

A man and a woman are walking a white, fluffy dog on a leash along a concrete sidewalk. The woman is on the left, smiling, and the man is on the right, also smiling. The dog is in the foreground, wearing a blue bandana. In the background, there is a two-story house with a porch, a lawn, and trees with autumn foliage.

Overview of Proposed UDO Zoning & Subdivision Updates

Appendix and Article 2 Updates: Some “cleanup” amendments...

Appendix A - Definitions

Proposed text amendment to add a definition for the term “*outparcel*”

OUTPARCEL

A parcel of land located on the perimeter of a larger commercial parcel. Outparcels are retail sites that are subordinate to the larger parcel for access, drainage, and parking purposes.

Appendix B – Specifications for Forms to be Submitted

Proposed text amendment to the soil scientist certificate to comply with recently updated state statute

(d) CERTIFICATE OF APPROVAL OF PRIVATE WATER SUPPLY AND/OR SEWAGE DISPOSAL SYSTEM

(Use for all jurisdictions, if applicable)

I hereby certify that the lot(s) on this plat have been evaluated under the current provisions of Title ~~15A NCAC 18A-1900 et seq.~~ Title 15A NCAC 18E et seq., and the Regulations Governing Construction and Abandonment of Wells in ~~Lee County North Carolina~~ and found to have (adequate space for an on-site, individual, private water source and)* acceptable soils for an on-site, subsurface sewage treatment and disposal system. NOTE: Due to variations in siting specific uses and potential for changes in regulations or soil conditions, issuance of a Well Permit or Improvement Permit by Lee County Environmental Health is not guaranteed.

_____(SEAL)

Licensed Soil Scientist

Date

License No.

* NOTE: Delete this language if a public water supply exists to serve each lot. If public water mains need to be extended to serve the lot(s), the procedures for a major subdivision must be followed.

Article 2

Text change to update Article 2’s section regarding the Town of Broadway Planning Board membership, specifically references to the Town’s recently updated municipal code.

2.3.4 MEMBERSHIP AND APPOINTMENTS FOR THE TOWN OF BROADWAY

2.3.4.1 Appointment and membership within the Town of Broadway Planning Board shall be in accordance with ~~Sections 151.01-151.03~~ §2-2 of the Town of Broadway *Code of Ordinances*.

2.3.4.2 The Board shall annually elect one of its members as chairperson and another as vice- chairperson. Election of officers shall be in accordance with ~~Section 151.04~~ §2-2 of the Town of Broadway *Code of Ordinances*.

2.3.4.3 The conduct of meetings of the Planning Board shall be in accordance with ~~Section 151.05~~ §2-2 of the Town of Broadway *Code of Ordinances*.

Article 4 Updates: Zoning District Standards

RA and RR zoning are the *predominant* zoning district for Lee County.

Community Development staff are proposing **no changes** to these zoning districts. The rural, low-density character of Lee County should remain.

The intention is to encourage more development ***within existing developed areas*** of Sanford and Broadway to discourage sprawl, traffic congestion, and further strain on public utilities and services.

Article 4 Updates: Zoning District Standards

Community Development staff proposes changes to these five zoning districts to encourage development *within existing developed areas*.

Current Standards

- R-20 (Residential Single-Family)
 - Minimum lot size: 20,000sf
 - Minimum lot width: 100ft
 - Minimum setbacks:
 - Front – 30ft
 - Rear – 30ft
 - Sides – 15ft



Proposed Standards

- RN-20 (Rural Neighborhood)
 - Minimum lot size: 20,000sf
 - Minimum lot width: 80ft
 - Minimum setbacks:
 - Front – 30ft
 - Rear – 12ft
 - Sides – 12ft

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Article 4 Updates: Zoning District Standards

Current Standards

- R-14 (Residential Single-Family)
 - Minimum lot size: 14,000sf
 - Minimum lot width: 75ft
 - Minimum setbacks:
 - Front – 30ft
 - Rear – 20ft
 - Sides – 12ft

2

- R-12 (Residential Single-Family)
 - Minimum lot size: 12,000sf
 - Minimum lot width: 75ft
 - Minimum setbacks:
 - Front – 30ft
 - Rear – 20ft
 - Sides – 12ft

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R-14 and R-12 would be condensed to **one** zoning district: SN-12.

Proposed Standards

- SN-12 (Suburban Neighborhood)
 - Minimum lot size: 12,000sf
 - Minimum lot width: 75ft
 - Minimum setbacks:
 - Front – 20ft
 - Rear – 10ft
 - Sides – 10ft

Article 4 Updates: Zoning District Standards

Current Standards

- R-10 (Residential Mixed)
 - Minimum lot size: 10,000sf
 - Minimum lot width: 70ft
 - Minimum setbacks:
 - Front – 25ft
 - Rear – 20ft
 - Sides – 10ft

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Proposed Standards

- SN-9 (Suburban Neighborhood)
 - Minimum lot size: 9,000sf
 - Minimum lot width: 60ft
 - Minimum setbacks:
 - Front – 20ft
 - Rear – 10ft
 - Sides – 8ft

Article 4 Updates: Zoning District Standards

Current Standards

- R-6 (Residential Mixed)
 - Minimum lot size: 6,000sf
 - Minimum lot width: 60ft
 - Minimum setbacks:
 - Front – 25ft
 - Rear – 20ft
 - Sides – 10ft

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R-6 would become UN-6 with **expanded options.**



Proposed Standards

- UN-6 (Urban Neighborhood)
 - For single-family detached homes*
 - Minimum lot size: 6,000sf
 - Minimum lot width: 50ft
 - Minimum setbacks:
 - Front – 20ft
 - Rear – 10ft
 - Sides – 5ft
 - For single-family attached homes (commonly known as townhouses)*
 - Minimum lot size: 2,000sf
 - Minimum lot width: 20ft
 - Minimum setbacks:
 - Front – 20ft
 - Rear – 10ft
 - Sides – 0ft or 5ft

Article 4 Updates: Village Neighborhood District (VND)

- For developers who wish to create unique senses of place beyond the updated by-right zoning districts, the **Village Neighborhood District** is intended to be a baseline of preferred features and elements of conditional zoning.
- Many of the same standards found in by-right zoning districts
 - Street trees
 - Sidewalks on both sides of all internal streets
 - Robust open standards (15% total, 7.5% active)
- Encourages mixed use development
 - Subareas to choose from:
 - Residential single-family homes
 - Village “Main Street” area
 - Multifamily areas
 - Parks and community open space
- Lot size diversity to encourage a mix of housing choices
- Architectural diversity standards to avoid monotonous design
 - Different façade for every 3rd home
 - Same facades may not face each other
 - Sample block elevations for proposed homes within VND

Article 4 Updates: Village Neighborhood District (VND)

- The VND zoning district offers lot size options that mirror the default zoning districts, but offers an additional option for more flexibility:
- For every 200 lots within a VND subdivision, a new lot size category must be provided, and no lot size can be less than 5% of the total number of lots proposed.

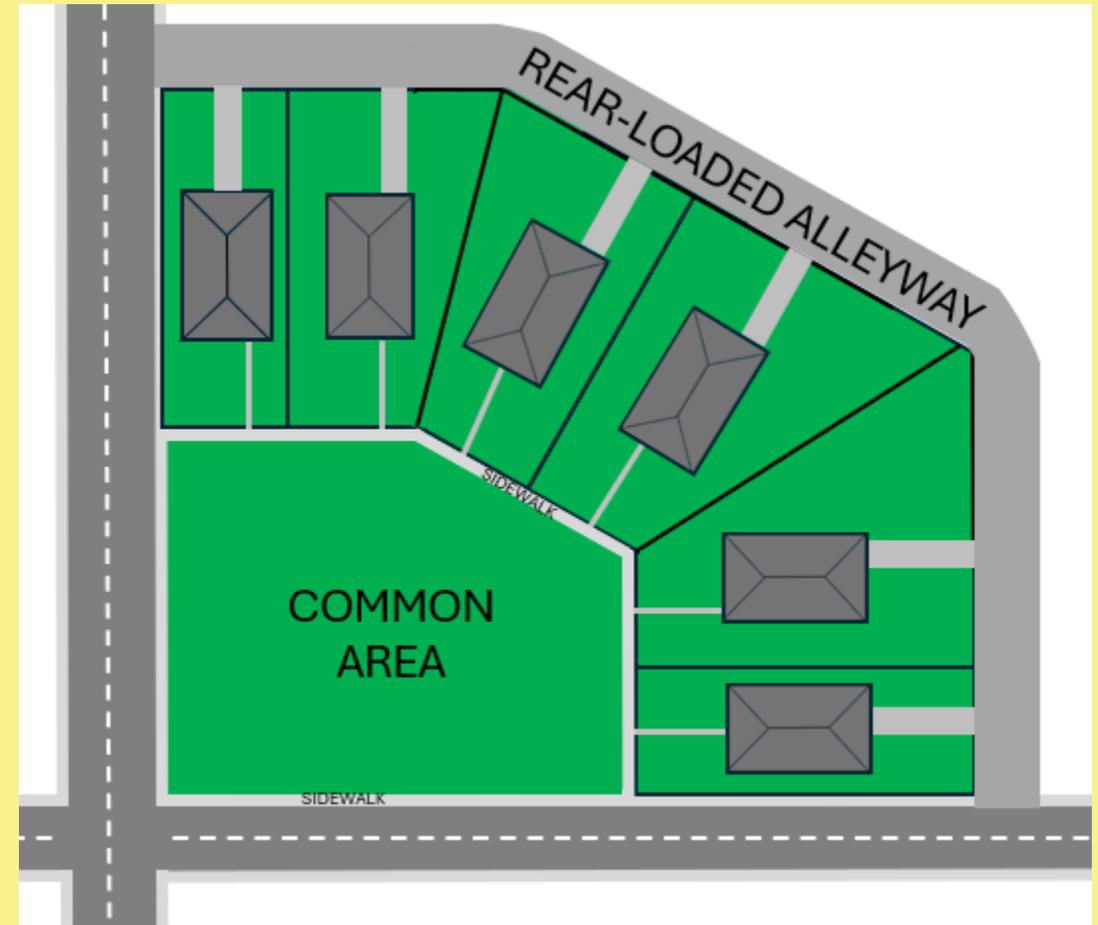
Minimum Lot Size	Minimum Lot Width	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback
Townhouse Lot (min. 2,000sf)	REFER TO TABLE 4.7-1 AND §5.50 FOR TOWNHOUSE STANDARDS			
Cottage Lot (min. 4,000sf)	40ft	10ft	5ft	10ft
Small Lot (min. 6,000sf)	50ft	20ft	5ft	10ft
Medium Lot (min. 9,000sf)	60ft	20ft	8ft	10ft
Large Lot (min. 12,000sf)	75ft	20ft	10ft	10ft

Example:

- A developer proposes a 500-lot subdivision.
- Under the *proposed rules*, the project would have to have:
 - At least 200 of *any lot type*
 - At least 25 of *two other lot types* (50)

Article 4 Updates: Village Neighborhood District (VND)

- Require a rear-loaded garage and alley access for very small lots (less than 50ft in width)
 - Reduce traffic conflicts and funnel residential traffic to one point in the neighborhood street
- Allow lots to front a common area and have rear-loaded alleys as depicted in the example



Article 4 Updates: Some other “cleanup” amendments

- Newly added note to **exempt cul-de-sac lots from the lot width-to-depth ratio**
- Current UDO has a 1:4 width-to-depth ratio requirement for lots created via major subdivision
 - UDO currently allows for cul-de-sac lots to be 35ft in width
 - $35 \times 4 = 140$ = an approximately 11,800sf lot being the largest cul-de-sac lot possible
 - Not an issue with small-sized lots
 - But in RA, RR, and RN-20, this is problematic

ZONING DISTRICT	Minimum Lot Size (Sq. Ft.) (see Note 2)	Maximum Density (Units per Acre)	Maximum Impervious Surface Ratio (see Note 3)	Minimum Lot Width (in feet) (see Notes 2, 5, and 6)	Minimum Lot Depth (in feet) (see Note 5)	Maximum Lot Width-to-Depth Ratio (See Note 4)	Maximum Building Height (in feet)	Minimum Front Setback (in feet) (see Notes 2, 6, and 7)	Minimum Side Setback (in feet) (see Notes 2, 7, & 8)	Minimum Rear Setback (in feet) (see Note 2 and 7)
RESIDENTIAL AGRICULTURAL (RA)	40,000	-	-	100	150	1:4	40	30	15	30
RESTRICTED RESIDENTIAL (RR)	30,000	-	-	100	125	1:4	40	30	15	30
RURAL NEIGHBORHOOD (RN-20)	20,000	-	-	80	125	1:4	40	30	12	12
SUBURBAN NEIGHBORHOOD (LOW) (SN-12)	12,000	-	-	75	100	1:4	40	20	10	10
SUBURBAN NEIGHBORHOOD (MEDIUM) (SN-9)	9,000	-	-	60	100	1:4	40	20	8	10
URBAN NEIGHBORHOOD (UN-6) <i>for detached single-family</i>	6,000	-	-	50	100	1:4	40	20	5	10
URBAN NEIGHBORHOOD (UN-6) <i>for attached single-family (townhouses)</i>	2,000	-	-	20	100	1:4	40	20	0 or 5	10
MULTI-FAMILY (MF-12)	-	12	-	50	100		60	20	20	20
NEIGHBORHOOD COMMERCIAL (NC)	-	-	0.7	50	100		50	10	0	0
OFFICE & INSTITUTIONAL (O&I)	-	-	0.7	50	100		60	10	0	0
NEIGHBORHOOD TRANSITION (NT)	-	12	0.7	50	100		60	10	5	10
LIGHT COMMERCIAL & OFFICE (C-1)	-	-	0.7	50	100		50	10	0	0
HIGHWAY COMMERCIAL (HC)	-	-	0.8	50	100		-	10	0	0
GENERAL COMMERCIAL (C-2)	-	-	0.8	50	100		-	10	0	0
CENTRAL BUSINESS DISTRICT (CBD)	-	-	1.0	-	-		-	0	0	0
LIGHT INDUSTRIAL (LI)	-	-	0.8	80	100		-	30	0	0
HEAVY INDUSTRIAL (HI)	-	-	0.9	100	100		-	30	0	0

NOTE 1: A dash (-) indicates that the requirement does not apply within the particular zoning district. Fractions shall be rounded up.

NOTE 2: Minimum Lot Size and Minimum Lot Width applies to lots within a conventional subdivision. Lot size requirements for Village Neighborhood Developments are governed within the specific section of this Ordinance that addresses these optional development styles.

NOTE 3: The impervious surface figure is expressed as a ratio (see Appendix A for definitions). Additional impervious surface restrictions might apply to portions of a site located within the Watershed Conservation Overlay District.

NOTE 4: The Maximum Lot Width-to-Depth ratio applies to all lots created under the Major Subdivision procedure as set forth in Article 6 of this UDO, **except for cul-de-sac lots, which shall be exempt from this provision.** Lots created under the Minor Subdivision procedures are exempt from these requirements.

Article 4 Updates: Some other “cleanup” amendments

- Update to Table 4.6-1 (Permitted Use Matrix) to **remove single-family homes, modular homes, and townhomes from the permitted uses within MF-12**
- We have limited MF-12 zoning districts, and staff would like to limit those to their highest and best use of apartment development.

LAND USE	LBCS Function	LCBS Structure	RA Residential Agricu	RR Residential Restrict	RN-20 Rural Neighbor	SN-12 Suburban Neig	SN-9 Suburban Neigh	UN-6 Urban Neighbor	MF-12 Multifamily
ACCESSORY USES									
Accessory Uses (see §5.1)	1130		P	P	P	P	P	P	P
Urban Beekeeping (see § 5.44)			-	-	-	-	-	-	-
RESIDENTIAL USES									
Accessory Dwellings (see § 10.4)	1100	1130	P/D	P/D	P/D	P/D	P/D	P/D	-
Building, Mixed Use – Mixed commercial and residential use where commercial use is primary on first floor, with dwellings occupancy second floors or above (no unenclosed storage) (see § 5.35 for CBD and §5.51 for NT)		2300	-	-	-	-	-	-	-
Dwelling, Duplex (two-family dwelling) (see § 5.47)	1100	1121	P/D	-	-	-	P/D	P/D	-
Dwelling, Manufactured home, Class A Unincorporated Lee County and Town of Broadway only (see § 10.5)	1100	1150	P/D	-	-	-	-	-	-
			See also – Class A Manuf. Home permit						
Dwelling, Manufactured home, Class A City of Sanford only (see §10.5)	1100	1150	S/D	-	-	-	-	-	-
			See also – Class A Manuf. Home permit						
Dwelling, Manufactured home, Class B Unincorporated Lee County and Town of Broadway only (see § 10.5)	1100	1150	P/D	-	-	-	-	-	-
			See also – Class B Manuf. Home permit						
Dwelling, Manufactured home, Class B City of Sanford only (see § 10.5)	1100	1150	S/D	-	-	-	-	-	-
			See also – Class B Manuf. Home permit						
Dwelling, Manufactured home, Class C Unincorporated Lee County only (see § 10.5)	1100	1150	S/D	-	-	-	-	-	-
			See also – Class C Manuf. Home permit						
Dwelling, Manufactured home, Class C City of Sanford and Town of Broadway only (see § 10.5)	1100	1150	-	-	-	-	-	-	-
			See also – Class C Manuf. Home permit						
Dwelling, modular home	1100	1100	P	P	P	P	P	P	-P
Dwelling, Multifamily (three or more units) (see § 10.3)	1100	1200	-	-	-	-	-	-	P/D
Dwelling, Single-family attached (see § 5.50)	1100	1120	-	-	-	-	-	P/D	-P
Dwelling, Single-family detached	1100	1110	P	P	P	P	P	P	-P

Article 5 Updates: New Standards for Duplexes

The current UDO has *very minimal standards* for duplexes.

Current Standards

- Duplexes are allowed.
- Density and lot size requirements often require property owners to acquire additional land to build one structure.



Proposed Standards

- Duplexes would be allowed in RA, SN-9, UN-6, and MF-12 zoning districts.
- Parking requirements: 3 parking spaces per duplex
- Includes language that allows duplexes in existing, higher density, already-developed neighborhoods near the urban core of Sanford and Broadway to discourage sprawl.

Reference: §5.49

Article 5 Updates: New Standards for Townhouses

The current UDO has *no standards* for townhouse developments.

Proposed Standards

- New standards for building spacing (minimum of 20ft apart) and setbacks.
- Minimum building setbacks:
 - 20ft from the front property line
 - 10ft from the rear property line
 - 0ft from the side property lines
 - 15ft from the corner property line (when fronting two public streets)
- Encourages front-facing townhouses with rear-loaded garages along existing streets.
- Requires 20ft landscape buffers between existing streets and front-loaded townhouses.
 - Discourages the visibility of backyards along existing streets.

Reference: §5.50.2

Article 5 Updates: New Standards for Townhouses

Proposed Standards

- Townhouse developments will have additional parking standards to avoid crowding of front yards and streets.
- For every 4 townhouse units proposed, 1 supplemental, off-site parking space will be required.
 - On-street parking may count towards this requirement if the appropriate jurisdiction allows on-street parking.
- The supplemental parking is subject to the following standards:
 - No more than 14 parking spaces per parking lot (to encourage the supplemental parking to be spread out around the neighborhood).
 - Off-street parking lots shall be curbed and paved.
 - Off-street parking lots shall connect to sidewalks within the neighborhood.
 - Off-street parking should be screened from view of existing public streets outside of the new neighborhood by a landscape buffer.

Reference: UDO §5.50

Article 6 Updates: Minor Subdivision Updates

Current Standard

Now: No current *written* standards are in place regarding easement location(s) and how frequently a parent tract can be subdivided. Community development policy relies on historic staff interpretation.

These changes simply put those interpretations into written standards.



Proposed Standard

- Clarifies that proposed access easements cannot intersect with each other or go through bodies of water, buildings, etc.
- A **maximum of two (2) easements** can be established that run parallel or side-by-side
 - Rationale being to limit how much “undevelopable land” is dedicated to access easements
- Limit of six (6) total lots can be subdivided from a “parent parcel” within a **three (3) year period** via minor subdivision (in Broadway & Sanford) and within a **one (1) year period** within Lee County.

Reference: UDO §6.2.2 & §6.2.3

Article 6 Updates: Open Space Requirements

Current Standard

Number of Lots	Total Open Space Required	Active Open Space Required
0-99	0%	0%
100-249	5%	0%
250+	10%	0%



Proposed Standard

Zoning District	Total Open Space Required	Active Open Space Required
RN-20	5%	2%
SN-12	7.5%	3%
SN-9	10%	5%
UN-6	12%	6%
VND	15%	7.5%

Reference: UDO §6.5.2.4

Now: Open space is required for all developments exceeding 99 lots, but there's no specific standard for what that open space has to be.

- Subdivisions of 30 lots or more will be required to provide open space.
- Requirements will be tied to zoning district rather than the number of lots.
- Requirement for active open space.

Article 6 Updates: Open Space Requirements

Proposed Standard

- Distinction between active and passive open space.

Intent: Provide a range of options for developers to create unique recreational areas for residents:

- Parks
- Squares
- Forecourts
- Plazas
- Greenways
- Natural & Agricultural Open Space

Reference: UDO §6.5.3

Active Open Space Improvements

Developers shall incorporate at least one (1) of the following into areas identified as active open space:

- Recreational structures (gazebo, pergola, picnic shelter, etc.)
- Community garden
- Statue / fountain
- Improved walking surfaces
- Athletic field (demarked and fenced-in)
- Dog park
- Tot lot
- Swimming pool
- Splash pad
- Exercise or playground equipment

Article 6 Updates: Open Space Requirements

Perimeter Greenbelt

- For developments greater than 10 acres, a minimum 20ft-wide area along the perimeter of a proposed development site shall not be disturbed.
- Existing trees, shrubs, and other vegetation shall be preserved and form a buffer between developments.
- If the space along the perimeter of a development has no trees or shrubs, vegetation shall be allowed to grow organically to form the intended buffer.
- If the space along the perimeter of a development has no trees or shrubs, vegetation shall be allowed to grow organically to form the intended buffer.
- The perimeter greenbelt may count towards a developer's passive open space requirement.
- Disturbance of existing vegetation within the development site's identified perimeter greenbelt will result in a civil penalty and replanting/restoration requirements.

Reference: UDO §6.5.8

Article 6 Updates: Street Design Standards

Proposed Standard

- Discourages excessive use of cul-de-sacs.
 - Reduces maximum length of cul-de-sacs from 600ft to 400ft.
 - Requires pedestrian connections via 20ft-wide pathway from cul-de-sacs to nearest street or open space area.
- Encourages “stub streets” that connect to adjoining properties for future development.
- Encourages the use of alleyways and rear-loaded garages for creative design.
- Provides minimum and maximum block lengths based upon zoning district.
 - Minimum 250ft block lengths
 - Maximum lengths ranging between 900ft to 1,500ft, depending on zoning district
- Mid-block paved pedestrian pathways will be required for blocks that exceed 600ft to enhance walkability.

Reference: UDO §6.7.2

Reference: UDO §6.7.1.4

Article 6 Updates: Street Design Standards

Sidewalks

Current Standard

- Requirements based on lot size.
 - Lots averaging less than 20,000sf in size shall have sidewalks on ***one side*** of all proposed public streets.

Proposed Standard

- Based on zoning district instead of average lot size.
 - RN-20 – 5ft sidewalk on *one* side of public streets.
 - SN-12, SN-9, and UN-6 – 5ft sidewalk on *both* sides of public streets.
 - No sidewalks required for RA and RR zoning.

Reference: UDO §6.7.3

Requirements will only apply to **new major subdivisions**.

Article 6 Updates: Street Design Standards

Access Requirement for Subdivisions Update

Current Standard

- For subdivisions of 30 lots or more, two points of access are required

Proposed Standard

- For subdivisions of 100 lots or more, two points of access will be required.
 - Further define “access point” as “*paved, internal public street that connects to an existing public street...*”

Reference: UDO §6.7.3

This updated requirement is tied to recently changed state fire code standards

The NC Fire Code now reads:

Codes / North Carolina / 2018 North Carolina State Building Code: Fire Prevention Code ▾
Appendix D Fire Apparatus Access Roads

D107.1 One- or two-family dwelling residential developments.

Developments of one- or two-family dwellings where the number of *dwelling units* exceeds 100 shall be provided with two separate and approved fire apparatus access roads.

Exceptions:

1. Where there are more than 100 *dwelling units* on a single public or private fire apparatus access road and all *dwelling units* are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3 of the *International Fire Code*, access from two directions shall not be required.
2. The number of *dwelling units* on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the *fire code official*.

Proposed UDO text update:

6.7.1.2.1 Secondary access shall be **provided required** for major residential subdivisions **of 30 or more lots where the total number of lots exceeds 100**. Secondary access must be a paved, internal public street that connects to an existing public street to provide adequate traffic circulation and connectivity.

Requirements will only apply to **new major subdivisions.**

Article 10 Updates: New Standards for Accessory Dwelling Units (ADUs)

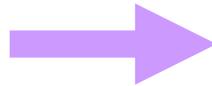
Accessory Dwelling Units (ADUs) are also known as Mother-in-Law Suites, Granny Flats, or guest houses.

Current Standard

- ADUs are *currently* only permitted in RA and RR zoning.

Reference: UDO §10.4.3

ADUs are proposed to be permitted in all residential zoning districts. Supplemental regulations shall apply!



Proposed Standard

- Shall be located to the side or rear of an existing principal home.
- Maximum square footage is 2,000sf, or 50% of the gross floor area of the principal home, whichever is less.
- Must share driveways with the principal home, unless on a corner fronting two streets.
- Must have one parking space.
- **Must be architecturally *compatible* to the principal home.**
- Manufactured homes, RVs, campers, etc., shall not be utilized as ADUs.

Article 10 Updates: Some “cleanup” amendments

Text change to further clarify outdoor storage screening standards within §10.1.3.2:

10.1.3.2 Outdoor storage areas shall be ~~screened from view from a public street or from adjoining residentially- or commercially-zoned parcels~~ by a Type C buffer yard in accordance with § 7.5 of this Ordinance.

Text change to further clarify that outdoor storage is an *accessory use only*:

10.1.3.7 Outdoor storage shall only be permitted as an accessory use. ~~Outdoor storage must be established with a principal land use and structure(s).~~

Text addition to further clarify the sidewalk requirement that staff has applied to commercial development for the past few years:

10.7.3.8 PEDESTRIAN CONNECTIVITY Sidewalks shall be required adjacent to all public streets that provide access to the development. This requirement may be waived by the Zoning Administrator if deemed impractical. Such improvements may be subject to road widening and other related improvements. Road widening, sidewalks, curb and guttering, utility relocations, and all other related improvements shall be the responsibility of the developer and/or owner.

Sidewalks shall be constructed within the interior of the development to link buildings with other destinations such as, but not limited to: parking, adjoining streets, adjoining sidewalks, or adjoining developments or amenities where appropriate pedestrian connections can be reasonably accomplished. These interior sidewalks shall be constructed in accordance with the standards for sidewalks as set forth in Article 10 of this Ordinance.

Proposed text amendment to give the Historic Preservation Committee authority over commercial development within historic districts:

10.7.2.3 EXEMPTIONS

The following commercial land uses are not subject to the standards of this § 10.7:

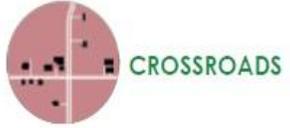
- Multi-family residential development (which is addressed in § 10.3 of this Ordinance).
- Shopping centers or other large retail “Superstores” that are in excess of 25,000 square feet (which are subject to design standards of § 10.2 of this UDO).
- Any land use as classified in Table 4.6-1 of this UDO under the land use subheading Industrial and Manufacturing Uses and includes a total site acreage of five acres or greater and/or a total amount of structures with a GFA of 25,000 square feet or greater. See § 10.8 of this Ordinance for industrial design standards.
- Building lots that were created as part of an office/business park or an industrial park if such lots do not take vehicular access directly from a thoroughfare or freeway as identified in § 10.7.2.2. Such lots shall be exempt only if access is via a secondary street.
- This shall not apply to the ~~Downtown Sanford and Rosemount-McIver Local Historic Districts. CBD-Central Business District zoning classification except as located within the Town of Broadway.~~

Zoning Map
Administrative
Rezoning

FUTURE LAND USE PLACE TYPES



COUNTRYSIDE



CROSSROADS



VILLAGE NEIGHBORHOOD



VILLAGE CENTER



SUBURBAN NEIGHBORHOOD



URBAN NEIGHBORHOOD



NEIGHBORHOOD TRANSITION AREA



NEIGHBORHOOD CENTER



COMMERCIAL CORRIDOR



DOWNTOWN



MIXED USE ACTIVITY CENTER



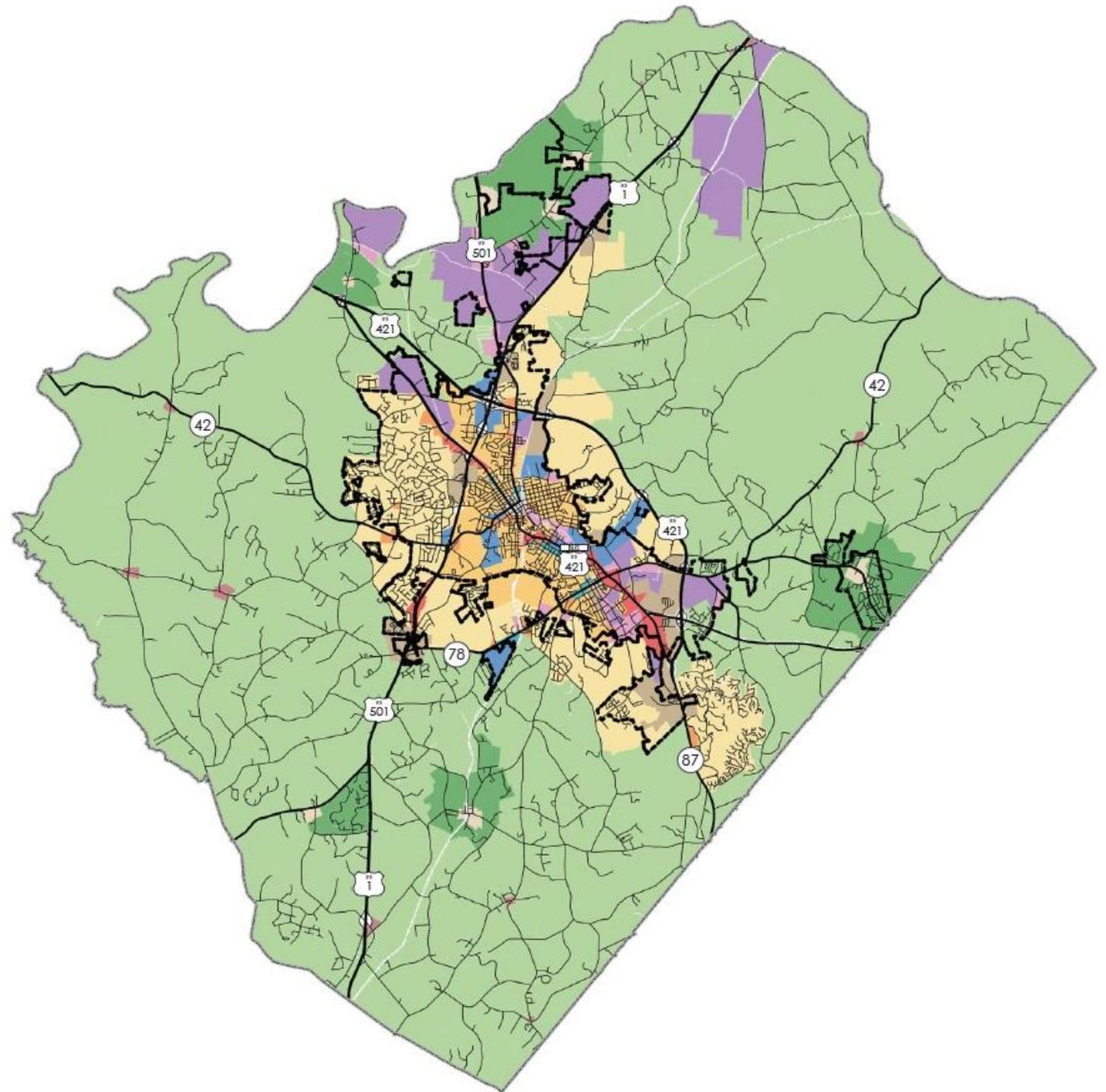
PROFESSIONAL AND INSTITUTIONAL CAMPUS



MAKER DISTRICT



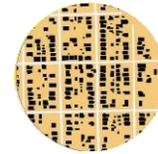
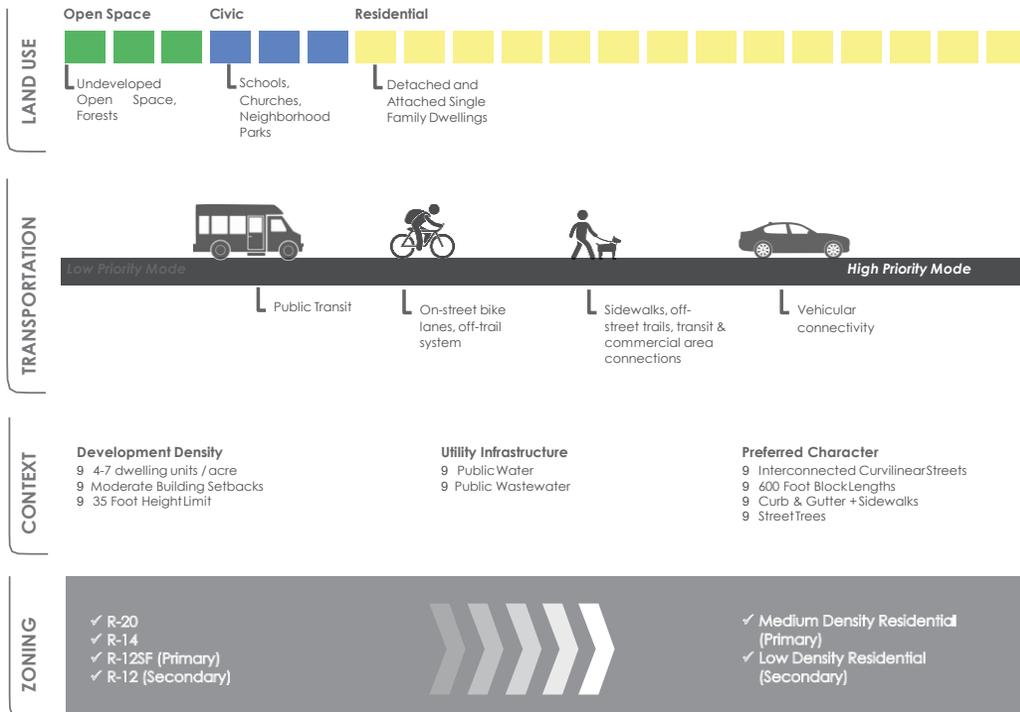
INDUSTRIAL CENTER





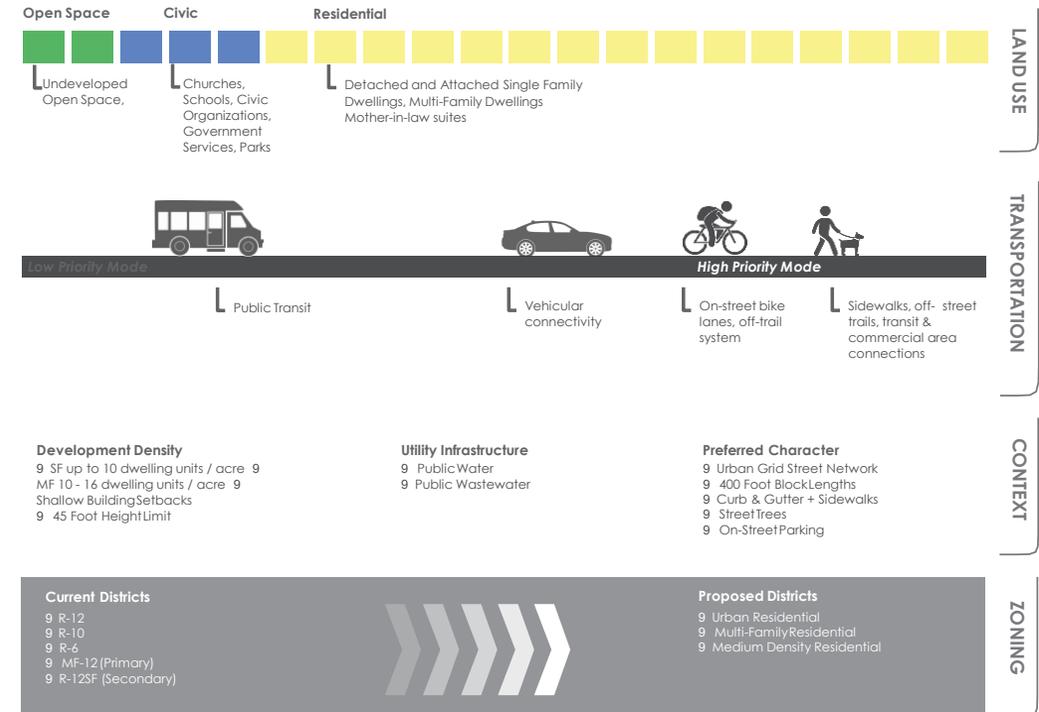
SUBURBAN NEIGHBORHOOD

- 9 Residential areas on the outskirts of a core urbanized area
 - 9 Facilitates large scale development of single family residential
 - 9 Walkable, with high degree of transportation connectivity between neighborhoods and surrounding network thoroughfares
- Local Example - Westlake Valley Neighborhood in Sanford**

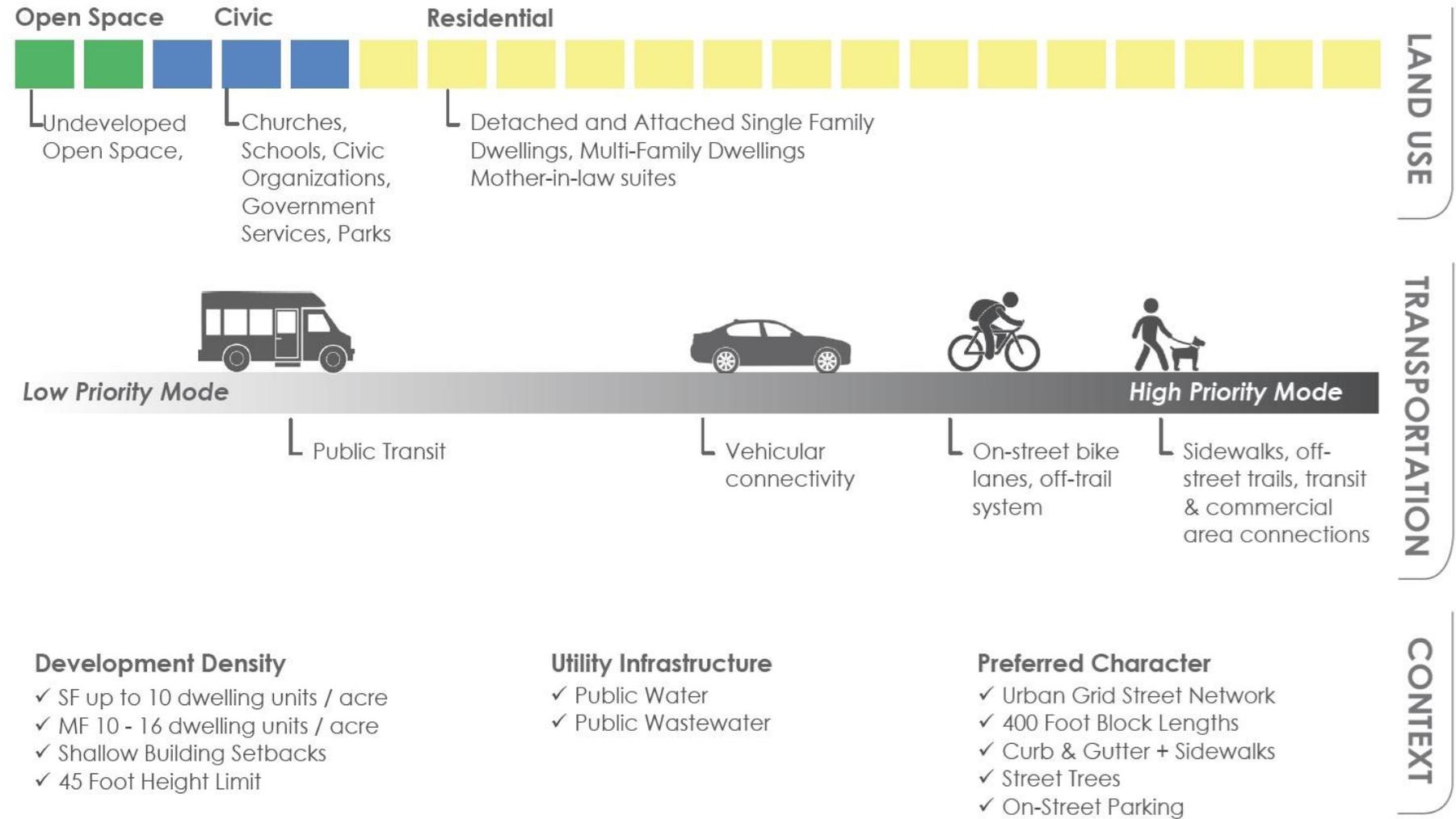


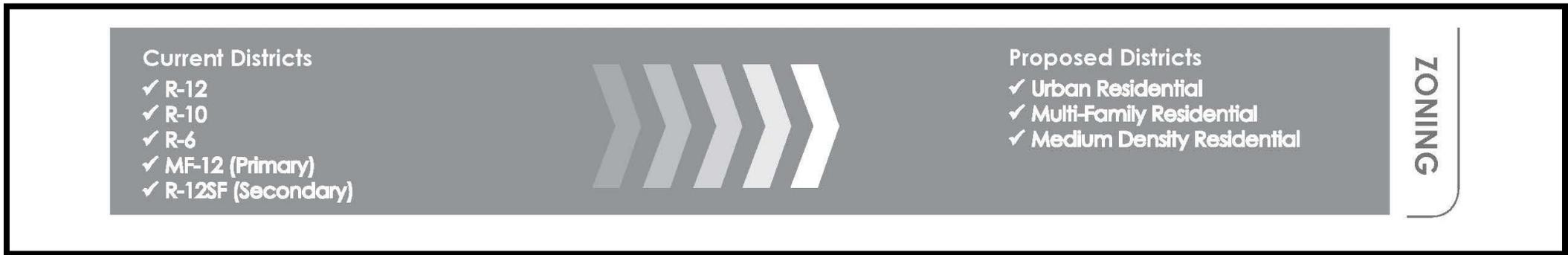
URBAN NEIGHBORHOOD

- 9 Higher density residential neighborhoods in the city core
 - 9 Walkable to adjacent urban commercial districts
 - 9 Grid street networks are the typical development form
- Local Example - North 4th, 5th and 6th Streets in Sanford**

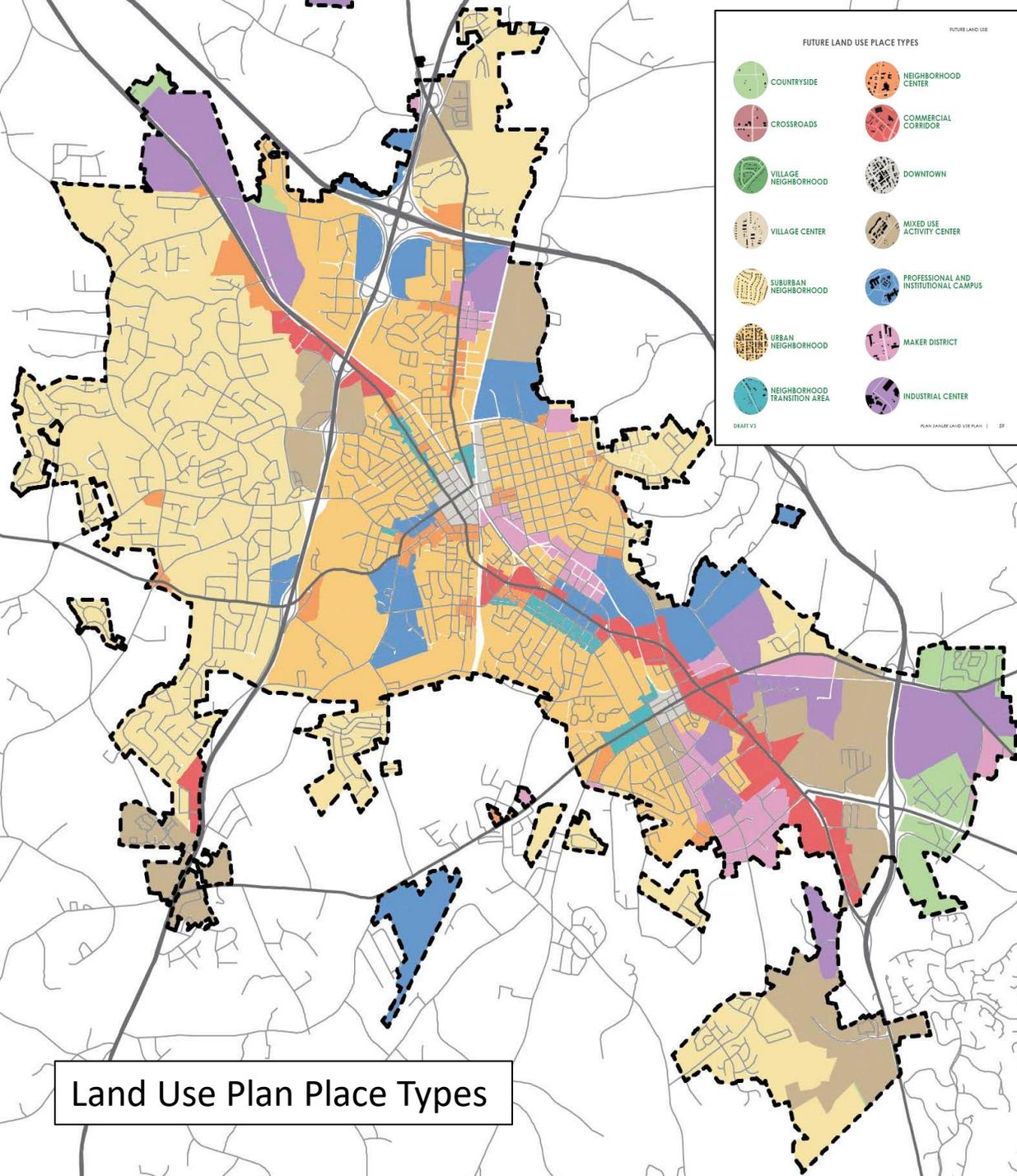


➤ The new text amendments are intended to update the development code to foster more desirable neighborhoods, provide more public space and active recreation opportunities, and allow for a greater spectrum of housing options in both existing and future neighborhoods.

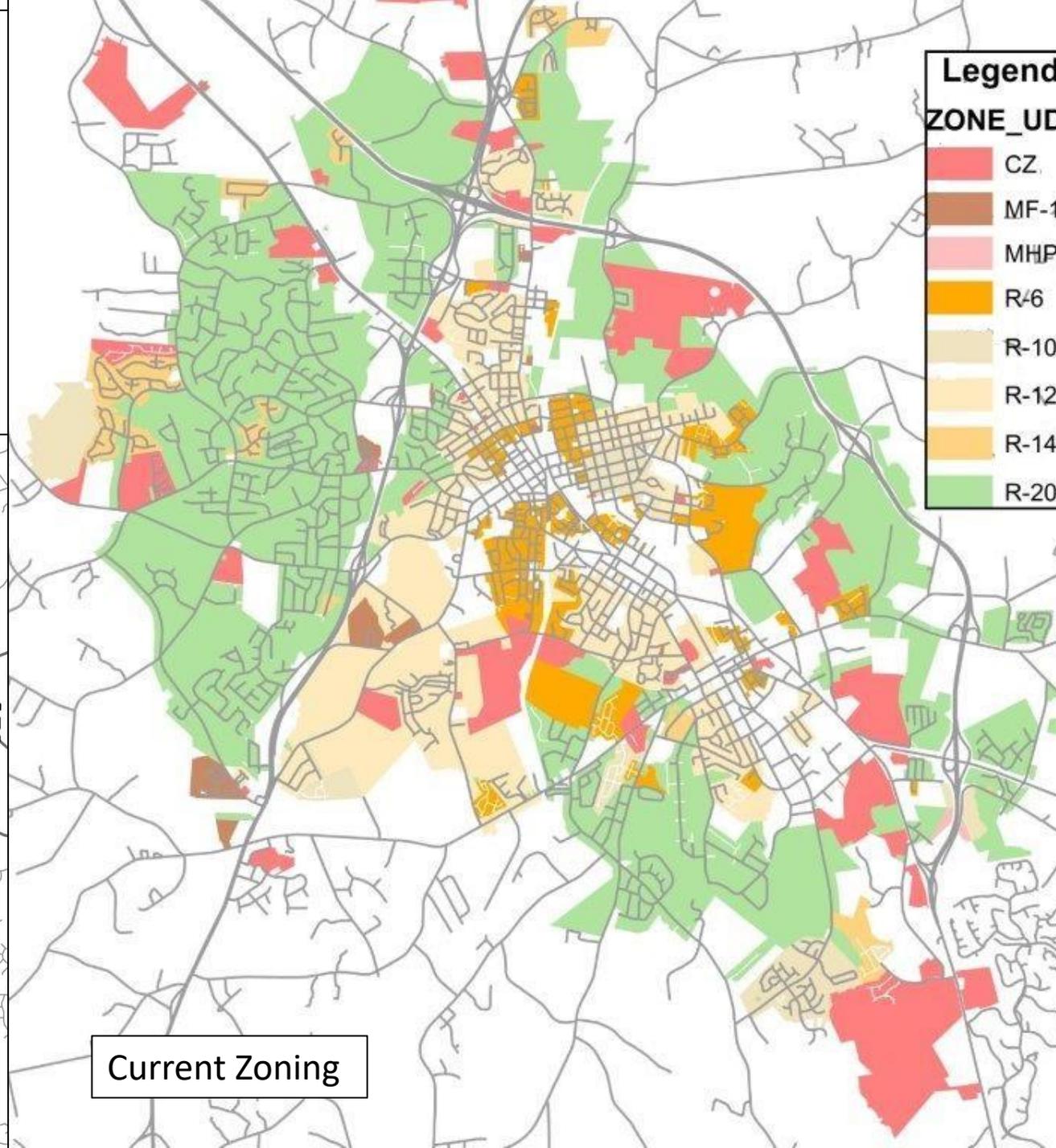




- To fully implement these new rules, our current zoning districts will have to be updated and replaced with new districts.
- City Council can replace the zoning districts “like for like” or proactively upzone districts
- Current Zoning does not match the Land Use Plan - the City’s policy guide or vision of what we want to be in the future, making it more difficult to implement the vision.
- Staff is recommending to administratively upzone some parcels to better reflect the land use plan



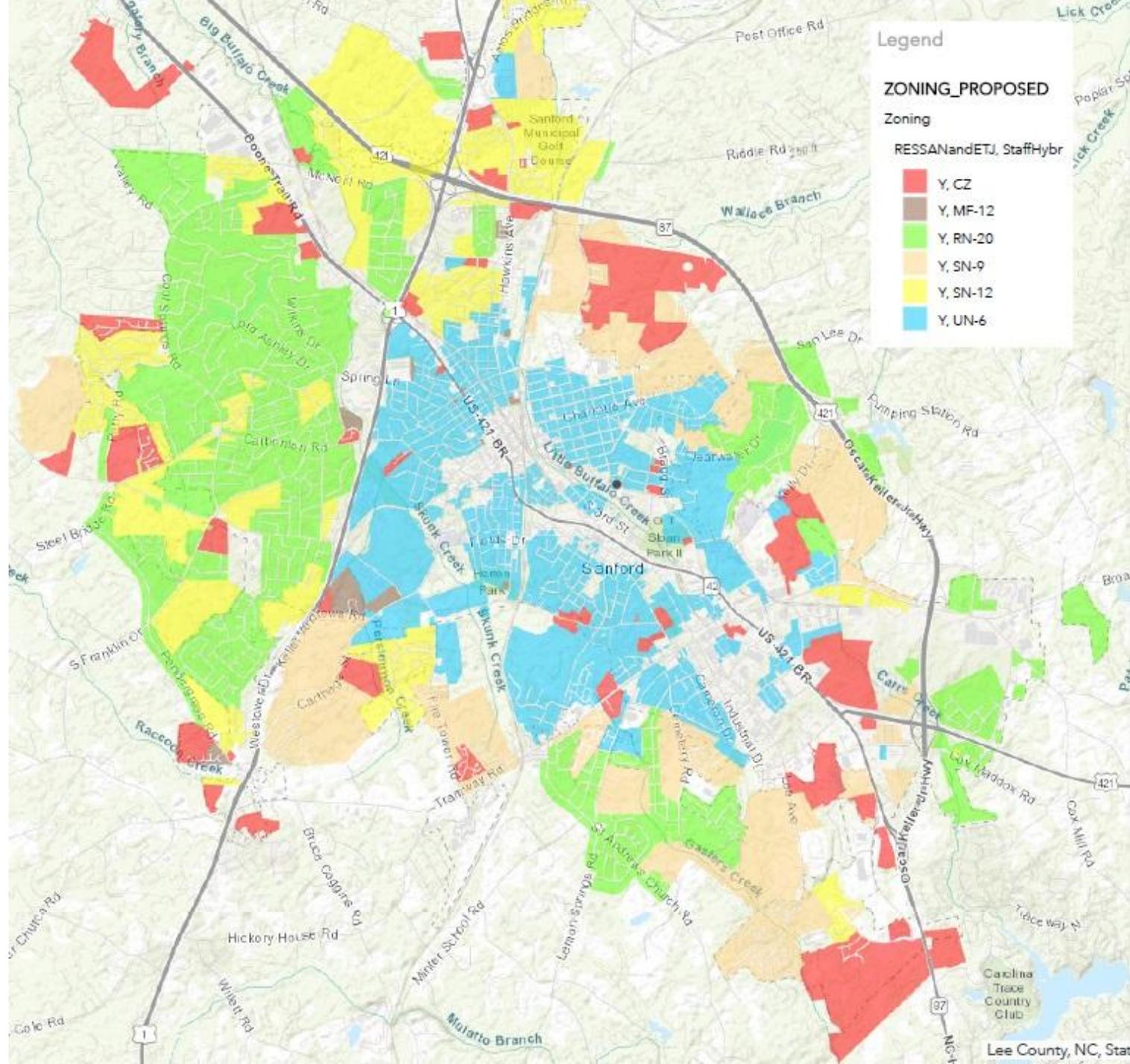
Land Use Plan Place Types



Current Zoning

Proactive Upzoning Approach - Benefits

- Encourages Infill Development taking advantage of existing infrastructure
- Encourages Incremental Development for small local developers and residents
- Fewer Requests for Rezoning, particularly for smaller projects (125 units or less)
- Decreases Predevelopment Timeline
- Projects are more consistent and predictable
- Increases Affordable Workforce Housing in and near the Urban Core
- Decreases suburban sprawl and preserves agriculture and environmentally sensitive lands



Legend

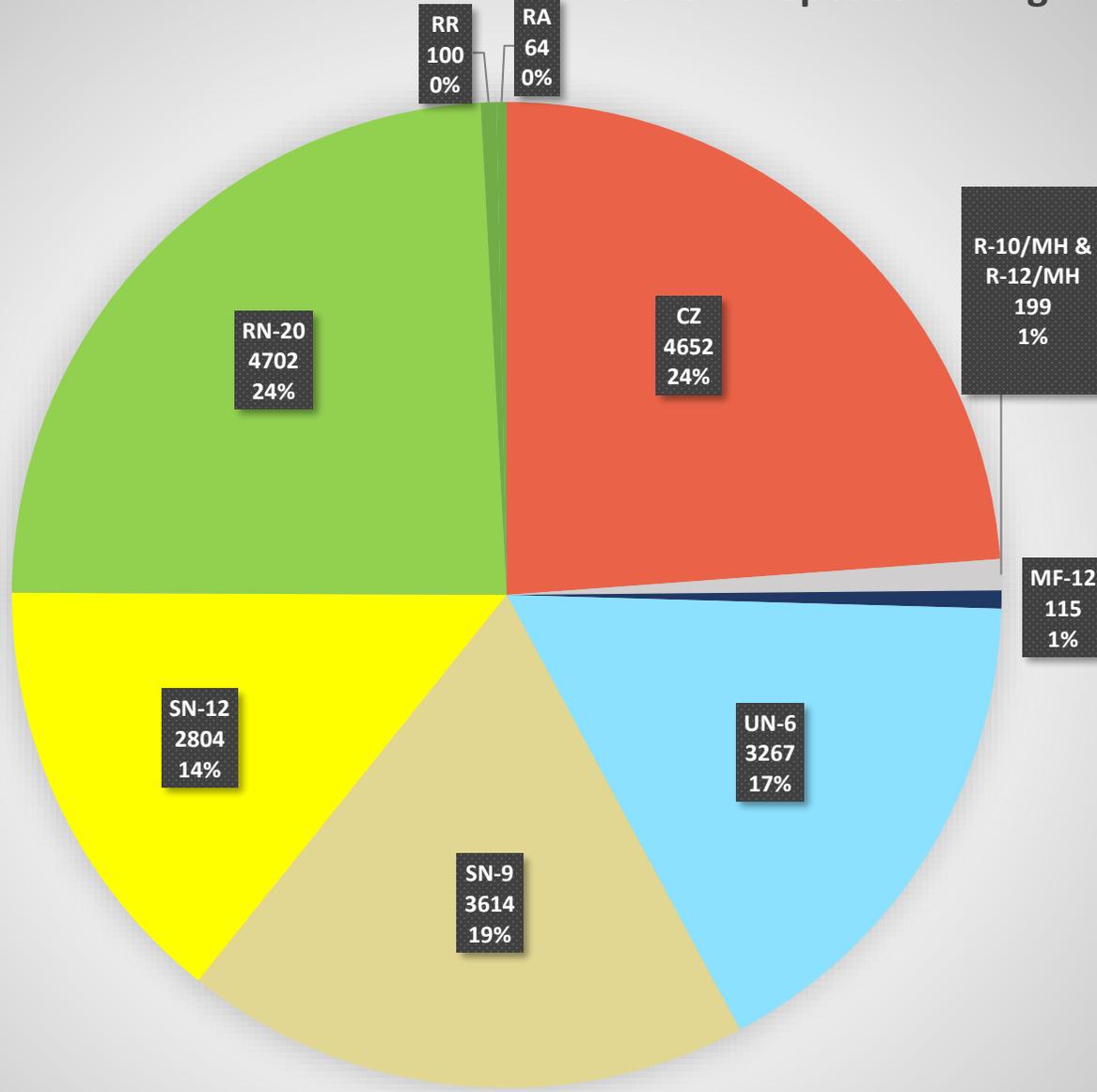
ZONING_PROPOSED

Zoning

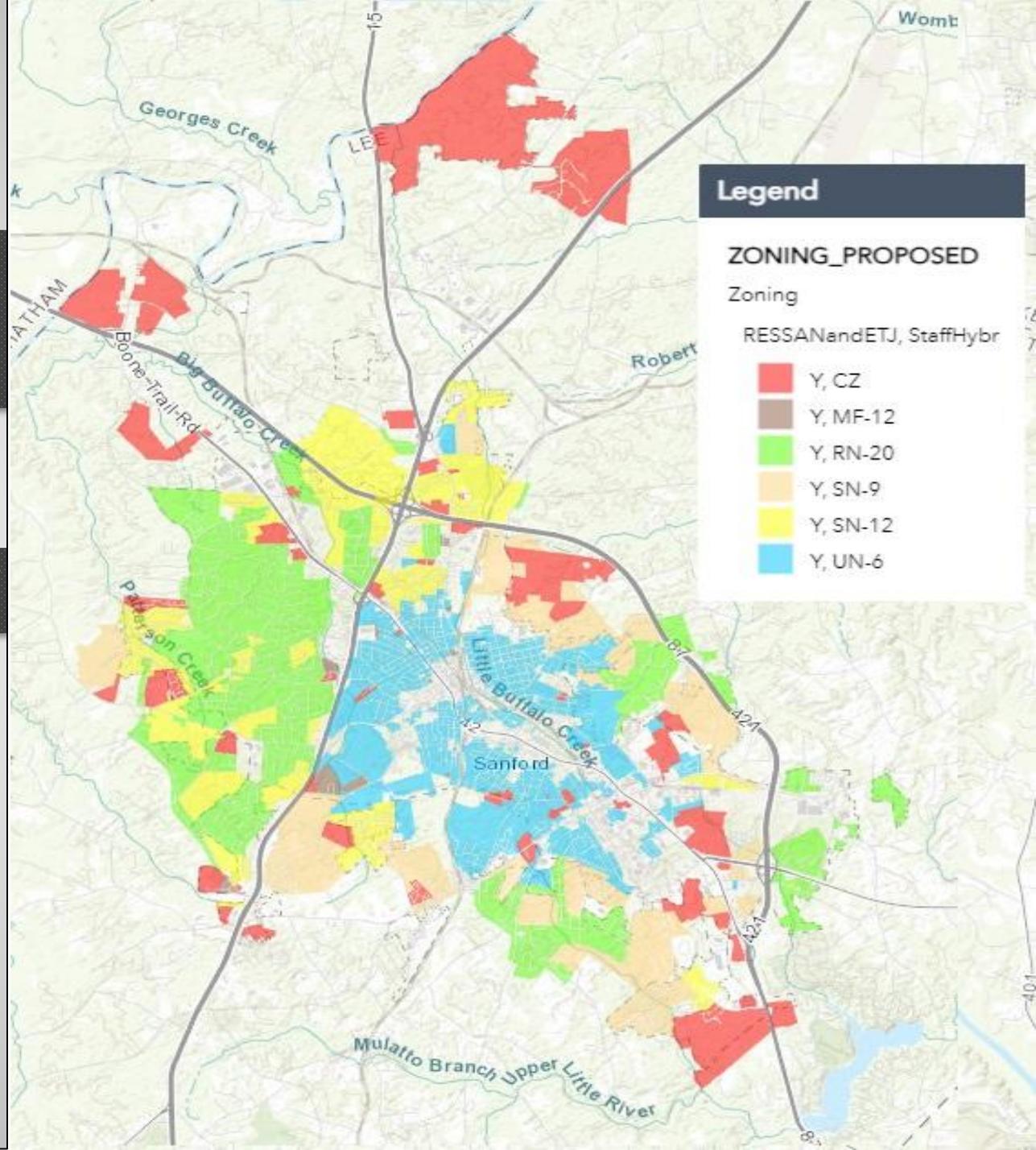
RESSANandETJ, StaffHybr

- Y, CZ
- Y, MF-12
- Y, RN-20
- Y, SN-9
- Y, SN-12
- Y, UN-6

ACRES - Proposed Zoning



■ CZ
 ■ R-10/MH & R-12/MH
 ■ MF-12
 ■ UN-6
 ■ SN-9
 ■ SN-12
 ■ RN-20
 ■ RR
 ■ RA



Legend

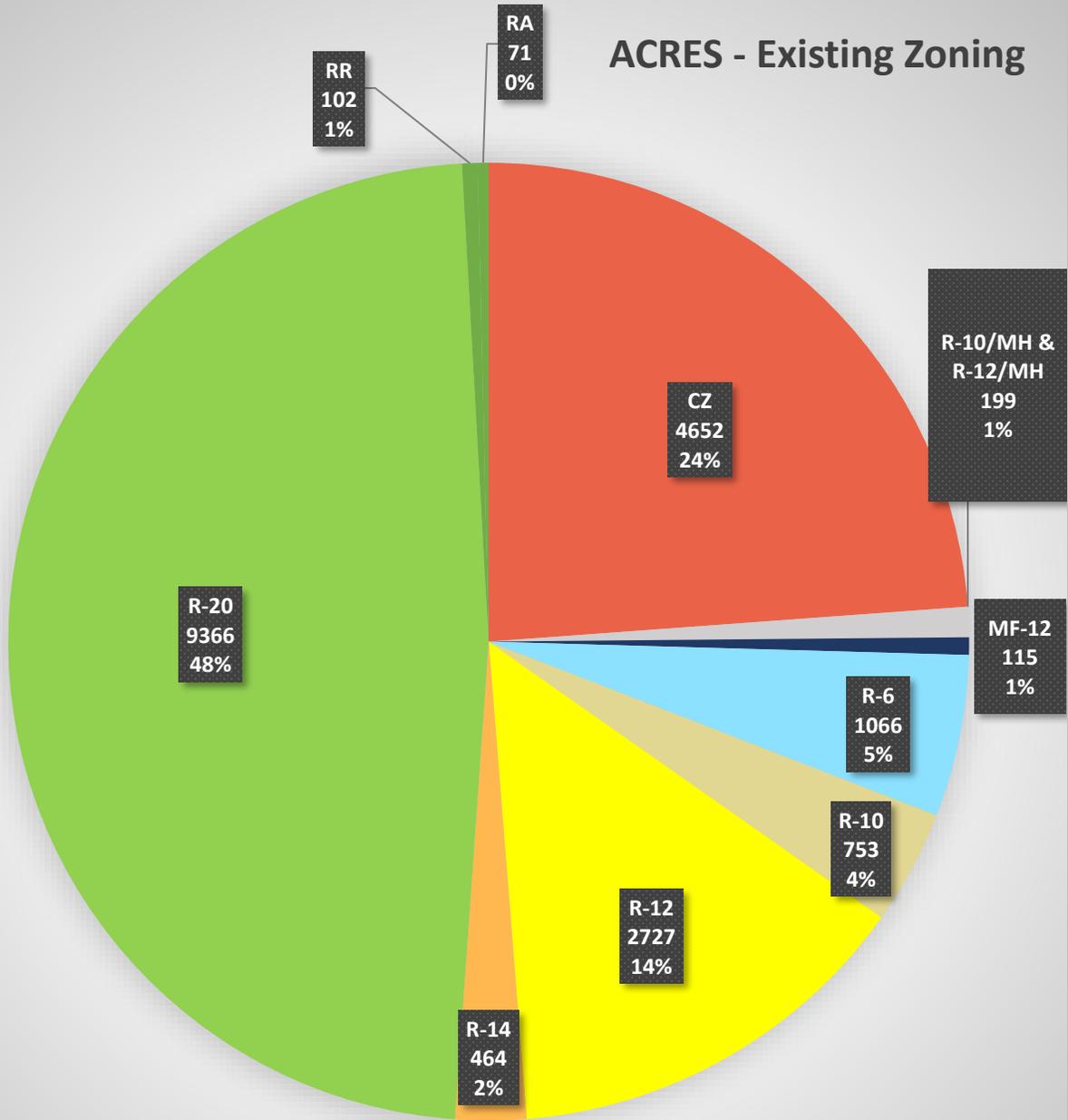
ZONING_PROPOSED

Zoning

RESSANandETJ, StaffHybr

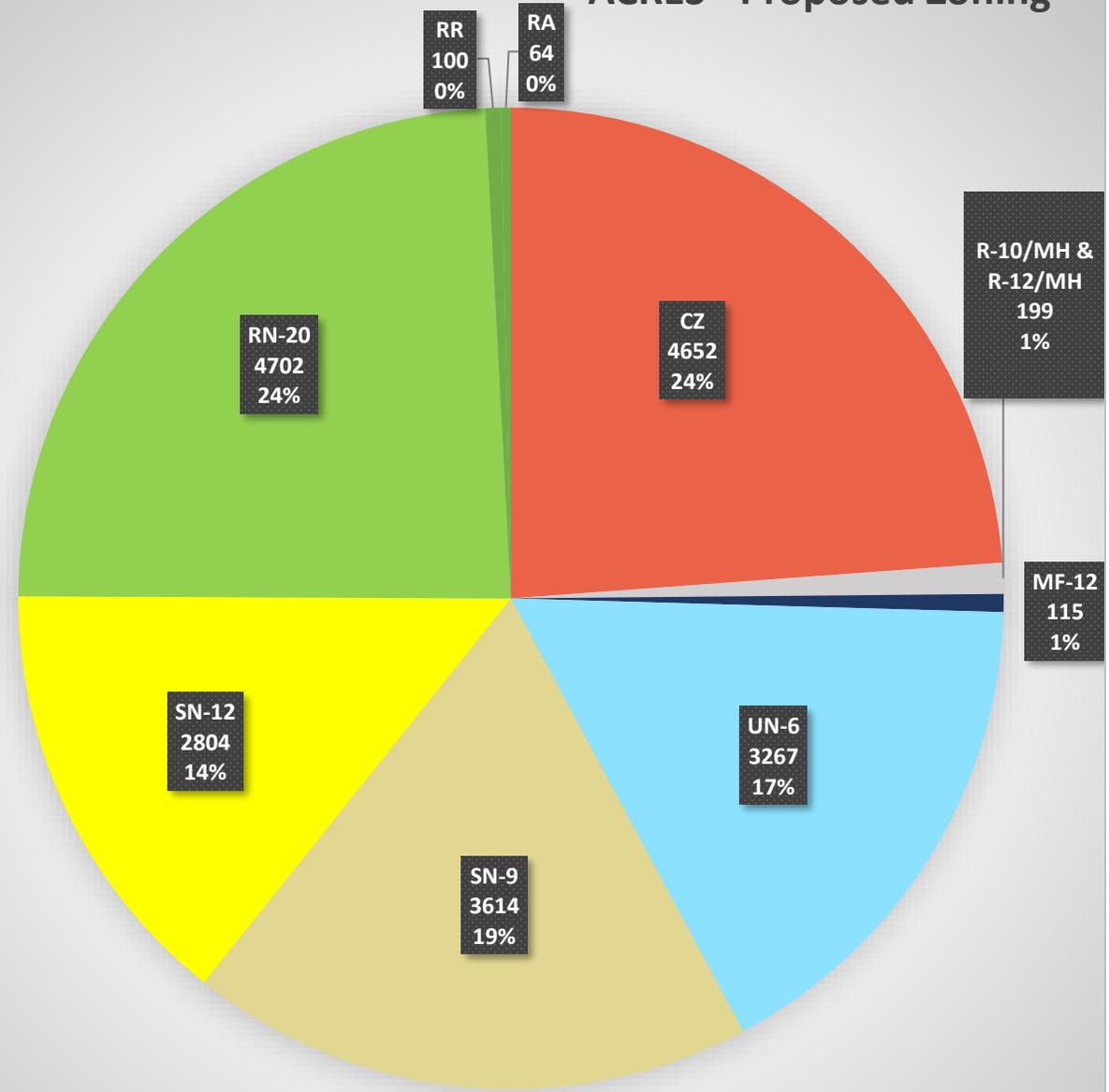
- Y, CZ
- Y, MF-12
- Y, RN-20
- Y, SN-9
- Y, SN-12
- Y, UN-6

ACRES - Existing Zoning



■ CZ ■ R-10/MH & R-12/MH ■ MF-12 ■ R-6 ■ R-10 ■ R-12 ■ R-14 ■ R-20 ■ RR ■ RA

ACRES - Proposed Zoning



■ CZ ■ R-10/MH & R-12/MH ■ MF-12 ■ UN-6 ■ SN-9 ■ SN-12 ■ RN-20 ■ RR ■ RA

Any Questions?



Recommended Zoning Changes by Zoning Classification: 9907 parcels

RA: 19		RR:15		R-20: 4364				R-14: 378		R-12: 2724			R-10: 710		R-6: 1697
RA	RN-20	RR	SN-12	RN-20	SN-12	SN-9	UN-6	SN-12	UN-6	SN-12	SN-9	UN-6	SN-9	UN-6	UN-6
18	1	14	1	3207	282	325	550	370	8	233	297	2194	337	373	1697