

Summary of Proposed Changes

RZ #2025-118: Fall 2025 UDO Maintenance Text Amendment

January 16, 2026

Notes:

- *This is a summary of the proposed changes to 25 of the 39 articles of the UDO, not the actual proposed language. It is recommended the text amendment filing documents are consulted to view the actual proposed language changes.*
- *RZ #2025-118 was originally filed on October 15, 2025. An updated text amendment application was filed on December 15, 2025. Changes to the text amendment application from the original filing are noted with yellow highlighting both in this document and the actual filing documents.*
- *RZ #2025-118 was originally filed on October 15, 2025 and an initial updated text amendment application was filed on December 15, 2025. Another updated text amendment application was filed on January 16, 2026. Changes to the text amendment application from the initial updated text amendment application (December 15, 2025) are noted with cyan highlighting both in this document and the actual filing documents.*

Table of Contents

- Updates the title of Section 3.6 to align with the proposed changes to that Section in Article 3
- Updates the titles of Sections 20.10 and 20.11 to align with the proposed changes to those Sections in Article 20

Article 2 – Rules of Construction, Abbreviations, & Definitions

- Updates the definition of “Breezeway” for clarity and to align with proposed breezeway changes in other articles / sections of the UDO
- **Updates the definition of “I-277 Loop” with the additional reference of “Uptown”**
- Updates the definition of “Prominent Entrance” to clarify the intent of a prominent entrance and the space it leads to on the interior of a building
- **Creates a definition of “Uptown”**

Article 3 – Zoning Districts, Official Zoning Map, & Frontages

- Updates the title of Section 3.6 to convey the alternative standards apply to lots with “Three or More” frontages; This currently reads “Multiple” frontages and could be misunderstood as two or more
- Organizational scrivener’s error corrections

Article 4 – Neighborhood 1 Zoning Districts (N1-A, N1-B, N1-C, N1-D, N1-E, N1-F)

- Creates flexibility in the ground floor transparency requirements for certain nonresidential uses (select educational uses, places of worship) utilizing modular buildings for assembly

- Creates flexibility in site design for sidewall orientation of certain dwellings where sites may face challenges such as difficult land grade

Article 6 – Commercial Zoning Districts (CG, CR)

- Updates and clarifies the applicability and exemptions of Frontage Build-To Zone (BTZ) standards by adding language regarding other UDO-required areas / elements, such as green (tree save) area
 - ❖ As proposed, other UDO-required areas / elements, such as green (tree save) area would not be considered a man-made or natural physical feature exempting the establishment of a BTZ
- Creates flexibility in the ground floor transparency requirements for certain nonresidential uses (select educational uses, places of worship) utilizing modular buildings for assembly

Articles 5, 7, 9, 10, 11, 12, & 13 – Neighborhood 2 Zoning Districts (Art. 5), Campus Zoning Districts (Art. 7), Innovation Mixed-Use Zoning District (Art. 9), Neighborhood Center Zoning District (Art. 10), Community Activity Center Zoning Districts (Art. 11), Regional Activity Center Zoning Districts (Art. 12), Transit Oriented Development Zoning Districts (Art. 13)

- Updates and clarifies the applicability and exemptions of Frontage Build-To Zone (BTZ) standards by adding language regarding other UDO-required areas / elements, such as green (tree save) area
 - ❖ As proposed, other UDO-required areas / elements, such as green (tree save) area would not be considered a man-made or natural physical feature exempting the establishment of a BTZ
- Creates flexibility in the ground floor transparency requirements for certain nonresidential uses (select educational uses, places of worship) utilizing modular buildings for assembly
- Creates flexibility in site design for sidewall orientation of certain dwellings where sites may face challenges such as difficult land grade

Article 15 – Use Regulations

- Updates Table 15-1 (Use Matrix) to reflect existing allowances (with prescribed conditions) for certain commercial uses allowed as a Neighborhood Commercial Establishment in the Neighborhood 1 and Neighborhood 2 zoning districts
 - ❖ Creates a link between the prescribed conditions for these certain commercial uses to the prescribed conditions for the Neighborhood Commercial Establishment use
- Updates the prescribed conditions for Dwelling – Multi-Family Attached to clarify which zoning district standards are applicable when existing office uses are converted into either a single multi-family attached dwelling or into a multi-dwelling development comprised of two or more multi-family attached dwellings
- Updates the prescribed conditions for Dwelling – Multi-Family Stacked to clarify which zoning district standards are applicable when existing office uses are converted into either a single

- multi-family stacked dwelling or into a multi-dwelling development comprised of two or more multi-family stacked dwellings
- Updates the prescribed conditions for Dwelling – Quadraplex to clarify intent for quadraplexes as a component of a multi-dwelling development in select certain zoning districts
- Strikes a prescribed condition for Dwelling – Triplex limiting development of sites two acres or more
- Updates the prescribed conditions for Neighborhood Commercial Establishment to eliminate the burden for childcare centers, in certain instances, from having to meet the prescribed conditions of both the Childcare Center use AND Neighborhood Commercial Establishment use
- Establishes Outdoor Market as a use by-right in the IC-1, IC-2, OFC, OG, ML-1 and ML-2 Zoning Districts
- Updates the prescribed condition for Vehicle Dealership: Outdoor to clarify intent
- Updates the prescribed conditions for the Vehicle Repair Facility: Major and Vehicle Repair Facility: Minor to address code enforcement challenges
- Updates the prescribed conditions for Wireless Telecommunications
 - ❖ To establish a setback from buildings located in Neighborhood 1 or Neighborhood 2 Place Type
 - Adds clarifying language this is applicable only to new wireless telecommunication towers constructed on or after February 16, 2026
 - ❖ To clean up and streamline colocation language
 - ❖ To create flexibility for landscape yard screening surrounding facilities
- Updates the prescribed conditions of Accessory Dwelling Units (ADUs) to create flexibility in the allowable heated square footage of an ADU to better leverage this form of development in the community
 - ❖ An ADU shall not exceed 600 square feet or 70% of the total floor area of the principal residential use, whichever is greater
 - ❖ Allows more flexibility on size of an ADU for smaller-form principal residential structures
- Scrivener's error corrections

Article 16 – General Development Regulations

- Adjusts the language specifying the access conditions under which a nonconforming lot not abutting a street may be developed with a single-family dwelling
- Strikes the Relationship of Structures language (Sec. 16.1.G) as these standards are better captured by the proposed updates to breezeway language and standards in other articles / sections of the UDO (Article 2 & Article 18)
- Scrivener's error corrections

Article 17 – Accessory Structures

- Clarifies accessory structure locational requirements in established front or corner side setbacks, including in instances of through lots
- Creates a five-foot separation between accessory structures and principal structures in residential zoning districts
 - ❖ Does not apply to fences, walls, mechanical equipment, and on-grade surfaces
 - ❖ Breezeways may be in this separation subject to additional standards

- Strikes the language of Sec. 17.1.F, related to breezeways, as these standards are better captured by the proposed updates to breezeway language and standards in other articles / sections of the UDO (Article 2 & Article 18)
- Clarifies that fences / walls in any zoning district which are placed within the boundaries of a public right-of-way shall require a certification or encroachment agreement from the appropriate public right-of-way authority

Article 18 – Architectural Features

- Clarifies that extensions of architectural features shall not be cumulatively added to each other
- Removes the requirement that a breezeway be 8 feet wide measured between structural supports
- Clarifies if a breezeway is no wider than 8 feet, then the buildings connected by the breezeway are detached
- Clarifies if a breezeway is wider than 8 feet, then the buildings connected by the breezeway are attached
- Adds a breezeway example illustration

Article 19 – Off-Street Vehicle & Bicycle Parking

- Creates additional flexibility for compact vehicle parking spaces when additional vehicle parking spaces are provided above the required minimum(s)
- Creates flexibility for maximum driveway widths in the area between the curb and 5 feet behind the sidewalk / right-of-way where city standards may conflict with state standards
 - ❖ Applies to duplex, triplex, and quadraplex dwellings on individual lots and also located on state-maintained roads
- Adjusts the surface parking area location and access standards for the IC-2, RC, and IMU Zoning Districts
 - ❖ Allows greater flexibility in the established setback while still protecting the required setback

Article 20 – Landscape, Screening, & Tree Preservation

- Updates the titles of Sections 20.10 and 20.11 to align with the proposed changes to those Sections
- Eliminates open space as being permitted to be located within landscape yards
 - ❖ This proposed change has been struck from the proposed text amendment resulting in the current UDO language remaining unchanged
- Adds the requirement that multi-dwelling developments, including those developments with quadraplexes on residential lots abutting limited access roads are subject to the requirements in Section 20.10
 - ❖ This proposed change has been updated to strike multi-dwelling developments from the requirement, and to instead only keep quadraplex dwellings and clarify that it does apply to multi-family attached dwellings
- Clarifies the landscape yard shall only be used for purpose of plantings

- Adds the requirement that ~~multi-dwelling developments, including those developments with quadraplexes on residential lots abutting avenues, boulevards and parkways are subject to the requirements in Section 20.11~~
 - ❖ This proposed change has been updated to strike multi-dwelling developments from the requirement, and to instead only keep quadraplex dwellings and clarify that it does apply to multi-family attached dwellings
- Allows setbacks, except side setbacks, for residential lots abutting limited access roads to be reduced by 50% in certain instances
- Allows setbacks, except side setbacks, for residential lots abutting avenues, boulevards, and parkways to be reduced by 50% in certain instances
- Updates the illustration for Setback Measurement for Residential Lots Abutting Avenues, Boulevards, and Parkways
- Clarifies language for required screening in Section 20.12.B.2 for solid waste and recycling station service areas
- ~~— Adds a note to clarify that only one of the High-Quality Tree Incentives of Table 20-5 (Green Area Credits) may be used per green area segment of a site and cannot be stacked~~
 - ❖ This proposed change has been struck from the proposed text amendment resulting in no new language added to the UDO in the applicable section(s) and the current UDO language remaining unchanged
- ~~— Adds language to Sec. 20.15.H to clarify high-quality tree incentives cannot be applied when utilizing off-site mitigation~~
 - ❖ This proposed change has been struck from the proposed text amendment resulting in no new language added to the UDO in the applicable section(s) and the current UDO language remaining unchanged
- Scrivener's error corrections

Article 21 – Loading Spaces & Solid Waste and Recycling Service Areas

- Updates the required loading space standards in Section 21.2 for parcels with two or more frontages
- Updates language in Section 21.2 for design of required loading spaces to align with the recently added Section 3.6 (Sec. 3.6 was added in June 2025)
- Adds language to Section 21.2 to provide additional internal coordination for determining required loading space locational placement
- Adds language to require compliance with standards in Section 21.3 for voluntarily constructed solid waste service areas
- Updates applicability of constructing solid waste service areas for residential developments to include applicability standards for duplexes, triplexes, and quadraplexes
- Combines large waste container and recycling station standards into one subsection
- Creates new Table 21-2 for required on-site solid waste and recycling service area sizes
- Updates space planned for large waste containers from an area based on the size of an eight cubic yard large waste container to a square footage standard for residential and nonresidential development
- Adds language to require specific minimum dimensions for large waste container space

- Clarifies the service areas for large waste containers and recycling stations shall only be used for purposes of solid waste storage
- Adds language to allow the Planning Director, in consultation with the Solid Waste Director, to modify large waste container space if a compactor-type large waste container is used
- Adds language to require the large waste containers and recycling stations be co-located in residential zoning districts when feasible
- Clarifies recycling station service area standards for nonresidential development
- Updates organizational structure of nonresidential development solid waste service area standards
- Removes the language from Section 21.4 that solid waste service areas shall be a minimum of 10 feet from all property lines
- Adds language to Section 21.4 to limit placement of solid waste service areas in landscape yards, parking spaces, and sight triangles
- Updates language in Section 21.4 for design of required solid waste and recycling services areas to align with the recently added Section 3.6 (Sec. 3.6 was added in June 2025)
- Adds language to Section 21.4 to provide additional internal coordination for determining the locational placement of external areas for large waste containers and recycling stations
- Adds language for containers placed for on-street pick-up to include duplex, triplex, and quadruplex developments
- Updates organizational structure of on-street pickup scenarios
- Adds language in Section 21.4 to reference the screening standards in Section 20.12 shall be complied with
- Adds requirement that collection areas shall be shown on all site plans in addition to the current site plan requirements
- Minor updates to Section 21.4 to clarify existing language
 - ❖ Additional updates were added to the proposed text amendment in Section 21.4 as outlined and highlighted above as it relates to the changes made in Section 21.3
- Scrivener's error corrections

Article 22 – Signs

- Updates and expands Table 22-3 (Ground Signs) to clarify ground sign permissions for every zoning district

Article 27 – Floodplain Regulations

- Updates percentages for nonresidential construction non-substantial improvement notice requirements
 - ❖ This update corrects a scrivener's error captured in the first UDO adopted August 22, 2022 in carrying language over from the legacy zoning ordinance

Article 28 – Soil Erosion & Sedimentation Control

- Minor updates for clarity based on recommendations from state oversight review
- Strikes the article specific definition of "Day, Working" as it does not appear in the article

Article 32 – Required New Streets & Transportation Improvements

- Updates, where appropriate, “Community Investment Plan (CIP) project” and / or “CIP project” to “City or NCDOT project” to allow flexibility for when fees are required for infrastructure installations, relocations, or improvements
- Cross-reference scrivener’s error corrections

Article 37 – Amendments & Development Approvals

- Creates flexibility in exception (EX) zoning map amendments for the unique opportunities and challenges of large healthcare institution development (hospitals, for example)
 - ❖ Specifically, regarding ground floor and upper floor transparency standards
- Clarifies the exception (EX) zoning map amendment flexibility for the qualitative standards regarding design / facades of parking structures
- Strikes the Effect of Denial language of Sec. 37.2.R.2 to align with changes to state law
- Scrivener’s error corrections

Article 38 – Nonconformities

- Updates the nonconforming on-premise signs language to align with state law

Article 39 – Enforcement

- ~~— Adds language to clarify nonmonetary penalties for tree protection violations may also include “remedial actions or maintenance to preserve, protect, and promote the health of trees”~~
 - ❖ This proposed change has been struck from the proposed text amendment resulting in ~~no new language added to the UDO in the applicable section(s) and the current UDO language remaining unchanged~~
- Scrivener’s error corrections

Articles with No Proposed Changes (14 in total)

- Article 1 – Title, Purpose, & Applicability
- Article 8 – Manufacturing & Logistics Zoning Districts: ML-1, ML-2
- Article 14 – Special Purpose & Overlay Zoning Districts
- Article 23 – Water Supply Watershed Protection
- Article 24 – Drainage
- Article 25 – Post-Construction Stormwater Regulations
- Article 26 – Surface Water Improvement & Management (SWIM) Buffers
- Article 29 – Introduction to Subdivision, Streets, & Other Infrastructure
- Article 30 – Subdivision
- Article 31 – Network, Cross-Access, & Driveway Regulations
- Article 33 – Standards for Streets, Off-Street Public Paths, & Cross-Access
- Article 34 – Other Infrastructure
- Article 35 – Ordinance Bodies & Administrators
- Article 36 – General Processes