

ZEBULON NORTH CAROLINA

Unified Development Ordinance

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Zebulon is a fast growing outer ring community in Wake County east of Raleigh. In 2013, the Town hired a consulting firm to prepare a new unified development ordinance, but problems arose and the Town never got a complete document. In 2016, the Town approached CodeWright Planners about assisting with completion of the draft UDO.

During project inception, CodeWright reformatted the draft document into a software platform Town staff could operate. CodeWright then conducted a series of informational meetings with Town stakeholders, staff, elected officials, and interested community members to assess the draft material prepared by another firm and to prepare a work program for completing the document. During the drafting process, CodeWright was asked to assist a newly-forming downtown business group in considering options for downtown revitalization. This downtown-related work included participation in community events and a series of focus meetings with Town elected officials on how to encourage new downtown development. Based on this input, the UDO included two specialized zoning districts for the downtown area.

The UDO was adopted in November of 2019 and made effective January 1, 2020. The new UDO included a comprehensive set of 24 new development review procedures, including overhauled conservation subdivision establishment provisions, transportation impact analysis, a generic fee-in-lieu procedure, procedures for greenway establishment, classification of unlisted use types, rules for establishment of owners' associations, and reforestation.

KEY PROJECT FEATURES

- *Reformat of partial code started by others*
- *New downtown core and periphery districts*
- *Dimensional standards by specific use type*
- *Procedure for classification of unlisted uses*
- *Uniform fee-in-lieu and performance guarantee procedures*

ARTICLE 3. DISTRICTS

3.4 General Commercial zoning Districts | 3.4.2 Neighborhood Commercial (NC) District

3.4.2 NEIGHBORHOOD COMMERCIAL (NC) DISTRICT	
A. DISTRICT CHARACTER	B. EXAMPLE LOT PATTERN
The Neighborhood Commercial (NC) district is intended for low intensity, neighborhood-serving commercial and mixed-use development around neighborhood residential concentrations located along the edges of neighborhoods. The NC district provides neighborhood shopping, personal services, and entertainment uses for the benefit of nearby residents in a compact, pedestrian-oriented, and walkable context. The district allows offices, personal services, and small-scale retail and a variety of residential uses. As a means of promoting additional housing options, the district allows low-rise dwellings and upper story residential over ground floor non-residential uses. Non-residential buildings are small-scale, with small footprints, and with building heights around two stories. Buildings are close to the street and allow off-street parking is primarily to the side or rear of buildings. Industrial development and higher density residential uses are not permitted. District regulations discourage uses that are too intense or that draw the majority of their patrons from outside the immediate area.	
C. DIMENSIONAL STANDARDS - NONRESIDENTIAL	
Maximum Lot Area (square feet)	10,000
Maximum Lot Width (feet)	100
Maximum Lot Coverage (% of lot area)	45
Maximum Building Footprint (square feet)	3,500 (including residential floor area)
Maximum Street Setback (feet)	10
Maximum Street Setback (feet)	50
Off-Street Parking Setback from Lot Lines Bordering Streets (feet)	20, 0 from offices
Minimum Side Setback (feet)	10
Minimum Rear Setback (feet)	25
Maximum Building Height (feet/stories)	35/3
Minimum Spacing Between Principal Buildings on the Same Lot (feet)	25
D. DIMENSIONAL STANDARDS - MIXED-USE	
Maximum Residential Density (units/acre)	4
Maximum Lot Width (feet)	140
Maximum Lot Coverage (% of lot area)	45
Maximum Building Footprint (square feet)	3,500 (including residential floor area)
Maximum Street Setback (feet)	10
Off-Street Parking Setback from Lot Lines Bordering Streets (feet)	20
Minimum Side Setback (feet)	10
Minimum Rear Setback (feet)	25
Maximum Building Height (feet/stories)	40/3
Minimum Spacing Between Principal Buildings on the Same Lot (feet)	25

Town of Zebulon 3-21 Unified Development Ordinance

ARTICLE 3. DISTRICTS

3.4 General Commercial zoning Districts | 3.4.2 Neighborhood Commercial (NC) District

E. DIMENSIONAL STANDARDS - RESIDENTIAL	Traditional Format	Complex with Residential Design Guidelines	Bungalow Court/Pocket Neighborhood
SINGLE-FAMILY RESIDENTIAL DEVELOPMENT			
Maximum Development Size (acre)	N/A	N/A	3 (max. size)
Maximum Residential Density (units/acre)	4-25	5	4
Maximum Lot Area (square feet)	10,000	8,700	6,000
Maximum Lot Width (feet)	75	70	30
Maximum Lot Coverage (% of lot area)	30	35	20
Maximum Street Setback (feet)	20	20	20, 0 from alley
Maximum Side Setback (feet)	10	10	5/none
Maximum Rear Setback (feet)	25	25	15
Maximum Building Height (feet/stories)	35/3	35/3	35/3
DUPLEX DEVELOPMENT			
Maximum Residential Density (units/acre)	3-35	4	
Maximum Lot Area (square feet)	13,000 (max)	10,800 (min)	
Maximum Development Width (feet)	100	100	
Maximum Lot Coverage (% of total area)	30	35	
Maximum Street Setback (feet)	20	20	
Maximum Side Setback (feet)	12	12	N/A
Maximum Rear Setback (feet)	25	25	
Maximum Building Height (feet/stories)	35/3	35/3	
Minimum Spacing Between Principal Buildings on the Same Lot (feet)	25	25	
TRIPLEX/QUADPLEX DEVELOPMENT			
Maximum Lot Area (square feet)	8		
Maximum Development Width (feet)	140		
Maximum Lot Coverage (% of total area)	45		
Maximum Street Setback (feet)	20		
Maximum Side Setback (feet)	10		
Maximum Rear Setback (feet)	25		
Maximum Building Height (feet/stories)	35/3		
Minimum Spacing Between Principal Buildings on the Same Lot (feet)	25		
F. DEVELOPMENT EXAMPLES			

Town of Zebulon 3-22 Unified Development Ordinance

