



ReMapping Raleigh

Mapping the UDO

October 16, 2013

■ Reference Documents

- Remapping Guidance Document
- Conditional Use District Guidance Document
- Comprehensive Plan
 - Future Land Use Map, Urban Form Map
- Unified Development Ordinance
 - Chapters 2 – 6, Use Regulations

Remapping Overview

Step	Information Sources
Base District Selection	Existing Use Existing Zoning Future Land Use Map
Height (Mixed-Use Districts)	Existing height Established built context Adopted area plans
Frontage	Urban Form Map Adopted area plans Established built context

When to Map Frontages

Always:	DOD PBOD Area Plan SHOD-3, 4
Probably:	Mixed-Use Centers
Maybe:	Transit Emphasis Corridors
Never:	No area plan No urban form map designation

■ Parking Limited v. Urban Frontage

- Use **Parking Limited** where there is no on-street parking, and no opportunity for on-street parking.
 - Wide suburban major streets.
- Use **Urban Frontage** where there is on-street parking, or a the likelihood of on-street parking.
 - Main streets and lower volume side streets.

■ Transit Emphasis Corridors

- Continuous Corridors passing through varied contexts
- Bias is for Parking Limited frontage
- However, substantial deference should be given to existing built context and character

■ Three Options for CUDs

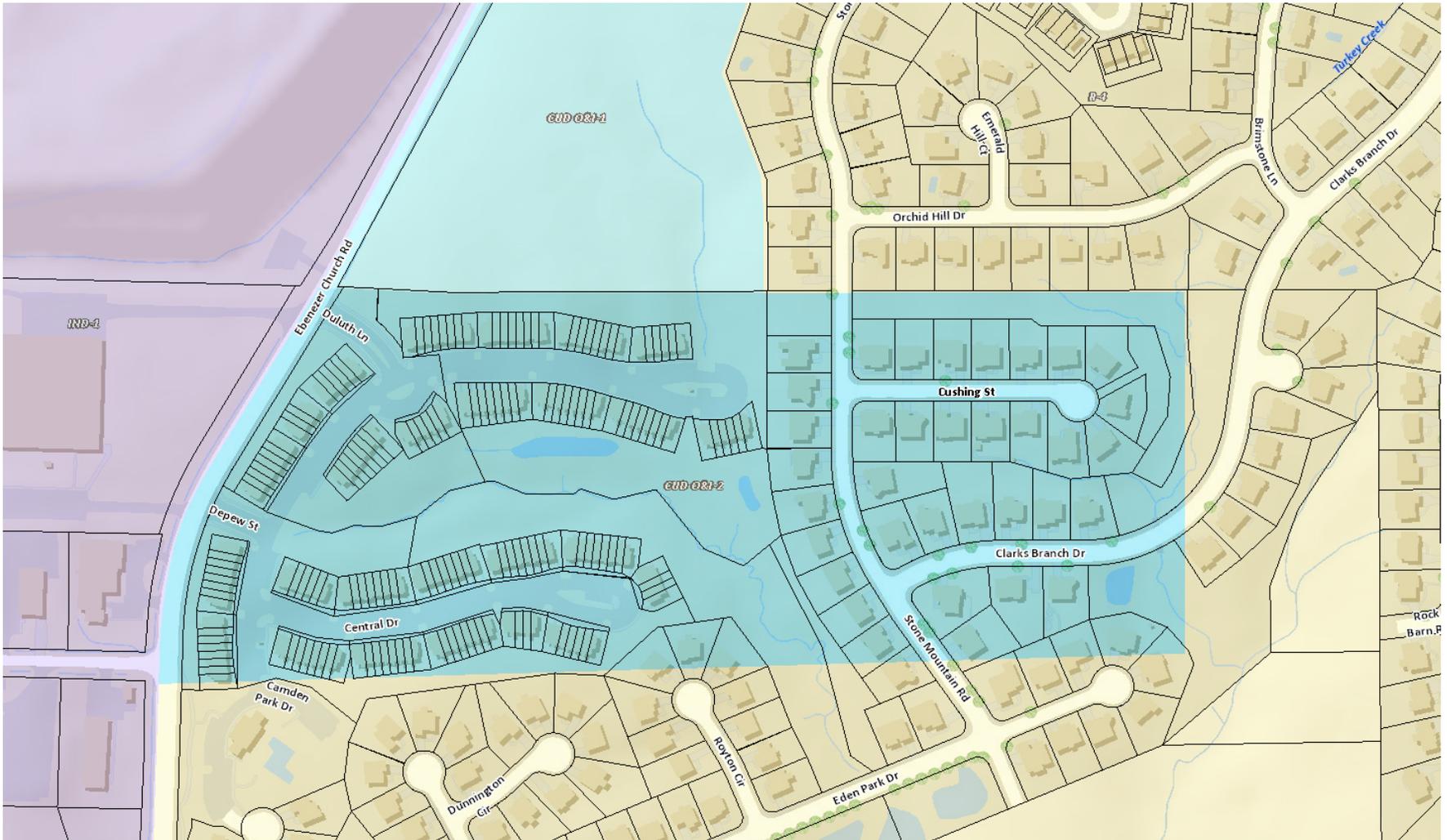
1. Replace the conditional use zoning with general use zoning.
2. Replace the base district but leave the conditions intact.
3. Leave the current zoning intact.

Editing, amending, selectively deleting the conditions is ***never*** an option.

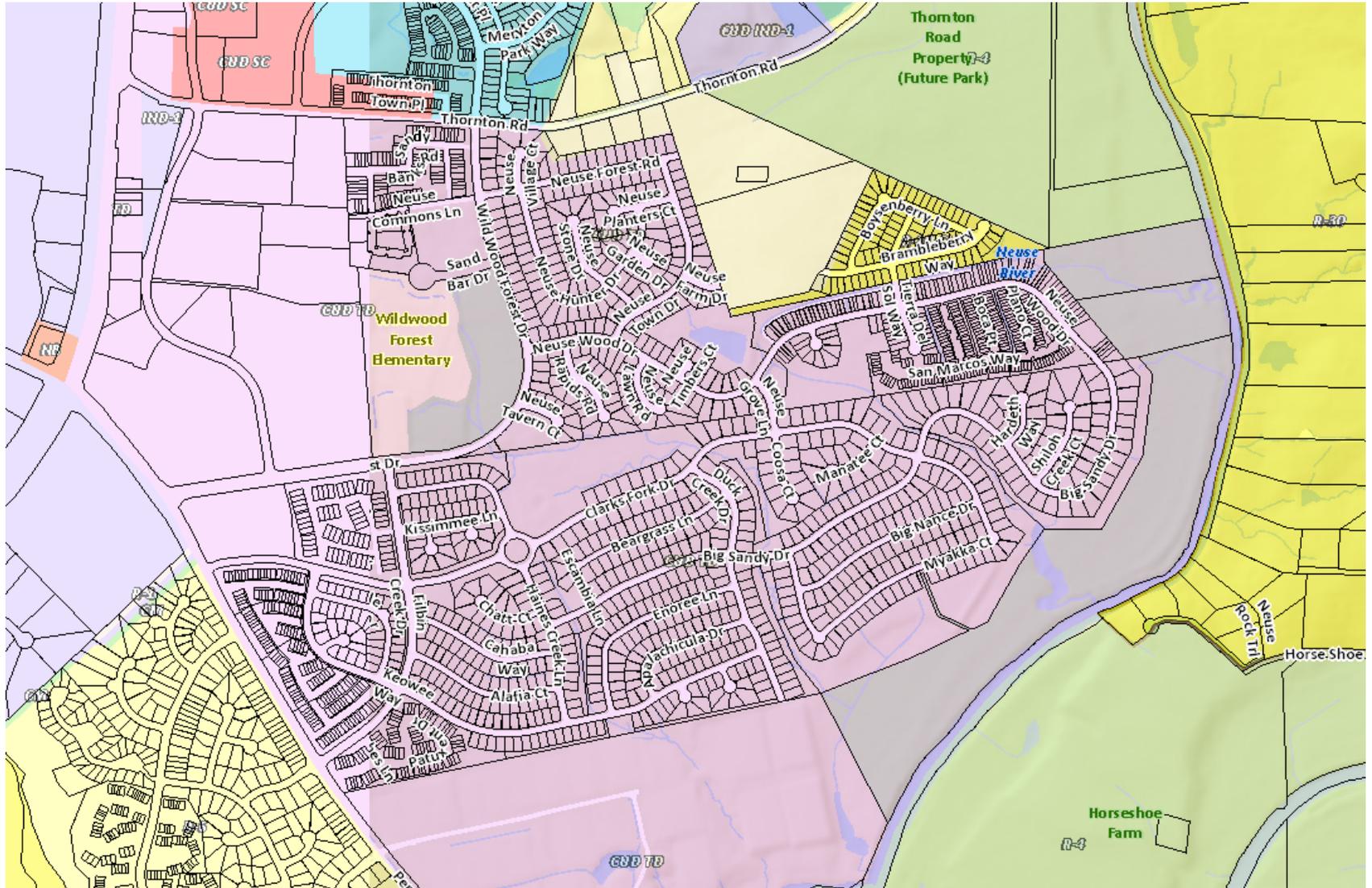
■ When General Use is Appropriate

- Conditions are illegal
- Conditions are obsolete
- Conditions cover items adequately regulated in the UDO
- Prohibited uses better handled through choice of district
- Conditions do not impact development intensity, transitions, buffers

Problematic Boundaries



Thoroughfare District-CUD Abuse



Document Everything!

- Every Conditional to General Use decision
- Every interpretation
- Every decision or judgment call
- Keep a running problem and resolution log for reference purposes