



TOWN *of*
WAKE FOREST

Planning Board

UDO - Zoning District Changes:

- Official Zoning Map part of UDO
- New designated zoning districts types:
 - Base Districts (Urban / Rural & Suburban)
 - Overlay Districts
- New zoning to resemble old district or current land use
- Property owner requested zoning changes



Rural & Suburban Districts:

<p><i>Open Space District (OS)</i></p>	<p>The Open Space District is established to preserve and protect environmentally sensitive lands (e.g. floodways, wetlands) and properties that are already under public ownership and/or otherwise restricted for use for passive or active recreational use.</p>
<p>Rural Holding District (RD) <i>Previous District(s): RD</i></p>	<p>The Rural Holding District is established as a district in which the principal uses of the land are restricted due to lack of available utilities, unsuitable soil types or steep slopes.</p>
<p><i>General Residential (GR3, GR5, GR10)</i> <i>Previous District(s): R20, R15, R10, R5, MF, O-I</i> <i>R-20 & R-15 convert to GR3</i> <i>R-10 converts to GR5</i> <i>R-5, MF & O-I convert to GR10 where applicable</i></p>	<p>The General Residential Districts are established to maintain previously developed suburban residential subdivisions for their existing or approved low-to-medium density single-family dwellings and related recreational, religious and educational facilities. Intended to act as a transitional zoning district between rural development in the county and the urban development of the town, these regulations are further intended to discourage any use which would be detrimental to the predominately residential nature of the areas included within the district.</p>
<p>Neighborhood Business (NB) <i>Previous District(s): NB, O-I</i></p>	<p>The Neighborhood Business District is established as a district in which the principle use of land is for retail trade and services purposes of a lower intensity than the Highway Business (HB) District. Such districts are generally located near residential areas and cater to the everyday needs of nearby residential neighborhoods, stressing accessibility by automobiles, bicycles, and pedestrians.</p>
<p>Highway Business (HB) <i>Previous District(s): HB</i></p>	<p>The Highway Business District is generally located on the major thoroughfares in town and provides opportunities for the provision of high-density housing, offices, services and retail goods. The regulations for this district are intended to accommodate the predominately auto-oriented pattern of existing development while encouraging the creation of new pedestrian-friendly, mixed-use areas that avoid strip commercial development and establish more resilient land development patterns.</p>
<p>Institutional Campus Development (ICD) <i>Previous District(s): ICD</i></p>	<p>This district is intended to allow for the continued and future use, expansion, and new development of academic and religious campuses and of governmental and health facilities, where the campus or facility has a total development size greater than 10 acres. The goal is to promote the many varied uses associated with such institutions while maintaining the overall design integrity of the campus setting and minimizing any adverse impacts on the neighboring residential and historic areas. In the attempt to meet this goal numerous requirements are included, such as but not limited to buffers, landscaping, outdoor lighting, parking, signage, building height, setbacks, and the like.</p>
<p><i>Light Industrial (LI)</i> <i>Previous District(s): I</i></p>	<p>The Light Industrial District is established to accommodate externally benign industrial and office uses that pose little nuisance to adjacent residential or mixed-use areas.</p>
<p><i>Heavy Industrial (HI)</i></p>	<p>The Heavy Industrial District is established to accommodate those industrial, manufacturing, or large-scale utility operations that are known to pose levels of noise, vibration, odor, or truck traffic that are considered nuisances to surrounding development.</p>

Urban Districts:

Urban Residential (UR)

Previous District(s): R10 & R8 in urban contexts

The Urban Residential District is established as a predominately residential district in which a variety of types of housing is permitted, including single-family and duplex residences, small apartment buildings and townhouses.

Residential Mixed-Use (RMX)

Previous District(s): R5 & O-I in urban contexts, MF, RA-C

The Residential Mixed-Use District is established to accommodate a variety of housing types in a neighborhood setting. The regulations of this district are intended to provide areas of the community for those persons desiring small residences and multifamily structures in relatively high density neighborhoods within walking or biking distance from mixed-use centers as well as some limited commercial uses in pedestrian-scaled, residential-style structures.

Neighborhood Mixed-Use (NMX)

Previous District(s): O-I & NB in urban contexts, RA-C

The Neighborhood Mixed-Use District is established as a pedestrian-scaled, mixed-use district which caters to the everyday needs of nearby neighborhoods, stressing accessibility by automobiles, bicycles, and pedestrians.

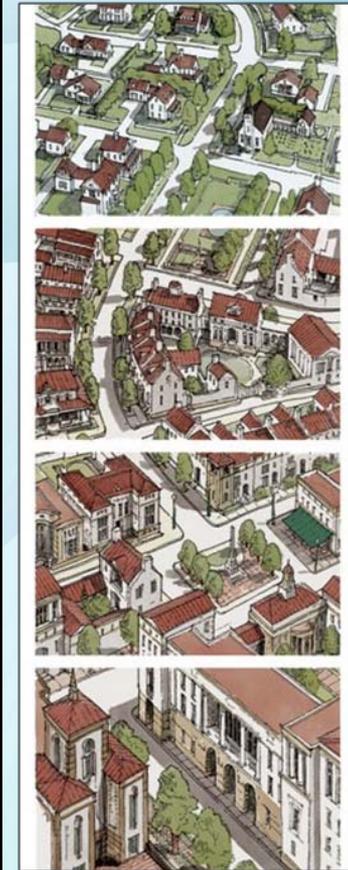
Renaissance Area Historic Core (RA-HC)

The Historic Core of the Renaissance Area permits the sensitive continuation of the "Main Street" environment of White Street and its secondary streets. The ground floor of buildings on White Street should be comprised of active uses including retail or restaurants with office and residential located on second stories. Side streets east of White Street may have a greater variety of ground floor uses.

Urban Mixed-Use (UMX)

Previous District(s): RA-UC

The Urban Mixed-Use District accommodates an active, pedestrian-friendly area of community-scale commercial, residential, office, and civic uses in both vertically mixed-use, as well as free-standing buildings. Retail should be placed at street level, with residential uses in rear or upper stories.



Suburban
Districts



UR



RMX /
NMX



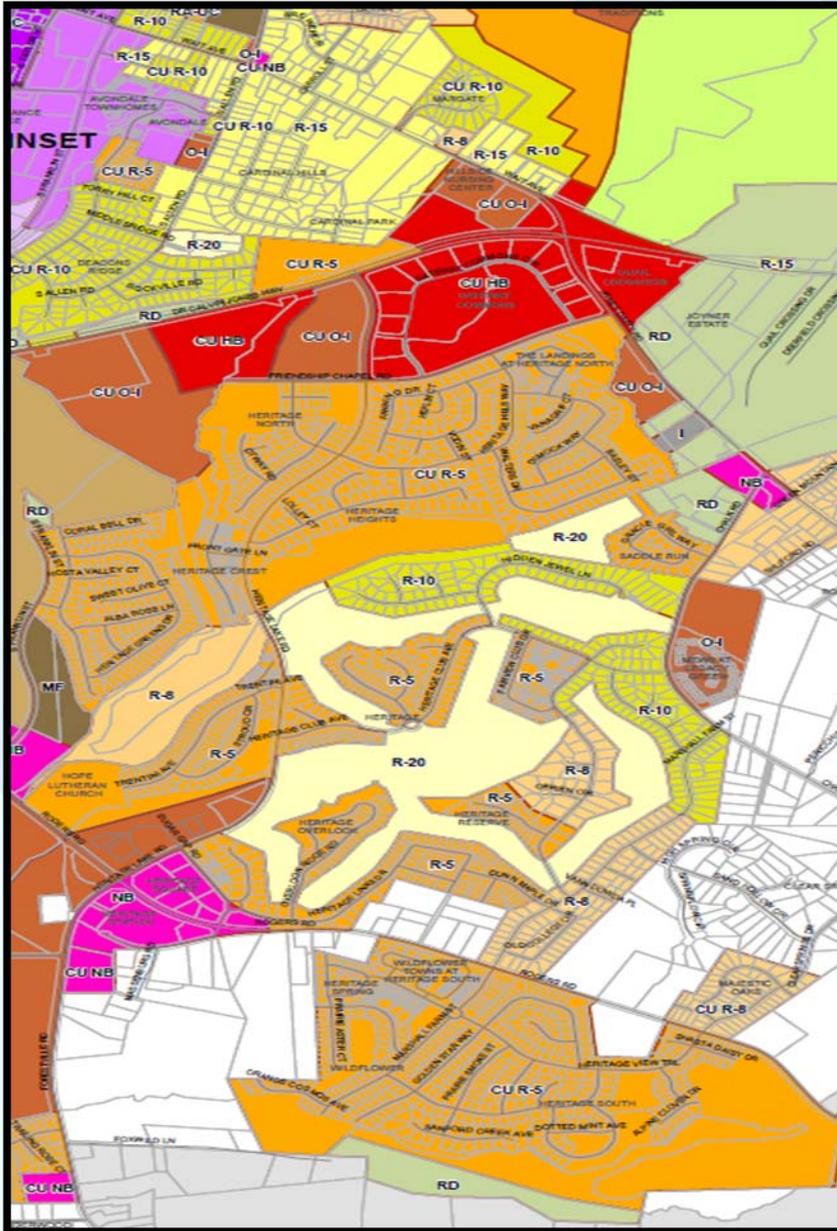
NMX /
UMX



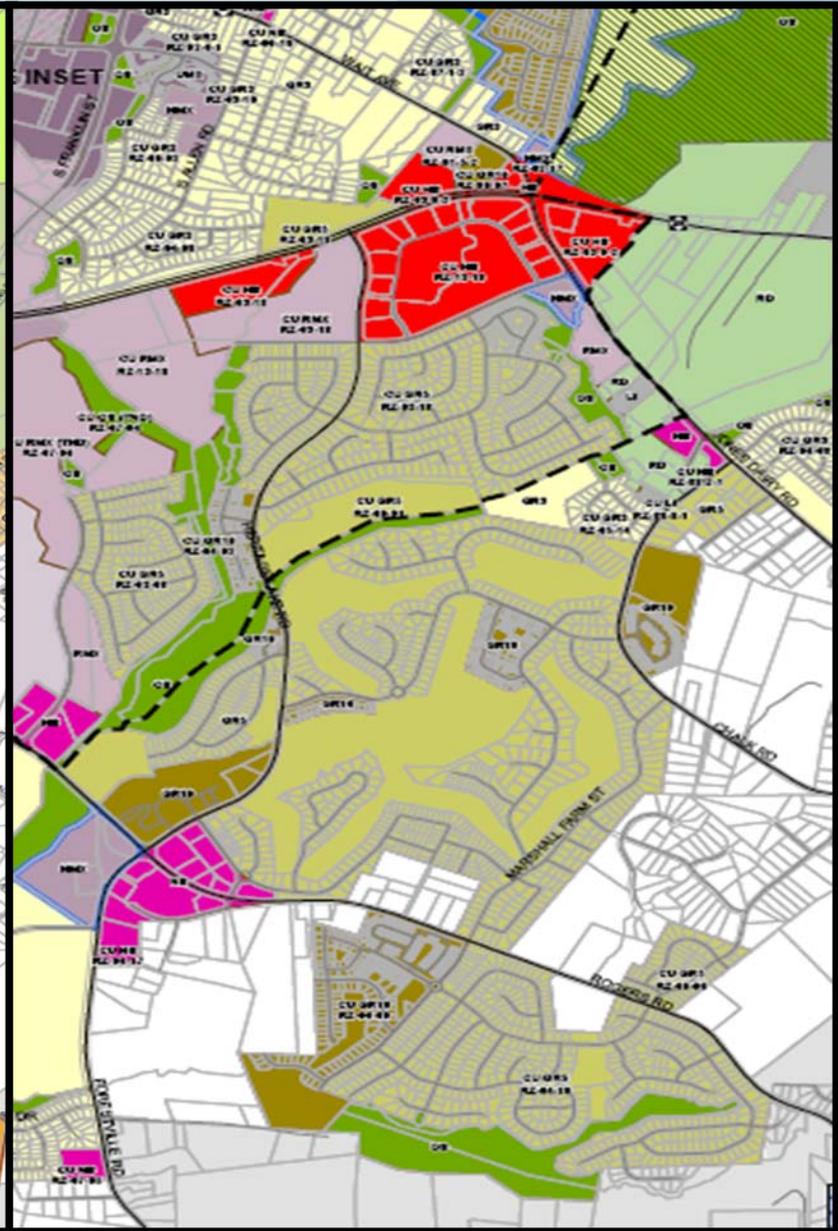
UMX /
RA-HC

Sample Area #2:

Current Zoning:



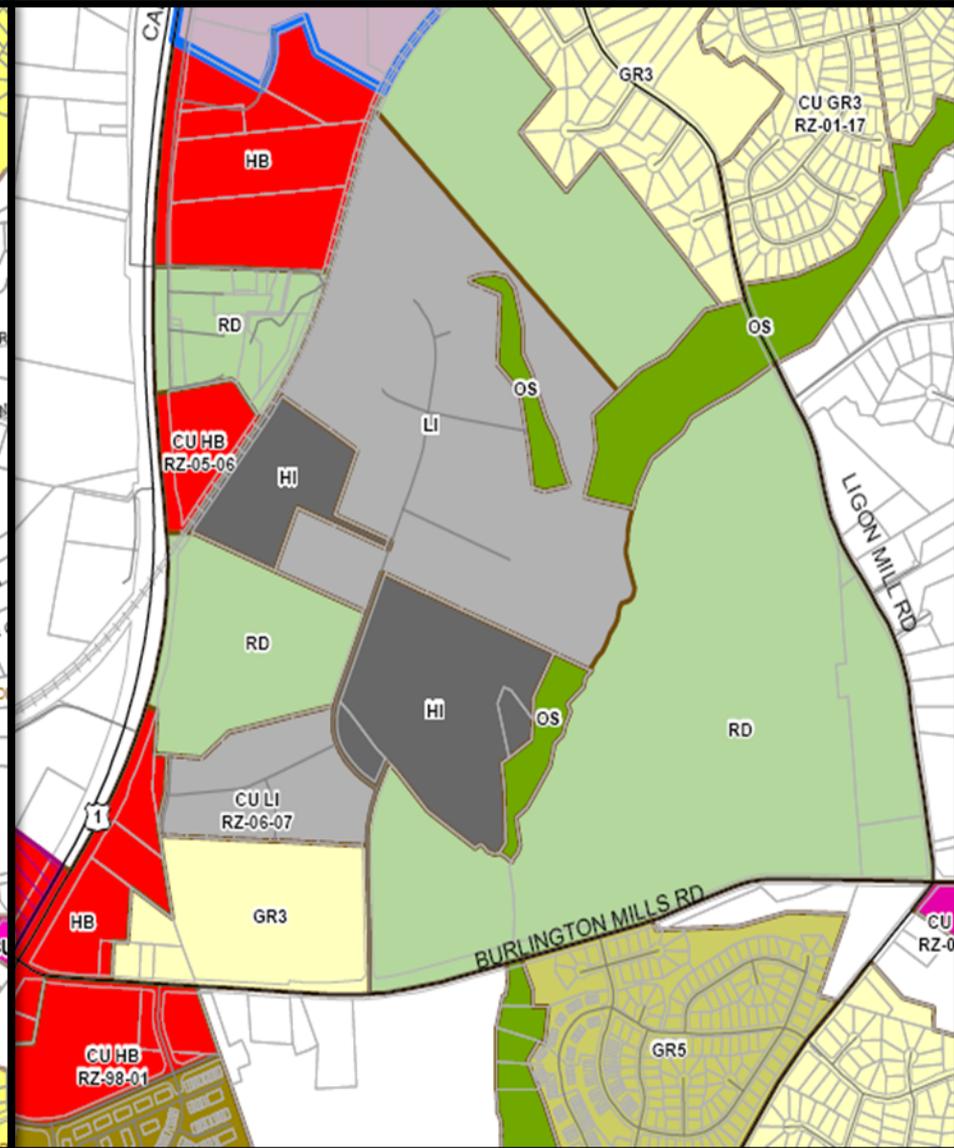
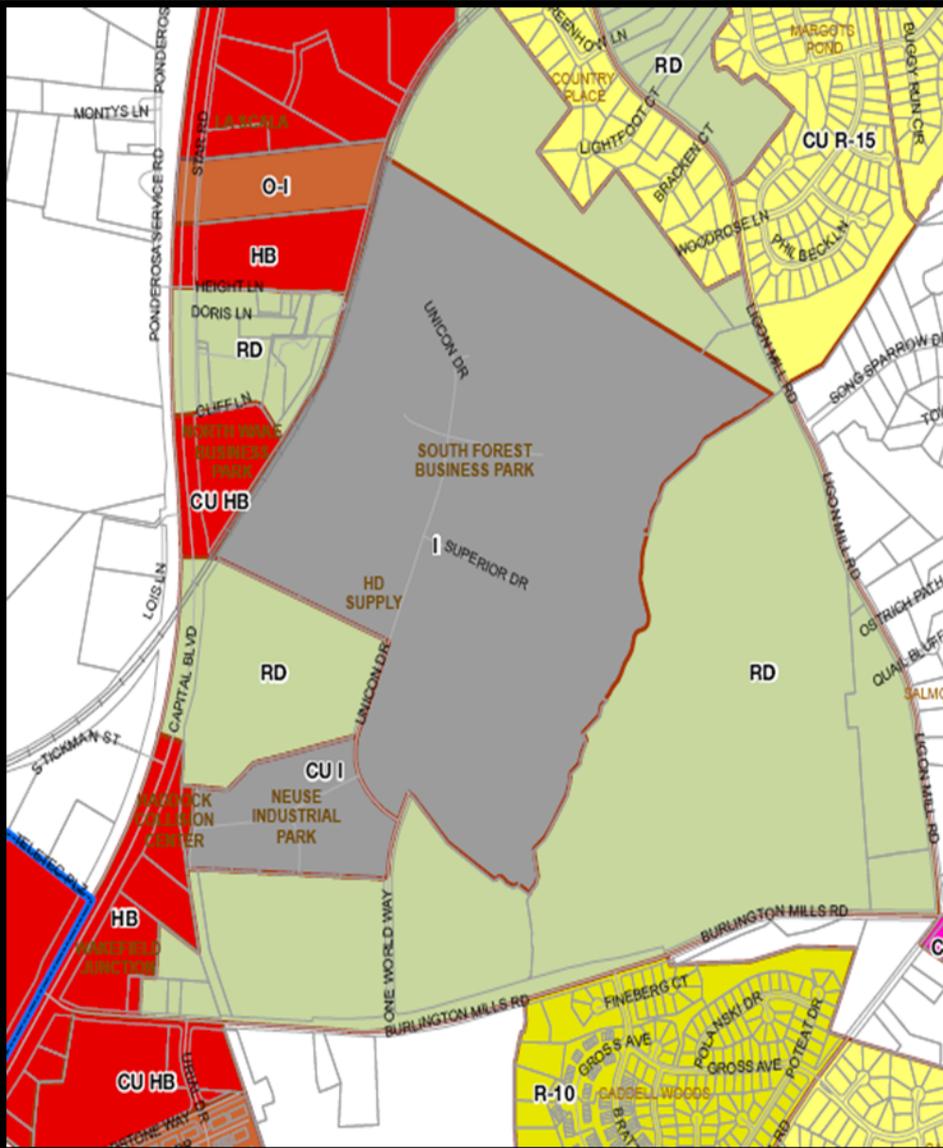
Proposed Zoning:



Sample Area #3:

Current Zoning

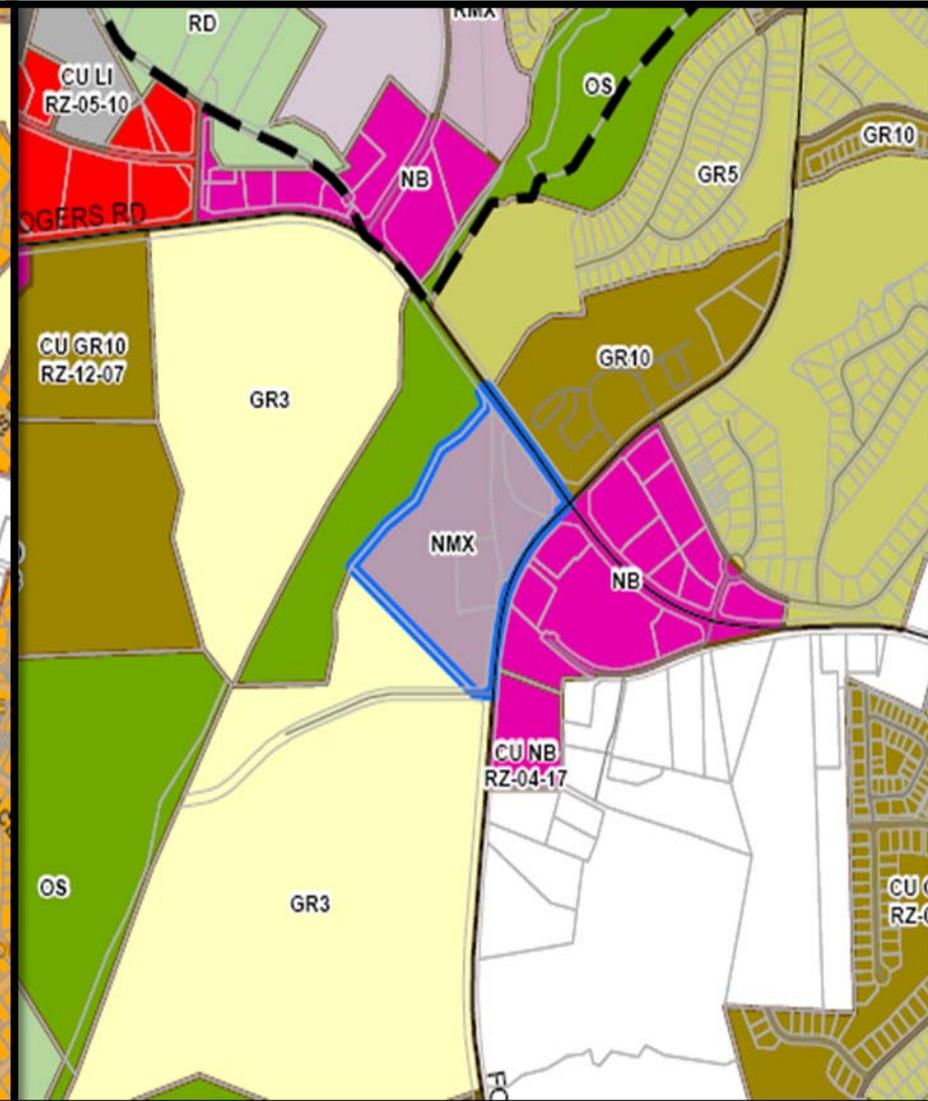
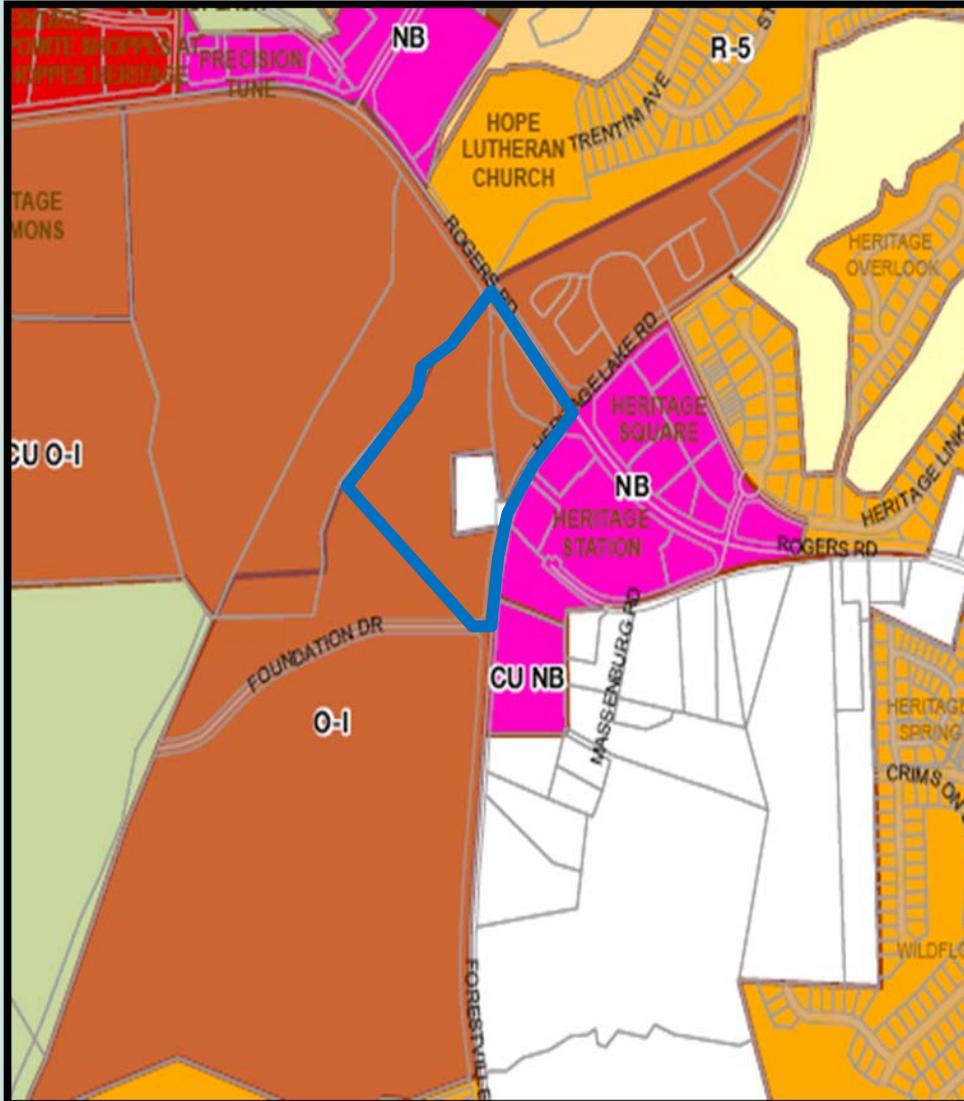
Proposed Zoning



Property Owner initiated rezonings:

Current Zoning

Proposed Zoning



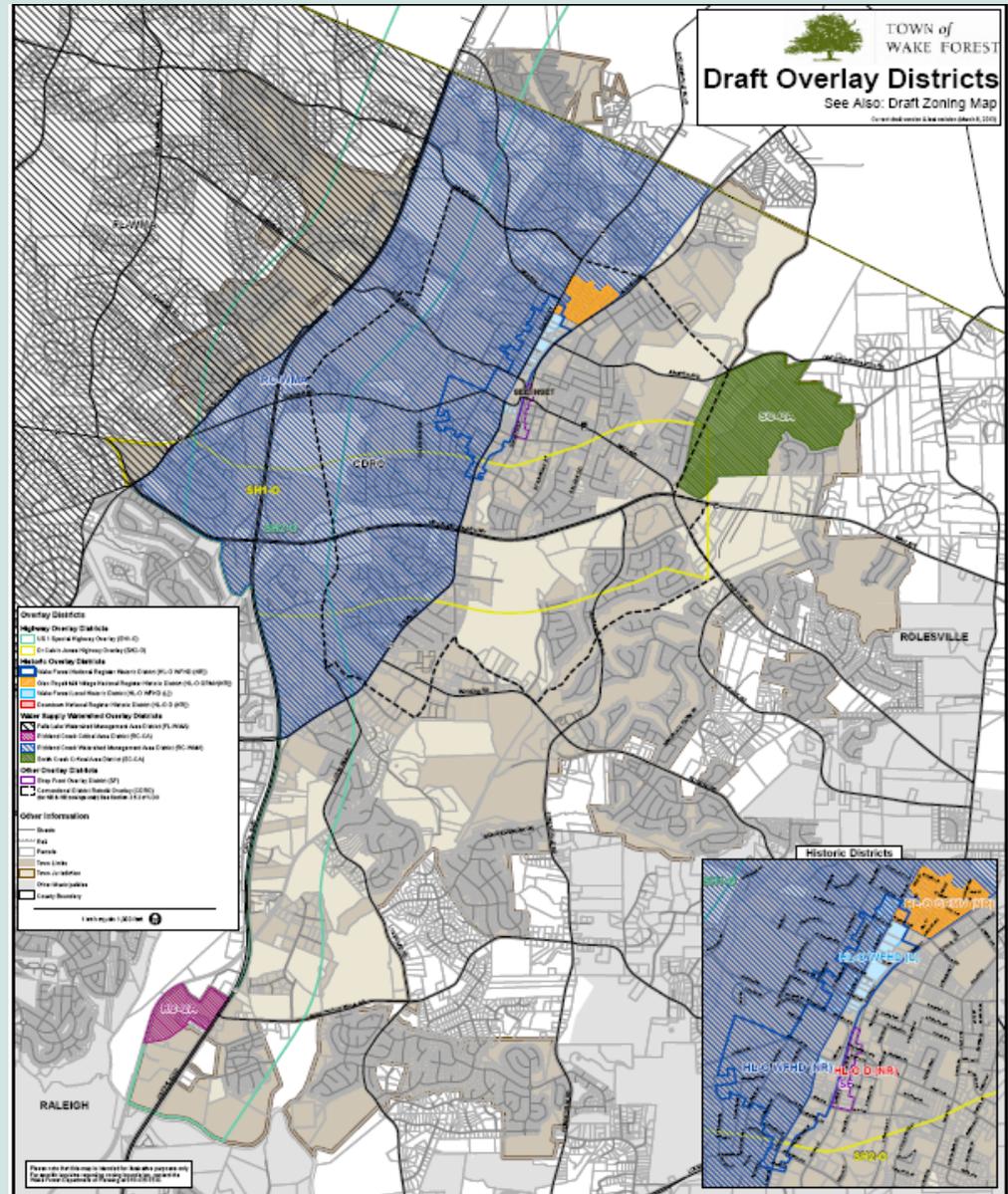
Overlay Districts:

Existing Overlay Districts:

- Historic Districts
- Falls Lake Watershed
- Richland Creek Watershed

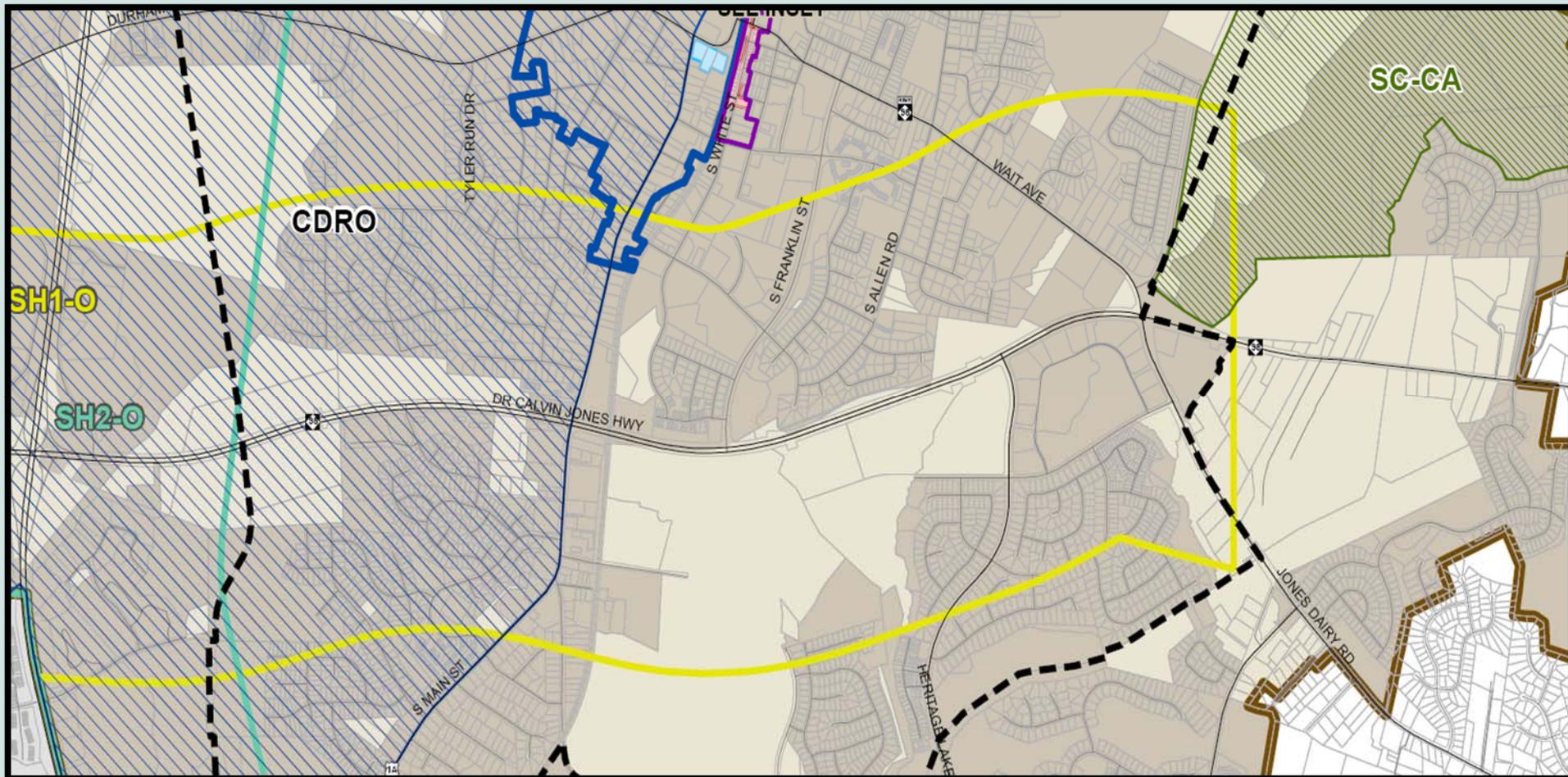
New Overlay Districts:

- Special Highway Overlay
- Smith Creek Watershed
- Shopfront
- Conventional Retrofit (form-based)



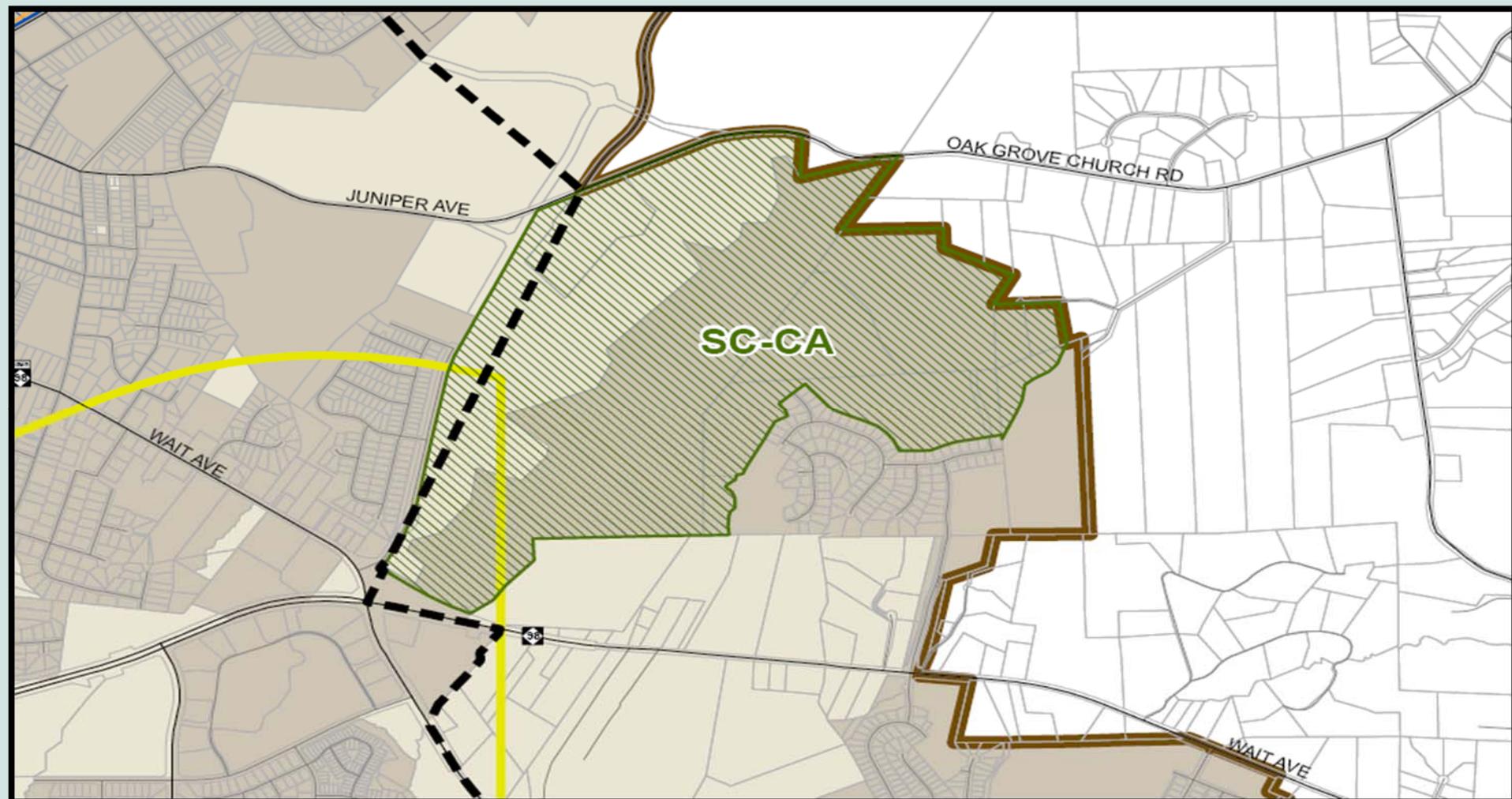
Special Highway Overlay Districts (SH-O):

- Based on existing corridor plans (US-1/Dr. Calvin Jones Hwy.):
- Higher standards related to access, tree preservation, parking, transportation, etc.



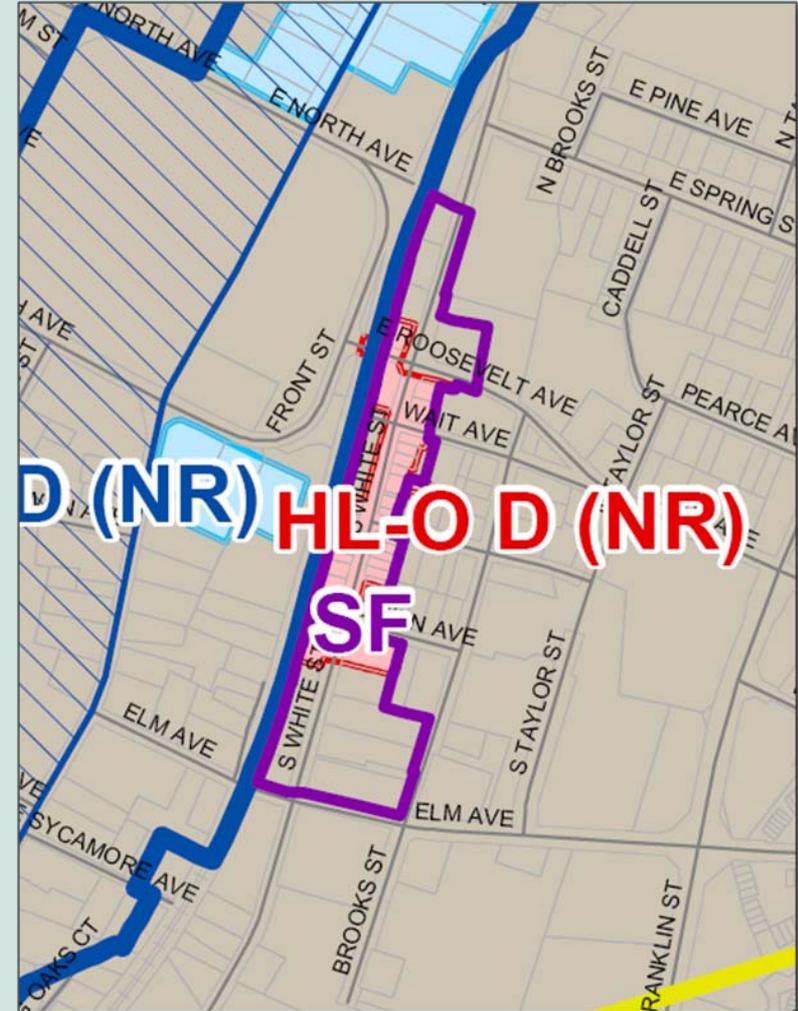
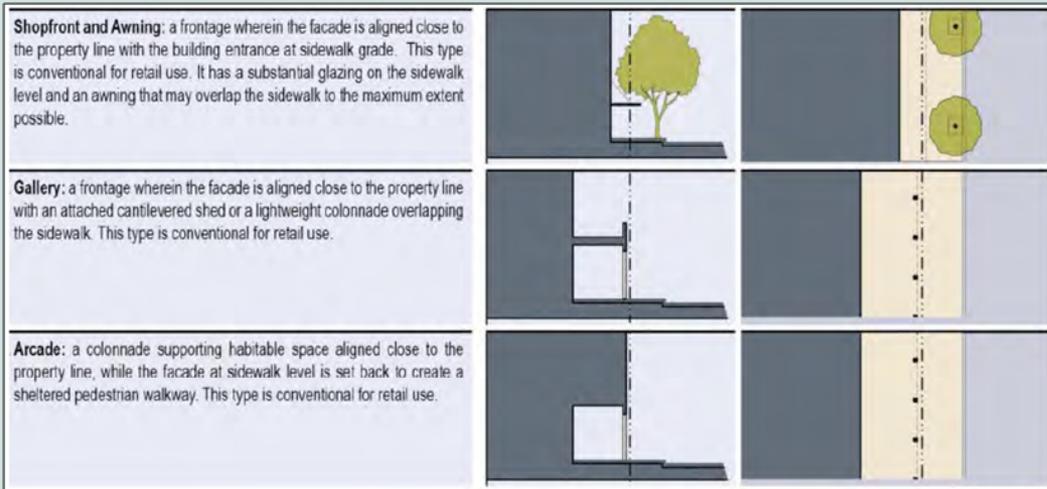
Smith Creek Watershed (SC-CA):

- Area previously zoned R-80W
- Impervious surface area requirements, watercourse buffers, etc.



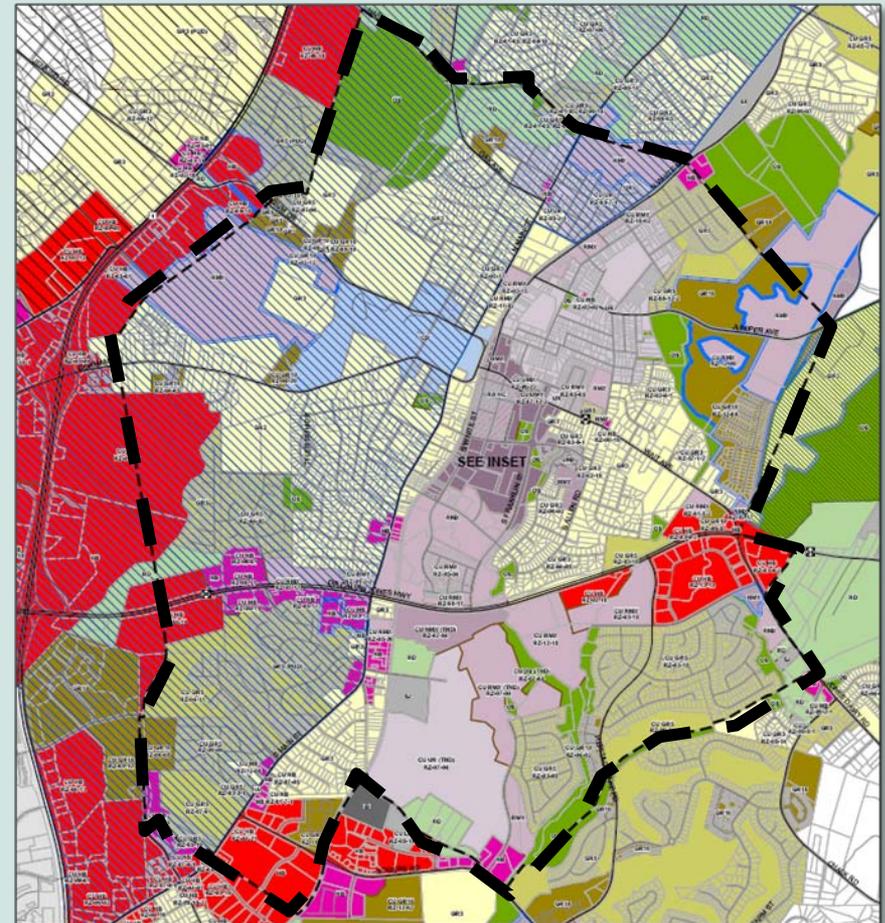
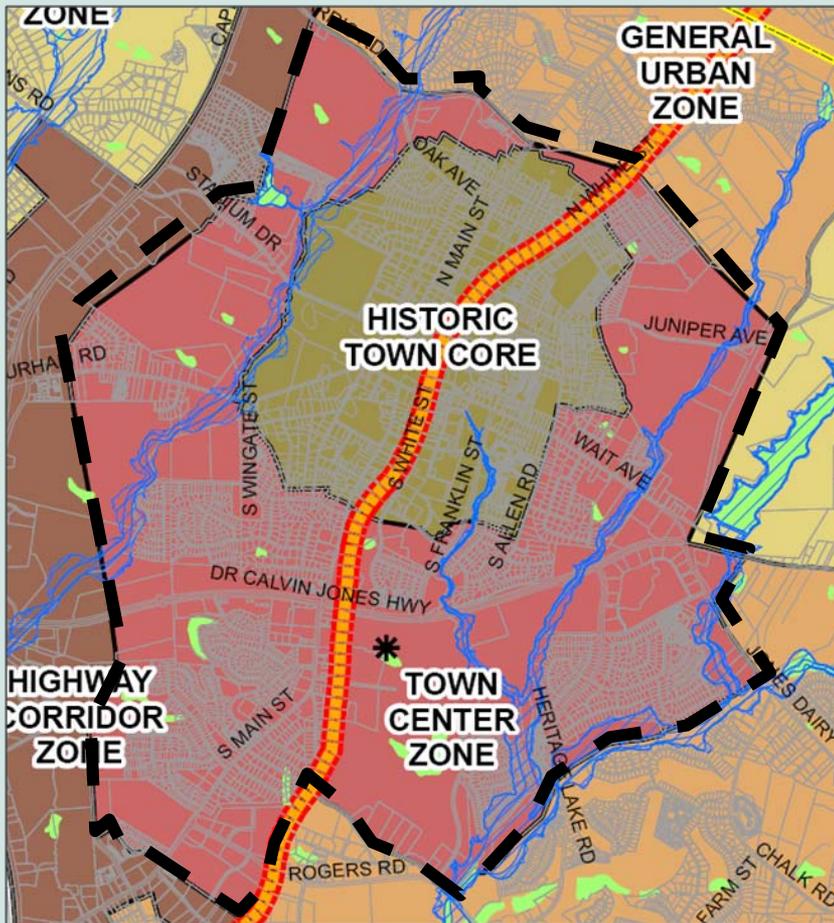
Required Shopfront Overlay(SF):

- Ensure ground floor of building frontage at sidewalk level in downtown area use shopfront and awning, gallery or arcade.
- Includes White Street Improvement area



Conventional District Retrofit Overlay (CDRO):

- Allow NB & HB districts within identified area to convert to urban districts (RMX, NMX or UMX) without typical rezoning process.
- Based on Growth Strategies Map of WFCP – “Town Center”





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