

# MORRISVILLE, NORTH CAROLINA

## Design and Development Standards



*CodeWright*  
PLANNERS

- *Single-family residential architectural variability standards*
- *Townhouse and multi-family design standards*
- *Minimum height requirements*
- *Tree canopy retention standards*
- *Facilitated solutions*

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The town of Morrisville is a fast-growing town of 18,000 people between the Research Triangle Park, Cary, and Durham in central North Carolina. It recently adopted a unified development ordinance and retained CodeWright to prepare new design provisions for single-family, townhouse, and multi-family development. The standards include new foundation height, garage placement, and architectural variability requirements for single-family homes as well as facade and minimum height requirements for multi-family development. The provisions also establish new minimum height requirements for development located proximate to an Interstate highway.

CodeWright has also been retained to make substantive revisions to the town's tree canopy retention regulations. The town was at an impasse with the development community regarding the tree standards, and CodeWright was brought in to facilitate a compromise on tree canopy retention priorities, a three-tiered mitigation system for tree removal, new civil penalties for tree removal violations, and general procedural clarifications.