

STAFF REPORT

DOCKET #: UDO-115

STAFF: S. Chad Hall

REQUEST

Text amendment to the Zoning Ordinance of the Unified Development Ordinances (UDO) by Stimmel and Associates, to reduce the streetyard requirement for parking lots or parking structures within the Central Industrial (CI) zoning district. This ordinance change pertains to the streetyard requirements of section 3-4.3 Motor Vehicle Surface Area Landscaping Standards.

BACKGROUND

Currently, the UDO requires any parking lot or parking structure provide a minimum 10-foot wide landscape streetyard in accordance with Section 3-4.3(B). If approved, this UDO text amendment would allow a reduction in the width of the streetyard within the CI zoning district, just as it is currently allowed in the CB district. This will reduce the streetyard width from ten to two feet or provide for a minimum three (3) foot high masonry wall, to separate the parking lot or parking structure from the public right-of-way.

ANALYSIS

Section 3-4.3(B)(5) of the UDO currently provides exception to any parking area within the CB zoning district by allowing a minimum two (2) foot wide streetyard versus the suburban ten (10) foot wide streetyard. Each streetyard is to have the same planting requirements. However, also within the CB district, a three (3) foot high masonry wall may be provided in lieu of the two-foot wide streetyard with vegetation.

Staff recognizes that land within downtown Winston-Salem is a premium, however staff also believes that some physical separation of parking areas from the public right-of-way is important.

Staff does believe, though, that adding the Central Industrial (CI) zoning district to Section 3-4.3(B)(5) of the Ordinance would assure some amount of physical separation, although reduced, all the while retaining the center of attention on the pedestrian public realm.

Ultimately staff prefers that much or all of the land currently zoned CI in the downtown be developed more comprehensively under the provision of Mixed-Use Special Use District zoning. To this extent this text change should be considered as an interim solution to accommodate current development needs.

RECOMMENDATION

APPROVAL.

UDO 115
AN ORDINANCE AMENDING
THE ZONING ORDINANCE,
OF THE *UNIFIED DEVELOPMENT ORDINANCES*
TO ELIMINATE THE REQUIRED STREETYARD
IN THE CENTRAL INDUSTRIAL (CI) AND
CENTRAL BUSINESS (CB) DISTRICTS

Be it resolved, by the _____, North Carolina, that the *Unified Development Ordinances* (UDO) is hereby amended as follows:

Section 1. Section 3-4.3(B)(5) or current number is revised by adding the following:

“CB and CI District. In the CB and CI districts, a minimum two (2) foot wide strip planted with trees and shrubs in accordance with this section or a three (3) foot high masonry wall shall be provided.”

Section 2. This Ordinance shall be effective upon adoption.

NOTE: Items to be added are indicated with an underscore.