

## City Council – Action Request Form

**Date:** May 8, 2023

**To:** Mayor, Mayor Pro Tempore, and Members of the City Council

**From:** Aaron King, Assistant City Manager  
Chris Murphy, Planning & Development Services Director

**Council Action Requested:**

An ordinance amendment modifying miscellaneous sections in Chapters 3, 4, 5, 9, and 11 of the *Unified Development Ordinances (UDO)* to update the UDO through various minor, non-substantive changes and clarifications – (UDO-CC23)

**Strategic Focus Area:** Livable Neighborhoods

**Strategic Objective:** No

**Strategic Plan Action Item:** No

**Key Work Item:** No



**Summary of Information:**

As part of a periodic review process, Planning staff is recommending several non-substantive changes to various sections of the UDO to remove errors and inconsistencies. UDO-CC23 includes the following eight revisions.

Two minor changes are proposed for zoning map amendment processes in Chapter 3. The first change clarifies that all outcomes resulting from neighborhood meetings/outreach for zoning cases be included in the required written summary of the meeting/outreach. The second change removes the required preapplication conference for Special Use District-Limited requests.

In Chapter 4, a statement has been added to the establishment procedure for Neighborhood Conservation Overlay Districts (NCOs) that requires the support of all affected property owners if any standard in the NCO constitutes a downzoning as determined by the Planning Director.

**Committee Action:**

<b>Committee</b>	<u>CDHGG May 8, 2023</u>	<b>Action</b>	<u>Approval</u>
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<b>For</b>	<u>Unanimous</u>	<b>Against</b>	<u></u>
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**Remarks:**

In Chapter 5, a reference to the use-specific standard that prohibits Electronic Sweepstakes Operation was added in the Principal Use Table. Three changes were made to the use standards for Planned Residential Developments (PRDs). Two of the changes were to remove minimum site size requirements for PRDs in urban and suburban neighborhoods, as is the case for Cottage Court developments. The third change was to revise a perimeter bufferyard standard to make it consistent with other reduced bufferyard standards as part of the UDO-Clear Code adoption in late 2019. A revision was made to the fencing standards for all Private Swimming Pools to have this use comply with adopted NC Building Code requirements rather than local standards.

In Chapter 9 (Nonconformities), the Special Use Permit parking requirement section for nonresidential structures built prior to March 7, 1988 has been reserved as all affected uses have been removed by previous amendments.

Lastly, eleven definitions in Chapter 11 have been revised to replace omissions and to remove duplicates and unnecessary references.

This amendment was presented to the City-County Planning Board on April 13, 2023, which recommended approval of the amendment by a 6 to 2 vote. Staff will be available to present the amendment and answer questions at the May CD/H/GG Committee meeting.