

CITY-COUNTY PLANNING BOARD STAFF REPORT

DOCKET: UDO-CC24
STAFF: [Daniel Rankin](#)

REQUEST

This text amendment is proposed by Planning and Development Services staff to amend the *Unified Development Ordinances* (UDO) to include illustrative graphics for various ordinance provisions. The amendment focuses on improving the clarity of the UDO through presenting selected ordinance provisions in a visually appealing format that will provide another method of explaining regulations to users.

BACKGROUND

Adding graphics to the UDO was one of the main recommendations of the UDO Code Assessment completed by CodeWright Planners in 2018. At the time, the ordinance included few graphics, and the Code Assessment recommended illustrative graphics as a tool for increasing the clarity of the ordinance and user-friendliness. To implement this recommendation, the Planning Board included the development of UDO graphics as part of subsequent work programs.

An initial set of 24 graphics was added to the UDO in fall 2020 (UDO-CC3). Developing additional illustrative ordinance graphics was a task in the Planning Board's 2022-23 work program, as well as the Winston-Salem City Manager's list of key work items. The 93 graphics being proposed in this text amendment represent provisions which staff believe would greatly benefit from visual explanation. A consistent visual style was developed as part of UDO-CC3, which the graphics in this text amendment generally utilize.

ANALYSIS

The 93 proposed graphics are generally axonometric drawings that provide a simple three-dimensional representation while also allowing for the dimensional relationships between different objects to be conveyed. However, some of the proposed graphics use other standard two-dimensional technical drawing methods (e.g., plan, section, and elevation drawings) to convey information where staff believe that a particular concept would not be easily communicated by a three-dimensional graphic.

Like the previously approved set of graphics, the proposed illustrations seek a balance between being abstract, like a blueprint, and being literal, like a photograph. Staff also sought to balance the amount of information and text included in the proposed graphics, neither wanting to overwhelm the user with too much text, nor wanting to make the proposed graphics too vague and not representative of the underlying provision. While most of the proposed graphics are new to the UDO, several of the graphics replace existing drawings where staff believed updated graphics would be beneficial for users.

Staff believes that the graphics included in this text amendment substantially complete the process of illustrating the UDO. However, staff also recognizes that additional or revised graphics may be beneficial or necessary to accompany future UDO text amendments.

RECOMMENDATION: APPROVAL

**CITY-COUNTY PLANNING BOARD
PUBLIC HEARING
MINUTES FOR UDO-CC24
JUNE 8, 2023**

Dan Rankin presented the staff report.

PUBLIC HEARING

FOR: None

AGAINST: None

WORK SESSION

George Bryan stated his appreciation for the clarification that this proposal does not change any actual provisions of the UDO. Salvador Patiño remarked that this change assists in clarifying UDO text and will be very useful for the public.

MOTION: George Bryan recommended that the Planning Board find that the request is consistent with the comprehensive plan.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

MOTION: George Bryan recommended approval of the ordinance amendment.

SECOND: Jason Grubbs

VOTE:

FOR: George Bryan, Walter Farabee, Jason Grubbs, Clarence Lambe, Chris Leak, Mo McRae, Salvador Patiño, Brenda Smith, Jack Steelman

AGAINST: None

EXCUSED: None

Chris Murphy, AICP/CZO
Director of Planning and Development Services