



City Council Work Session
3.6.24

Reboot Reidsville



Presentation Overview

A. Proposed Approach to Work Session

Background, proposal to accomplish our objectives

B. Questions for Discussion

Questions from the agenda that require discussion

C. Recommendations

Recommended responses to selected questions
(time permitting)

D. Code Assessment Guidance

Recommendations from Code Assessment
(time permitting)



Proposed Approach to Work Session

- We are halfway through Task 3
- Staff has identified **27 questions** based on input thus far
 - 8 are policy questions where discussion is needed
 - 10 are questions that have a recommendation in this presentation
 - 9 are questions already subject to a recommendation in the Code Assessment



Proposed Approach to Work Session (continued)

- We have about 100 minutes
- There is insufficient time to discuss each of the 27 questions in depth
- We suggest that we prioritize the discussion...



Proposed Approach to Work Session (continued)

- Start with 8 questions needing discussion first
- Next overview as many of the 10 questions that are supplemented with a recommendation as possible
- Cover those questions where a recommendation has already been provided as time permits
- City staff could follow up on remaining questions on a different date



Proposed Approach to Work Session (continued)

- In cases where we can not get consensus or a vote in a timely fashion, the issue can be taken up again at a later date
- City staff will follow up on remaining questions on a different date



Questions Needing Discussion

27 questions

- 8 policy questions needing discussion
- 10 questions with a recommendation
- 9 questions addressed by the Code Assessment



1. Depot District:

Establish a new “Depot District” zoning district with required design standards as noted in the Depot District plan?

DESCRIPTION:

Adding a new zoning district in the downtown area that implements the master plan for redevelopment of an 11-block area around the intersection of West Morehead and South Harris Streets known as the “Depot District.” The Plan calls for higher residential densities, walkable streets, parks, gathering areas, and mixed uses that activate the streets.

PROS	CONS
<ul style="list-style-type: none"> - Promotes redevelopment - Emphasizes design and appearance 	<ul style="list-style-type: none"> - Favors public expenditures in one area over other parts of downtown

RECOMMENDATION:

Further discussion by City Council

DISPOSITION:

Include in UDO?

Exclude in UDO?



6. Allow some light commercial uses in (RHD) District (current R-6 district)

Library, coffee shop, museum, coworking, micro retail/grocery stores

DESCRIPTION:

Many mature communities are permitting limited forms of low-intensity, neighborhood-serving non-residential uses by-right in high density residential districts, subject to specialized dimensional requirements and use-specific standards

PROS	CONS
<ul style="list-style-type: none"> - Creates more functional neighborhoods - Allows people to walk more 	<ul style="list-style-type: none"> - Can cause concerns with compatibility

RECOMMENDATION:

Further discussion by City Council

DISPOSITION:

Include in UDO?

Exclude in UDO?



7. UDO Text Amendment Submission Policy

DESCRIPTION:

Adopt a policy that limits text and map amendment to those generated by City staff until after the new UDO is adopted. This policy could become effective with the start of Task 5, Adoption (+/- October 2024).

PROS	CONS
<ul style="list-style-type: none">- Minimizes confusion- Allows staff to focus efforts on the new UDO and map	<ul style="list-style-type: none">- Requires applicants to wait until the process is completed

RECOMMENDATION:

Further discussion by City Council

DISPOSITION:

Include in UDO?

Exclude in UDO?



10. Allow “Adaptive Reuse” as a Permitted Use in Downtown?

DESCRIPTION:

Permit new uses and redevelopment in historic buildings (50 years old or more) to be reviewed administratively with:

- Densities increased by 25%
- No off-street parking or landscaping requirements
- Dimensional requirements removed (but still meet the Fire Code)

PROS	CONS
<ul style="list-style-type: none"> - Promotes redevelopment - Easy review process 	<ul style="list-style-type: none"> - Could allow much broader range of uses - Could remove City discretion

RECOMMENDATION:

Further discussion by City Council

DISPOSITION:

Include in UDO?

Exclude in UDO?



17. Sign Ordinance Updates:

Temporary Signs, and Billboards

Address *Reed v. Town of Gilbert* court case

DESCRIPTION:

- Ensure content-neutral sign rules (which will mean more generic regulations and likely more signage generally)
- Address temporary signs by material/construction, not duration
- Prohibit new billboards and conversion to digital billboards

PROS	CONS
<ul style="list-style-type: none">- Content neutrality = more defensible- Easier enforcement- Promote appearance	<ul style="list-style-type: none">- More signs generally, particularly temporary signs

RECOMMENDATION:

Further discussion by City Council

DISPOSITION:

Include in UDO?

Exclude in UDO?



23. Pool Halls: keep as individual use not allowed in downtown or allow under indoor recreation?

DESCRIPTION:

Current rules prohibit pool halls in downtown, but permit bars. Pool halls are indoor commercial recreation uses that do not necessarily include alcohol sales.

PROS	CONS
- Revision would end inconsistent treatment of this use	- Contrary to past policy

RECOMMENDATION:

Further discussion by City Council

DISPOSITION:

Include in UDO?

Exclude in UDO?



24. Bars:

Keep only in Downtown or allow in more districts?

DESCRIPTION:

Current rules prohibit bars as a principal use (but allows them as an accessory use in the GB district) outside of downtown zoning district, and also prohibits them as accessory uses in the GB district.

PROS	CONS
- Revision would end inconsistent treatment of this use	- Contrary to past policy

RECOMMENDATION:

Further discussion by City Council

DISPOSITION:

Include in UDO?

Exclude in UDO?



27. Storage as a Principal Use in Downtown

DESCRIPTION:

Should the new UDO allow self-storage as a principal use (not just as an accessory use) in the downtown district?

PROS	CONS
<ul style="list-style-type: none">- Helps encourage re-use of vacant buildings in downtown- Helps support businesses	<ul style="list-style-type: none">- Not a vibrant use type that will encourage pedestrian activity

RECOMMENDATION:

Further discussion by City Council

DISPOSITION:

Include in UDO?

Exclude in UDO?



Questions Needing Discussion

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- 8 policy questions needing discussion
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5. Special Use Permit Requirements for Specific Uses - Carry forward or remove?

- Equestrian (Horse) Facilities: Allowed with Special Use Permit in RA-20
 - Personal Services (Salon, Barbershop, etc.): Allowed with Special Use Permit in O&I
- Bed and Breakfast: Requires Special Use Permit in All Residential Districts
- Homeless Shelters: Allowed with Special Use Permit in O&I, GB, HB, I-1, and I-2

DESCRIPTION:

The current regulations require special use permits for numerous use types, including some that could be reviewed administratively, subject to new use-specific standards

PROS	CONS
<ul style="list-style-type: none"> - More efficient process - Reduced legal exposure for the Town 	<ul style="list-style-type: none"> - Removes a current discretionary review - Concern about loss of public notice

RECOMMENDATION:

- Abolish special use permit requirements for equestrian facilities, personal service uses in O&I, and bed and breakfast uses
- Carry forward homeless shelter SUP requirements

DISPOSITION:

Include in UDO?

Exclude in UDO?



5. Special Use Permit Requirements for Specific Uses – Carry forward or remove? (continued)

- Manufactured Housing: Carry Forward or Remove SUP for Manufactured Homes on single lots

Allow Manufactured Housing in Medium Density Residential (RMD) District (Current R-12)

- Home Occupation SUP Requirements: Day Care, Nail Salon, Therapeutic Massage

DESCRIPTION:

The current regulations require special use permits for numerous use types, including some that could be reviewed administratively, subject to new use-specific standards

PROS	CONS
<ul style="list-style-type: none"> - More efficient process - Reduced legal exposure for the Town 	<ul style="list-style-type: none"> - Removes a current discretionary review - Concern about loss of public notice

RECOMMENDATION:

- Abolish special use permit requirements for manufactured housing and home occupation uses
- Permit manufactured housing on individual lots in RUR, RMD, and RHD districts

DISPOSITION:

Include in UDO?

Exclude in UDO?



9. Mobile Restaurant Courts: Land used for Food Trucks to congregate on

DESCRIPTION:

Add a new use type that permits multiple food trucks in one location at one time, subject to new standards for operation, access/safety, refuse collection, signage, lighting, and off-street parking in the HMX or MMX districts

PROS	CONS
- Innovative method of encouraging food trucks	- Removes a current discretionary review - Concern about loss of public notice

RECOMMENDATION:

- Establish a new use type in downtown and mixed use districts

DISPOSITION:

Include in UDO?

Exclude in UDO?



12. Artisan Zoning (“Micro Manufacturing”):

Allow in some Zoning Districts including Downtown Core

DESCRIPTION:

Add a new use type that permits small-scale, low-impact manufacturing of products for direct sale to customers by up to three people in DTC, DTP, LMX, MMX, HMX districts

PROS	CONS
- Allows artisans and craftspeople to continue production	- Could raise compatibility issues depending upon impacts (noise, odor, smoke, glare, interference, etc.)

RECOMMENDATION:

- Permit micro-manufacturing subject to new use-standards designed to limit negative impacts and promote compatibility

DISPOSITION:

Include in UDO?

Exclude in UDO?



13. Tobacco/Vape shops and Consignment Stores

DESCRIPTION:

Should these two different retail uses be separated from other forms of general retail, and made subject to special standards (like separation rules, limits on exterior lighting, limits on products available for sale, prohibition in downtown, etc.)

PROS	CONS
- Allows more targeted control	- Affects property rights - Adds enforcement requirements

RECOMMENDATION:

- Treat these two uses differently, and add use-specific standards
- Add separation requirements for these uses, and prohibit consignment stores and flea markets in downtown

DISPOSITION:

Include in UDO?

Exclude in UDO?



14. Short-Term Rentals (Airbnbs, VRBOs)

DESCRIPTION:

This is a commercial use of a residential structure (but not dissimilar from a bed and breakfast establishment). NC law does permit these use types to be regulated in limited ways.

PROS	CONS
<ul style="list-style-type: none"> - Helps protect residential neighborhoods from incompatible uses - Helps promote tourism 	<ul style="list-style-type: none"> - Potential legal exposure - Requires significant enforcement effort

RECOMMENDATION:

- Recognize these as separate use types that require a zoning permit
- Permit them in single-family dwellings in all residential and mixed-use districts

DISPOSITION:

Include in UDO?

Exclude in UDO?



15. Single-Room Occupancy (SRO):

Dormitory-style Residential Dwellings

DESCRIPTION:

This is a method of providing affordable housing in downtown by permitting individual sleeping rooms served by a shared kitchen and bathroom facilities.

PROS	CONS
- Provides needed housing	- Public stigma around this use type

RECOMMENDATION:

- Permit by-right with new use standards in downtown and high density residential districts

DISPOSITION:

Include in UDO?

Exclude in UDO?



18. Day Cares (Child and Adult):

Allow in residential districts?

DESCRIPTION:

These are commercial operations with two or more employees and two or more children or adults receiving supervisory care during days or nights.

Day cares operated inside a home by a resident are not commercial operations, they are home occupations.

PROS	CONS
- Very important uses	- Can be disruptive in residential neighborhoods

RECOMMENDATION:

- Continue to allow as home occupations
- Limit operation of commercial day care uses to non-residential zoning districts

DISPOSITION:

Include in UDO?

Exclude in UDO?



20. Clear Cutting: On Vacant Lots

DESCRIPTION:

This is a practice where all or substantially all trees are cleared from a vacant lot in advance of submitting a development application (including a subdivision) for review.

Tree removal is permitted on bona fide farms and in accordance with a certified forest management plan.

PROS	CONS
<ul style="list-style-type: none"> - Helps encourage existing trees to be retained for required landscaping after development 	<ul style="list-style-type: none"> - Affects property rights - Enforcement effort

RECOMMENDATION:

- Apply a 5-year waiting period for review of development applications on sites that are clear cut in violation

DISPOSITION:

Include in UDO?

Exclude in UDO?



25. Microbrewery/ Distillery:

Keep only in
downtown or
expand to other
districts?

DESCRIPTION:

This is a use engaged in production of alcohol, wine, or spirits intended for on-site and off-site consumption. Typically accompanied by a tasting room or restaurant for on-site consumption. Occasionally also offers additional products for retail sale (like brewing supplies).

PROS

- Very popular uses

CONS

- No different from a bar

RECOMMENDATION:

- Follow same rules as decided for bars, but apply additional standards limiting production capacity
- Permit in industrial districts

DISPOSITION:

Include in UDO?

Exclude in UDO?



26. Open Air Sales when not associated with a Permitted Business

Prohibit or allow with Temporary Use Permit?

DESCRIPTION:

This is temporary sale of products on the site of another retail use, but typically involves sale of products that are dissimilar to the types of products offered by the principal use on the site (e.g., rugs, plants, fireworks, Christmas trees, pumpkins, etc.). Can also happen on vacant sites that have adequate parking and access features.

PROS	CONS
- Popular use type	- Can create traffic problems and interfere with compliance of a permitted principal use

RECOMMENDATION:

- Establish temporary permit and standards for outdoor seasonal sales and itinerant merchants (vacant sites)

DISPOSITION:

Include in UDO?

Exclude in UDO?



Questions Needing Discussion

27 questions

- 8 policy questions needing discussion
- 10 questions with a recommendation
- 9 questions addressed by the Code Assessment



DESCRIPTION:

These are small-size/small-lot residential developments of up to 4 (bungalow courts) or up to 12 (pocket neighborhood) single-family detached homes on their own small lots that share access and include shared open space.

PROS

- Diverse housing options
- Allow redevelopment of large residential lots

CONS

- Fire access concerns
- Brings slightly elevated densities

RECOMMENDATION:

- Recommend permitting by-right in moderate and high-density residential districts, subject to design controls

DISPOSITION:

Include in UDO?

Exclude in UDO?

2. Bungalow Courts & Pocket Neighborhoods: Small-Scale Neighborhoods





Pocket Neighborhood



Bungalow Court



DESCRIPTION:

ADUs are separate dwelling units on the same lot or located within a detached single-family home. May also be located in a detached accessory structure.

PROS

- Diverse housing options
- Allows rental income or aging in place

CONS

- Fire access concerns
- Brings slightly elevated densities
- Parking and additional vehicles

RECOMMENDATION:

- Recommend permitting by-right in moderate and high-density residential, LMX, O&I districts, subject to basic size limits and compatibility controls

DISPOSITION:

Include in UDO?

Exclude in UDO?

3. Accessory Dwelling Units (ADU's, also called "in-law" suites) Detached and Attached



DESCRIPTION:

Adoption of NCGS 160D by the State automatically converted this current special use district to a conditional district. Special use districts are no longer permitted in NC

PROS	CONS
- Reduces legal exposure for the City	- Requires covenants to be modified and re-recorded

RECOMMENDATION:

- Carry forward in the conditional industrial zoning district (could instead revert to a conventional industrial district)

DISPOSITION:

Include in UDO?

Exclude in UDO?

4. Industrial Park Standards: NCGS 160D Conversion of Special Use District to Conditional Zoning District



DESCRIPTION:

Reorganize the CB district into two downtown sub-districts that better recognize the differing development template, lot sizes, and use intensities in the core versus around the core

PROS	CONS
- Allows rules to be better calibrated to context	- Additional complexity - Requires rezoning

RECOMMENDATION:

- Suggest splitting CB into DTC and DTP sub-districts

DISPOSITION:

Include in UDO?

Exclude in UDO?

8. Central Business District:

Divide into Downtown Core District (DTC) and Downtown Periphery (DTP) Districts?



DESCRIPTION:

Most local governments require as-built drawings for public infrastructure. This is a basic requirement the City should be embracing.

PROS

- Helps ensure infrastructure is properly constructed
- Helps the City maintain records

CONS

- Additional costs to developers
- Additional paperwork for City staff

RECOMMENDATION:

- Require as-built drawings for all public infrastructure prior to issuance of a certificate of occupancy

DISPOSITION:

Include in UDO?

Exclude in UDO?

11. Require As-Built for Infrastructure?



DESCRIPTION:

Allowance for residential and (perhaps non-residential uses) to utilize portable storage containers for temporary on-site storage. Could be permitted with or without a permit requirement or standards.

PROS

- Helps landowners avoid storage costs

CONS

- Can be abused
- Additional enforcement efforts can be required

RECOMMENDATION:

- Suggest allowing residential uses to utilize these on a temporary basis (up to 30 days per year) subject to standards
- Require non-residential uses to address as accessory uses subject to screening and other site requirements

DISPOSITION:

Include in UDO?

Exclude in UDO?

16. Container Storage (PODs)



DESCRIPTION:

Many communities adopt standards for building and site design and appearance. These could be applied to retail, office, and related use types (but not industrial or institutional). Could be applied City-wide, or everywhere but downtown.

PROS	CONS
<ul style="list-style-type: none">- Helps encourage property value- Source of community pride	<ul style="list-style-type: none">- Can add costs to developers- Makes review more complex

RECOMMENDATION:

- Suggest adding commercial design standards citywide; or could be tied to use of incentives

DISPOSITION:

Include in UDO?

Exclude in UDO?

19. Commercial Building Design Standards



DESCRIPTION:

Broaden the range of allowable residential housing options to include single-family attached (townhouses), triplexes, and quadplexes in moderate and high density residential districts by-right.

PROS

- Encourages workforce housing

CONS

- Could result in compatibility issues in neighborhoods

RECOMMENDATION:

- Suggest broadening range of allowable residential use types, subject to new dimensional standards
- Could also consider allowing in conditional districts, subject to design guidelines (applied as standards)

DISPOSITION:

Include in UDO?

Exclude in UDO?

21. Expand Allowed Housing Types in Residential Districts:

Townhomes, Triplexes, and Quadplexes



DESCRIPTION:

These are uses that sell bottled beer, wine, and similar beverages manufactured elsewhere. These uses offer sampling or tasting in a public tasting room, but do not serve food, and are not a "bar."

PROS

- Accommodates a common use type

CONS

- Similar concerns to bars

RECOMMENDATION:

- Permit in same districts as bars and subject to use standards applied to bars (unless bars limited solely to downtown, then consider allowing in low-intensity non-residential districts)

DISPOSITION:

Include in UDO?

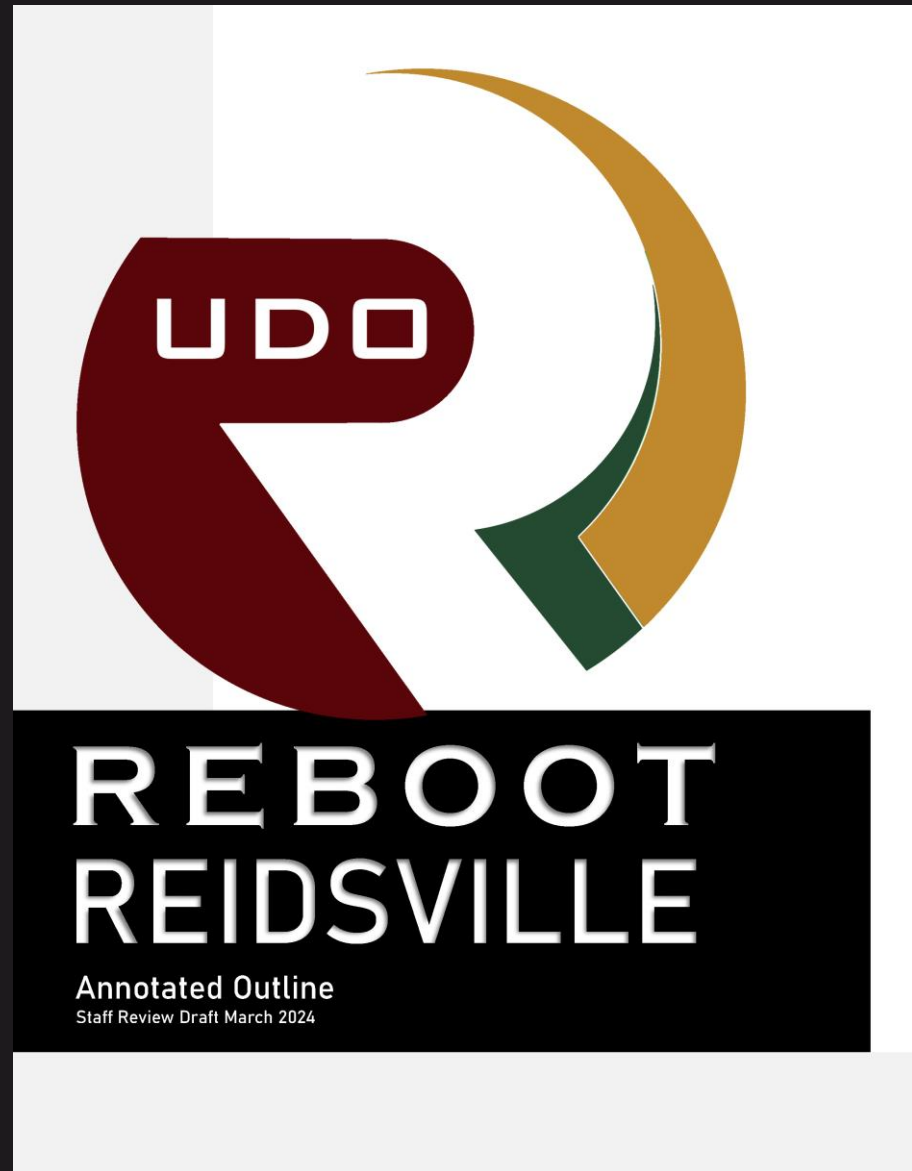
Exclude in UDO?

22. Bottle Shops:

Craft beer stores with small tasting area not considered a bar



Next Steps



Discussion?

