

**1. What is Reboot Reidsville?**

The Reboot Reidsville project is an effort undertaken by the City of Reidsville to prepare a new Unified Development Ordinance (“UDO”) to implement the City’s adopted policy guidance and to establish new development rules and procedures that can help foster economic development and improve quality of life. The new UDO is expected to raise the bar for development quality, increase the range of available housing types, and provide more opportunities for retail and employment uses. In addition to creating a new UDO the project will also create a series of new electronic development application forms.

2. What is a UDO?

A Unified Development Ordinance (or the “UDO”) is an integrated set of laws governing the use of land within the corporate limits of the City and its extraterritorial jurisdiction. The UDO establishes the kinds of land uses that may be permitted, where those uses may be permitted, the process used by the City to consider requests to establish allowable uses, how uses and land development activities may be operated, how sites and site features supporting land uses are to be configured, and how violations of the City’s land use rules are determined and addressed. In addition to the written rules, the UDO also includes the Official Zoning Map, or the graphic distribution of zoning districts (and thus allowable use types). Any changes to the Official Zoning Map from the new UDO are expected to be minimal, though some zoning district translations may be proposed.

3. Why is the City creating a UDO?

In 2022 the City adopted its Land Development Plan. This is a document that identifies the City’s vision for the future and sets goals for how the vision can be achieved. Some of these goals include a thriving downtown, a strong local economy, expanded housing options, ensuring adequate infrastructure (like roads and sewer service), ensuring adequate trails and parks, and many other goals. One big part of achieving these goals is to review and update the development rules to make sure they support the kinds of development contemplated in the Land Development Plan. The new plan, coupled with new growth and development north of the State line make it a perfect time for Reidsville to update its development regulations.

4. How will the UDO improve Reidsville?

The new UDO seeks to revitalize downtown by making it easier to bring new business and investment to the area. It seeks to create a wider range of housing types permitted as of right to provide residents with more housing choices. It seeks to update and modernize the range of allowable uses to allow for and provide direction to new employment uses in commercial areas. It updates certain open space, greenway, and trail standards to help ensure that residents have easier access to recreation.

5. Will the new UDO prevent me from using my property like I am using it now?

No. The new UDO does not apply to existing development. Existing land uses and already-approved developments may continue as they are or as they were approved (unless those approvals expire before the work is complete). In cases where a landowner wants to change a use or reconfigure an existing site, then the new UDO rules do apply, but those changes are the landowner’s decision, not the City’s. Generally speaking, the new UDO includes new incentives for some kinds of development and more flexible review procedures to help address difficult sites and difficult development situations.

**6. Does the UDO impact my zoning district designation?**

The UDO does include the City's Official Zoning Map, and does anticipate some very minor changes to the current zoning districts, including new district names, joining the R-12 and R-12S zoning districts, splitting the current downtown district into two different districts, and simplifying the existing conditional zoning districts. Generally speaking, the new UDO adds new more clear and predictable use standards and as a result, allows a wider array of uses by right (rather than by special use permit). The conditional zoning districts allow applicants to propose conditions that allow deviations from UDO standards (subject to mitigation). The vast majority of lots in the City will have no change at all to their zoning, and in cases where zoning is changing, it is often becoming more permissive for new forms of development.

7. Will the UDO make housing more expensive or harder to build?

The new UDO does several things to increase the supply of housing, including: Allowing a wider range of different housing types (like duplexes, townhouses, accessory dwelling units, and apartments) in more zoning districts than are allowed today. The UDO also creates an easier review process to build residential development. At the same time, the new UDO also includes new requirements for new apartments to ensure they include open space, are attractive, and of high quality materials. Homeowners have an increased ability to have accessory dwelling units (like an internal apartment or a garage apartment). The changes in the UDO will make it easier to develop more different kinds of residential units across the City.

8. Will the UDO make it harder to start or run a business?

No. The UDO seeks to make the development review process more transparent and easier to navigate. More kinds of development applications are decided by staff. There are a wide array of new flexibility provisions that allow staff to help applicants address difficult sites and applicants to propose unique development configurations that staff can consider rather than having to go to a review authority like the Board of Adjustment. The UDO allows a wider array of new business types and allows more home-based businesses. The UDO does not include new privilege license requirements. It is important to remember that the City does not control the Building Codes - those are controlled by the State and the City must comply with them.

9. Will the UDO affect my taxes or property value?

The UDO will have no direct impact on your property taxes. Property tax rates are set by the City and the County, and property taxation values are set by the County Tax Assessor. The UDO has nothing to do with these governmental functions. Over time, the UDO might influence property values (and as a result impact property taxes) through its impacts on development potential. Clear, predictable development rules can give developers and investors more confidence in the market, which can spur growth and raising property values (which can often increase property taxes). New restrictions on development (of which there are very few in the new UDO) could lower property values for land that contains or is zoned for uses subject to new restrictions.

10. When might the new UDO go into effect?

The new UDO will go into effect only if and when the Reidsville City Council votes to adopt the document. That vote can not take place until the landowners and residents of the City are properly notified of a public hearing to consider the document, and after the public hearing takes place, in accordance with State law. If, after the public hearing, the City Council chooses to adopt the document, they may decide to delay its effective date for 60 to 90 days to allow the City staff time to prepare new application forms, train the staff, and prepare to implement the new rules. It is not likely the City Council will be able to conduct a public hearing on the document until late 2025 or early 2026.