

ARTICLE 4 ZONING DISTRICTS:¹⁶⁵

Sec 4.1 Purpose:

- A. Consistent with this Ordinance, the division of lands under the Town of Unionville's planning jurisdiction into separate zoning districts is intended to implement the goals and policies contained in the Town of Unionville Comprehensive Land Use Plan.

The adopted Comprehensive Land Use Plan contains a Future Land Use Map (FLUM) designating various land use categories where anticipated development is envisioned within the town.¹⁶⁶

- B. Required Conformance to District Regulations. Consistent with Section(s) 1.14 of the Ordinance, no structure or land shall hereafter be used or occupied, altered, moved, erected, or built except in conformity with the regulations herein specified for the Zoning District in which the structure or land is located.

- C. Definition of District Types:

1. General Use Districts: A specific geographic area governed by local land use regulations, with specific standards detailing how land can be used, the types of buildings that can be constructed, and the density of development allowed in each district. General Use districts are essential for managing land use and development, ensuring that land is utilized in a way that benefits the community and aligns with local planning goals.
2. Overlay Districts: A special zoning layer added on top of existing zoning districts to implement additional regulations or standards. An Overlay District does not replace the underlying zoning but adds extra rules or flexibility in a specific area allowing for specific planning objectives to be achieved.
3. Conditional Zoning District: A type of zoning district allowing the town to approve development projects along with the imposition of specific, mutually agreed to, conditions. These conditions are tailored to protect adjacent properties from potential negative impacts that could arise from new zoning activities addressing the conformance of the development to applicable Town of Unionville land use regulations.
4. Legacy Districts: Refers to zoning districts that have not been updated or modified by the adoption of new zoning regulations. These districts are included in the current zoning ordinance to protect previously approved projects and remain unchanged to allow for continued administration. Legacy zoning districts will not be allowed to expand beyond their existing boundaries

¹⁶⁵ This section incorporates existing standards from Article 9 and 12 inclusive of the current Zoning Ordinance. Currently, standards are spread out throughout the existing Ordinance (Article 9 and 12) requiring the reader to review multiple sections to get basic answers (i.e., description of districts, dimensional standards, etc.). Standards are being consolidated into a central section for ease of access/use by staff and the layperson reader.

¹⁶⁶ As a reminder, NFOCUS staff will be recommending, separate from this project, a land use matrix 'spelling out' which general use zoning districts are permitted for 'location' within each land use category defined in the Land Use Plan.

and are intended to phase out in the long term, although approved projects can still develop under applicable standards.

D. Organization. This Article shall be organized as follows:

1. General Use Districts;
 - a. Residential (Section 4.2)
 - b. Non-residential (Section 4.3)
2. Conditional Zoning Districts (Section 4.4)
3. Overlay Districts (Section 4.5)
4. Legacy Districts.(Section 4.6)¹⁶⁷

¹⁶⁷ Placeholder. Unionville will more than likely require some form of legacy zoning as detailed herein.

Sec. 4.2 Residential Districts:

A. Resource Conservation (RC-0.5) ^{168 169 170 171}

1. Purpose:	designed to be applied to areas, such as water supply watersheds, where it is particularly important development be allowed to occur only at relatively lower densities ¹⁷²	
2. Authorized Land Uses:	Uses permitted in this zoning district shall be limited to those indicated in Section 5.2-1 (Table of Uses) of this Ordinance.	
3. Applicability: ¹⁷³	This district will usually be applied where the following conditions exist: ¹⁷⁴ <ul style="list-style-type: none"> a. Within the Low-density Residential/Agricultural Land Use Category; b. Urban services, including water distribution and sewage collection mains, are not anticipated, or planned for. 	
4.(A).Dimensional and Ratio Standards:	1. Minimum Lot Size: [1]	80,000 sq.ft. ¹⁷⁵
	2. Allowable Density: [1]	<u>Parcels subdivided after the date of adoption of this Ordinance shall observe a density of 1 unit per every 2 acres of property (1 dwelling unit for every 87,120 sq.ft. of land area)</u> ^{176 177}
	3. Minimum Lot Width (at front setback line):	120 linear ft.
	4. Setbacks: [2]	Front 40 ft. Side 15 ft.

¹⁶⁸ Staff has simplified the district information and is recommending we place information in a simple table format. This format consolidates information from Section 135 and Article 12 (density and dimensional regulations). Readers should not have to go to multiple sections for this information.

¹⁶⁹ Pending State law changes will require zoning district names to be based on the allowable density per acre of property. As a result, NFOCUS Staff is recommending the district be rebranded to RC-0.5 (i.e., one unit per every 2 acres of property)

¹⁷⁰ NFOCUS Staff did not see any RC zoning within the Town per the current zoning map. Are we keeping the district?

¹⁷¹ NFOCUS has 2 table formats for the Town to consider, 1 format is provided for residential districts the other option is for non-residential districts. Once the Town agrees to a universal format, NFOCUS Staff will revise the chapter.

¹⁷² Existing language for the district per Section 135 of the current Zoning Ordinance.

¹⁷³ For each general use zoning district, staff is including language outlining 'which' land use category the district is anticipated for being located/allowed within consistent with the existing Comprehensive Plan.

¹⁷⁴ New concept for Town of Unionville . NFOCUS is recommending the Town provide a detailed explanation on 'which' future land use categories general use zoning districts are intended to be allowed.

¹⁷⁵ Current minimum lot size for the district.

¹⁷⁶ From Section 182. As an aside it will be easier for the Town to ensure proper references to allowable density per acre if precise units of measurement are utilized versus what is currently contained in Section 182.

¹⁷⁷ Current density allowances are 1 unit for every 80,000 sq.ft. of property. NFOCUS is recommending moving forward, this reflects a true 2-acre density limit as envisioned under the current Ordinance.

		Corner 15 ft. ¹⁷⁸																				
		Rear 40 ft.																				
	5. Maximum Height Limit:	35 feet (measured from finished grade at the base of the structure)																				
4.(B).Dimensional and Ratio Standards - Notes:	<p>1. Lot size for individual uses shall be appropriate to the method of on-site water supply and sewage disposal.</p> <p>Minimum lot size for a Duplex shall be 120,000 sq.ft. provided private well and septic system can support the development, and the parcel is outside of the Watershed Overlay District.¹⁷⁹</p> <p>2. All setbacks shall be measured from the appropriate property line. Front yard setbacks shall be measured from the front property line/edge of right-of-way. Corner lot setback shall be measured from the side property line/edge of right-of-way of the side street abutting the parcel.</p>																					
5. Development Notes:	<p>a. Divisions of property are subject to all applicable standards detailed in Article 7 of this Ordinance.</p> <p>b. Flexible Development/Conservation Cluster Subdivisions: Those divisions proposing open space shall be permitted to cluster lots to the minimum lot size as noted herein. Density limits shall still apply as noted herein. For parcels located within Watershed Overlay Districts, the most restrictive density allowance, detailed herein or Article 9, shall apply.¹⁸⁰</p> <p>For flexible/conservation subdivisions, the following dimensional standards shall apply:</p> <table border="1" data-bbox="727 1136 1516 1472"> <tr> <td colspan="2">Minimum Lot Size:</td> <td>43,560 (an acre)</td> </tr> <tr> <td colspan="2">Minimum Lot Width:</td> <td>100 feet</td> </tr> <tr> <td colspan="2">Front Setback:</td> <td>30 feet</td> </tr> <tr> <td rowspan="2">Side Yard</td> <td>Side</td> <td>15 feet</td> </tr> <tr> <td>Corner Lot</td> <td>30 feet</td> </tr> <tr> <td colspan="2">Rear Yard</td> <td>30 feet</td> </tr> <tr> <td colspan="2">Height</td> <td>35 feet</td> </tr> </table> <p>NOTE: Minimum lot size for a duplex processed through the flexible/conservation subdivision process shall be 2 acres</p>		Minimum Lot Size:		43,560 (an acre)	Minimum Lot Width:		100 feet	Front Setback:		30 feet	Side Yard	Side	15 feet	Corner Lot	30 feet	Rear Yard		30 feet	Height		35 feet
Minimum Lot Size:		43,560 (an acre)																				
Minimum Lot Width:		100 feet																				
Front Setback:		30 feet																				
Side Yard	Side	15 feet																				
	Corner Lot	30 feet																				
Rear Yard		30 feet																				
Height		35 feet																				

¹⁷⁸ As a general observation, most communities require a parcel with frontage on 2 streets to observe a ‘front yard setback’ on both streets (i.e., 40 ft. on both streets) versus what is currently listed in Town of Unionville’s Ordinance. The Town currently enforces a corner lot setback as detailed in Section 184 (c). NFOCUS is ensuring this standard is maintained.

¹⁷⁹ Incorporates standards from Section 182 of the current Ordinance.

¹⁸⁰ NFOCUS is recommending the Town consider adopting a conservation cluster/flexible development standard that will allow for clustering of lots while preserving open space area.

- c. Development of parcels encumbered by special flood hazard area shall abide by the permit standards of Article 8 of this Ordinance in addition to all zoning permit requirements contained within this Ordinance.
- d. Built-upon Area (BUA) limit: Consistent with Article 9 Watershed District standards.
- e. Lots shall have frontage on a conforming Town of Unionville roadway. Parcels created after _____ (Date of Ordinance Adoption) shall front on a minimum 50-foot-wide right-of-way unless approved as part of an exempt subdivision as detailed in Article 7 of this Ordinance.
- f. Auxiliary Dwelling Units (ADU) shall not be counted as a residential dwelling unit for density purposes.
- g. Development shall prioritize the preservation of natural habitat and sensitive environmental features such as large stands of trees, wetlands, watercourses, special flood hazard areas, and active farm/pastureland.
- h. The use of Low Impact Design, stormwater control measures (SCM) and other alternative construction principles is strongly encouraged.
- i. All site clearing and preparation, and construction activities should avoid clear cutting and mass grading to the greatest extent possible to preserve existing vegetation and drainage patterns.
- j. Fencing shall be designed, to the greatest extent practical, to allow for easy movement of wildlife. If more impervious fencing is desired, such fencing be limited to the areas around inhabited or occupied structures so that remaining portions of the property allow easy movement of wildlife. Refer to **Section 6.11** for additional information. ¹⁸¹
- k. The storage of junked or wrecked motor vehicles is prohibited except if the vehicle is stored in an enclosed building that conforms to applicable building and zoning regulations or if such building is a legal non-conformity.¹⁸²
- l. Riparian Buffers: Within Watershed Overlay Districts: Parcels encumbered by water features (i.e., perennial streams, hydraulically connected lakes, etc.) may be subject to riparian buffer standards per **Section 9.14** of this Ordinance. Requirements shall be determined at time of permit review by staff consistent with State law.

¹⁸¹ Section reference may change as we update Ordinance.

¹⁸² New standard for the Town to consider as we update the Ordinance.

B. Rural Agricultural (RA-1 and R-1) ^{183 184}

1. Purpose:	<p>Designed to encourage the perpetuation of agricultural uses and compatible agribusiness uses and to accommodate low density residential development.</p> <p>The RA-1 general use zoning designation allows for the location of most classes of manufactured homes while the R-1 designation does not.</p> <p>Parcels zoned RA-1 and R-1 are in areas not experiencing strong growth pressures and not served by public water or sewer.</p>									
2. Authorized Land Uses:	Uses permitted in this zoning district shall be limited to those indicated in Section 5.2-1 (Table of Uses) of this Ordinance.									
3. Applicability:	<p>a. Designated by the adopted Land Use Plan as AGRICULTURAL/Low Density Residential on the Comprehensive Plan</p> <p>b. Urban services, including water distribution and sewage collection mains, are not anticipated or planned for.</p>									
4.(A).Dimensional and Ratio Standards:	1. Minimum Lot Size: [1] Minimum lot size of 40,000 sq.ft. (0.92 acres)									
	2. Allowable Density: [2] <u>Parcels subdivided after the date of adoption of this Ordinance shall observe a density of 1 dwelling unit per every acre of property (1 dwelling unit for every 43,560 sq.ft. of land area)</u>									
	3. Minimum Lot Width (at front setback line): 120 linear ft.									
	4. Setbacks: [3]	<table border="1"> <tr> <td>Front</td> <td>40 ft.</td> </tr> <tr> <td>Side</td> <td>15 ft.</td> </tr> <tr> <td>Corner</td> <td>15 ft.</td> </tr> <tr> <td>Rear</td> <td>40 ft.</td> </tr> </table>	Front	40 ft.	Side	15 ft.	Corner	15 ft.	Rear	40 ft.
	Front	40 ft.								
Side	15 ft.									
Corner	15 ft.									
Rear	40 ft.									
5. Maximum Height Limit:	35 feet (measured from finished grade at the base of the structure)									
4.(B).Dimensional and Ratio Standards - Notes:	1. Lot size for individual uses shall be appropriate to the method of on-site water supply and sewage disposal.									

¹⁸³ Replaces RA-40 (Sec. 135 (c) of the current Ordinance). Most of the Town is zoned RA-40.

¹⁸⁴ In the current Ordinance, the distinction between the RA-40 and the R-40 appears to be as follows: ‘A’ designated districts allow for the location and development of manufactured homes. So, a RA-1 designation would allow for manufactured housing while a R-1 designation would not. NFOCUS is combining these 2 concepts into a central district as the dimensional standards are the same. There are a small number of parcels zoned R-40 (now simply R-1) off Tomberlin and Village Lake Roads. NFOCUS Staff need to discuss with the Town how they wish to address this issue (i.e., have 2 separate districts or combine and provide a note indicating parcels zoned RA-1 permit manufactured homes as detailed herein).

	<p>Minimum lot size for a Duplex shall be 61,780 sq.ft. provided private well and septic system can support the development, and the parcel is outside of the Watershed Overlay District. ¹⁸⁵</p> <p>2. <u>Density limit translates to lot size of 1 unit for every 43,560 sq.ft. EXAMPLE: someone is subdividing a 2- acre parcel into 2 individual lots. One lot can comply with the minimum lot area for the district of 40,000 sq.ft. but the other lot shall be a minimum of 47,120 sq.ft. in area to comply with density limit.</u> ¹⁸⁶</p> <p>3. All setbacks shall be measured from the appropriate property line. Front yard setbacks shall be measured from the front property line/edge of right-of-way. Corner lot setback shall be measured from the side property line/edge of right-of-way of the side street abutting the parcel.</p>																				
<p>5. Development Notes:</p>	<p>a. Divisions of property are subject to all applicable standards detailed in Article 7 of this Ordinance.</p> <p>b. Flexible Development/Conservation Cluster Subdivisions: Those divisions proposing open space shall be permitted to cluster lots to the minimum lot size as noted herein. Density limits shall still apply as noted herein. For parcels located within Watershed Overlay Districts, the most restrictive density allowance, detailed herein or Article 9, shall apply. For flexible/conservation subdivisions, the following dimensional standards shall apply:</p> <table border="1" data-bbox="727 957 1516 1329"> <tr> <td colspan="2">Minimum Lot Size:</td> <td>21,780 sq.ft. (half an acre)</td> </tr> <tr> <td colspan="2">Minimum Lot Width:</td> <td>100 feet</td> </tr> <tr> <td colspan="2">Front Setback:</td> <td>30 feet</td> </tr> <tr> <td rowspan="2">Side Yard</td> <td>Side</td> <td>Side Yard</td> </tr> <tr> <td>Corner Lot</td> <td></td> </tr> <tr> <td colspan="2">Rear Yard</td> <td>30 feet</td> </tr> <tr> <td colspan="2">Height</td> <td>35 feet</td> </tr> </table> <p>NOTE: Minimum lot size for a duplex processed through the flexible/conservation subdivision process shall be 43,560 sq.ft.</p> <p>c. Development of parcels encumbered by special flood hazard area shall abide by the permit standards of Article 8 of this Ordinance in addition to all zoning permit requirements contained within this Ordinance.</p> <p>d. Built-upon Area Limit: Consistent with Article 9 Watershed of the Ordinance.</p> <p>e. Lots shall have frontage on a conforming Town of Unionville roadway. Parcels created after _____ (Date of Ordinance Adoption) shall front on a minimum 50-foot-wide right-of-way unless approved as part of an exempt subdivision as detailed in Article 7 of this Ordinance.</p>	Minimum Lot Size:		21,780 sq.ft. (half an acre)	Minimum Lot Width:		100 feet	Front Setback:		30 feet	Side Yard	Side	Side Yard	Corner Lot		Rear Yard		30 feet	Height		35 feet
Minimum Lot Size:		21,780 sq.ft. (half an acre)																			
Minimum Lot Width:		100 feet																			
Front Setback:		30 feet																			
Side Yard	Side	Side Yard																			
	Corner Lot																				
Rear Yard		30 feet																			
Height		35 feet																			

¹⁸⁵ Reminder: current regulations require a 150% lot size for a duplex (i.e., if the required lot size is 40,000 sq.ft., then a duplex will have to be on 61,780 sq.ft. lot per current standards).

¹⁸⁶ Additional explanation on how to calculate density.

	<ul style="list-style-type: none">f. Auxiliary Dwelling Units (ADU) shall not be counted as a residential dwelling unit for density purposes.g. Development shall prioritize the preservation of natural habitat and sensitive environmental features such as large stands of trees, wetlands, watercourses, special flood hazard areas, and active farm/pastureland.h. The use of Low Impact Design, stormwater control measures (SCM) and other alternative construction principles is strongly encouraged.i. All site clearing and preparation, and construction activities should avoid clear cutting and mass grading to the greatest extent possible to preserve existing vegetation and drainage patterns.j. Fencing shall be designed, to the greatest extent practical, to allow for easy movement of wildlife. If more impervious fencing is desired, such fencing be limited to the areas around inhabited or occupied structures so that remaining portions of the property allow easy movement of wildlife. Refer to Section 6.11 for additional information.k. <u>The storage of junked or wrecked motor vehicles is prohibited except if the vehicle is stored in an enclosed building that conforms to applicable building and zoning regulations or if such building is a legal non-conformity.</u>l. Riparian Buffers: Within Watershed Overlay Districts: Parcels encumbered by water features (i.e., perennial streams, hydraulically connected lakes, etc.) may be subject to riparian buffer standards per Section 9.14 of this Ordinance. Requirements shall be determined at time of permit review by staff consistent with State law.
--	--

Article 4 Draft 2 - Mpls

C. Residential Medium Density (RA-2 or R-2) ^{187 188}

1. Purpose:	<p>Designed to accommodate single-family residential and planned residential developments at medium densities.</p> <p>The RA-2 general use zoning designation allows for the location of most classes of manufactured homes while the R-2 designation does not.</p> <p>Parcels zoned RA-2 and R-2 are in areas that are, or can be, served by public water and sewer facilities <u>as denoted within the adopted Comprehensive Plan</u>.¹⁸⁹</p>									
2. Authorized Land Uses:	<p>Uses permitted in this zoning district shall be limited to those indicated in Section 5.2-1 (Table of Uses) of this Ordinance.</p>									
3. Applicability:	<p>a. Designated by the adopted Land Use Plan as Agricultural/Low Density Residential on the Comprehensive Plan</p> <p>b. Urban services, including water distribution and sewage collection mains, are anticipated within the 20-year Land Use Plan horizon.</p>									
4.(A).Dimensional and Ratio Standards:	1. Minimum Lot Size: [1] Minimum lot size of 20,000 sq.ft.									
	2. Allowable Density: [2] 2 dwelling units per acre of property (21,780 sq.ft. per lot)									
	3. Minimum Lot Width (at front setback line): 120 linear ft.									
	4. Setbacks: [3]	<table border="1"> <tr> <td>Front</td> <td>40 ft.</td> </tr> <tr> <td>Side</td> <td>15 ft.</td> </tr> <tr> <td>Corner</td> <td>15 ft</td> </tr> <tr> <td>Rear</td> <td>40 ft.</td> </tr> </table>	Front	40 ft.	Side	15 ft.	Corner	15 ft	Rear	40 ft.
	Front	40 ft.								
Side	15 ft.									
Corner	15 ft									
Rear	40 ft.									
5. Maximum Height Limit:	35 feet (measured from finished grade at the base of the structure)									
4.(B).Dimensional and Ratio Standards - Notes:	<p>1. Development is typically served by public utilities. <u>For parcels not served by both water and sewer, lot size for individual uses shall be appropriate to the method of on-site water supply and sewage disposal</u> Minimum lot size for a Duplex shall be 43,560 sq.ft. (an acre)</p>									

¹⁸⁷ Replaces with current R-20 district as defined in Section 3.2.5 of the current Ordinance.

¹⁸⁸ There is a companion district RA-20 which allowed for manufactured homes within this district. There is currently no RA-20 zoned property within the Town. NFOCUS is looking for direction on how the community wishes to address this issue.

¹⁸⁹ NFOCUS is going to recommend the Town consider revising the current Comprehensive Plan to address where public utilities (water and sewer) are going to be provided to ensure consistency with development options.

2. Density limit of 2 dwelling units per acre translates to lot size of 1 unit for every 21,780 sq.ft. EXAMPLE: someone is subdividing a 1 acre parcel into 2 individual lots. Each lot will be 21,780 sq.ft. in area.

3. All setbacks shall be measured from the appropriate property line. Front yard setbacks shall be measured from the front property line/edge of right-of-way. Corner lot setback shall be measured from the side property line/edge of right-of-way of the side street abutting the parcel.

5. Development Notes:

- a. Divisions of property are subject to all applicable standards detailed in Article 7 of this Ordinance.
- b. Flexible Development/Conservation Cluster Subdivisions: Those divisions proposing open space shall be permitted to cluster lots to the minimum lot size as noted herein. Density limits shall still apply as noted herein. For parcels located within Watershed Overlay Districts, the most restrictive density allowance, detailed herein or Article 9, shall apply. For flexible/conservation subdivisions, the following dimensional standards shall apply:

Minimum Lot Size:		15,000 sq.ft.
Minimum Lot Width:		50 feet
Front Setback:		20 feet
Side Yard	Side	Side Yard
	Corner Lot	
Rear Yard		20 feet
Height		35 feet

- NOTE:** Minimum lot size for a duplex processed through the flexible/conservation subdivision process shall be 21,780 sq.ft.
- c. Development of parcels encumbered by special flood hazard area shall abide by the permit standards of Article 8 of this Ordinance in addition to all zoning permit requirements contained within this Ordinance.
 - d. Built-upon Area (BUA) limit: Consistent with Article 9 watershed standards of this Ordinance.
 - e. Lots shall have frontage on a conforming Town of Unionville roadway. Parcels created after ____ (Date of Ordinance Adoption) shall front on a minimum 50-foot-wide right-of-way unless approved as part of an exempt subdivision as detailed in Article 7 of this Ordinance.
 - f. Auxiliary Dwelling Units (ADU) shall not be counted as a residential dwelling unit for density purposes.
 - g. Development shall prioritize the preservation of natural habitat and sensitive environmental features such as large stands of trees, wetlands, watercourses, special flood hazard areas, and active farm/pastureland.
 - h. The use of Low Impact Design, stormwater control measures (SCM) and other alternative construction principles is strongly encouraged.

	<ul style="list-style-type: none">i. All site clearing and preparation, and construction activities should avoid clear cutting and mass grading to the greatest extent possible to preserve existing vegetation and drainage patterns.j. Fencing shall be designed, to the greatest extent practical, to allow for easy movement of wildlife. If more impervious fencing is desired, such fencing be limited to the areas around inhabited or occupied structures so that remaining portions of the property allow easy movement of wildlife. Refer to Section 6.11 for additional information.k. The storage of junked or wrecked motor vehicles is prohibited except if the vehicle is stored in an enclosed building that conforms to applicable building and zoning regulations or if such building is a legal non-conformity.l. Riparian Buffers: Within Watershed Overlay Districts: Parcels encumbered by water features (i.e., perennial streams, hydraulically connected lakes, etc.) may be subject to riparian buffer standards per Section 9.14 of this Ordinance. Requirements shall be determined at time of permit review by staff consistent with State law.
--	---

Article 4 Draft 2 - NFOCUS

D. Residential High Density (R-3)¹⁹⁰

1. Purpose:	Designed to accommodate single-family detached residential and planned residential uses at medium/high densities in areas served by public water and sewer facilities		
2. Authorized Land Uses:	Uses permitted in this zoning district shall be limited to those indicated in Section 5.2-1 (Table of Uses) of this Ordinance.		
3. Applicability:	<p>a. ¹⁹¹</p> <p>b. Urban services, including water distribution and sewage collection mains, are anticipated within the 20-year Land Use Plan horizon.</p>		
4.(A).Dimensional and Ratio Standards:	1. Minimum Lot Size: [1] 14,520 sq.ft.		
	2. Allowable Density [2]: Maximum of 3 dwelling units per acre of property (lot size translates to 1 unit for every 14,520 sq.ft.)		
	3. Minimum Lot Width (at front setback line):	80 linear ft.	
	4. Setbacks: [3]	Front	30 ft.
		Side	10 ft.
Corner		<u>15 ft</u>	
5. Maximum Height Limit: [4]	40 feet (measured from finished grade at the base of the structure)		
4.(B).Dimensional and Ratio Standards - Notes:	<p>1. Development is typically served by public utilities. <u>For parcels not served by both water and sewer, lot size for individual uses shall be appropriate to the method of on-site water supply and sewage disposal.</u> Minimum lot size for a Duplex shall be 29,040 sq.ft.</p> <p>2. <u>Density limit of 2 dwelling units per acre translates to lot size of 1 unit for every 21,780 sq.ft. EXAMPLE: someone is subdividing a 1 acre parcel into 2 individual lots. Each lot will be 21,780 sq.ft. in area.</u></p> <p>3. All setbacks shall be measured from the appropriate property line. Front yard setbacks shall be measured from the front property line/edge of right-of-way. Corner lot setback shall be measured from the side property line/edge of right-of-way of the side street abutting the parcel.</p>		

¹⁹⁰ The Town has 2 districts, specifically R-15 and R-10, intended to accommodate higher intensity development where water/sewer are available. NFOCUS is recommending the 2 districts, effectively, be combined. Per the current zoning map, there are no R-15 and R-10 zoned parcels within the Town’s planning jurisdiction.

¹⁹¹ The current Comprehensive Plan only has 1 land use category. We may need to discuss.

	<p>4. Additional Building Height above 40 feet, capped at a maximum height of 60 feet, permitted as follows: one additional foot of height for every one foot of additional yard depth (front, rear, and sides);</p>																			
<p>5. Development Notes:</p>	<p>a. Divisions of property are subject to all applicable standards detailed in Article 7 of this Ordinance.</p> <p>b. Flexible Development/Conservation Cluster Subdivisions: Those divisions proposing open space shall be permitted to cluster lots to the minimum lot size as noted herein. Density limits shall still apply as noted herein. For parcels located within Watershed Overlay Districts, the most restrictive density allowance, detailed herein or Article 9, shall apply. For flexible/conservation subdivisions, the following dimensional standards shall apply:</p> <table border="1" data-bbox="735 640 1528 976"> <tr> <td colspan="2">Minimum Lot Size:</td> <td>5,080 sq.ft.</td> </tr> <tr> <td colspan="2">Minimum Lot Width:</td> <td>40 feet</td> </tr> <tr> <td colspan="2">Front Setback:</td> <td>20 feet</td> </tr> <tr> <td rowspan="2">Side Yard</td> <td>Side</td> <td rowspan="2">Side Yard</td> </tr> <tr> <td>Corner Lot</td> </tr> <tr> <td colspan="2">Rear Yard</td> <td>15 feet</td> </tr> <tr> <td colspan="2">Height</td> <td>40 feet</td> </tr> </table> <p>NOTE: Minimum lot size for a duplex processed through the flexible/conservation subdivision process shall be 14,520 sq.ft.</p> <p>c. Development of parcels encumbered by special flood hazard area shall abide by the permit standards of Article 8 of this Ordinance in addition to all zoning permit requirements contained within this Ordinance.</p> <p>d. Built-upon Area (BUA) limit: Consistent with Article 9 watershed standards of this Ordinance.</p> <p>e. Lots shall have frontage on a conforming Town of Unionville roadway. Parcels created after _____ (Date of Ordinance Adoption) shall front on a minimum 50-foot-wide right-of-way unless approved as part of an exempt subdivision as detailed in Article 7 of this Ordinance.</p> <p>f. Auxiliary Dwelling Units (ADU) shall not be counted as a residential dwelling unit for density purposes.</p> <p>g. Development shall prioritize the preservation of natural habitat and sensitive environmental features such as large stands of trees, wetlands, watercourses, special flood hazard areas, and active farm/pastureland.</p> <p>h. The use of Low Impact Design, stormwater control measures (SCM) and other alternative construction principles is strongly encouraged.</p> <p>i. All site clearing and preparation, and construction activities should avoid clear cutting and mass grading to the greatest extent possible to preserve existing vegetation and drainage patterns.</p> <p>j. Fencing shall be designed, to the greatest extent practical, to allow for easy movement of wildlife. If more impervious fencing is desired, such fencing be limited to the areas around inhabited or occupied structures</p>	Minimum Lot Size:		5,080 sq.ft.	Minimum Lot Width:		40 feet	Front Setback:		20 feet	Side Yard	Side	Side Yard	Corner Lot	Rear Yard		15 feet	Height		40 feet
Minimum Lot Size:		5,080 sq.ft.																		
Minimum Lot Width:		40 feet																		
Front Setback:		20 feet																		
Side Yard	Side	Side Yard																		
	Corner Lot																			
Rear Yard		15 feet																		
Height		40 feet																		

	<p>so that remaining portions of the property allow easy movement of wildlife. Refer to Section 6.11 for additional information.</p> <ul style="list-style-type: none">k. The storage of junked or wrecked motor vehicles is prohibited except if the vehicle is stored in an enclosed building that conforms to applicable building and zoning regulations or if such building is a legal non-conformity.l. Riparian Buffers: Within Watershed Overlay Districts: Parcels encumbered by water features (i.e., perennial streams, hydraulically connected lakes, etc.) may be subject to riparian buffer standards per Section 9.14 of this Ordinance. Requirements shall be determined at time of permit review by staff consistent with State law.
--	---

Article 4 Draft 2 - NFOCUS March 2019

D. Residential Urban Density 6 (R-6)^{192 193}

1. Purpose:	Designed to accommodate single-family, two-family and multi-family development at higher densities in areas where public water and sewer are available.		
2. Authorized Land Uses:	Uses permitted in this zoning district shall be limited to those indicated in Section 5.2-1 (Table of Uses) of this Ordinance.		
3. Applicability:	<p>a. ¹⁹⁴</p> <p>b. Urban services, including water distribution and sewage collection mains, are anticipated within the 20-year Land Use Plan horizon.</p>		
4.(A).Dimensional and Ratio Standards:	1. Minimum Lot Size: [1] 7,260 sq.ft. ¹⁹⁵		
	2. Allowable Density: Maximum of 6 dwelling units per acre of property.		
	3. Minimum Lot Width (at front setback line):	60 linear ft.	
	4. Setbacks: [2]	Front	25 ft.
		Side	10 ft.
Corner		<u>15 ft</u>	
Rear	30 ft.		
5. Maximum Height Limit: [3]	40 feet (measured from finished grade at the base of the structure)		
4.(B).Dimensional and Ratio Standards - Notes:	<p>1. Development is typically served by public utilities (water and sewer). Minimum lot size for a Duplex shall be 10,890 sq.ft. ^{196 197}</p> <p>2. All setbacks shall be measured from the appropriate property line. Front yard setbacks shall be measured from the front property line/edge of right-of-way. Corner lot setback shall be measured from the side property line/edge of right-of-way of the side street abutting the parcel.</p>		

¹⁹² There are currently no R-6 zoned parcels within Unionville.

¹⁹³ NFOCUS is looking for direction of a second option on table format. I am looking to see if there is a preference for the Town.

¹⁹⁴ The current Comprehensive Plan only has 1 land use category. We may need to discuss.

¹⁹⁵ Current regulations would require a minimum lot size of 6,000 sq.ft. per Section 181. A 6,000 sq.ft minimum lot size will not equally divide into an acre (43,560). NFOCUS is recommending the Town consider a minimum lot size of 7,260 sq.ft., which will support the anticipated density for the district (6 units per acre of property).

¹⁹⁶ This represents 150% of the required minimum lot size for the district as currently required by the Ordinance.

¹⁹⁷ NFOCUS is not recommending adding language allowing for well/septic facilities to support development. At this density, it will be difficult to have well/septic systems support projects.

3. Additional Building Height above 40 feet, capped at a maximum height of 60 feet, permitted as follows: one additional foot of height for every one foot of additional yard depth (front, rear, and sides);

5. Development Notes:

- a. Divisions of property are subject to all applicable standards detailed in Article 7 of this Ordinance.
- b. Flexible Development/Conservation Cluster Subdivisions: Those divisions proposing open space shall be permitted to cluster lots to the minimum lot size as noted herein. Density limits shall still apply as noted herein. For parcels located within Watershed Overlay Districts, the most restrictive density allowance, detailed herein or Article 9, shall apply. For flexible/conservation subdivisions, the following dimensional standards shall apply:

Minimum Lot Size:		5,080 sq.ft.
Minimum Lot Width:		40 feet
Front Setback:		20 feet
Side Yard	Side	Side Yard
	Corner Lot	
Rear Yard		15 feet
Height		40 feet

NOTE: Minimum lot size for a duplex processed through the flexible/conservation subdivision process shall be 14,520 sq.ft.

- c. Development of parcels encumbered by special flood hazard area shall abide by the permit standards of Article 8 of this Ordinance in addition to all zoning permit requirements contained within this Ordinance.
- d. Built-upon Area (BUA) limit: Consistent with Article 9 watershed standards of this Ordinance. The R-6 district is prohibited in Watershed Overlay Districts.
- e. Lots shall have frontage on a conforming Town of Unionville roadway. Parcels created after _____ (Date of Ordinance Adoption) shall front on a minimum 50-foot-wide right-of-way unless approved as part of an exempt subdivision as detailed in Article 7 of this Ordinance.
- f. Auxiliary Dwelling Units (ADU) shall not be counted as a residential dwelling unit for density purposes.
- g. Development shall prioritize the preservation of natural habitat and sensitive environmental features such as large stands of trees, wetlands, watercourses, special flood hazard areas, and active farm/pastureland.
- h. The use of Low Impact Design, stormwater control measures (SCM) and other alternative construction principles is strongly encouraged.
- i. All site clearing and preparation, and construction activities should avoid clear cutting and mass grading to the greatest extent possible to preserve existing vegetation and drainage patterns.
- j. Fencing shall be designed, to the greatest extent practical, to allow for easy movement of wildlife. If more impervious fencing is desired, such

	<p>fencing be limited to the areas around inhabited or occupied structures so that remaining portions of the property allow easy movement of wildlife. Refer to Section 6.11 for additional information.</p> <ul style="list-style-type: none">k. The storage of junked or wrecked motor vehicles is prohibited except if the vehicle is stored in an enclosed building that conforms to applicable building and zoning regulations or if such building is a legal non-conformity.l. Riparian Buffers: Within Watershed Overlay Districts: Parcels encumbered by water features (i.e., perennial streams, hydraulically connected lakes, etc.) may be subject to riparian buffer standards per Section 9.14 of this Ordinance. Requirements shall be determined at time of permit review by staff consistent with State law.
--	---

Article 4 Draft 2 - NFOCUS March 2015

E. Residential Urban Density 8 (R-8)

1. Purpose:	Designed to accommodate single-family, two-family and multi-family development at higher densities in areas where public water and sewer are available. The R-8 district also allows for the development of manufactured home parks. ¹⁹⁸		
2. Authorized Land Uses:	Uses permitted in this zoning district shall be limited to those indicated in Section 5.2-1 (Table of Uses) of this Ordinance.		
3. Applicability:	<p>a. ¹⁹⁹</p> <p>b. Urban services, including water distribution and sewage collection mains, are anticipated within the 20-year Land Use Plan horizon. ²⁰⁰</p>		
4.(A).Dimensional and Ratio Standards:	1. Minimum Lot Size: [1] 5,445 sq.ft. ²⁰¹		
	2. Allowable Density: Maximum of 8 dwelling units per acre of property		
	3. Minimum Lot Width (at front setback line):	80linear ft.	
	4. Setbacks: [2]	Front	30 ft.
		Side	10 ft.
		Corner	15 ft
Rear		30 ft.	
5. Maximum Height Limit: [3]	40 feet (measured from finished grade at the base of the structure)		
4.(B).Dimensional and Ratio Standards - Notes:	<p>1. Development is typically served by public utilities. Minimum lot size for a Duplex shall be 8,167 sq.ft. The R-8 district shall not be permitted within established Watershed Overlay Districts.</p> <p>2. All setbacks shall be measured from the appropriate property line. Front yard setbacks shall be measured from the front property line/edge of right-of-way. Corner lot setback shall be measured from the side property line/edge of right-of-way of the side street abutting the parcel.</p>		

¹⁹⁸ NFOCUS would recommend the Town only allow manufactured housing parks within a newly created Conditional Zoning district (i.e., the Manufactured Home Park Conditional Zoning District).

¹⁹⁹ The current Comprehensive Plan only has 1 land use category. We may need to discuss.

²⁰⁰ Again, the Town will have to address where water/sewer are currently or are anticipated for location as part of the overall development of the Town.

²⁰¹ As with the R-6 district, NFOCUS is recommending the minimum lot size (now listed in Section 181 of the Ordinance) of 8,000 sq.ft. Why the change? At eight units per acre of property this would translate to a minimum lot size of 5,445 sq.ft. An 8,000 sq.ft. lot only permits roughly 5 units per acre of property.

	<p>3. Additional Building Height above 40 feet, capped at a maximum height of 60 feet, permitted as follows: one additional foot of height for every one foot of additional yard depth (front, rear, and sides);</p>																				
<p>5. Development Notes:</p>	<p>a. Divisions of property are subject to all applicable standards detailed in Article 7 of this Ordinance.</p> <p>b. Flexible Development/Conservation Cluster Subdivisions: Those divisions proposing open space shall be permitted to cluster lots to the minimum lot size as noted herein. Density limits shall still apply as noted herein. For parcels located within Watershed Overlay Districts, the most restrictive density allowance, detailed herein or Article 9, shall apply. For flexible/conservation subdivisions, the following dimensional standards shall apply:</p> <table border="1" data-bbox="737 642 1528 978"> <tr> <td colspan="2">Minimum Lot Size:</td> <td>3,350 sq.ft.</td> </tr> <tr> <td colspan="2">Minimum Lot Width:</td> <td>40 feet</td> </tr> <tr> <td colspan="2">Front Setback:</td> <td>20 feet</td> </tr> <tr> <td rowspan="2">Side Yard</td> <td>Side</td> <td>5</td> </tr> <tr> <td>Corner Lot</td> <td>10</td> </tr> <tr> <td colspan="2">Rear Yard</td> <td>15 feet</td> </tr> <tr> <td colspan="2">Height</td> <td>40 feet</td> </tr> </table> <p>NOTE: Minimum lot size for a duplex processed through the flexible/conservation subdivision process shall be 5,445 sq.ft.</p> <p>c. Development of parcels encumbered by special flood hazard area shall abide by the permit standards of Article 8 of this Ordinance in addition to all zoning permit requirements contained within this Ordinance.</p> <p>d. Lots shall have frontage on a conforming Town of Unionville roadway. Parcels created after _____ (Date of Ordinance Adoption) shall front on a minimum 50-foot-wide right-of-way unless approved as part of an exempt subdivision as detailed in Article 7 of this Ordinance.</p> <p>e. Auxiliary Dwelling Units (ADU) shall not be counted as a residential dwelling unit for density purposes.</p> <p>f. Development shall prioritize the preservation of natural habitat and sensitive environmental features such as large stands of trees, wetlands, watercourses, special flood hazard areas, and active farm/pastureland.</p> <p>g. The use of Low Impact Design, stormwater control measures (SCM) and other alternative construction principles is strongly encouraged.</p> <p>h. All site clearing and preparation, and construction activities should avoid clear cutting and mass grading to the greatest extent possible to preserve existing vegetation and drainage patterns.</p> <p>i. Fencing shall be designed, to the greatest extent practical, to allow for easy movement of wildlife. If more impervious fencing is desired, such fencing be limited to the areas around inhabited or occupied structures so that remaining portions of the property allow easy movement of wildlife. Refer to Section 6.11 for additional information.</p>	Minimum Lot Size:		3,350 sq.ft.	Minimum Lot Width:		40 feet	Front Setback:		20 feet	Side Yard	Side	5	Corner Lot	10	Rear Yard		15 feet	Height		40 feet
Minimum Lot Size:		3,350 sq.ft.																			
Minimum Lot Width:		40 feet																			
Front Setback:		20 feet																			
Side Yard	Side	5																			
	Corner Lot	10																			
Rear Yard		15 feet																			
Height		40 feet																			



j. The storage of junked or wrecked motor vehicles is prohibited except if the vehicle is stored in an enclosed building that conforms to applicable building and zoning regulations or if such building is a legal non-conformity.²⁰²

Article 4 Draft 2 - NFOCUS March 2026

²⁰² Current Town regulations (i.e., in the Town Code of Ordinances versus the zoning ordinance) prohibit the storage of junked/wrecked motor vehicles on non-junk/salvage yard parcels. NFOCUS Staff is proposing to mirror this existing prohibition. Why? So Planning staff can enforce the prohibition as a land use regulation.

Sec 4.3 Commercial Districts: ^{203 204}

A. Main Street (MS) ²⁰⁵

<p>1. Purpose: The district provides for new development, revitalization, reuse, and infill development in Unionville’s core downtown area.</p> <p>The district is designed to accommodate a wide variety of commercial activities that will result in the most intensive and attractive use of the central business district.</p> <p>2. Authorized Uses: Uses permitted in this zoning district shall be limited to those indicated in Table 5.2-1 of this Ordinance.</p> <p>3. Applicability: This district will usually be applied within areas designated by the adopted Land Use Plan as Town Center Land Use Category.²⁰⁶</p>	4. (A) DIMENSIONAL AND RATIO STANDARDS:	
	Minimum Lot Size	N/A [1]
	Minimum Lot Width (at front setback line)	
	Front Setback:	10 feet [2]
	Corner Lot Setback (lot with frontage on 2 streets):	10 feet
	Side Setback:	[3] [4]
	Rear Setback:	10 ft. [3]
	Maximum Height Limit:	40 ft. [4]
<p>4. (B) Dimensional and Ratio Standards Notes:</p> <ol style="list-style-type: none"> Required lot area based on all required support infrastructure (i.e. parking, landscape area, setbacks, etc.) being located on the same parcel of property. Minimum lot size shall be determined based on the nature of utility supply (i.e., individual wells/septic system where minimum lot size shall be consistent with the permit issued by the Union County Health Department or public water/sewer supply). Setback measured off back of curbing at street side or edge of sidewalk within the public right-of-way. Under no circumstances shall a building per permitted within established road rights-of-ways (public or private). Side and Rear yard setbacks: 		

²⁰³ The Town currently has 7 general commercial districts (not including the Light Industrial District). Per the current zoning map, only the B-2, B-4 and LI exist as created districts. NFOCUS staff are recommending wholesale modification of current allowances and consolidation of districts to simplify regulations.

²⁰⁴ This is the second option to address table layout for the proposed Ordinance. NFOCUS is looking to the Town for guidance on which option works best for them.

²⁰⁵ The proposed Main Street district replaces what was originally the B-1 district under the current Ordinance. NFOCUS Staff is recommending changes to dimensional standards as well to reflect a central downtown setting. Why? The new naming convention addresses the overall purpose of the district as currently defined in the Ordinance.

²⁰⁶ The current Comprehensive Plan will have to be revised to ensure this reference is explicitly denoted within the actual Plan as well as the Future Land Use Map.

- a. Zero (0) for in-line connected structures housing non-residential or mixed-use land uses providing fire wall separation maintained consistent with State of NC Building Code.
 - b. Where a setback is proposed for separate principal structures, minimum setback shall be 10 feet from side property lines for parcels.
 - c. A 20-foot side and/or rear yard setback shall be required for parcels abutting non MS zoning districts as defined within this Ordinance.
5. Building height is capped at 40 feet. Height may be increased to a maximum of 60 feet subject to the following: 1 foot of additional front, side and rear yard setback for every 2 feet of additional building height proposed and documentation indicating local fire departments have the necessary infrastructure to properly address fire safety issues for structures over 40 feet in height.

B. Development Notes:

- a. All development activity supporting the proposed development (i.e., parking, land use buffers, stormwater control measures, signage, lighting, etc.) shall be located on the same parcel as the principal structure.
- b. Development within the zoning district shall be subject to all applicable use standards detailed in this Ordinance.
- c. Proposed subdivisions are subject to all applicable subdivision standards detailed in **Article 7**. All internal streets shall be designed/developed to a public road standard.
- d. Development on parcels encumbered by special flood hazard area shall abide by the permit standards of **Article 8** of this Ordinance in addition to all zoning permit requirements.
- e. Parcels encumbered by water features (i.e., streams, hydraulically connected lakes, etc.) may be subject to riparian buffer standards per **Article 9** of this Ordinance and State law. Requirements shall be determined at time of permit review by Town staff.
- f. Setbacks may be modified/increased to address landscaping/buffer standards for parcels adjacent to residential zoning districts. Please refer to **Article 6** for additional information.
- g. Lots shall have frontage on a conforming Town roadway.

B. Neighborhood Commercial (NC)²⁰⁷

<p>1. Purpose: The NC district is designed to accommodate commercial development on a scale designed to address local community needs providing transition in some areas between the MS district and some residential general use zoning districts. .²⁰⁸</p> <p>2. Authorized Uses: Uses permitted in this zoning district shall be limited to those indicated in Table 5.2-1 of this Ordinance.</p> <p>3. Applicability: This district will usually be applied within areas designated by the adopted Land Use Plan as Commercial Land Use Category.</p>	4. (A) DIMENSIONAL AND RATIO STANDARDS:	
	Minimum Lot Size	43,560 sq.ft. (1 acre)
	Minimum Lot Width (at front setback line)	125 ft.
	Front Setback:	50 ft.
	Corner Lot Setback (lot with frontage on 2 streets):	50 ft.
	Side Setback:	10 ft. [1]
	Rear Setback:	30 ft.
	Maximum Height Limit:	50 ft. [2]
<p>4. (B) Dimensional and Ratio Standards Notes:</p> <ol style="list-style-type: none"> 1. For parcels adjacent to residentially zoned property, the minimum side yard setback shall be increased to 30 feet. 2. Building height is capped at 50 feet. Height may be increased to a maximum of 75 feet subject to the following: 1 foot of additional front, side and rear yard setback for every 2 feet of additional building height proposed and documentation indicating local fire departments have the necessary infrastructure to properly address fire safety issues for structures over 50 feet in height. 		
<p>5. Development Notes:</p> <ol style="list-style-type: none"> a. All development activity supporting the proposed development (i.e., parking, land use buffers, stormwater control measures, signage, lighting, etc.) shall be located on the same parcel as the principal structure. b. Development within the zoning district shall be subject to all applicable use standards detailed within this Ordinance. c. Proposed subdivisions are subject to all applicable subdivision standards detailed in Article 7. All internal streets shall be designed/developed to a public road standard. d. Development on parcels encumbered by special flood hazard area shall abide by the permit standards of Article 8 of this Ordinance in addition to all zoning permit requirements. e. Parcels encumbered by water features (i.e., streams, hydraulically connected lakes, etc.) may be subject to riparian buffer standards per Article 9 of this Ordinance and State law. Requirements shall be determined at time of permit review by Town staff.] 		

²⁰⁷ Neighborhood Commercial takes the place of the current B-2 (Community Business) district.

²⁰⁸ The MS district is intended to be the downtown core area of Unionville. The NC district will allow for slightly higher intensity and allow for more intensive land uses than the MS district.

- f. Setbacks may be modified/increased to address landscaping/buffer standards for parcels adjacent to residential zoning districts. Please refer to **Article 6** for additional information.
- g. Lots shall have frontage on a conforming Town roadway.

Article 4 Draft 2 - NFOCUS March 2026

C. Employment, Office, Institutional (EOI):²⁰⁹

<p>1. Purpose: The District is hereby established to provide suitable sites for a concentration of non-retail employment and institutional uses and services such as medical, manufacturing, office, religious, educational, recreational, and governmental.</p> <p>2. Authorized Uses: Uses permitted in this zoning district shall be limited to those indicated in Table 5.2-1 of this Ordinance.</p> <p>3. Applicability: This district will usually be applied within areas designated by the adopted Land Use Plan as Employment/Manufacturing Land Use Category.</p>	4. (A) DIMENSIONAL AND RATIO STANDARDS:	
	Minimum Lot Size [1]	
	Minimum Lot Width (at front setback line)	150 ft.
	Front Setback:	75 ft.
	Corner Lot Setback (lot with frontage on 2 streets):	75 ft.
	Side Setback:	25 ft. [2]
	Rear Setback:	50 ft.
	Maximum Height Limit:	50 ft. [3]
<p>4. (B) Dimensional and Ratio Standards Notes:</p> <p>1. Minimum required lot size shall be based on the utility needs of the property based on the development of private well and septic systems and the requirement that all development activity supporting the land use (i.e., parking, required land use buffers, etc.) are contained on the subject parcel. In those instances where the parcel is served by public water and sewer, the minimum parcel size shall be 1 acre.</p> <p>2. For parcels adjacent to residentially zoned property, the minimum side yard setback shall be increased to 50 feet.</p> <p>3. Building height is capped at 50 feet. Height may be increased to a maximum of 75 feet subject to the following: 1 foot of additional front, side and rear yard setback for every 2 feet of additional building height proposed and documentation indicating local fire departments have the necessary infrastructure to properly address fire safety issues for structures over 50 feet in height.²¹⁰</p>		
<p>5. Development Notes:</p> <p>a. All development activity supporting the proposed development (i.e., parking, land use buffers, stormwater control measures, signage, lighting, etc.) shall be located on the same parcel as the principal structure.</p> <p>b. Development within the zoning district shall be subject to all applicable use standards detailed within this Ordinance.</p> <p>c. Proposed subdivisions are subject to all applicable subdivision standards detailed in Article 7. All internal streets shall be designed/developed to a public road standard.</p>		

²⁰⁹ This district collapses the B-3 and Office (O) districts into a new central general use zoning district.

²¹⁰ NFOCUS Staff is addressing building height consistent recommended standards.

- d. Development on parcels encumbered by special flood hazard area shall abide by the permit standards of **Article 8** of this Ordinance in addition to all zoning permit requirements.
- e. Parcels encumbered by water features (i.e., streams, hydraulically connected lakes, etc.) may be subject to riparian buffer standards per **Article 9** of this Ordinance and State law. Requirements shall be determined at time of permit review by Town staff.
- f. Setbacks may be modified/increased to address landscaping/buffer standards for parcels adjacent to residential zoning districts. Please refer to **Article 6** for additional information.
- g. Lots shall have frontage on a conforming Town roadway.

Article 4 Draft 2 - NFOCUS March 2026

D. General Commercial (GC) ²¹¹²¹²

<p>1. Purpose: The GC district is designed to accommodate commercial development on a larger scale along major transportation corridors and thoroughfares as designed on the adopted Comprehensive Plan</p> <p>The HC (highway corridor mixed use) district is intended to accommodate a wide variety of commercial and light industrial uses along major transportation corridors, subject to performance standards designed to (i) ensure the viability of the highway as a carrier of high volumes of traffic, (ii) recognize and preserve the value of land along the corridor as the site of significant non residential development, and (iii) protect the viability of residential neighborhoods adjacent to the corridor. It is intended that developments that occur within this district in particular be sensitive to the need to preserve a high degree of aesthetic appeal along major transportation corridors.</p> <p>2. Authorized Uses: Uses permitted in this zoning district shall be limited to those indicated in Table 5.2-1 of this Ordinance.</p> <p>3. Applicability: This district will usually be applied within areas designated by the adopted Land Use Plan as either</p> <p>²¹³</p>	4. (A) DIMENSIONAL AND RATIO STANDARDS:	
	Minimum Lot Size	43,560 sq.ft. (1 acre)
	Minimum Lot Width (at front setback line)	125 ft.
	Front Setback:	50 ft.
	Corner Lot Setback (lot with frontage on 2 streets):	50 ft.
	Side Setback:	10 ft.[1]
	Rear Setback:	30 ft. [1]
	Maximum Height Limit:	50 ft. [2]
<p>4. (B) Dimensional and Ratio Standards Notes:</p> <ol style="list-style-type: none"> For parcels adjacent to residentially zoned property, the minimum side and rear yard setback shall be increased to 50 feet. Building height is capped at 50 feet. Height may be increased to a maximum of 75 feet subject to the following: 1 foot of additional front, side and rear yard setback for every 2 feet of additional building height proposed and documentation indicating local fire 		

²¹¹ The GC district is the B-4 district rebranded. NFOCUS is also recommending collapsing the Highway Commercial (HC) district as part of this reclassified general use zoning district. NFOCUS Staff is not recommending the district allow for light industrial land uses as envisioned under the current HC general use zoning district.

²¹² The B-6 district is referred to as the 'college campus district'. NFOCUS is recommending this becomes a new Conditional Zoning District (i.e., Mixed Use).

²¹³ NFOCUS is asking for guidance from the Town on where this district should be allowed consistent with the current Comprehensive Plan.

departments have the necessary infrastructure to properly address fire safety issues for structures over 50 feet in height.

5. Development Notes:

- a. All development activity supporting the proposed development (i.e., parking, land use buffers, stormwater control measures, signage, lighting, etc.) shall be located on the same parcel as the principal structure.
- b. Development within the zoning district shall be subject to all applicable use standards detailed within this Ordinance.
- c. Proposed subdivisions are subject to all applicable subdivision standards detailed in **Article 7**. All internal streets shall be designed/developed to a public road standard.
- d. Development on parcels encumbered by special flood hazard area shall abide by the permit standards of **Article 8** of this Ordinance in addition to all zoning permit requirements.
- e. Parcels encumbered by water features (i.e., streams, hydraulically connected lakes, etc.) may be subject to riparian buffer standards per **Article 9** of this Ordinance and State law. Requirements shall be determined at time of permit review by Town staff.
- f. Setbacks may be modified/increased to address landscaping/buffer standards for parcels adjacent to residential zoning districts. Please refer to **Article 6** for additional information.
- g. Lots shall have frontage on a conforming Town roadway.

E. Light Industrial (LI) ²¹⁴

<p>1. Purpose: Established where the principal land use is for wholesale activities, industrial, research, warehousing, light manufacturing operations, and some institutional uses.</p> <p>Established standards are designed to promote sound, permanent, light industrial development and to protect abutting or surrounding residential areas from any undesirable aspect of such uses. The zone is to be located in an area that has good access to transportation facilities, affords reasonably level sites, and permits expansion of existing industrial areas wherever possible and appropriate to the character of land development.</p> <p>2. Authorized Uses: Uses permitted in this zoning district shall be limited to those indicated in Table 5.2-1 of this Ordinance.</p> <p>3. Applicability: This district will usually be applied within areas designated by the adopted Land Use Plan as Employment/Manufacturing Land Use Category.</p>	4. (A) DIMENSIONAL AND RATIO STANDARDS:	
	Minimum Lot Size	87,120 sq.ft. (2 acres – contiguous) [1]
	Minimum Lot Width (at front setback line)	150 ft.
	Front Setback:	75 ft.
	Corner Lot Setback (lot with frontage on 2 streets):	75 ft.
	Side Setback:	25 ft. [2]
	Rear Setback:	75 ft.
	Maximum Height Limit:	50 ft. [3]
<p>4. (B) Dimensional and Ratio Standards Notes:</p> <ol style="list-style-type: none"> Minimum required lot size shall be based on the utility needs of the property based on the development of private well and septic systems and the requirement that all development activity supporting the land use (i.e., parking, required land use buffers, etc.) are contained on the subject parcel. In those instances where the parcel is served by public water and sewer, the minimum parcel size shall be 1 acre. For parcels adjacent to residentially zoned property, the minimum side yard setback shall be increased to 75 feet. Building height is capped at 50 feet. Height may be increased to a maximum of 75 feet subject to the following: 1 foot of additional front, side and rear yard setback for every 2 feet of additional building height proposed and documentation indicating local fire 		

²¹⁴ This new district placing the existing Light Industrial (LI) district as contained in the current Ordinance. The Heavy Industrial district is proposed to become an overlay district as detailed herein.

departments have the necessary infrastructure to properly address fire safety issues for structures over 50 feet in height.²¹⁵

5. Development Notes:

- a. All development activity supporting the proposed development (i.e., parking, land use buffers, stormwater control measures, signage, lighting, etc.) shall be located on the same parcel as the principal structure.
- b. Development within the zoning district shall be subject to all applicable use standards detailed within this Ordinance.
- c. Proposed subdivisions are subject to all applicable subdivision standards detailed in **Article 7**. All internal streets shall be designed/developed to a public road standard.
- d. Development on parcels encumbered by special flood hazard area shall abide by the permit standards of **Article 8** of this Ordinance in addition to all zoning permit requirements.
- e. Parcels encumbered by water features (i.e., streams, hydraulically connected lakes, etc.) may be subject to riparian buffer standards per **Article 9** of this Ordinance and State law. Requirements shall be determined at time of permit review by Town staff.
- f. Setbacks may be modified/increased to address landscaping/buffer standards for parcels adjacent to residential zoning districts. Please refer to **Article 6** for additional information.
- g. Lots shall have frontage on a conforming Town roadway.

²¹⁵ NFOCUS Staff is addressing building height consistent with current standards and ensuring property reference to applicable standards.

Sec. 4.4 Conditional Districts:

Sec. 4.4.1 Generally:

This Ordinance contains regulations that establish zoning districts and assign land uses to one or more of these districts. The Ordinance also provides standards for development that regulate lot size, yards, parking, landscaping, open space management, and other aspects of land use planning.

However, there are certain circumstances when:

- A. A general zoning district designation would not be appropriate for a certain property, but a specific use permitted within the district would be consistent with the objectives of this Ordinance and/or the adopted Comprehensive Land Use Plan,
- B. A planning study, adopted by the Unionville Town Council, indicates there may be opportunities to allow for specific classifications of development within a specific geographic area of the Town that is not located within appropriate Land Use Categories to allow for a general use rezoning to occur,
- C. Certain uses, groups of uses, or types of development that, because of their nature or scale, have particular impacts on both the immediate area and the community as a whole and cannot be predetermined or controlled by general use district standards, or
- D. A property owner proposes the development, adoption, and imposition of unified development standards associated with the approval of a master development plan for a specific parcel of property that may or may not involve proposed modification of existing development regulations.

In these circumstances, Conditional Districts may be utilized.

Sec. 4.4.1 Purpose and Intent

- A. Conditional Districts may be established for specialized purposes where tracts suitable in location, area and character for the use and structures proposed are to be planned and developed on a unified basis.
- B. The suitability of tracts for the development proposed shall be determined primarily by reference to the adopted Comprehensive Land Use Plan, any relevant adopted small area plan, and the standards outlined in this Ordinance, but due consideration shall be given to the existing and prospective character of surrounding development.
- C. Conditional Districts offer advantages to both the general public and property owners.

(1). Benefits to the general public include:

- a. A more efficient and effective use of land,
- b. A more efficient use of energy,
- c. The reduction of the costs of continuing maintenance responsibilities,
- d. The master planning of infrastructure development within the region,
and
- e. A higher level of amenities in all types of development.

(2). Benefits to property owners include:

- a. Greater flexibility in the development of their land,
 - b. The opportunity to utilize new and ingenious development techniques, and
 - c. A more prudent use of time, money, effort, and other resources.
- D. A rezoning request to a Conditional District is a voluntary procedure that is intended for firm development proposals.
- E. All Conditional districts shall comply with the various applicable standards of this Ordinance including but not limited to: Article 4 Districts, Article 5 Land Use Standards, Article 6 General Provisions, Article 7 Subdivisions, Article 8 Flood Damage Prevention, Article 9 Soil Erosion Sedimentation Control, Riparian Buffers, and Stormwater.

Sec. 4.4.2 Districts Established

A. Conditional Zoning Districts

1. Conditional Zoning (CZ) Districts are floating zoning districts, permitted within most land use designations allowing for the development of specific land uses, in accordance with established standards.
2. A CZ requires the approval of a rezoning by the Town Council, approval of a site plan or Master Plan, and may include agreed-upon conditions of development.
3. The following specific CZ districts are hereby established:
 - a. Planned Developments (residential and non-residential including mixed-use)²¹⁶
 - b. Manufactured Home Park.²¹⁷
 - c. Residential, and
 - d. Non-residential.²¹⁸
4. Land uses permitted within CZ districts shall be those uses detailed within Section 5.2 of this Ordinance.
5. Development standards for each district are located in Article 5 of this Ordinance.

B. Conditional Zoning Use Districts

1. Conditional Zoning Use Districts allow for the development of a specific land use, or land uses, listed on the Table of Permitted Uses in Section 5.2 of this Ordinance.

²¹⁶ This takes the place of the existing Planned Unit Development land use currently contained within the Table of Uses.

²¹⁷ Would replace the allowance for manufactured home parks within the R-8 district.

²¹⁸ The residential and non-residential Conditional Zoning districts would take the place of the Planned Unit Development projects as detailed in Section 138 of the current Ordinance.

2. A Conditional Zoning Use District requires the approval of a rezoning by the Town Council, approval of a site plan, and may include mutually agreed-upon conditions of development.

C. Where Permitted

1. Conditional Districts are permitted in any Land Use classification and shall be located consistent with the existing general development pattern and the objectives of the adopted Comprehensive Land Use Plan and any adopted small area plan(s).

Article 4 Draft 2 - NFOCUS March 2026

A. Planned Unit Development

<p>1. Purpose: A district intended to provide for unified large scale subdivisions, multi-family development projects, and mixed-use developments that promote economical and efficient land use, improved level of amenities, appropriate and harmonious variety, creative design, and a better environment through the approval of a general concept Master Plan the permits defined flexibility to accommodate land use adjustments in response to evolving market trends.</p> <p>The district shall be located in such a manner as to be compatible with the character of existing development of surrounding properties, thus ensuring the continued conservation of building values and encouraging the most appropriate use of land in the town. Therefore, when evaluating an application for this district, emphasis shall be given to the location of the proposed development, the relationship of the site and site development plan to adjoining property, and the development itself.</p> <p>2. Authorized Uses: Uses permitted in this zoning district shall be limited to those indicated in Table 5.2-1 of this Ordinance.</p> <p><u>Projects are approved through the Conditional District rezoning process as detailed within Article 3 of the Ordinance and the standards contained in Article 5</u></p>	<p>3. (A) DIMENSIONAL AND RATIO STANDARDS</p>	
	<p>Minimum Lot Size</p>	<p>5 acres</p>
	<p>Minimum Lot Width (at front setback line)</p>	<p>Minimum of 100 feet</p>
	<p>Front Setback:</p>	<p>50-foot perimeter buffer</p>
	<p>Corner Lot Setback (lot with frontage on 2 streets):</p>	<p>50-foot perimeter buffer</p>
	<p>Side Setback:</p>	<p>50-foot perimeter buffer</p>
	<p>Rear Setback:</p>	<p>50-foot perimeter buffer</p>
	<p>Maximum Height Limit:</p>	<p>Refer to Article 5 Sec.</p>
<p>3 (B). Development Notes</p> <p>a. R-CZ: The purpose of the Residential Conditional District (R-CZ) is to provide for unified residential developments that accomplish the purposes of applicable regulations to an equivalent or higher degree than where such regulations are intended to control development on individual lots, and to promote economical and efficient land use, improved level of amenities, appropriate and harmonious variety, creative design, and a better environment.</p>		

The R-CD District is intended to be used for the purpose of binding development to a detailed site plan with a list of specific conditions that ensure compatibility and harmony with surrounding areas.

The district shall be located in such a manner as to be compatible with the character of existing development of surrounding properties, thus ensuring the continued conservation of building values and encouraging the most appropriate use of land in the town. Therefore, when evaluating an application for this district, emphasis shall be given to the location of the proposed development, the relationship of the site and site development plan to adjoining property, and the development itself.

The overall development will be evaluated to ensure compatibility with surrounding properties and with the policies and objectives of this Ordinance. Specific site development standards can be approved with the rezoning.

- b. NR-CZ: The purpose of the Non-Residential Conditional District (NR-CZ) is to provide for unified non-residential developments, which may include residential components, that accomplish the purposes of applicable regulations to an equivalent or higher degree than where such regulations are intended to control development on individual lots, and to promote economical and efficient land use, improved level of amenities, appropriate and harmonious variety, creative design, and a better environment.

The NR-CD District is intended to be used for the purpose of binding development to a detailed site plan with a list of specific conditions that ensure compatibility and harmony with surrounding areas.

The district shall be located in such a manner as to be compatible with the character of existing development of surrounding properties, thus ensuring the continued conservation of building values and encouraging the most appropriate use of land in the Town.

- c. Development within the district shall comply with all development standards contained in this Ordinance.
- d. Parcels supporting development shall have frontage on a conforming Town roadway. Parcels created after ____ (Date of Ordinance Adoption) shall front on a minimum 50-foot-wide right-of-way unless approved as part of an exempt subdivision as detailed in Article 10 of this Ordinance.
- e. Auxiliary Dwelling Units (ADU) shall only be permitted for single-family detached residential land uses within the district and must be located on the same property as the primary residence.
- f. Development shall prioritize the preservation of natural habitat and sensitive environmental features such as large stands of trees, wetlands, watercourses, special flood hazard areas, and active farm/pastureland.
- g. The use of Low Impact Design, stormwater control measures (SCM) and other alternative construction principles is strongly encouraged.
- h. All site clearing and preparation, and construction activities should avoid clear cutting and mass grading to the greatest extent possible to preserve existing vegetation and drainage patterns.

- i. Fencing shall be designed to allow for easy movement of wildlife. If more impervious fencing is desired, such fencing be limited to the areas around inhabited or occupied structures so that remaining portions of the property allow easy movement of wildlife. Refer to Section 6.11 for additional information.
- j. The storage of junked or wrecked motor vehicles is prohibited except if the vehicle is stored in an enclosed building that conforms to applicable building code and zoning regulations or if such building is a legal non-conforming use.

Article 4 Draft 2 - NFOCUS March 2026

B. Manufactured Home Park

1. Purpose:	<p><u>This zone will include residences and related recreational, commercial, and service facilities for the development of a manufactured home park and recreational vehicle campground.</u></p> <p>All development activity supporting the project (i.e. private utilities, parking, outdoor display area, etc.) shall be located on the same property where the principal use occurs.</p>			
2. Authorized Land Uses:	<p>Uses permitted in this zoning district shall be limited to those indicated in Section 5.2-1 (Table of Uses) of this Ordinance.</p>			
3. Applicability:	<p>a. The district shall be permitted in any land use category as defined within the adopted Comprehensive Land Use Plan. Parcel shall not be located within a Watershed Overlay District. ²¹⁹</p>			
4.(A).Dimensional and Ratio Standards:	1. Minimum Lot Size: [1]	5 acres		
	2. Allowable Density:			
	3. Minimum Lot Width (at front setback line) and Minimum Street frontage:	100 ft.		
	4. Setbacks: [2]	Front	50-foot perimeter buffer	
		Side	50-foot perimeter buffer	
		Corner	50-foot perimeter buffer	
Rear		50-foot perimeter buffer		
5. Maximum Height Limit:	50 ft.			
4.(B).Dimensional and Ratio Standards - Notes:	<p>1. Development is typically served by private utilities. Minimum lot acreage may be increased to accommodate utility systems (i.e., well and septic).</p> <p>2. All setbacks shall be measured from the appropriate property line. Front yard setbacks shall be measured from the front property line/edge of right-of-way. Corner lot setback shall be measured from the side property line/edge of right-of-way of the side street abutting the parcel.</p> <p>All non-residential development shall comply with landscaping/buffering standards as detailed in Section _____ and specific land use standards</p>			

²¹⁹ Does the Town want to specify where manufactured home parks can go within the Town as part of the Comprehensive Plan?

	<p>noted in Article 5 of this Ordinance, which may require additional setbacks when the parcel is adjacent to a residential zoning district.</p>
<p>5. Development Notes:</p>	<ul style="list-style-type: none"> a. Development within the zoning district shall be subject to all applicable use standards detailed in Article 5 and all applicable development standards detailed in Article(s) 6 of this Ordinance. b. Development of parcels encumbered by special flood hazard area shall abide by the permit standards of Article 8 of this Ordinance in addition to all zoning permit requirements. c. Setbacks may be modified/increased to address landscaping/buffer standards for parcels adjacent to residential zoning districts. Please refer to Article 6 for additional information. d. All internal streets shall be designed/developed to a public road standard. e. Lots shall have frontage on a conforming Town of Unionville roadway. f. Auxiliary Dwelling Units (ADU) shall not be permitted within the district. g. Development shall prioritize the preservation of natural habitat and sensitive environmental features such as large stands of trees, wetlands, watercourses, special flood hazard areas, and active farm/pastureland. h. The use of Low Impact Design, stormwater control measures (SCM) and other alternative construction principles is strongly encouraged. i. All site clearing and preparation, and construction activities should avoid clear cutting and mass grading to the greatest extent possible to preserve existing vegetation and drainage patterns. j. Fencing shall be designed to allow for easy movement of wildlife. If more impervious fencing is desired, such fencing be limited to the areas around inhabited or occupied structures so that remaining portions of the property allow easy movement of wildlife. Refer to Section 6.11 for additional information. k. The storage of junked or wrecked motor vehicles is prohibited except if the vehicle is stored in an enclosed building that conforms to applicable building code and zoning regulations or if such building is a legal non-conforming use.

Sec. 4.5 Overlay Districts:

Sec. 4.5.1 Watershed Protection Overlay Districts (WOD):²²⁰

- A. Consistent with the authority contained in Section 1.8 (C) of this Ordinance, the Town of Unionville hereby establishes the Watershed Protection Overlay Districts coinciding with the boundaries and location of State classified watershed areas within the town’s planning jurisdiction. The watershed overlay districts are hereby established and identified on the official Town of Unionville Zoning Map as those areas of the town subject to watershed protection standards as detailed within this Ordinance.
- B. Any parcel or lot that falls within a watershed overlay district shall be required to adhere to the requirements of this Section pertaining to watershed protection, the land use limitations of the Table of Permitted Uses (Article 5), and the provisions of Article 9 of this Ordinance as amended.
- C. **Districts.** The following watersheds, which include their critical and protected areas as well as the balance of the watershed areas, in the town are included in the watershed overlay district:

Creek/Water Body	State Watershed Classification	Overlay District Designation Unionville Zoning Map)
Stewarts Creek (Lake Twitty)	WS III – Critical Area	W-C
Stewarts Creek (Lake Twitty)	WS III – Balance of Watershed	W-P

- D. Development opportunities and constraints are established in Article 9 of this Ordinance.

Sec. 4.5.2 Heavy Industrial ²²¹Sec. 4.6 Legacy Districts ²²²

RESERVED

²²⁰ The current watershed regulations shall be collapsed and incorporated into the new UDO.

²²¹ NFOCUS would like to review with Town staff and Planning Board members the current possible ‘heavy’ industrial district. Specifically, does the Town need/want a Heavy Industrial district?.

²²² This section is reserved if the Town needs to reference existing ‘standards’ to address down-zoning standards from NCGS 160D-601 (d). At this time, NFOCUS does not believe this will be a requirement.