

# UDO Grab-Bag - Technical issues

## Specific regulations: Important items to consider

### .b BUFFER WIDTHS AND PLANTING STANDARDS

		SITE AREA (ACRES)		
		> 2	2 >10	= or >10
A CLASS	WIDTH (ft)	30	55	75
	TREES (PER 100 ft)	5	6	9
	SHRUBS (PER 100 ft)	40	60	60
B CLASS	WIDTH (ft)	20	45	55
	TREES (PER 100 ft)	3	6	7
	SHRUBS (PER 100 ft)	30	40	40
C CLASS	WIDTH (ft)	10	25	45
	TREES (PER 100 ft)	2	3	6
	SHRUBS (PER 100 ft)	20	20	20

#### Landscape Areas Adjacent to Public Streets:

A continuous landscape area shall be provided adjacent to public ways for all districts except single family districts. This landscape area shall be provided in accordance with table 9.8.1.c below:

### Landscape buffers (size, purpose, locations)

The Waxhaw code uses a classification system based on uses to determine buffer widths and planting standards. The standards include where they should go, what type of vegetation should be used, ownership and maintenance requirements, and other related standards.

**Advantages:** This ordinance helps enhance the visual and aesthetic appearance of the town, while providing relief from traffic, noise, heat, glare etc.

**Challenges:** Refining buffer standards to ensure compatibility.



### Recreation Space Requirements (dedications, design)

The Waxhaw code currently has these requirements in the downtown code section. There seems to be a desire to make these spaces publicly accessible, but it is not very clear. There is a strong need to provide more standards and guidance for onsite usable open space.

**Advantages:** Reconsidering these standards will ensure they deliver what the community wants.

**Consideration:** Move requirements to the subdivision section and apply them city-wide.



### Neighborhoods (zoning, standards, consistency)

Waxhaw is made up of predominantly detached single-family homes. There is opportunity to develop different housing types, and the code is a tool that can encourage the variety consistent with comprehensive plan guidance.

**Challenge:** Creating appropriately-planned and designed residential districts that are consistent with the comprehensive plan and encourage infill.

**Consideration:** Adding in and encouraging different housing types within the code.

### SECTION 8 DEFINITIONS

#### 8.1 GENERAL PURPOSE

For the purpose of interpreting this Ordinance, certain words and terms are herein defined. The following rules of construction shall be used in interpreting words contained in this Ordinance. Words not specifically defined shall assume their everyday dictionary definitions. Where a word or words may be interpreted in more than one manner, the more restrictive meaning shall be employed.

1. The word "person" includes a firm, association, organization, partnership, corporation, trust, and company as well as an individual.
2. The word "lot" includes the word "plot" or "parcel".
3. The words "used" or "occupied" as applied to any land or building shall be construed to include the words "intended, arranged, or designed to be used or occupied".
4. The word "Zoning Map", or "Waxhaw Zoning Map", or "Official Zoning Map" shall mean the Official Zoning Map of Waxhaw, North Carolina, as amended.

### Definitions (compilation, applicability, location)

Definitions help the reader interpret words contained within the ordinance. Currently there are multiple definitions sections scattered throughout the UDO. It is time to consolidate these into one easy to find location.

**Advantages:** The new section will contain all definitions in one place.

**Challenge:** Consolidating definitions in a user friendly approach while ensuring all relevant words are defined.

