Primary Sections Impacted	Description of Change
Chapter 5 Chapter 18	Revisions to Chapter 5 based on review by Planning Staff. The purpose of the revisions is to clarify and streamline standards and to provide additional flexibility for expansions/alterations and industrial buildings. Changes include the following: -Chapter sections reordered - Applicability provisions revised and consolidated into table and revised to clarify how the standards should be applied where there is a modification to an existing building; exceptions and modifications refined - Façade types redefined to include primary, secondary, tertiary facades (instead of referencing principal front or street side, side, and rear); facade type definitions reference visbility, which is now defined - Allowed materials clearly defined and required percentages revised and changed to reference primary, secondary, and tertiary facades - Minimum glazing percentage refined -Facade articulation requirements revised for clarity -Revised entry elevation standards to apply to primary entries only, and added definition of primary entry in Section 18.23 -Revised roofline change requirements so at least two features are required to meet the change requirement -Revised cottage court dwelling design standards to allow multiple primary colors for siding and trim and to allow front facade features used on other dwellings in the development, as long as they are not the same as the adjacent dwelling - Multi-building section 5.11 removed with 5.11.2 addressed by new definitions of primary, secondary, tertiary facade and building variability standard moved to facade articulation and design section -New definition for primary entry
2.9.4	Planning staff identified targeted revisions to facilitate affordable housing projects that will be consistent the the purposes of the UDO and to include new incentives for single-family detached and duplex developments. Changes include the following: -reorganized applicability provisions to be grouped together -added NCR to cottage court development incentives and modified cottage court standards to accommodate land trust projects -created new set of incentives for single-family and duplex development -increased the multifamily above ground floor maximum height incentive for the NB district to 50' to accommodate four full stories -added new requirement that affordable units be developed concurrently with non-affordable units
3.4.4.C	Revised short-term rental standards based on comment received to -set minimum spacing standard at 600 feet instead of 1/8 mile, and -clarify the spacing applies to the parcel rather than the building to accommodate parcels with multiple buildings
9.13	Bus stop requirement revised to eliminate pad and easement dedication requirement for site not adjacent to any planned transit stop or route
3.4.1 3.5.1 3.6.1	Consolidate downtown districts into one principal use table
Chapter 9	The following revisions were made to Chapter 9 Access and Circultion standards based on comments provided from Engineering Department staff: -language revised for clarity generally -TIA mitigation threshold number 1 revised to be 20% increase in total average delay at intersection, regardless of LOS -minimum 2-way driveway width changed from 16 to 20 feet -clear sight triangle requirements changed to reference WFD3
9.1	Revised vehicle stacking standards as follows: -reduced minimum lane width for a single lane to 10 feet -uses listed in Table 9.10.3 revised to match use table and drive-through definition uses
Various	The following changes were made based on SL2025-94: -Revised Table 2-17 and Section 3.5.2.L to reference GS 144-7 regulations of display of official government flags -Revised Section 16.8.6 to eliminate waitng periods for refiling any of the map amendment applications if denied -Added a general exemption in Section 1.3.3 for state property and projects per GS 160d-913. -Revised permit validity section (16.7.4) for Special Use Permits to clarify a new permit will be required if an approved permit expires
Various	Planning staff reviewed the Draft UDO and identified historic prevservation issues to be addressed. Changes include the following: -Corrected typos -Updated quorum definition -Replaced "charm" with "character" in the purpose section for Mill Village Overlay -Reorganized and revised COA for demolotion procedures -Updated disignation of historic districts and landmarks notification requirements to match statutory requirements and current notification practices -Clarified procedural distinction between major vs minor COA in definition -Included manufactured housing in list of prohibited residential uses in the Local Historic Overlay and Mill Village Overlay districts -Revised residential infill development standards to make the standards applicable in the Downtown Wake Forest National Register Historic District

10.3.4	Revised or clarified lighting requirements in parking areas as follows: -minimum illuminance revised from 1-2 Fc depending on the distirct to 0.1 Fc in all districts to ensure minimum lighting while allowing lower ambient light design -table measurement clarified to be maximum average point of horizontal illuminance, not average
18.12	Revised definition of "General Commercial > 100,000 sf to clarify it does not included any other uses listed.
3.5.2.J	Revised drive-thru facility supplemental use standards to -clarify a single stacking lane less than ten feet in width may be located outside the interior side and rear yard, and -clarify that stacking lanes must be separate from parking lot drive aisles
10.3.4	Deleted Note 3 in Table 10-3, which allowed vehicle display lots to exceed the maximum otherwise applicable, with no maximum illumination standard. As a result, vehicle display lots are subject to the same maximum illumination standard as other uses in each district.
2.4.1	GR District maximum building height for cottage court changed to 24'
2.4.2	NCR District dimensional standards revised to include cottage court dimensional standards (the use was not previously allowed in that district)
3.4.2.A	Cottage court standards revised to:
6.4.1	-modify land trust projects building orientation standards and common open space standards
7.4	-allow parking on the side of buildings if a screening fence is provided
7.7	-revised landowner certifcation requirement to clarify it applies to building design standards and to require the certification on the approved plan or plat rather than as a separate item in the application materials -revised open space standards to reduce by one-half the minimum open space required -revised landscaping standards to clarify that cottage courts are considered within the single-family detached category for purposes of peripheral buffering, to reduce parking area buffer widths and plantings required for cottage court parking areas
3.4.1	Added data center as a special use in the IND, CB, and CI district with supplemental standards and a parking standard.
3.4.5	
1.3.3	Limiting application of beehive regulations in the ETJ per SL-2024-32 (GS 106-645).
16.8.6	Revised conditional district and PUD application requirements to require that a concept plan must be included in the application.
2.7.2	Revision to Section 2.7.2 to ensure it is consistent with the applicable district dimensional standards in Chapter 2.
8.3.2	Clarified fence and wall height standards to address fences and walls included as part of a required buffer.
18.14	Revised definition of Industry, Heavy to distinguish more clearly from Industry, Light definition
18.23	Revised definition of Residential Care Facility to clarify the types of facilities included, referencing defintions from NCGS.
7.10.1	Revised landscape installation and maintenance standards to address soil quality, ground cover, and irrigation. Revised the landscape and maintenance
14.6	standards in Section 14.6 to clarify they apply to maintenance rather than installation. Soil and groundcover requirements for new plantings were relocated to Section 7.10.1.
4.4.4	The following modifications were made to prioritize a healthy, natural environment:
7.2	-Conservation design standards revised to require at least 30 percent of conservation area to be contiguous -Clarified that alternative landscaping plans must comply with the purpose of Chapter 7 - Revised installation standard to require non-compacted, debris-free, amended soil for tree and shrub planting -Revised parking area landscape section for clarity and to specify minimum widths are measured from the backs of curbs -Added requirement for watering measures to maintenance requirements
1.1.1	Updated effective date
3.4.2.E	Revised language in Townhome supplemental use standards based on comments received to use the same language in the GR district as is used for the MUR district requirement for transitional single-family dwellings.
9.8.1	Revised loading area requirement in 9.8.1 to exempt DT-HWS district; however, new loading spaces provided in DT-HWS must comply with the standards
7.4	Corrected references in buffer type tables
15.2.4	Revised nonconformity due to right-of-way acquisition language for clarify and to include situations where right-of-way is acquired outside of condemnation.
10.3	Added a standard to require that fixtures be shielded and/or directed so they do not create glare on adjacent property or right-of-way, and allowed DarkSky approval as alternative to BUG requirements

Chapter 12	The following changes were made to Chapter 12 based on comments from the Engineering Department: -Purpose, findings, and applicability provisions relocated to their respective sections in the chapter -Revised organization of floodplain regulations exemption provisions to consolidate under the Development Restriction heading and subdivision limitation provisions for clarity. -Stormwater exemption clarified for commercial, industrial, institutional, multifamily, residential, or local government developement/redeveleopment disturbing less than 0.5 acres. -Clarfied references to Site Plan process and Plan approval to refer to Construction Plans -Included new provisions to erosion and sidimentation control plan requirements, including timeline for decisions and language clarifying authority for the town to conduct inspections and investigations of land disturbance sites. Updated requirement for erosion and sedimentation control measures to be planned, designed, and constructed to provide protection from the caculated peak rate of runoff from the 25-year storm (currently required only in the Falls Lake Watershed for the 25-year storm and for the 10-year storm in all other locations). -Added requirement for civil penalties collected by the town to be remitted to the Civil Penalty and Forfeiture Fund per NCGS 115C-457.2. -Clarified in table of stormwater exemptions that exemptions are based on the additional disturbed area, consolidated rows 2 and 3 in the table. Updated reference for materials to be considered pervious to updated statute, rather than NCDEQ Stormwater Design Manual. Removed the reqiurement that a copy of the recorded Operation and Maintenance Agreement be proivded to the town within 14 days of being recorded since a copy is already provided as a part of plat review or as-built review. -Revised water supply watershed standards in Table 12.8.3.E to clarify exemptions and update teminology and references to match current applicable state administrative code sections
3.4.1	The following changes were made based on SL2024-57: -Reviewed district standards for decrease in density -Reviewed number of uses allowed in use table for each district -Revised rules that apply to nonconformities, in particular in nonresidential zoning districts
11.6	A new Consolidated Facility Fee Ordinance was drafted in 2025 in order to implement updated and new fees. The timing of that project allowed for the ordinance to be incorporated into the new UDO.
1.7	Transitional and applicability sections revised as follows
1.8	-Permit choice section more clearly addresses the delayed effective date of the new UDO -Vested rights provisions clarified and reorganized, consistent with state statute -Applicabilty of standards to existing development clarfied and refined, consolidated in the transitional provisions (was previously Section 1.9). Table 1-1 was revised and expanded to include all UDO chapters, and refinements were made to when various sections apply to changes of use or redevelopment. Applicability provisions throughout the UDO were updated for consistency with new Table 1-1. Nonconforming site elements were removed from the UDO (in particular Chapter 15), with applicability to existing development now addressed in Table 1-1 and elsewhere as referenced in Table 1-1.
3.4.6.A	Revised Wireless Telecommunication standards and definitions to more closely align with the Town's current UDO requriements, such as maximum height and setbacks, to clarify the small wireless telecommunications facilities definition and standards, and to refine the procedures, standards, and definitions for clarity and to better align wth the stated policies. Clarified use type name in the use table to more generally refer to wireless telecommunications facilities.
Various	Overall revisions in phrasing and formatting for consistency and readability.
Various	Graphics numbering revised for consistency throughout ordinance.
Various	Cross reference hyperlinks added throughout document
11.4	Table of easement widths added
2.7 2.4 2.5	Consolidated, reconciled, and refined building step back standards in Section 2.7. Previously, there were standards both in that section and in the dimensional standards table notes for the TSR, DT, AC, and TOD-O districts.
3.4	Based on recent inquiries regarding drug and alcohol rehab centers, planning added Chemical Dependency Treatment Facility as a use allowed with a special use permit in the NB, CB, CI, and IND districts. Included new supplemental standards and a parking standard for the use.
3.5.2.N 3.6.3.B 3.4.4.C	Revised Food Truck, Accessory and Food Truck, Temporary standards for consistency in style and organization Revised bed and breakfast supplemental standards to remove limitation to historic properties (the current UDO does not require this) and to allow auxiliary retail/restaurant uses if explcitly allowed in the special use permit
18.8	Updated definition of critical root zone for clarity and conciseness. Added a minimum size for the critical root zone of six feet from the center of the tree to address situations where small trees may not have a well-developed drip line or readily measurable diameter at breast height.
2.4.6	AC District maximum building height changed from 60' to 75'
Chapter 18	Revisions to various Chapter 18 definitions
3.4.1	In the principal use table in the CI District column, added dwelling-cottage court and dwelling-triplex/quadplex as special uses and dwelling-multifamily and dwelling-multifamily above ground floor as conditional district uses
3.4.1 3.4.4.F	In the principal use table in the NB District column, added hotel as a permitted use, and included a supplemental standard for hotel limiting it in the NB district to parcels abutting a boulevard or freeway as identified in the CTP
Various	SL2026-39 prohibits local governments from requiring off-street parking lots to meet a minimum number of spaces per development or structure. The following revisions in the draft UDO were made: -All minimum parking standards and standards based on those standards (e.g., provision for shared and satellite parking) were removed from Chpater 9 (Access & Circulation) and Chapter 3 (Use Regulation) of the draft

16.7.1 1.7.1	SL2026-41 includes changes to judicial review of land development related decisions and regulations. The UDO administrative appeal section was revised to clarify who has standing to appeal using that procedure. The new law also expands the permit choice provisions in Chapter 143 of the General Statutes to include legislative approvals, such as rezonings. The transitional provisions in Section 1.7 of the UDO were revised to include all development approvals and permits in the permit choice provisions.
3.5.2.P	SL2026-51 sets limits on local government regulation of "no-impact home-based businesses".
3.4.1 18.13	The following revisions in the draft UDO were made: -Use table for accessory uses revised to allow home-based business (previously called home occupation) in all districts where dwellings are allowed -Definion of home-based business revised to align with the definition in the session law -Supplemental use standards for home-based business were simplified, based on limitations in the revised definition, and for consistency with the session law
5.4	SL2026-59 amdends the definition of manufactured home consistent with federal law, limits authority for ground-floor glazing and transparency standards
5.5 18.18 1.7 3.5.2.B	The following revisions in the UDO were made: -The definition of manufactured home was revised to be consistent with the statute -Glazing standards in Chapter 5 were revised for consistency with the session law, and artictulation and design standards were revised to account for facade designs with reduced glazing. Specifically, primary facade recess requirements were made applicable and refined for smaller buildings in some districts, and a new set of standards similar to the blank wall standards applicable to secondary facades was added. In the Downtown National Register Historic District standards, the number of design features required was increased from two to three, and traditional storefront was added as a design feature option. -Vested rights provisions in Section 1.7 were revised for consistency with the session law -Supplemental use standards for ADUs were revised for consistency with the session law
Chapter 16	Chapter 16 was comprehensively reviewed and revised by Planning staff, with the following changes: -Purpose and applicability sections refined for clarity -Administrator powers and duties expanded to address maintenance of UDO and Zoning Map -Board of Adjustment quorum set to three members (was four in previous draft) - Technical Review Committee (TRC) removed from review and decision making bodies, except for references in Administrator powers and duties and general review procedures, and definition in Chapter 18 -Review procedures overview table revised to remove TRC, clarify pre-application requirement, clarify hearing type required, and include period of validity and extension information -General procedures section expanded to consolidate information previously under administrative, quasi-judicial, and legislative sections and to provide more clarity on common requirements (such as resubmittal of applications, expiration of approvals and permits, etc.). Under the public notification requirements, the table was reviewed and minor changes made to ensure consistency with NCGS requirements. Quasi-judicial decision requirements were revised for consistency with NCGS. -Procedures for the various permits and approvals were revised for consistency and clarity; applicability provisions and review criteria were refined; a new Post-Approval Actions and Limitations section was added -Administrative Modification procedure limited to specific numerical standards (other administrative allowances, such as alternative landscape plans, do not require a separate Administrative Modification application but are reviewed during review of the various applications) -Alternative Facility Fee and Facility Fee Refund procedures were added -COA for demolition procedure was revised to simplify and streamline the process and considerations, and to provide a framework for delaying the demolition of historic structures based on specific findings, consistent with typical quasi-judicial procedures. In coordination with these changes, the DASS tiers were removed. -Special Use Permit expiration provisions were refined -Map Amendment procedures were consolidated into one section to minimize repetition (they were previously in three sections) -Vested rights certificate provisions were refined for clarity
3.4.5	Revised vehicular access requirements for light industrial and waste transfer facility uses to reference pavement standards in the WFD3.
Various	Revised outdoor display and outdoor seating areas to refine the requirement that the uses not obstruct pedestrian pathways. Outdoor seating areas standards were also revised for clarity and conciseness, and to encompass outdoor gathering spaces generally. The use name and defnition were also revised accordingly.
18.4	Added new rule for measuring fence height in Section 18.4
9.12.6	Clarified the stub requirements for sidewalks, multi-use paths, greenways, and pedestrian walkways
3.4.4	Food truck court standards were revised to remove minimum spacing requirements from brick and mortar restaurants (500 ft) and from other food truck courts (1,500 ft)
7.3 16.6.12 7.4 7.6 7.7 7.8 7.9 8.6 9.4	Revised applicability in multiple chapters to standardize for single-family detached, duplex, or triplex/quadplex dwelling or a manufactured or family care home on an existing lot of record. Also revised site plan requirement exemption for consistency.
6.3.6	Revised open and community space ownership and maintenance requirements for clarity
7.3.5	Removed encroachment allowance for tree protection areas during construction. The activities previously allowed are either addressed elsewhere in that section or would require plan revisions
7.4	Added Type D perimeter buffer options incorporating alley buffer options from previous draft and made revisions to Table 7-2.