except that one-bedroom units require only 1 space.	N/A	
	Townhouse / Condominium	2 spaces for each unit. Plus 1 visitor parking for every 10 parking spaces.	N/A	
	Multifamily Dwelling	1 ½ spaces per one-bedroom unit; 2 spaces per two-bedroom unit; 2 ½ spaces per unit with three or more bedrooms. Plus 1 visitor parking for every 10 parking spaces.	1 bike parking space per 15 parking spaces	
	Independent Senior housing	1 spacer per unit, plus 1 space per staff at maximum shift	N/A	
	Manufactured, Modular, Mobile Home	2 spaces per unit	N/A	
	Clustered Mail Box Unit	1 parking space (space must be signed for mail box use only)	N/A	
	Mail Kiosk	2 parking spaces (spaces must be signed for mail box use only)	N/A	
Group Living/Care Facilities	Child care homes	1 space for every two employees on maximum shift	N/A	
	Day Care Center	1 space per employee plus 4 spaces per 1000 square feet of floor area. Required parking may be reduced for day care centers with designated pick-up and drop-off area in an amount determined by the Director of Planning and Development.	N/A	
	Family Homes for Persons with Disabilities (Small and Large)	1 space per 3 residents	N/A	
	Halfway houses	1 space per 3 bedrooms and 1space per employee	N/A	
	Homes for the handicapped, aged, or infirm including nursing homes	2 spaces for every 5 beds, except for uses exclusively serving children under 16, in which case 1 space for every 3 beds	N/A	

Future Divisions

- 1100 Subdivisions
- 1200 Specialized Subdivisions
- 1300 General Development & Design Standards
- 1600 Definitions
- 1700 Appendices



Upcoming Tasks/Next Steps

- Overview with Board of Adjustment (8/23)
- Overview with Town Council (likely Sept.)
- Public Review (likely late September)
- Planning Board Review (10/16)
- Town Council Hearing (11/13)



Questions?

