

Buchanan Form-Based UDC

Community Comment Matrix and Responses

Color Key

	Addressed through the UDC
	Follow up needed to determine response
	Not addressed through this process or general comment

Topic	Comment	Response	Code	Commenter	Date
Comments to Draft One accepted through December 31, 2022					
PUD	What is the primary difference in a PUD and a Neighborhood	The NP is a pre-negotiated PUD. It establishes	Sec. 71-16	Commissioner	#####
Organization	Why are definitions not right up front?	This is a current best practice in zoning	Article V..	Commissioner	#####
Use	How are we handling adult entertainment?	It is permitted by special use in the industrial zone	Table 71-J	Commissioner	#####
Signs	Add graphics to illustrate signs.	Added table	Table 71-N	Mavor Denison	#####
Landscape	They overdid landscaping but were light on setback.	Setbacks were determined based on review of	Sec. 71-28	Commissioner	#####
General Content	How will we handle fences and signs in zoning ordinance?	The document became a UDO. Renamed		Director	#####
Bulk standards	Can downtown setbacks be minimum and maximum zero?	Adjusted to 0' min.. and 2' max. with Front St.	Table 71-F	Alan Robandt	#####
Use/PUD	Why are we eliminating PUD? How are we handling mixed	PUDs were added back while keeping the NP as a	Sec. 71-19.	Commissioner	#####
Streets	Why Table 71 A and where does it apply?	This is used in new development that requires	Table 71-A	Commissioner	#####
Subdivisions	What happened to subdivisions?	Subdivisions are now consolidated into Article III	Article III	Commissioner	#####
Zoning map	Zoning map should include parks and schools?	Parks and schools are permitted in the various	Fig. 71-A	Commissioner	#####
Use	Why can't we eliminate strip clubs or mobile homes?	Those uses are protected by state legislation.	Sec. 71-16	Commissioner	#####
Bulk standards	Building height definition will not allow mezzanine. Is a split	Added B.1.d for clarity as well as mezzanine	Sec. 71-17	Commissioner	#####
Bulk standards	Should downtown be exempt from corner requirements/clear	Controlled intersections were currently exempt.	Sec. 71-18	Commissioner	#####
Bulk standards	There were questions on residential setbacks and they are too	Edited Table 71-C and 71-D side yard minimums	Table 71-C	Commissioner	#####
Bulk standards	Why are there setbacks at all on Neighborhood center	Neighborhood Center is assigned to Red Bud Trail	Table 71-E	Alan Robandt	#####
Parking location	Why is parking setback +20ft min?	This is a safety and pedestrian activity issue that	Tables 71-D	Commissioner	#####
Zoning districts	What is objective of Neighborhood Center?	Table 71-E blends the various uses that are	Table 71-E.	Commissioner	#####
Zoning districts	Can we encourage residential mixed use in major corridors?	This is exactly the intent of NC. It equally permits	Table 71-J	Commissioner	#####
Use	If you can't prohibit strip clubs then how can you prohibit	Uses are more closely protected at the state and		Mavor Denison	#####
Signs	We want to encourage blade signs.	Blade signs are permitted		Director	#####
Awnings	Why are awnings minimum of 6 ft?	This is a best practice in downtown areas to	Sec. 71-30	Commissioner	#####
Use	Can we limit square footage of marijuana and marijuana	Definitively. Added Sec. 71-20 A.2. to reflect this.	Sec. 71-20	Commissioner	#####
Use	What enforcement capabilities if a home occupation gets too	Edited Table 71-J to change home occupation to	Table 71-J	Commissioner	#####
Use	What enforcement capabilities if an accessory dwelling gets	Edited Sec. 71-25 to be a special use permit	Sec. 71-25	Commissioner	#####
Access	Regarding alley references in zoning code, overall there are	For access management purposed, if they exist the	Table 71-C.	Commissioner	#####
Purpose	Edit F. "to encourage destination heritage tourism.	Edited	Sec. 71-3 F.	Alan Robandt	#####
Zoning districts	Edit F.3. and 5. to clarify	Discussed on 12/6 and determined edit	Sec. 71-4	Alan Robandt	12/6/2022
Zoning districts	Suggested edit of B. for grammar	Determined unnecessary	Sec. 71-4 B.	Dan	#####
Streets	Why is there a distinction between NP-M and NP-H in Table	71-12(A) 6 Table 71-A	Table 71-A		#####
Subdivisions	Page 5. Why is subdivision required.	This only applies to large scale new development	Sec. 71-12		#####
Subdivisions	Page 5. Is C.1. a-h applicable to lots	Yes this is lot size standard for new subdivisions.	Sec. 71-12		#####
Parks	Why is 20% mature canopy required?	Discussed the park perimeter mature landscaping	Sec. 71-14	Alan Robandt	12/6/2022
Solar	Add solar standards to assure MEDC requirements for RRC.	Added definitions and type in the use table.	Art. II. Table	Commissioner	12/6/2022
Density	Concerned about protecting the historic character of single	Changed zoning map from GN to NE for the lots	Fig. 71-A	Don Rvman	12/6/2022
Definitions	Clarify the difference between mobile home/manufactured	Added modular housing definition.	Article II	Commissioner	12/6/2022
Facades	West side of Red Bud Trail south of 3rd should require	Edited	Sec. 71-18	Alan Robandt	12/6/2022
Facades	Add additional detail for shopfront	Edited	Table 71-I	Alan Robandt	12/6/2022
Facades	Add transoms to glass calculation	Edited	71-18 D.2.	Alan Robandt	12/6/2022
Facades	Why do common entries require evergreen foliage in planters?	For year round interest. It's ideal. but could be	Table 71-I		#####
Use	Remove X's in Table 71-J. Prohibited should just be blank	Edited	Table 71-J	Commissioner	12/6/2022
Use	Should we limit institutional uses?	Unclear which uses should be limited. No changes	Table 71-J		#####
Use	Are we calling out parking on cannabis? Table 71-K	This table applies parking restrictions to	Table 71-K		#####
Cannabis	Remove colocation of dispensary and grower center	TBD. Need direction from the Commissions on	Sec. 71-21	Alan Robandt	12/6/2022
Cannabis	If available, city water should be used.	Deleted subsection	Sec. 71-21		#####

Parking	Add dimensional requirements rather than iust the AASHTO	Edited	Sec. 71-27	Commissioner	12/6/2022
Parking	Remove non-residential quotas	Deleted all non-residential uses from Table 71-L.	Table 71-L	Downtown	12/6/2022
Access	Require 24' driveway width for two-way access	If 10' is acceptable for a one way alley, why is 20'	Sec. 71-27	Commissioner	#####
Landscape	Why is this so specific? Suggest outsourcing to tree friend.	It can be deleted if the City doesn't care to	Sec. 71-28	Commissioner	#####
Landscape	Provide tree preservation.	This is done with D. by allowing existing trees to	Sec. 71-28	Downtown	12/6/2022
Fencing	Fencing in zoning code?	It can be deleted if preferred. Changed the title to	Sec. 71-29		#####
Signs	Signs in zoning code?	It can be deleted if preferred. Changed the title to	Sec. 71-30		#####
Signs	Can we prohibit reader boards? Electronic message centers.	Reader boards are limited to SC and I because	Table 71-M		#####
Signs	What does Sec. 71-30 F.5. mean?	Lights must be lit from exterior lamps. like the	Sec. 71-30		#####
Process	Edits provided for Sec. 71-33 G. 6. c. and e.	Edited	Sec. 71-33		#####
Definitions	Is attic a livable space	That is at the discretion of the building owner. It	Definitions		#####
Definitions	Commercial definition: define by what you can't have.	Unclear on the goal here. That list could be huge.	Definitions		#####
Definitions	Religious assembly added to civic definition	Edited	Definitions		#####
Enforcement	Concerned about the lack in existing code enforcement and	This is a very common concern across the country			12/6/2022
Height	Provide a definition for a half story	Added to the building height definition.	Definitions		12/6/2022
Signs	It is best for sign regulations to remain in the City Code rather	Waiting for final comments from Director Murphy.	Sec. 71-30	Commissioner	12/6/2022
PUD	It is very important for PUD to remain in the ZO. PUD	Added it back in.	Sec. 71-19.	Commissioner	12/6/2022
General Content	It doesn't seem like enough core principles of the existing ZO	Diligence was taken to survey existing buildings.	Table 71-C	Commissioner	12/6/2022
Code enforcement	Concerns over the lack of current code enforcement and the	Enforcement cannot be guaranteed by the		Northside	12/6/2022

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Sample Setback Data

Color Key

	Non-conforming in current code
	Non-conforming in draft code

Address	Distance from	Current Zone	Front Setback	Proposed Zone	Proposed Setback
310 N Redbud Tr	4'	I-2	10'	NC	0' - 25'
312 N Redbud Tr	2'	I-2	10'	NC	0' - 25'
406 N Redbud Tr	8'	C-2	25'	NC	0' - 25'
708 E Front St	46'	C-2	25'	SC	25'
414 E Front St	22'	C-2	25'	SC	25'
302 Main St	6'	R-2	25'	GN	16' - 25'
317 Main St	17'	R-1A or R-1B	25' or 20'	GN	16' - 25'
301 W 3rd St	19'	R-1A or R-1B	25' or 20'	GN	16' - 25'
109 W 3rd St	0'	R-1A or R-1B	25' or 20'	GN	16' - 25'
313 W Front St	25'	R-1A or R-1B	25' or 20'	NE	20'
403 W Front St	16'	R-1A or R-1B	25' or 20'	NE	20'
417 W Front St	12'	R-1A or R-1B	25' or 20'	NE	20'
505 Middleton Ct	20'	R1-A	25' or 20'	NE	20'