



# ADVANCE MOREHEAD CITY

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A NEW CODE FOR 2025

4.8.24

# PUBLIC FORUM 1 INTRODUCTION



# OVERVIEW

**1** TEAM

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**2** UDO 101

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**3** CAMA PLAN

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**4** ADVANCE  
MOREHEAD CITY

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**5** DISCUSSION



# CONSULTING TEAM



**CHAD  
MEADOWS**

Project  
Manager;  
Drafting Lead



**ANGIE  
MANNING**

Code Drafting



**ANDREW  
AUSEL**

Engagement;  
& Drafting  
Support



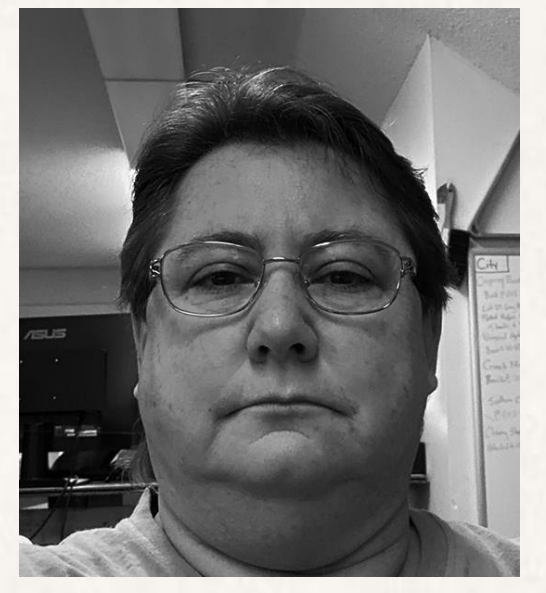
**HUNTER  
FREEMAN**

Stormwater,  
Sustainability  
Lead



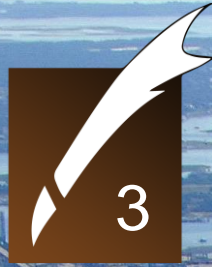
**AL  
BENSHOFF**

Land Use  
Attorney



**KIM  
WHALEY**

Zoning Map  
Lead



# UDO 101

## **'Unified Development Ordinance'**

- **The regulatory document that controls what kinds of land uses can go in what locations**
- **The process the City uses to consider development applications**
- **The rules for the operation of land uses in the City**



# WHAT IS A UDO?

**TOOL** for implementing the comprehensive plan.

**UNIFIED** location of all development rules

**REGULATES:**

- Zoning
- Subdivision of land
- Stormwater
- Floodplains
- Landscape and Screening
- Transportation and Mobility



**Article 1      General Provisions**

**Article 2      Basic Definitions and Interpretations**

**Article 3      Administrative Mechanisms**

City Council, Board of Adjustment, Appearance Commission, Land Use Administrator and Planning Director, etc.

**Article 4      Permits and Subdivision Approval**

Zoning Permits, Special Use Permits, Major and Minor Subdivisions

**Article 5      Appeals of Administrative Decisions and Variances**

**Article 6      Quasi-Judicial Procedure**

**Article 7      Enforcement and Review**

**Article 8      Nonconforming Situations**

Nonconforming Lots, Nonconforming Structures, Nonconforming Uses

**Article 9      Zoning Districts and Zoning Map**

Residential, Commercial, Office and Institutional, Planned Development Zoning Districts



**Article 10      Conditional Zoning Districts**

Submittal Requirements, Modifications of Approved Plan, etc.

**Article 11      Permissible and Special Uses**

Use Table

**Article 12      Supplementary Use Regulations**

Planned Development Districts, Commercial Downtown (CD) District, Downtown Business (DB) District

**Article 13      Development Standards**

Schedule of Development Requirements, Multifamily Dwelling Requirements, Drainage Requirements, etc.

**Article 14      Exceptions, Modifications, Requirements for Certain Uses**

Home Occupations, Junkyards, Manufactured Home Parks, Cluster Development, etc.

**Article 15      Landscaping, Recreation, and Open Space**

Preservation of Existing Trees, Screening and Landscaping, Required Public Water Access, etc.

**Article 16      Streets, Alleys, and Sidewalks**

## **Article 17 Utilities**

Storm Drainage System, Street Lights, Underground Wiring, etc.



## **Article 18 Flood Damage Prevention Ordinance**

Floodplains, Flood Hazard Reduction, etc.

## **Article 19 Signs**

Freestanding Signs, Banners, Roof Signs, A-Frame and T-Frame Signs.

## **Article 20 Off-Street Parking and Service Requirements**

Minimum Off-Street Parking Spaces, Parking Plan and Design Standards, etc.

## **Article 22 Nuisance and Abandoned or Junked Motor Vehicles**

## **Article 23 Minimum Housing Standards**

Structure and Materials, Water Supply, Lead-Based Paint, etc.

## **Article 23.A Minimum Nonresidential Structure Standards**

Electrical Systems, Plumbing, Structure and Materials, etc.

## **Article 24 Amendments**

Hearings, proposing amendments, etc.



# **UDDO CONTENTS**

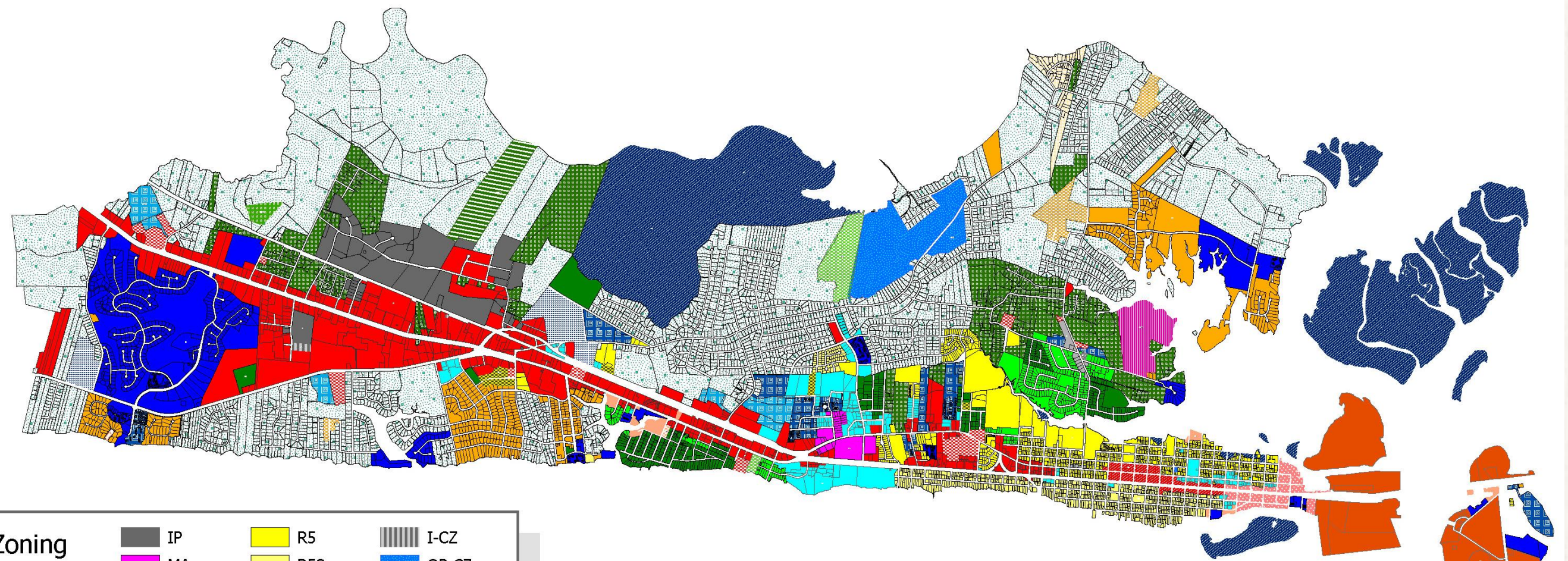


<b>Appendix I</b>	<b>Standard Industrial Classification System</b>
<b>Appendix II</b>	<b>Information Required with Applications</b>
<b>Appendix III</b>	<b>Standard Concrete Sidewalk</b>
<b>Appendix IV</b>	<b>Parking Design Standards</b>
<b>Appendix V</b>	<b>Signs</b>
<b>Appendix VI</b>	<b>Tree Planting Recommendations</b>
<b>Appendix VII</b>	<b>Annexations and Corporate Boundaries</b>



# WHAT IS A UDO?

UDO also includes the Zoning Map



Zoning		
CD	IP	R5
CH	MA	R5S
CM	OP	R7
CN	PD	RMF
DB	R10	PM
FP	R15	CH-CZ
IC	R15M	CM-CZ
	R15SM	CN-CZ
	R20	I
		I-CZ
		OP-CZ
		R10-CZ
		R15-CZ
		R15M-CZ
		R15SM-CZ
		R5-CZ
		R7-CZ
		RMF-CZ



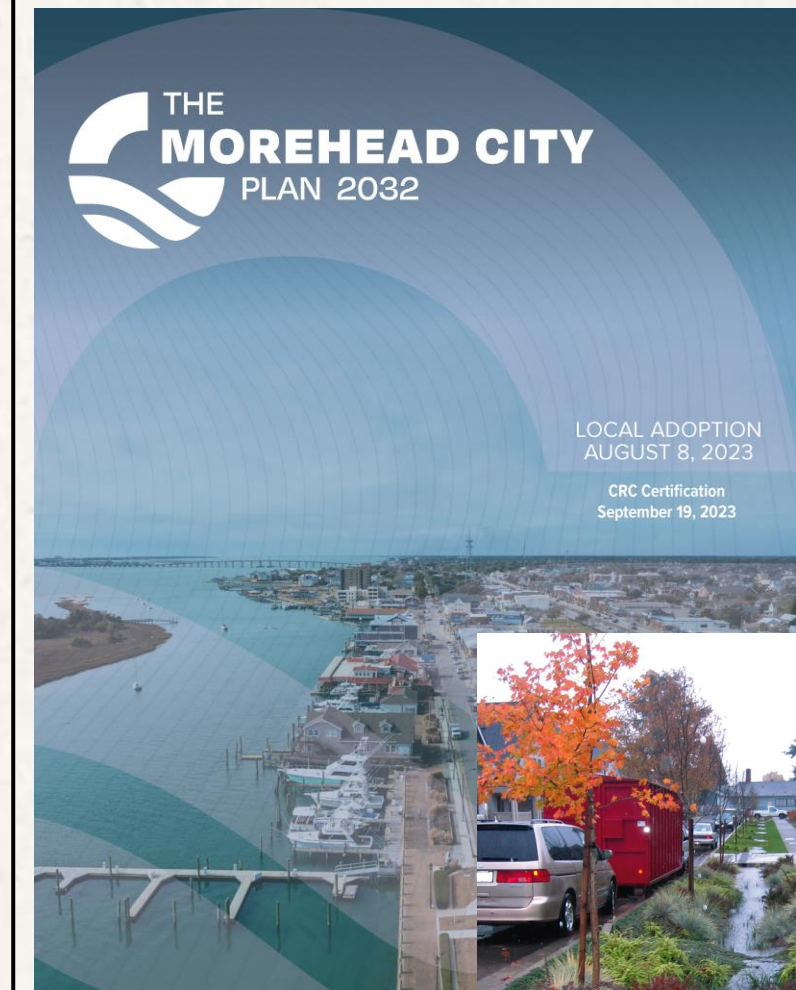
# CAMA PLAN

## What is it?

**CAMA: Costal Area Management Plan**

Required plan for the 20 costal counties in North Carolina.

Morehead City 2032 Plan is the City's only truly comprehensive plan.



**VISION STATEMENT:** Morehead City embodies a small Town coastal living as a welcoming place for all. Our Town seeks a future that is forward looking, fiscally responsible, thoughtfully designed, and sustainable for future generations.

**Section 1 Introduction**

**Section 2 Community Characteristics**  
population, transportation, economy, housing, community infrastructure, and environmental conditions

**Section 3 Vision and Planning Principles**  
How the plan was developed and who was engaged

**Section 4 Land Use Strategy**  
This is the plan for how Morehead City should grow

**Section 5 Policy Framework**  
Five Planning Principles- see image

**Section 6 Implementation**





# WHY DO WE HAVE A PLAN?

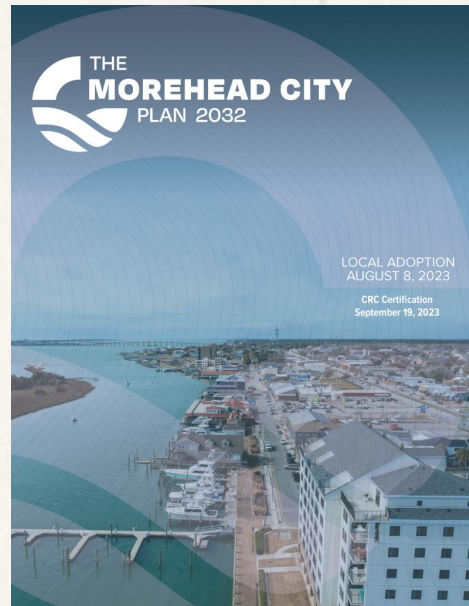
**GUIDE** for City staff and elected officials for future land use decisions

**TOOL** to understand the future vision of growth, development and resiliency

**FOCUS** private investment in areas of desired growth

**CONSISTENCY** with state and federal laws

# CAMA PLAN & UDO



## How are they different?

- The plan *guides* land use but decisions can go against guidance
- UDO *regulates* land uses and building form. Development must comply with rules

## How are they related?

- The Future Land Use map is applied using the Town's UDO and zoning map
- The UDO is the primary tool for implementing the CAMA Plan Policy Framework

**TABLE 4.2.1: PRINCIPAL USE TABLE**

P = Permitted, subject to applicable standards; S = Special use permit required; A = Allowed if included in a planned development terms and conditions document; \* = Prohibited

USE CATEGORY	USE TYPE	ZONING DISTRICTS										USE STANDARDS
		RESIDENTIAL	RESIDENTIAL			BUSINESS		IND.		P	D	
		AF-30	R-30	R-20	R-10	OI	B-1	B-2	M-1	M-2		
Telecommunications	Outdoor Recreation, Public	S	*	*	*	P	P	P	*	*	A	4.3.74
	Antenna Collocation, Major	S	S	P	P	P	P	P	P	P	A	4.3.99
	Antenna Collocation, Minor	P	P	P	P	P	P	P	P	P	A	4.3.99
	Broadcasting Studio	*	*	*	*	*	P	P	P	*	A	
	Small Wireless Facility	P	P	P	P	P	P	P	P	P	A	4.3.99
	Telecommunications Tower, Major (under 212 UDOTS 1-29)	S	*	*	*	*	S	*	P	P	A	4.3.99
	Telecommunications Tower, Minor	S	*	*	*	*	P	P	P	P	A	4.3.99
	Airport or Air Strip	S	*	*	*	*	S	*	*	*	A	4.3.3
	Bus Station	*	*	*	*	*	P	*	P	P	A	
	Marina	*	*	*	*	*	*	P	P	*	A	4.3.64
Rail Yard	*	*	*	*	*	*	*	P	P	*		
RESIDENTIAL USE CLASSIFICATION												
Assisted Living	Congregate Care	*	*	*	*	S	*	S	*	*	A	4.3.23
	Continuing Care Retirement Community	*	*	*	*	P	*	P	*	*	A	4.3.25
	Nursing / Rehabilitation Center	S	S	*	*	*	P	P	*	*	A	4.3.71
Group Living	Boarding House	*	*	*	*	S	*	S	*	*	A	4.3.14

**ADVANCE**

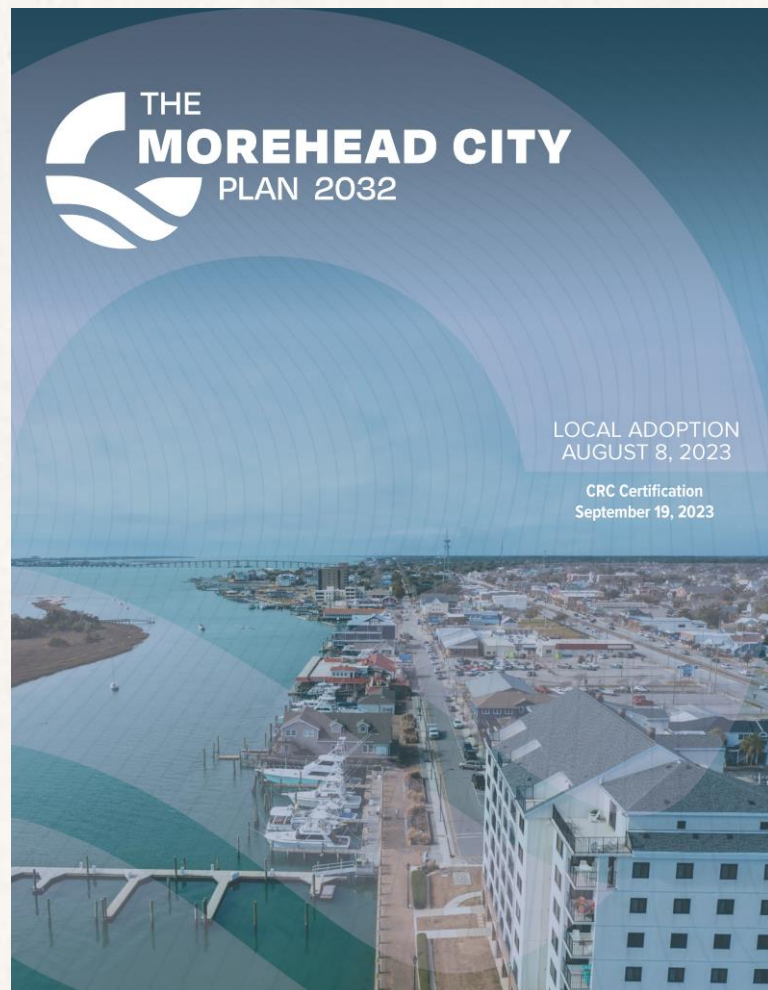


**A NEW CODE FOR 2025**



# PROJECT GOALS

## Implement City Policy



## A User-Friendly Code

**Dynamic Headers**

**White Space**

**Footers**

**Figure Captions**

**Nested Text with headings and sub-headings**

**Illustrations of text provisions**

**CHAPTER 5: DEVELOPMENT STANDARDS**  
Section 5.3: Building and Site Design Standards  
Subsection: 5.3.6: Nonresidential and Mixed-Use Development  
(11) Large-Scale Development

**(ii) Minimum Building Height**  
In cases where any off-street surface parking is located between the primary building façade and the street it fronts, the minimum building height shall be at least three stories.

**Figure 5-47:** This image depicts how buildings in conventional areas may locate off-street parking in the area between the building's façade and the street it fronts, provided the building is three stories in height or greater.

**(11) Large-Scale Development**  
Developments composed of one or more structures engaged in retail or wholesale sales each exceeding 20,000 square feet, or developments with a single large commercial establishment exceeding 20,000 square feet and one or more smaller additional structures shall comply with the standards in this subsection as well as the following:

**(a) Liner Buildings**

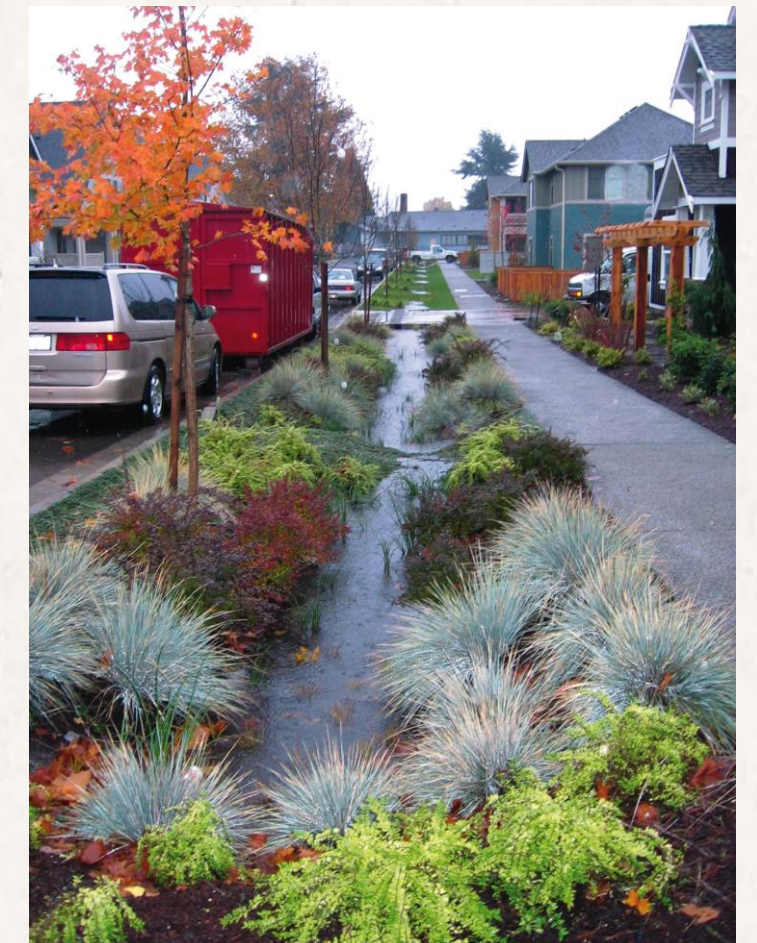
**(i)** A series of smaller "liner buildings" shall be positioned along the primary façade of the large structure to break up the structure's mass.

**(ii)** As an alternative to liner buildings, the primary façade of a large-scale development structure can be designed to appear as multiple small storefronts, except that individual doorways shall not be required.

**Figure 5-48:** The mass of large-scale development can be made more human-scaled and pedestrian-friendly through the use of techniques like liner buildings or architecture replicating liner buildings as depicted here.

City of Franklin, Tennessee | Zoning Ordinance Page 5-48

## Protect the Environment







# PROJECT GOALS

<b>1</b>	<b>PRE-APPLICATION CONFERENCE</b> Optional See Section <>
<b>2</b>	<b>FILE APPLICATION</b> Filed with Development Services Director Filed as stand-alone application or with another application See Section <>
<b>3</b>	<b>COMPLETENESS DETERMINATION</b> See Section <>
<b>4</b>	<b>STAFF REVIEW</b> The Development Services Director may consult with other Town or County departments
<b>5</b>	<b>DEVELOPMENT SERVICES DIRECTOR DECISION</b> If submitted as part of another application, a decision on the administrative adjustment shall be rendered first
<b>6</b>	<b>NOTIFICATION OF DECISION</b> See Section <>

## Procedural Efficiency

## Modernize Uses

**TABLE 4.2.1: PRINCIPAL USE TABLE**

P = Permitted, subject to applicable standards; S = Special use permit required; A = Allowed if included in a planned development terms and conditions document; "\*" = Prohibited

USE CATEGORY	USE TYPE	ZONING DISTRICTS										USE STANDARDS	
		RESIDENTIAL				BUSINESS				IND.			P D
		AR-30	R-30	R-20	R-10	OI	B-1	B-2	M-1	M-2			
	Outdoor Recreation, Public	S	.	.	.	P	P	P	.	.	A	4.3.74	
	Antenna Collocation, Major	S	S	P	P	P	P	P	P	P	A	4.3.99	
	Antenna Collocation Minor	P	P	P	P	P	P	P	P	P	A	4.3.99	
	Broadcasting Studio	.	.	.	.	.	P	P	P	.	A		
Telecommunications	Small Wireless Facility	P	P	P	P	P	P	P	P	P	A	4.3.99	
	Telecommunications Tower, Major (Amended 5-2-22 UDOTA 1-22)	S	.	.	.	.	.	S	P	P	A	4.3.99	
	Telecommunications Tower, Minor	S	.	.	.	P	P	P	P	P	A	4.3.99	
Transportation	Airport or Air Strip	S	.	.	.	S	.	S	.	.	A	4.3.3	
	Bus Station	.	.	.	.	P	.	P	P	P	A		
	Marina	.	.	.	.	.	P	P	.	.	A	4.3.64	
	Rail Yard	.	.	.	.	.	.	P	P	P	.		
RESIDENTIAL USE CLASSIFICATION													
Assisted Living	Congregate Care	.	.	.	.	S	.	S	.	.	A	4.3.23	
	Continuing Care Retirement Community	.	.	.	P	P	.	P	.	.	A	4.3.25	
	Nursing / Rehabilitation Center	S	S	.	.	P	P	P	.	.	A	4.3.71	
Group Living	Boarding House	.	.	.	S	S	.	S	.	.	A	4.3.14	

## Update Standards

**I. SUBDIVISION SIGNS**

<b>1. DEFINITION</b>	A ground sign located at the entrance to a subdivision consisting of two or more lots. Subdivision signs shall be located outside all street rights-of-way, unless permitted by the Engineering Director, and shall not be located on a lot with a principal building.												
<b>2. DISTRICTS WHERE PERMITTED</b>	<table border="1"> <tr> <th>CON, PUB</th> <th>RESIDENTIAL, CZR</th> <th>OFI, NCM</th> <th>DTNC, DTNN, CZD, MXD, CZM</th> <th>CRM, CZC</th> <th>LID, HID, CZI</th> </tr> <tr> <td>No</td> <td>Yes</td> <td>Yes</td> <td>Yes</td> <td>Yes</td> <td>Yes</td> </tr> </table>	CON, PUB	RESIDENTIAL, CZR	OFI, NCM	DTNC, DTNN, CZD, MXD, CZM	CRM, CZC	LID, HID, CZI	No	Yes	Yes	Yes	Yes	Yes
CON, PUB	RESIDENTIAL, CZR	OFI, NCM	DTNC, DTNN, CZD, MXD, CZM	CRM, CZC	LID, HID, CZI								
No	Yes	Yes	Yes	Yes	Yes								
<b>3. DIMENSIONAL STANDARDS</b>	<table border="1"> <tr> <td>MAXIMUM NUMBER OF SUBDIVISION SIGNS PER DEVELOPMENT</td> <td>1 per development entrance</td> </tr> <tr> <td>MAXIMUM HEIGHT</td> <td>6 feet [1]</td> </tr> <tr> <td>MAXIMUM SIGN FACE AREA</td> <td>32 square feet [2] [3]</td> </tr> <tr> <td>MINIMUM SETBACK FROM ANY LOT LINE</td> <td>None</td> </tr> <tr> <td>MINIMUM SETBACK FROM RIGHT-OF-WAY</td> <td>5 feet</td> </tr> </table> <p>NOTES:            [1] Sign height shall be determined based on the higher of: the adjacent grade level or the grade level of the adjacent street.            [2] The support structure for a subdivision sign configured as a ground sign shall not be included with the calculation of the maximum allowable sign face area.            [3] Developments with 2 or more entries may have up to 64 square feet of subdivision sign provided that no single entry has a subdivision sign with a sign face area exceeding 32 square feet.</p>	MAXIMUM NUMBER OF SUBDIVISION SIGNS PER DEVELOPMENT	1 per development entrance	MAXIMUM HEIGHT	6 feet [1]	MAXIMUM SIGN FACE AREA	32 square feet [2] [3]	MINIMUM SETBACK FROM ANY LOT LINE	None	MINIMUM SETBACK FROM RIGHT-OF-WAY	5 feet		
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MAXIMUM SIGN FACE AREA	32 square feet [2] [3]												
MINIMUM SETBACK FROM ANY LOT LINE	None												
MINIMUM SETBACK FROM RIGHT-OF-WAY	5 feet												
<b>4. ADDITIONAL REQUIREMENTS</b>	a. Subdivision signs may only be configured as a ground sign. b. Subdivision signs shall not be placed within required sight distance triangles or in locations that obstruct the safe movement of vehicles and pedestrians. c. Subdivision signs that are illuminated shall comply with the applicable limitations on glare in Section 6.4, Exterior Lighting.												
<b>5. SAMPLE CALCULATION</b>	<p style="text-align: center;"><b>LEGEND</b></p> <ul style="list-style-type: none"> <li><b>A</b> 6' Maximum Height</li> <li><b>B</b> Maximum Sign Face Area = 32 sf (Support Structure Not Counted as Sign Area)</li> <li><b>C</b> No Min. Setback from Lot Line</li> <li><b>D</b> Minimum Setback from Right-of-Way = 5'</li> <li><b>E</b> Sign Support Structure</li> </ul>												



# WORK PROGRAM

7 TASKS

19 MONTHS

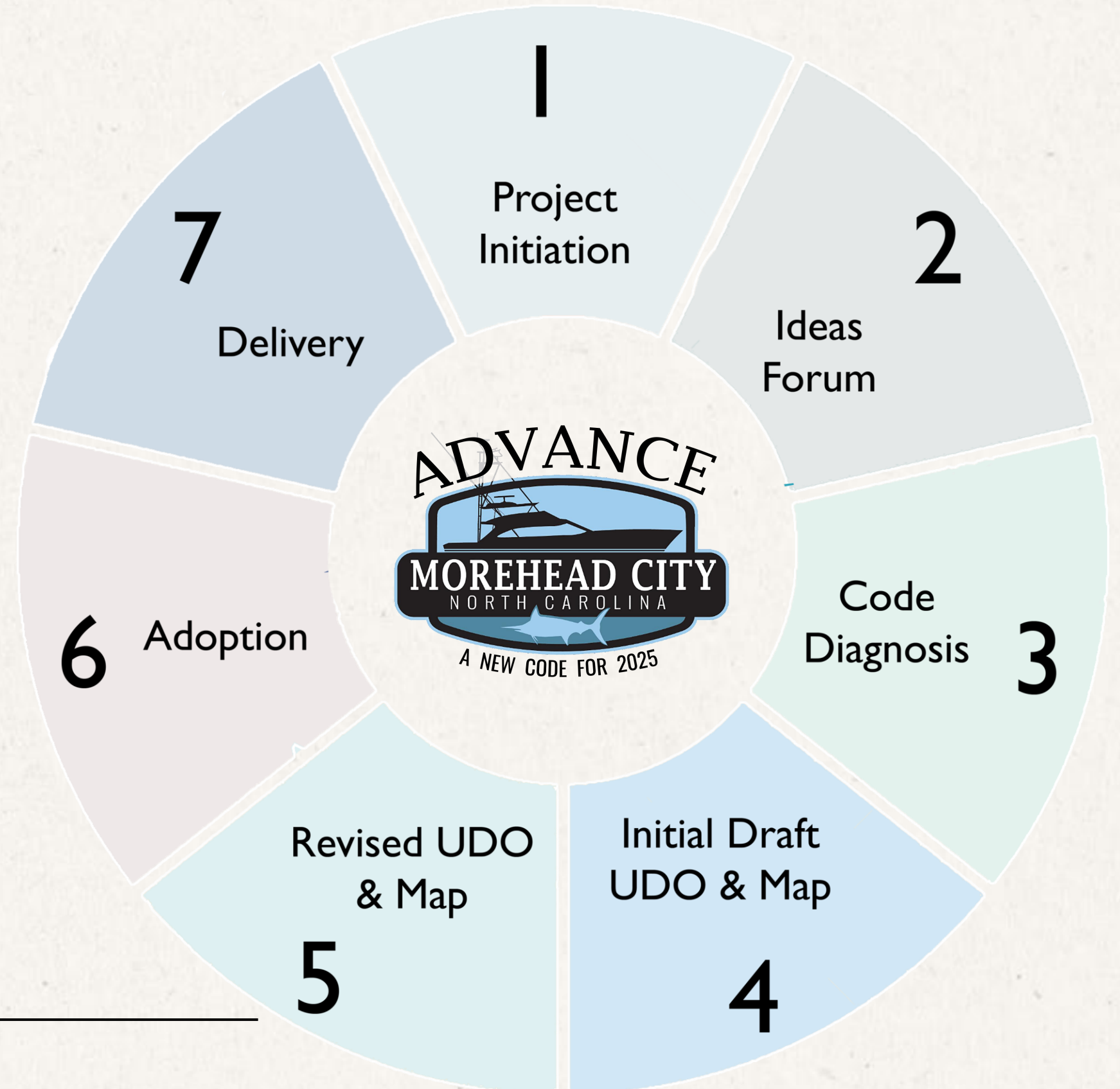
9 TEAM TRIPS

5 PUBLIC FORUMS

6 COMMITTEE MEETINGS

4 COUNCIL MEETINGS

2 STAKEHOLDER MEETINGS





ADVANCE MOREHEAD CITY  
A NEW CODE FOR 2025

HOME

ABOUT

FAQ

DOCUMENTS

PARTICIPATE



# ADVANCE MOREHEAD CITY

## A NEW CODE FOR 2025

## WELCOME TO ADVANCE MOREHEAD CITY!

This is the project webpage for the Advance Morehead City project – an effort to update the City’s Unified Development Ordinance (or “UDO”). A UDO is a regulatory document that controls the use of land through zoning, subdivision, flood damage prevention, and rules for parking, signs, landscaping, and similar matters. Every lot within Morehead City’s planning jurisdiction is subject to the rules in the UDO. It controls how land may be used and the process of review for new development.

The City’s current Unified Development Ordinance was adopted in 2001, and while it has been amended many times over the last 20 years, it has not been comprehensively reviewed and updated since its initial adoption. It is important to regularly review and update development regulations to make sure that landowners and business owners are properly protected by modern best practices in land use regulation. State and federal laws affecting land use are not static and can change frequently. All local governments are required to maintain consistency with State and federal laws. Court precedent also evolves over time and its important for the City to maintain consistency with the latest interpretations to help avoid unnecessary litigation against the City. There are



Conceptual Growth Strategy

# SCHEDULE



TASK	2024												2025						
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
<b>I. PROJECT INITIATION</b>	[Dark Blue Bar]																		
1.A Steering Committee Meeting 1		◆	2.12.24																
1.B Stakeholder Interviews (8-10)		⊙	2.13.24																
1.C City Council Meeting 1		*	2.13.24																
<b>2. IDEAS FORUM</b>	[Dark Blue Bar]																		
2.A Public Forums 1, 2 (Intro. & Map)				⊙	4.8, 4.9.24														
2.B Development Community				⊙	4.9.24														
2.C Steering Committee Meeting 2				◆	4.8.24														
2.D Planning Committee Meeting				*	4.17.24														
<b>3. CODE DIAGNOSIS</b>	[Dark Blue Bar]																		
3.A Staff Review & Comment					[Light Blue Bar]														
3.B Steering Committee Meeting 3							◆	7.8.24											
3.C Public Forum 3							⊙	7.8.24											
3.D City Council Meeting 3							*	7.9.24											
<b>4. INITIAL UDO &amp; MAP</b>	[Dark Blue Bar]																		
4.A Draft/Review Module 1							[Light Blue Bar]												
4.B Draft/Review of Module 2							[Light Blue Bar]												
4.C Draft/Review Zoning Map 1								[Light Blue Bar]											
4.D Steering Committee Meetings 4,5												◆	12.10.24						
4.E Public Forum 4												⊙	12.11.24						
<b>5. REVISED UDO &amp; MAP</b>	[Dark Blue Bar]																		
5.A Draft/Review UDO												[Light Blue Bar]							
5.B Draft/Review Zoning Map 2												[Light Blue Bar]							
5.C Steering Committee Meeting 6																◆	Mid-April		
5.D Public Forum 5 (Day-long)																⊙	Mid-April		
<b>6. ADOPTION</b>	[Dark Blue Bar]																		
6.A Adoption Versions , UDO & Map																	[Light Blue Bar]		
6.B. Planning Board Meeting																		*	6.17.25
6.C City Council Public Hearing																			* 7.8.25
<b>7. DELIVERY</b>	[Dark Blue Bar]																		

\* City Council      \* Planning Board      ◆ Steering Committee      ⊙ Public Forum      ⊙ Stakeholders

# TASK 2: IDEAS FORUM



## 2-day trip – April 8 & 9



- **2 Public Forums**

  - Project Introduction (day 1)

  - Zoning Map (day 2)


- **Meeting with Business Community**

- **Steering Committee Meeting 2**

- **Office Hours**

- July 2024
- Review of current UDO
- Explores gap between policy goals and current regulations
- Provides a series of recommendations
- UDO page layout/numbering
- Process:
  - Staff review, discussion, revision
  - Posting on project webpage
  - Steering Committee Review (day 1)
  - Public Forum (#3) (night 1)
  - City Council Meeting (#2) (night 2)


**KEY THEMES FOR IMPROVEMENT - #2.**  
Implement the Town's Adopted Policy Guidance



The Town's Adopted Policy Guidance consists of the adopted plans, studies, and policy statements that direct and inform day-to-day decision making on land use matters (like rezoning applications) and capital improvement projects. The adopted policy guidance establishes and promotes the Town's vision for its future and how that vision can best be realized. It describes the Town's desired development patterns and its future configuration. The Town's adopted policy guidance includes the 2045 Comprehensive Growth Plan, the Johnston County Comprehensive Transportation Plan, the Parks and Recreation Plan Update, the draft Clayton Pedestrian Plan, the Comprehensive Bicycle Plan, the Downtown Master Plan and the JCMHNC 42 West Small Area Plan. This is a considerable amount of policy guidance.

The table below provides a detailed review of the Town of Clayton's current Unified Development Code (UDC) as effective 2.15.22. The table below summarizes each major section in the UDC and provides a recommendation (or indication for further discussion, if appropriate) for how the material could best be configured in the updated UDC. This information will be used to form the recommendations in the Diagnosis Report and helps to clarify the structure in the Annotated Outline of the new UDC.

2045 COMPREHENSIVE POLICY, STRATEGY, ACTION	RECOMMENDATION
<b>Land Use and Housing</b>	
LU 1.1.2: Support varied uses based on the Future Land Use Map	
LU 1.1.3: Review and update UDC (and the 2006 General Ordinance Guidelines)	
LU 1.2.1: Encourage high density design in commercial areas	



**APPENDIX - REVIEW OF CURRENT UDC**

The following table provides a detailed review of the Town of Clayton's current Unified Development Code (UDC) as effective 2.15.22. The table below summarizes each major section in the UDC and provides a recommendation (or indication for further discussion, if appropriate) for how the material could best be configured in the updated UDC. This information will be used to form the recommendations in the Diagnosis Report and helps to clarify the structure in the Annotated Outline of the new UDC.

CLAYTON UNIFIED DEVELOPMENT CODE (effective 2.15.22)	
\$155.# / NAME	POTENTIAL DISPOSITION IN NEW UDC
DESCRIPTION	
<b>ARTICLE 1: GENERAL PROVISIONS</b>	
<b>100 Title</b>	
Sets out the title of the UDC	Change title to Unified Development Ordinance (UDO) and supplement with language identifying the Official Zoning Map
<b>101 Authority &amp; Jurisdiction</b>	
Identifies the statutory provisions allowing the Town to regulate land uses	
<b>102 Purpose</b>	
Repeats the basic purpose statements for zoning and land development and police power from the General Statutes	
<b>103 Effective Date</b>	
Identifies the effective date for the UDC	
<b>104 Jurisdiction</b>	
Discusses the Official Zoning Map, the Future Land Use Map from the Comprehensive Plan, and other maps	
<b>105 Legal Status</b>	


**APPENDIX - STAKEHOLDER INPUT SUMMARY**

Task 1, Initiation, of the Codify Clayton project includes a series of 10 interviews with 20 different project stakeholders, including members of the development community, Town officials, and other interested parties. This summary report details the input collected during these interviews. The table below identifies the various interview dates and stakeholders who provided comments:


INTERVIEW DATE	STAKEHOLDER GROUP	PARTICIPANTS
4.27.22	Engineering Community	Donnie Adams - Adams & Hodge Richard Brown - Kimley-Horn Austin Roland - Kimley-Horn Spencer Meekins - McGill Assoc.
4.27.22	Archer Lodge	Mike Gordon, Manager Julie Maybee, Planning Director
5.3.22	Developer Representatives	Kent Alexander
5.3.22	Developer Representatives	Dave DeYoung - Hearth Pointe Haley Hogg - Hearth Pointe Emily Beddingfield - James Lipsomb
5.5.22	Developer Representatives	Trey Adams - Atlas Stark
5.5.22	Economic Development	Patrick Pierce - Clayton Economic Development Dana Wooten - Clayton Chamber of Commerce Paul AuClair - Owner, Deep River Brewing Co.
5.6.22	Town Officials	Andria Archer - Town Council Avery Everette - Town Council
5.12.22	Developer Representatives	*
5.23.22	Town Officials	Jason Thompson - Mayor Pro Tem Porter Casey - Town Council
5.23.22	Town Officials	Jody McLeod - Mayor Michael Sims - Town Council

\* No attendees. Twelve developer representatives were identified and contacted about attending one of the four interviews. A total of five developer representatives participated in the stakeholder interviews (a participation rate of 42%).

The next pages provide a summary of the input collected from the 20 stakeholders interviewed. Individual responses are held in confidence, but the following pages provide a summary of comments, organized by ten different topic areas.



UDC Diagnosis Report - June 2022  
Page 58 of 67



# TASK 3: CODE DIAGNOSIS

# TASK 4: INITIAL DRAFT



- **New UDO (drafted in 2 modules)**  
Module 1: districts, uses, standards  
Module 2: procedures, definitions
- **New Zoning Map**
- **Process:**  
Staff review, discussion, revision, posting, presentation in early December
- **Steer. Committee Meeting 4 (UDO text)**
- **Steer. Committee Meeting 5 (new Map)**
- **Public Forum 4**  
(day-long workshop for text & map)



# TASK 4: INITIAL DRAFT

## Example Page Layout Elements

**Dynamic Headers**

**White Space**

**Footers**

**Figure Captions**

**Nested Text with headings and sub-headings**

**Illustrations of text provisions**

**CHAPTER 5. DEVELOPMENT STANDARDS**  
Section 5.1 Building and Site Design Standards  
Subsection 5.1.1 Non-Residential and Mixed-Use Development  
(11) Large-Scale Development

**(ii) Minimum Building Height**  
In cases where any off-street surface parking is located between the primary building facade and the street front, the minimum building height shall be at least three stories.

**Figure 5-47** This image depicts how buildings in conventional areas may locate off-street parking in the area between the building's facade and the street front, provided the building is three stories in height or greater.

**(11) Large-Scale Development**  
Developments composed of one or more structures engaged in retail or wholesale sales each exceeding 20,000 square feet, or developments with a single large commercial establishment exceeding 20,000 square feet and one or more smaller additional structures shall comply with the standards in this subsection as well as the following:

**(a) Liner Buildings**  
(i) A series of smaller "liner buildings" shall be positioned along the primary facade of the large structure to break up the structure's mass.  
(ii) As an alternative to liner buildings, the primary facade of a large-scale development structure can be designed to appear as multiple small storefronts, except that individual doorways shall not be required.

**Figure 5-48:** The mass of large-scale development can be made more human-scaled and pedestrian-friendly through the use of techniques like liner buildings or architecture replicating liner buildings as depicted here.

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## Example Illustrations

**Alternatives**

**Line Drawing**

**Flow Chart**

**Axonometric**

**Diagram**

**Comparison**

**Annotated Photograph**

1. Deciduous Canopy

2. Understory

3. Evergreen Tree

4. Deciduous Street

DO THIS!

DON'T DO THIS!

Full cut-off

Unshielded

Rear Wing

Main Body

Porch

TOP

MIDDLE

BASE

## Example Procedure Flowcharts

**Article 156.2 PROCEDURES**  
Section 2.3 Common Procedures - Subsection 2.3.11 Review Process

**2.3.11 REVIEW PROCESS**

**A.** Development applications identified in Section 2.4, Specific Procedures, shall be reviewed and decided in accordance with one of the following three review processes. The type of review process for each specific procedure is identified in Table 2.2, Specific Procedures Table. 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 2.3.B.A.1: TYPE 1 REVIEW PROCESS**

**FIGURE 2.3.B.A.2: TYPE 2 REVIEW PROCESS**

**FIGURE 2.3.B.A.3: TYPE 3 REVIEW PROCESS**

**B.** Applications for development agreements and major site plans follow the Type 2 review process except that the Planning Board does not review or make a recommendation on these kinds of applications.

**2.3.12 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.

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## Annotated Photos Illustrating Design Standards

**ARTICLE 151.5 Development Standards**  
5.1 Design Standards  
5.1.1 Multi-Family Residential Design Standards

**FIGURE 5.1.1.D.4: MULTI-FAMILY BUILDING ORIENTATION**

**FIGURE 5.1.1.D.5: MULTI-FAMILY CORNER FEATURES**

**FIGURE 5.1.1.D.6: MULTI-FAMILY FACADE ARTICULATION**

**FIGURE 5.1.1.D.7: MULTI-FAMILY ROOF FORM**

**Camden County Unified Development Ordinance 5-6 Last Updated: February 4, 2019**

**ARTICLE 151.5 Development Standards**  
5.1 Design Standards  
5.1.1 Multi-Family Residential Design Standards

**a.** Street-facing building facades shall be articulated with wall offsets at least two feet deep for every 30 feet of facade footage (see Figure 5.1.1.D.4, Multi-Family Facade Articulation) in addition to wall offsets. Front facades facing streets shall provide a minimum of three of the following articulation elements:

1. A covered porch;
2. One or more dormer windows or cupolas;
3. Pilars, posts or pilasters;
4. One or more bay windows with a minimum twelve-inch projection from the facade plane;
5. Multiple windows with a minimum of four-inch-wide trim;
6. Raised covered porches over the door;
7. Eaves with a minimum of four-inch-wide trim; or
8. Integral planters that incorporate landscaped areas and/or spaces for sitting.

**c.** Side facades shall maintain at least ten percent of the facade area as windows.

**LEGEND**

- 1 Primary Facade
- 2 Minimum 2' articulation
- 3 Every 30 linear feet
- 4 Covered Porch
- 5 Multiple Windows
- 6 Eaves

**7. Roof Form**  
**a.** Development shall incorporate roof pitches between 3:12 and 12:12, or shall incorporate a three-foot parapet with a dimensional cornice around a flat roof.  
**b.** Alternative roof forms or pitches may be allowed for small roof sections over porches, entryways, or similar features (see Figure 5.1.1.D.7, Multi-Family Roof Form).  
**c.** All roof vents, pipes, antennas, satellite dishes, and other roof penetrations and equipment except chimneys shall be located on the rear elevations or otherwise be configured to the degree practicable, to have a minimal visual impact as seen from the street.

**LEGEND**

- 1 Roof Pitches Between 3:12 and 12:12
- 2 Parapet With Dimensional Cornice on Flat Roof
- 3 Alternative Pitches Permitted Over Doors and Other Features
- 4 Rooftop Changes Corresponding to Facade Plane Changes

**Camden County Unified Development Ordinance 5-7 Last Updated: February 4, 2019**

## Sign Standards Organized as Summary Tables

**Section 5.6 Signage CHAPTER 5.6**

**TABLE 5.6.1: SIGN STANDARDS BY SIGN TYPE**

**7. Political Signs**

**LEGEND**

- 1 Maximum Height = 60" Above Adjacent Grade When on an Individual Lot; 42" Above Pavement of Adjacent Roadway when in a Street Right-of-Way
- 2 Maximum Sign Face Area within R.O.W. = 6 sf
- 3 Maximum Sign Face Area on a Lot = 32 sf
- 4 No Min. Setback from Lot Line

**a. Definition**  
Any sign that advocates for a particular political candidate, party, position, or political action that is made available for view by the public before and during the portion of a calendar year when elections are underway as described in Section 136-32 of the North Carolina General Statutes. Political signs are also referred to as "campaign signs" or "election signs." Signs of a political nature that are placed on private property outside the period of time when elections are underway shall be considered an incidental sign.

**b. Zoning Districts Where Permitted**

Residential	HX & PDH	OI & COH	NB	GB & CB	CBP & PDP	Industrial & C1
Yes	Yes	Yes	Yes	Yes	Yes	Yes

**c. Dimensional Standards**

Maximum Number of Political Signs Per Lot	6 (1)
Maximum Height	On a right-of-way: 42 inches above the edge of the pavement of the adjacent roadway On an individual lot: 60 inches above adjacent grade
Maximum Sign Face Area	On a right-of-way: 6 square feet per sign On an individual lot: 32 square feet per sign
Minimum Setback from any Lot Line	None
Minimum Separation between Political Signs	2'

**NOTES:**  
[1] There is no limit on the number of political signs that may be placed within the right-of-way in front of a lot during the portion of the year when elections are underway provided the owner of the sign obtains the consent of the lot owner to place the sign in front of the lot.  
[2] Political signs may be placed in any manner that obscures another sign on the lot.

**d. Additional Standards**

1. Political signs shall not be placed within required sight distance triangles or on locations that obstruct the safe movement of vehicles and pedestrians.
2. Political signs may not be placed on utility poles or traffic control signal poles.
3. Political signs may be placed in the right-of-way only during the period of time when elections are underway as identified in Section 136-32 of the North Carolina General Statutes.
4. Political signs may not be illuminated.
5. Political signs found to be in violation of these standards or the applicable standards in Section 136-32 of the North Carolina General Statutes may be removed by the Zoning Subdivision Administrator.

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**CHAPTER 5.6 Signage**

**TABLE 5.6.1: SIGN STANDARDS BY SIGN TYPE**

**8. Projecting Signs**

**LEGEND**

- 1 Max. Height: Wall on Which Sign is Mounted
- 2 Min. Clearance Over Sidewalk or Vehicular Access: 9'
- 3 Max. Sign Face Area: 40 sf
- 4 Max. Encroachment into Required Yard: 6'
- 5 Max. Projection into Right-of-Way: 36"
- 6 Minimum Distance from Back of Curb: 2'

**a. Definition**  
Any sign that projects outward from a building or wall where the sign face area is not parallel to the building wall upon which it is mounted. Projecting signs are also referred to as "wall signs." Signs mounted to a building wall with sign faces that are parallel to the building wall are considered "wall signs." A sign comprised of fabric or similar material is a "bag" or "banner" sign.

**b. Zoning Districts Where Permitted**

Residential	HX & PDH	OI & COH	NB	GB & CB	CBP & PDP	Industrial & C1
Yes	Yes	Yes	Yes	Yes	Yes	Yes

**c. Dimensional Standards**

Maximum Number of Projecting Signs Per Lot	One per building facade
Maximum Height	A projecting sign shall project above the height of the wall it is mounted to [1]
Maximum Sign Face Area	40 square feet [2]
Minimum Setback from any Lot Line	A projecting sign shall encroach into a required yard by more than 6 feet [3]

**NOTES:**  
[1] Any projecting sign that projects into a right-of-way or that projects over a sidewalk or vehicular access way shall maintain a minimum clearance of at least 9 feet above grade.  
[2] Projecting signs with 2 sides may have up to 80 square feet of sign area.  
[3] A projecting sign shall encroach into a right-of-way by no more than 36 inches, and shall maintain a minimum of two feet of horizontal distance from the back of the curb.

**d. Additional Standards**

1. Projecting signs of 15 square feet or less shall be considered incidental signs.
2. Any electrical wiring shall be located within the sign or the wall it is affixed to.
3. Signs may be subject to additional standards defined in Section 3.15.0, Gateway Corridor Overlay (GCO) District.

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# DISCUSSION

