

Raleigh's New Development Code

Building a 21st Century City



Unified Development Ordinance Update

November 1, 2011

Staff Work Items Since August 2, 2011

- Continue stakeholder & citizen discussions
- Finalize staff review of draft
- Prepare audit of current code
- Recommend next steps

Significant Revisions to Draft

1. Additional Housing standards
2. Added Layout Options for Multi-unit living
3. Campus and Planned Development Revisions
4. Improved Design
5. Tree Conservation and Landscaping
6. Complete Streets
7. Public Facilities
8. Review Process
9. Added Chapter for Housing and Building Ordinance

Additional Housing Standards

- **Expanded cottage court option to R-6**
- **Increased parking requirements**
- **Revised backyard cottage and accessory unit standards**
 - Increased setbacks
 - Restricted to 2 persons
- **Adjusted infill standards**
 - Height and setback based on context
 - Expanded to include R-10

Layout Options for Multi-unit Living

- Expanded garage, access, driveway options for townhouses, condominiums & apartments
- Special public street standards accommodating on-street parking on public streets

Custom Districts for Special Places

- Campus
 - Intended for large institutional uses such as hospitals and universities
 - Increased development options through an approved Master Plan
- Planned Development
 - Master Plan to regulate height, use, and form
 - Can function as a true form-based district
 - Can be City-initiated to implement an Area Plan

Improved Design

- Incorporation of selected Comprehensive Plan Downtown Urban Design Guidelines
- Appearance Commission role incorporated for review of design-based alternates with specific standards & intent statements

Tree Conservation and Landscaping

- Options for tree conservation in transitions and protective yards
- Expanded options for tree conservation alternates

Complete Streets

- Amended public street cross sections
- Amended block standards
- Removal of private streets
- Standardized palette of street types across zoning districts

Public Facilities

- **Adequate Facilities**

- Establishment of minimum standards to address impacts on stormwater, transportation, utilities and fire protection

- **Amendments to requirements for public improvements**

- Surety prior to platting or permit issuance

Review Process Revisions

- Rezoning
- Notifications
- Required pre-submittal conference for selected subdivisions and site plans

Housing and Building Ordinance

- Existing Chapter 6 of Part 10 outdated
- Reformatting required to address conflicts with UDO terminology, city organization
- Currently not included in project work scope

Requested Actions

- **January 3, 2012**

- Public hearing draft available for public review
- Response to public comments
- Audit of existing code

- **February 21, 2012**

- Request City Council to authorize a public hearing