



# **KANNAPOLIS**

DEVELOPMENT ORDINANCE

# **R E W R I T E**

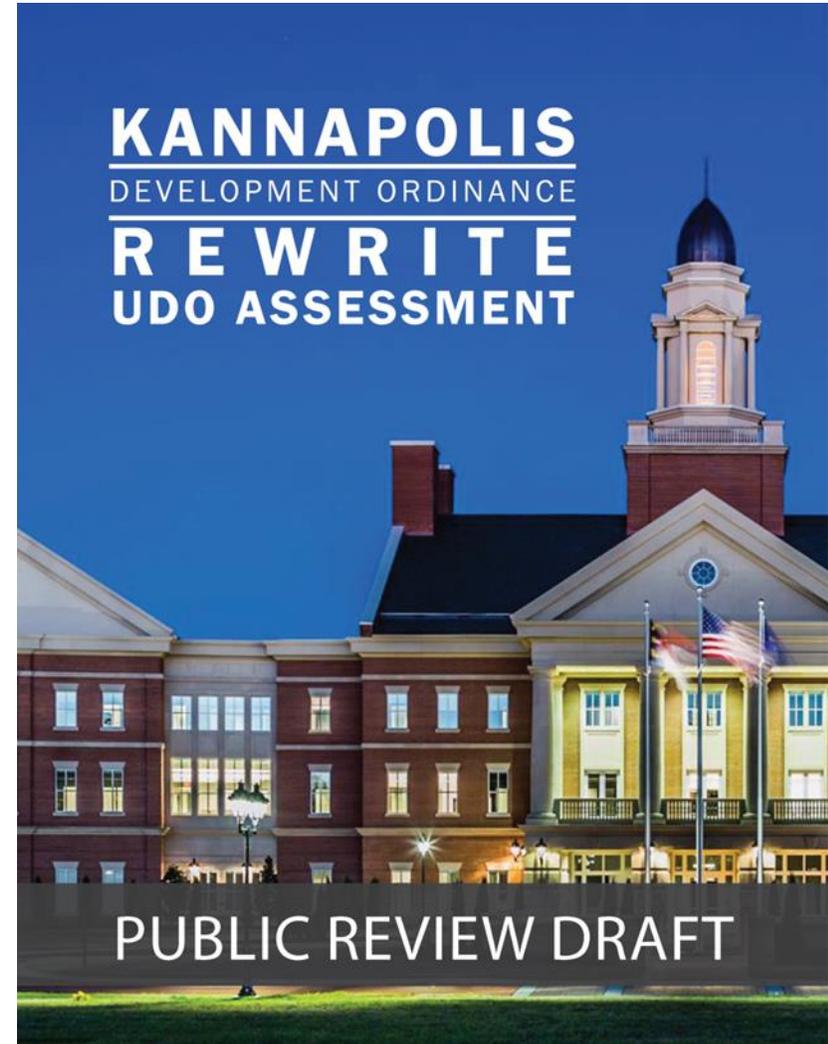
City Council - March 25, 2019

UDO Assessment

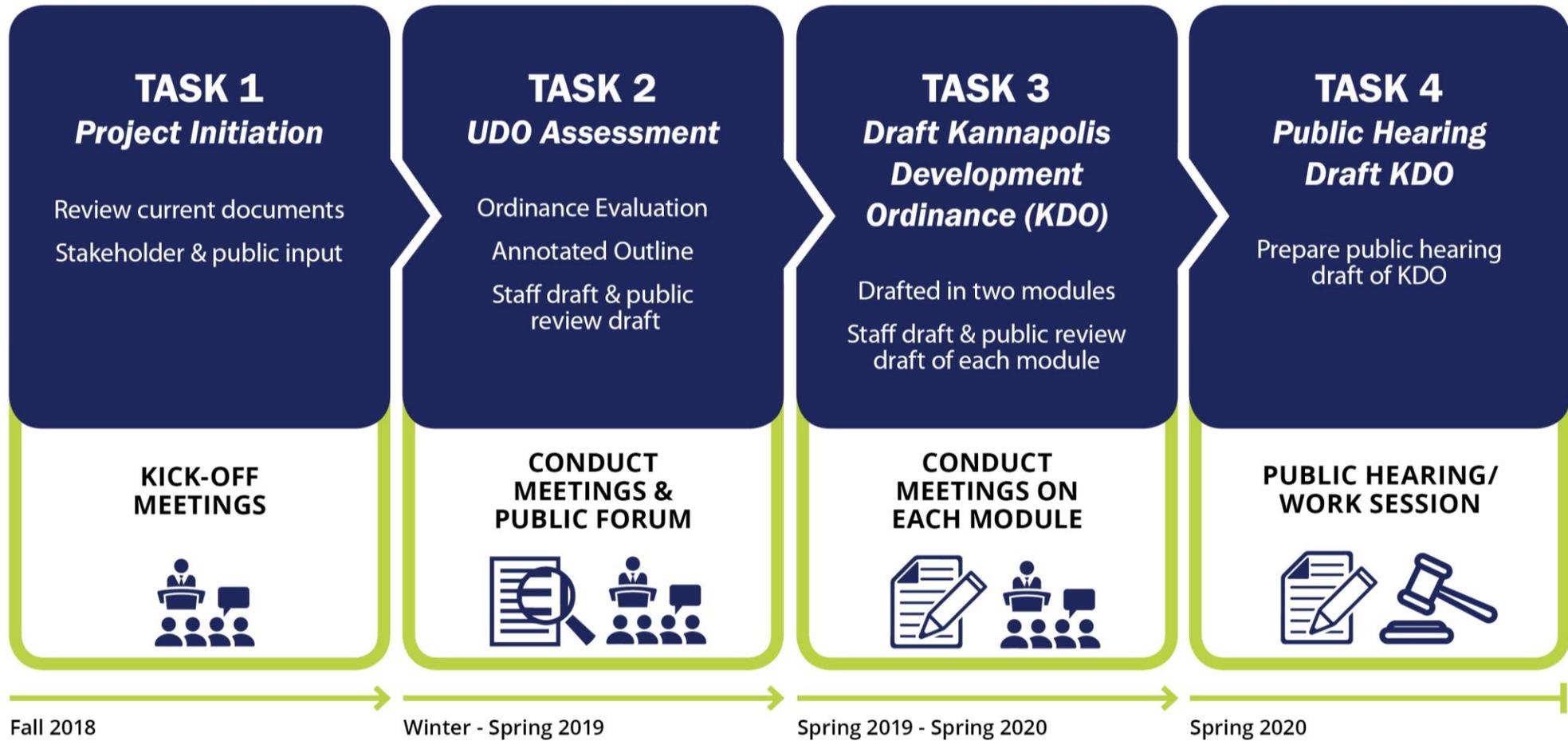
# Overview of Presentation

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- Introduction
- The UDO Assessment
- Next Steps



# Introduction: Work Program and Schedule



# The UDO Assessment

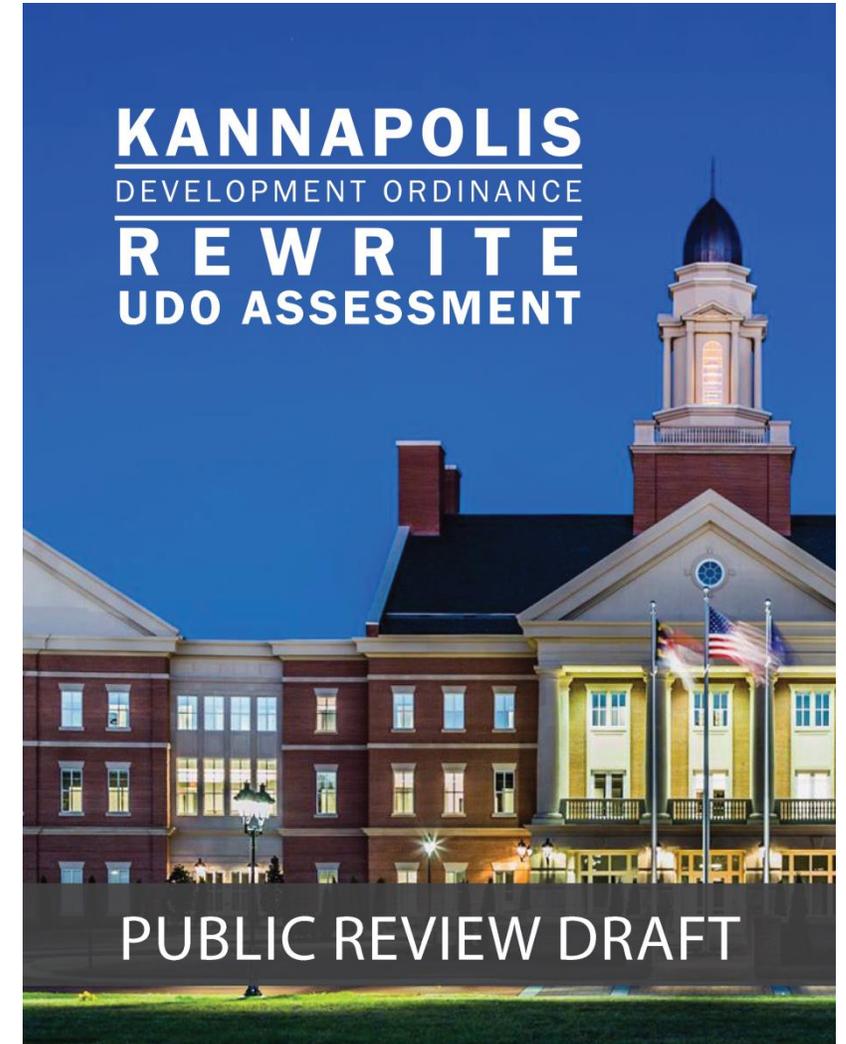
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## 1. Introduction

## 2. Diagnosis

1. Make the Regulations More User-Friendly
2. Implement *Move Kannapolis Forward 2030 Comprehensive Plan*
3. Update and Modernize the Regulations

## 3. Annotated Outline



# Theme 1: Make the Regulations More User-Friendly

## Key Recommendations

- Make the structure more logical and intuitive
- Improve use of graphics and tables
- Improve page layout and internal reference system
- Ensure standards and criteria are clear
- Modernize, update, and refine definitions
- Streamline review procedures

## Proposed KDO Structure

Article 1	General Provisions
Article 2	Administration
Article 3	Zoning Districts
Article 4	Use Regulations
Article 5	Development Standards
Article 6	Subdivisions
Article 7	Nonconformities
Article 8	Enforcement
Article 9	Rules for Construction, Interpretation, and Measurement
Article 10	Definitions

# Theme 1: Make the Regulations More User-Friendly

## Improve Use of Graphics and Tables

- Graphics and photos to help communicate zoning concepts
- 2-D and 3-D illustrations to show desired character and standards
- Updated flowcharts to summarize processes
- Tables to concisely summarize standards

Figure 17-35.1: Summary of Text Amendment Procedure

17-34(d)	Application Submission	To Zoning Administrator Limited who may submit	Staff Processing, Review, and Report
17-34(e)	Determination of Application Completeness	Zoning Administrator determination	
17-34(f)	Staff Review and Action	Zoning Administrator review and recommendation (staff report)	
17-34(g)	Scheduling of Public Hearing and Public Notification	Zoning Administrator schedules public hearing for City Council meeting, provides notice	
17-34(i)	Advisory Body Review and Recommendation	Planning Commission review and recommendation	Review, Hearing, and Decision Making
17-34(l)	Decision-Making Body Hearing, Review, and Decision	City Council holds public hearing, makes decision	
17-34(j)	Notification to Applicant of Decision	Zoning Administrator notifies applicant	
17-34(k)	Appeal	Optional	



# Theme 1: Make the Regulations More User-Friendly

## Streamline Review Procedures

- Use summary tables to communicate clear review responsibilities
- Use a procedures manual
- Update the standard procedures
- Consolidate public notice requirements
- Streamline review, where appropriate
  - Updated and refined: Planned Development, Site Plan, Conditional Zoning, Major Subdivision
  - New: Administrative Adjustment, Tree Removal Permit

	PRE-APPLICATION MEETING	NEIGHBORHOOD MEETING	CITY COUNCIL	PLANNING AND ZONING COMMISSION	BOARD OF ADJUSTMENT	TECHNICAL REVIEW COMMITTEE	PLANNING DIRECTOR	PUBLIC WORKS DIRECTOR
<b>DISCRETIONARY REVIEW</b>								
Zoning Text Amendment	RQ		<D>	<R>			S	
Zoning Map Amendment	RQ	RQ [1]	<A>, <D> [2]	<D> [2]			S	
Conditional Zoning	RQ	RQ	<A>, <D> [2]	<D> [2]			S	
Planned Development (PD)	RQ	RQ	<D>	<R>			S	
Conditional Use Permit	RQ				<D>		S	
<b>SITE PLAN AND SUBDIVISION</b>								
Site Plan	RQ	[3]					D	
Minor Subdivision:								
Sketch Plat							D	S
Final Plat							D	S [4]
Major Subdivision:								
Preliminary Plat	RQ	RQ		D [5]		D [5]		
Construction Plans								D
Final Plat							D	
<b>PERMITS</b>								
Zoning Clearance [6]					<A>		D	
Certificate of Compliance					<A>		D	
Temporary Certificate of Compliance					<A>		D	
Grading					<A>		D	
Stormwater Management					<A>			D
Tree Removal Permit (NEW)					<A>		D	
Temporary Use					<A>		D	
Home Occupation					<A>		D	
Sign					<A>		D	
Special Flood Hazard Area Development					<A>		D	
Erosion and Sedimentation Control [7]								
<b>RELIEF</b>								
Variance					<D>			
Subdivision Exception			<A>	<D>				
Administrative Adjustment (NEW)					<A>		D	
Appeal from Administrative Decision					<A>			
<b>OTHER PROCEDURES</b>								
Interpretation					<A>		D	
Vested Rights Certificate [8]								
Certificate of Nonconformity Adjustment					<D>			

## Theme 2: Implement *Move Kannapolis Forward 2030 Comprehensive Plan*

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- Support walkable, mixed-use activity centers in appropriate locations
- Support revitalization of corridors
- Support well-connected and walkable downtown
- Protect neighborhood character
- Ensure new neighborhoods are connected, are proximate to supporting uses, and include variety of housing options
- Support infill and redevelopment
- Incentivize green building practices



## Theme 3: Update & Modernize the Regulations

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- Modernize and align zoning districts with *Move Kannapolis Forward*
- Modernize format for updated districts
- Update uses and use standards
- Modernize and update development standards to implement *Move Kannapolis Forward*

# Theme 3: Update & Modernize the Regulations

- Current and proposed districts:

CURRENT DISTRICT	PROPOSED DISTRICT	MOVE KANNAPOLIS FORWARD 2030
<b>BASE DISTRICTS</b>		
Agricultural		
AG Agricultural District	AG Agricultural District	Future Planning Areas
Residential		
RE Rural Estate District	RRT Rural Residential Transition District	Cluster Residential, Conservation Neighborhood, Neighborhood Transition 2
RL Residential Low Density District	RSF-2 Residential Single Family 2 District	Neighborhood Transition 1, Neighborhood Transition 2, Complete Neighborhood 1
RM-1 Residential Medium Density District	RSF-4 Residential Single Family 4 District	Neighborhood Transition 1, Neighborhood Transition 2, Complete Neighborhood 1, Complete Neighborhood 2
RM-2 Residential Medium Density District		
	RSF-6 Residential Single Family 6 District (NEW)	Complete Neighborhood 1, Complete Neighborhood 2
	RSF-7 Residential Single Family 7 District (NEW)	Complete Neighborhood 1, Complete Neighborhood 2
RV Residential Village District	RM-8 Residential Mixed 8 District	Complete Neighborhood 1, Complete Neighborhood 2, Urban Residential
RC Residential Compact District	RM-18 Residential Mixed 18 District	Complete Neighborhood 2 Urban Residential

CURRENT DISTRICT	PROPOSED DISTRICT	MOVE KANNAPOLIS FORWARD 2030
Mixed-Use, Commercial, and Industrial		
O-I Office-Institutional District	O-I Office-Institutional District	Urban Residential, Complete Neighborhood 1, Complete Neighborhood 2
B-1 Neighborhood Commercial/Office District	MU-N Mixed-Use Neighborhood District	Secondary Activity Center, Suburban Activity 2, Urban Residential, Complete Neighborhood 2
	MU-AC Mixed-Use Activity Center District (NEW)	Primary Activity Center
CC City Center District	CC City Center District	Downtown Center
	MU-CU Mixed-Use Corridor Urban District (NEW)	Urban Corridor
	MU-CS Mixed-Use Corridor Suburban District (NEW)	Suburban Activity 2
TOD Transit Oriented Development District	TOD Transit Oriented Development District	Primary Activity Center, Secondary Activity Center, Complete Neighborhood 2, Downtown Center
CD Campus Development District	DELETE	
CD-R Campus Development - Residential District	DELETE	
C-1 Light Commercial and Office District	DELETE	
C-2 General Commercial District	GC General Commercial District	Regional Commercial Center, Primary Activity Center-Interchange, Secondary Activity Center-Interchange, Suburban Activity 1, Employment Center
I-1 Light Industrial District	LI Light Industrial District	Primary Activity Center-Interchange, Secondary Activity Center-Interchange, Employment Center
I-2 Heavy Industrial District	HI Heavy Industrial District	Employment Center
PID Public Interest Development District	DELETE	
TND Traditional Neighborhood Development District	DELETE	
PUD Planned Unit Development District	PD Planned Development District	
	PD-TND Planned Development - Traditional Neighborhood Development District	Complete Neighborhood 1, Complete Neighborhood 2, Urban Residential, Primary Activity Center, Secondary Activity Center
	PD-C Planned Development - Campus District	Employment Center, Regional Commercial Center, Primary Activity Center-Interchange, Suburban Activity 1

# Theme 3: Update & Modernize the Regulations

**Purpose Statement**

**Photos and Illustration**

**Reference to Use Standards**

**Density and Dimensional Standards in Table Form**

## C. Zone Districts

C.4 Commercial and Mixed Use Districts

### C.4.8 NC: NEIGHBORHOOD COMMERCIAL DISTRICT<sup>1</sup>

**(a) Purpose**  
The purpose of the NC: Neighborhood Commercial District is to provide lands that accommodate a range of small-scale commercial development that provides goods and services to a neighborhood. District regulations are intended to encourage uses, development intensities, and development form that is consistent with a pedestrian-friendly and neighborhood scale.



the district includes limited retail uses, personal services, eating or drinking establishments and related uses. Mixed uses are allowed with residential above the ground floor at a scale and form that is consistent with the district character.



**(b) Use Standards**  
Allowed uses and use-specific standards for principal, accessory, and temporary uses are established in Part D: Use Regulations.

**(c) Density and Dimensional Standards**

Standard	All Uses [2] [3] [4] [5]
Lot Area, min. (sf.)	3,500
Lot Width, min. (ft.)	25
1 Front Yard Depth (ft.)	[1]
2 Side Yard Depth	5
3 Rear Yard Depth	15
Open Space, min. (% of lot area)	n/a
Lot Coverage, max. (% of lot area)	50
4 Height, max. (stories)	3

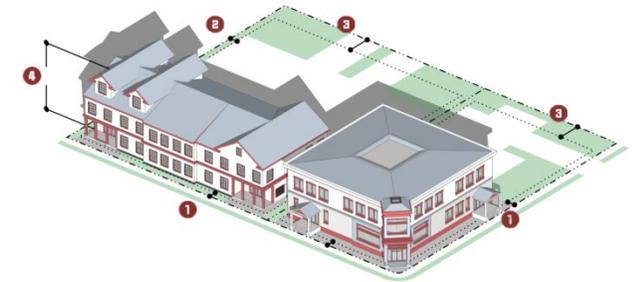
Notes: sf. = square feet; ft. = feet; min. = minimum; max. = maximum; du = dwelling unit  
 [1] The minimum and maximum front yard setback shall be within 90 percent and 110 percent of the average front yard setback for buildings on the same block face. If less than 50 percent of the lots on the block face have buildings, the minimum front yard setback shall be 8 feet and the maximum setback shall be 20 feet.  
 [2] Residential development shall only be located above the ground floor.  
 [3] Floorplate of individual building shall not exceed 3,000 sf.  
 [4] Off-street parking shall be located to the side or rear of the building.  
 [5] All buildings shall have a roof with a minimum pitch of 3:1.

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## Diagrammed Labels Linked to Table

## C. Zone Districts

C.4 Commercial and Mixed Use Districts



### (d) Reference to Other Standards

Sec. E.1	Form	Sec. E.5	Inclusionary Housing
Sec. E.2	Off-Street Parking, Bicycle Parking, and Loading	Sec. E.6	Green Building
Sec. E.3	Landscaping and Buffer	Sec. E.7	Green Building Incentives
Sec. E.4	Neighborhood Compatibility	Chapter ##	Subdivision and Land Development

<sup>1</sup> The NC: Neighborhood Commercial District is a new zone district. It provides lands to accommodate neighborhood-serving, low intensity commercial development at a neighborhood-serving scale in form that is compatible with surrounding residential neighborhoods.

**Reference to Other Applicable Standards**

BOROUGH OF STATE COLLEGE ZONING ORDINANCE | C-49

# Theme 3: Update & Modernize the Regulations

## New Zoning Districts

Residential Single Family 6

Residential Single Family 7

Mixed-Use Activity Center

Mixed-Use Corridor Urban

Mixed-Use Corridor Suburban

Planned Development – Traditional  
Neighborhood Development

Planned Development – Campus

Neighborhood Protection Overlay

## Consolidated Zoning Districts

Residential Single Family 4

Thoroughfare Protection Overlay

To meet market demand for smaller-lot single family homes, two new districts are proposed

	Max. Density	Min. Lot Width
<b>Residential Single Family 6</b>	6 units / acre	62 feet
<b>Residential Single Family 7</b>	7 units / acre	52 feet

- Consolidates the existing RM-1 and RM-2 districts
- Provides lands for medium-density single family detached
- Maximum Density: 4 units / acre
- Minimum Lot Width: 100 feet
- No minimum lot size

# Theme 3: Update & Modernize the Regulations

## New Zoning Districts

Residential Single Family 6

Residential Single Family 7

Mixed-Use Activity Center

Mixed-Use Corridor Urban

Mixed-Use Corridor Suburban

Planned Development – Traditional Neighborhood Development

Planned Development – Campus

Neighborhood Protection Overlay

## Consolidated Zoning Districts

Residential Single Family 4

Thoroughfare Protection Overlay

### Activity Center

- Vertical mix of uses
- Major intersections
- Retail and office uses
- Multifamily
- Max. building height: 5 stories
- “Main Street” character
- Form and design standards
- Pedestrian-oriented building pattern



### Corridor Urban

- Vertical mix of uses
- Urban corridors leading into downtown
- Retail and office
- Multifamily
- Max. building height: 5 stories
- Pedestrian-oriented building pattern



### Corridor Suburban

- Vertical mix of uses
- Supports redevelopment and infill development in suburban commercial corridors
- Retail and office
- Multifamily
- Max. building height: 3 stories
- Pedestrian-oriented building pattern



# Theme 3: Update & Modernize the Regulations

## New Zoning Districts

Residential Single Family 6

Residential Single Family 7

Mixed-Use Activity Center

Mixed-Use Corridor Urban

Mixed-Use Corridor Suburban

Planned Development – Traditional Neighborhood Development

Planned Development – Campus

Neighborhood Protection Overlay

## Consolidated Zoning Districts

Residential Single Family 4

Thoroughfare Protection Overlay

Planned development districts are intended to offer flexibility in return for innovative design, greater development quality, and community benefits.

### Traditional Neighborhood Development

- “Complete neighborhoods” – include walkable urban design, civic buildings, town center, mix of uses, integrated open space variety of housing types
- Meaningful public spaces

### Campus

- Master planned retail, office, light manufacturing, higher-density residential
- Campus-like elements (i.e. integrated transportation network, open space set-asides, etc.)



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## New Zoning Districts

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Neighborhood Development

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Neighborhood Protection Overlay

## Consolidated Zoning Districts

Residential Single Family 4

Thoroughfare Protection Overlay

Overlay districts are superimposed over portions of underlying base districts with the intent to address area-specific features, conditions, or plans.

### Neighborhood Protection (New)

- Provides framework
- Community could tailor and adopt individual NPO district standards for different neighborhoods
- Protect desired character of neighborhood
- Stable traditional neighborhoods or at-risk neighborhoods
- Potential standards: height, setback, roof pitch, garage location, driveway access, landscaping

### Thoroughfare Protection (Consolidated)

- Consolidates Coddle Creek Thoroughfare Protection Overlay and Dale Earnhardt Boulevard Thoroughfare Protection Overlay
- Ensure development on specific thoroughfares maintains consistent character

# Theme 3: Update & Modernize the Regulations

## Update uses and use standards

Table D.2.2(e): Principal Use Table

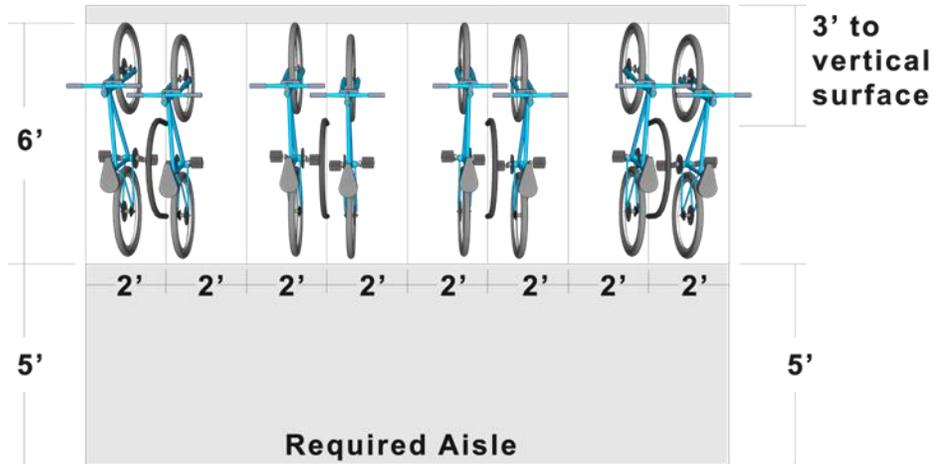
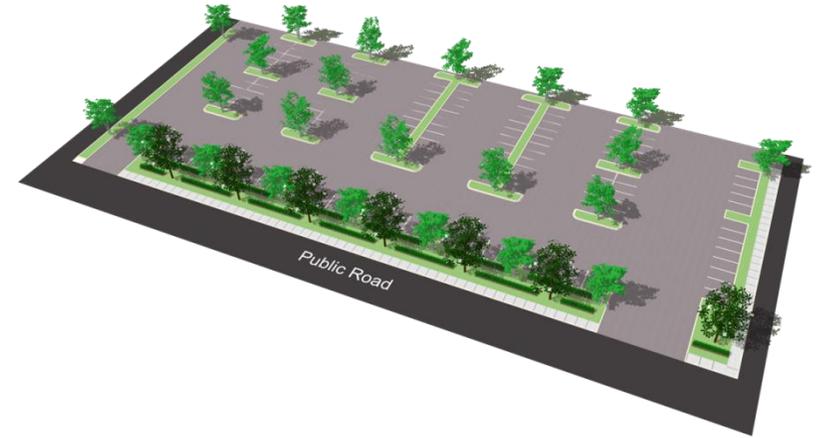
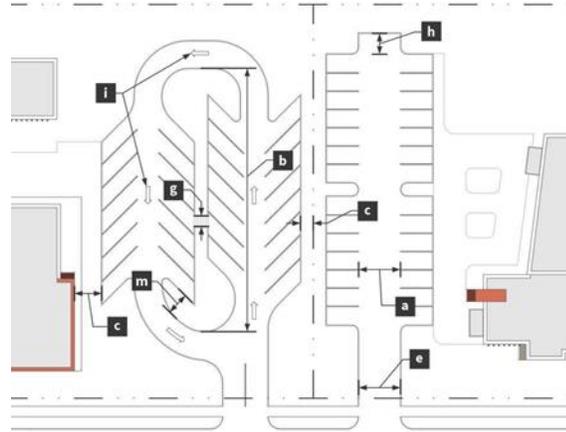
√=Permitted S=Special Exception C=Conditional Use

Principal Use Category Principal Use Type	Public and Open Space		Residential						Commercial and Mixed Use								Overlay			Standards for Specific Principal uses	
	I	PARK	R-1	R-2	R-3	R-3B	R-3H	R-4	R-O	D-CA	D-D	GC	NC	MU	WE	UPD	LI	MUO	FP	NCO	Section
<b>Communication</b>	<b>CIVIC/INSTITUTIONAL</b>																				
Broadcasting studio <sup>96</sup>									S	S	√	√		√	√	√					D.2.3(c)(1)(A)
Telecommunication facility or structure											√			√	S		√				D.2.3(c)(1)(A)
Telecommunication tower	√									√		√		√			√				D.2.3(c)(1)(A)
<b>Community Services</b>																					
Community center/facility <sup>99</sup>	√	S		S	S	S	S	S	√	√	√	√	S	√			√				
Community garden <sup>100</sup>	√	√	√	√	√	√	√	√	√	S	S	S	√	√	√		S				D.2.3(c)(2)(A)
Cultural facility <sup>101</sup>	√	√			S	S	S	S	√	√	√	√	√	√			√				
Day care center, adult <sup>102</sup>	√			S	√	√	√	√	√	√	√	√	√	√			√	√			D.2.3(c)(2)(B)
Day care center, child <sup>103</sup>	√			S	√	√	√	√	√	√	√	√	√	√							D.2.3(c)(2)(C)
Membership organization facility <sup>104</sup>				S				S	S	√	√	√	√				√				
Place of worship <sup>105</sup>	√		√	√	√	√	√	√	√	√	√	√	√	√			√				
Post office	√							S	S		S	√		√	S		S				
Public safety facility <sup>106</sup>	S								S	S	S	S		S			S				
<b>Education</b>																					
College or university																√					
School, vocational or trade <sup>107</sup>	√								√	√	√	√		√	√		√				
School, private	√			S	S					S	S	S		S			√				D.2.3(c)(3)(A)
School, public	√		√	√	√	√	√	√	√	√	√	√		√			√				
<b>Health Care</b>																					

Example principal use table from another community

# Theme 3: Update & Modernize the Regulations

- Add standards for mobility, circulation, and connectivity
- Modernize the parking standards, add bicycle parking in targeted locations
- Modernize landscaping and buffer standards



# Theme 3: Update & Modernize the Regulations

- Add comprehensive open space set-aside standards
- Add exterior lighting standards
- Add provisions to protect the character of established single-family residential neighborhoods
- Refine, modernize, and modify the form and design standards
- Modify adequate public facility standards
- Add green building standards and incentives

**TABLE 5.5.4(B): LANDS COUNTED AS OPEN SPACE SET-ASIDES**

AREA COUNTED AS COMMON OPEN SPACE SET-ASIDES	DESCRIPTION	DESIGN AND MAINTENANCE REQUIREMENTS
<b>Natural Resource and Hazard Areas (wetlands, floodplains, flood hazard areas, shorelines)</b>		
	Natural water resources, including wetlands, shorelines, streams, estuarine areas, riparian buffers, flood hazard areas, existing tree canopy and important wildlife habitat areas.	<ul style="list-style-type: none"> <li>• Preservation of any existing natural resource, wetland, floodplain, and flood hazard areas shall have highest priority for locating open space.</li> <li>• Maintenance is limited to the minimum removal and avoidance of hazards, nuisances, or unhealthy conditions.</li> <li>• See tree protection standards (Section 5.6, Tree Protection)</li> </ul>
<b>Active Recreational Areas</b>		
	Land occupied by areas and facilities used for active recreational purposes, such as pools, playgrounds, tennis courts, jogging trails, ball fields, and clubhouses, including required public recreation area.	<ul style="list-style-type: none"> <li>• Land shall be compact and contiguous unless used to link or continue an existing or planned open space resource.</li> <li>• Areas shall have at least one direct access to a building or to a street, bikeway, or walkway accessible to the public or the development's occupants and users.</li> </ul>



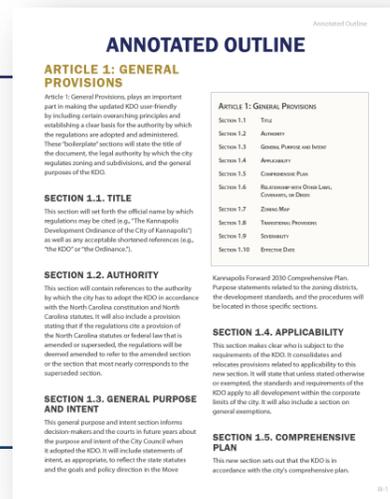
setbacks  
 not with other  
 s on the block face  
 height does not  
 maximum height in  
 4.3(a)  
 Height "stepped  
 om the duplex and  
 ily dwelling

# Annotated Outline

## Reorganize Document Structure

### Why is this important?

- Shows how the new KDO will be organized
- Includes major sections and subsections
- Each section includes a summary of what will be included
- Notes existing regulations that will be carried forward, and new and modified regulations

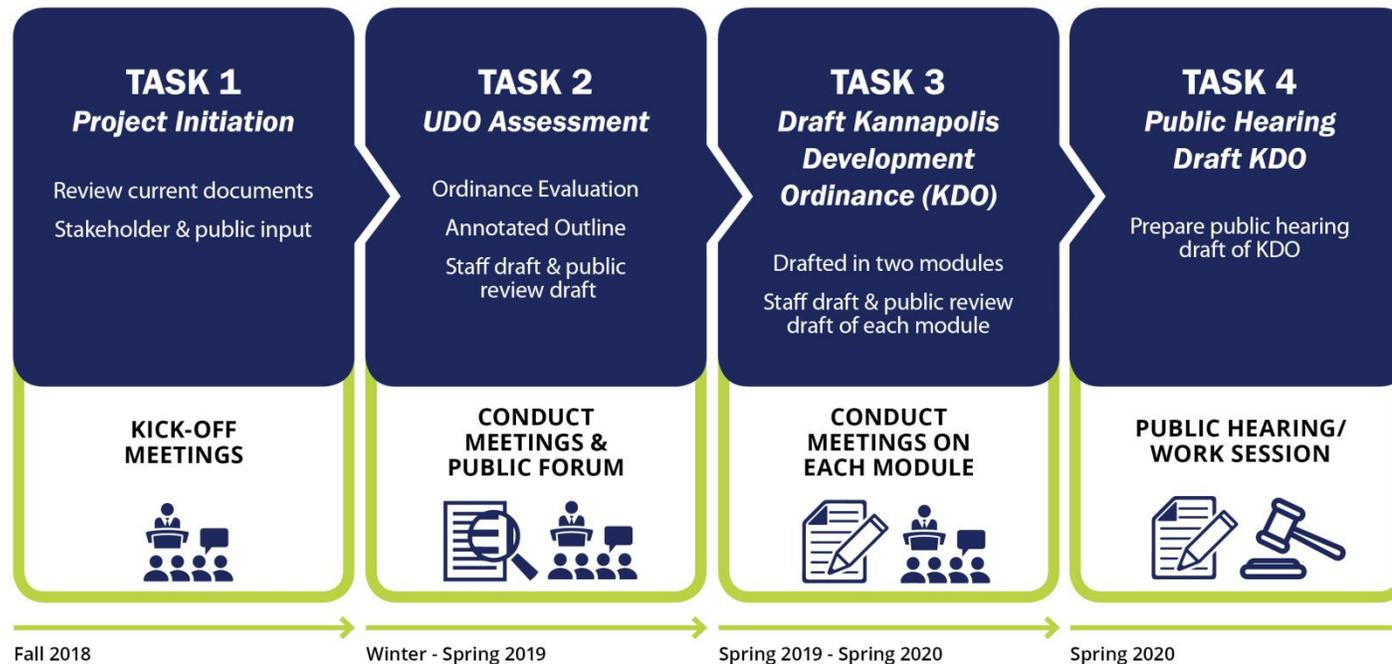


## Proposed KDO Structure

- Article 1 General Provisions
- Article 2 Administration
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# Next Steps

- Received input and direction on UDO Assessment
- Begin drafting first module of new KDO
- Public Input – Summer/Fall 2019



# QUESTIONS DISCUSSION

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