



UNIONCOUNTY
north carolina

A dark, atmospheric aerial photograph of a small town at dusk or night. In the center, a large, ornate church with a prominent white steeple and a clock face is visible. Below it, a multi-story brick building with a balcony and arched windows is partially visible. The town is surrounded by a dense forest. The image is framed by a dark blue diagonal band on the left and a white diagonal band on the right.

Standards Pertaining to Density in Rural Areas



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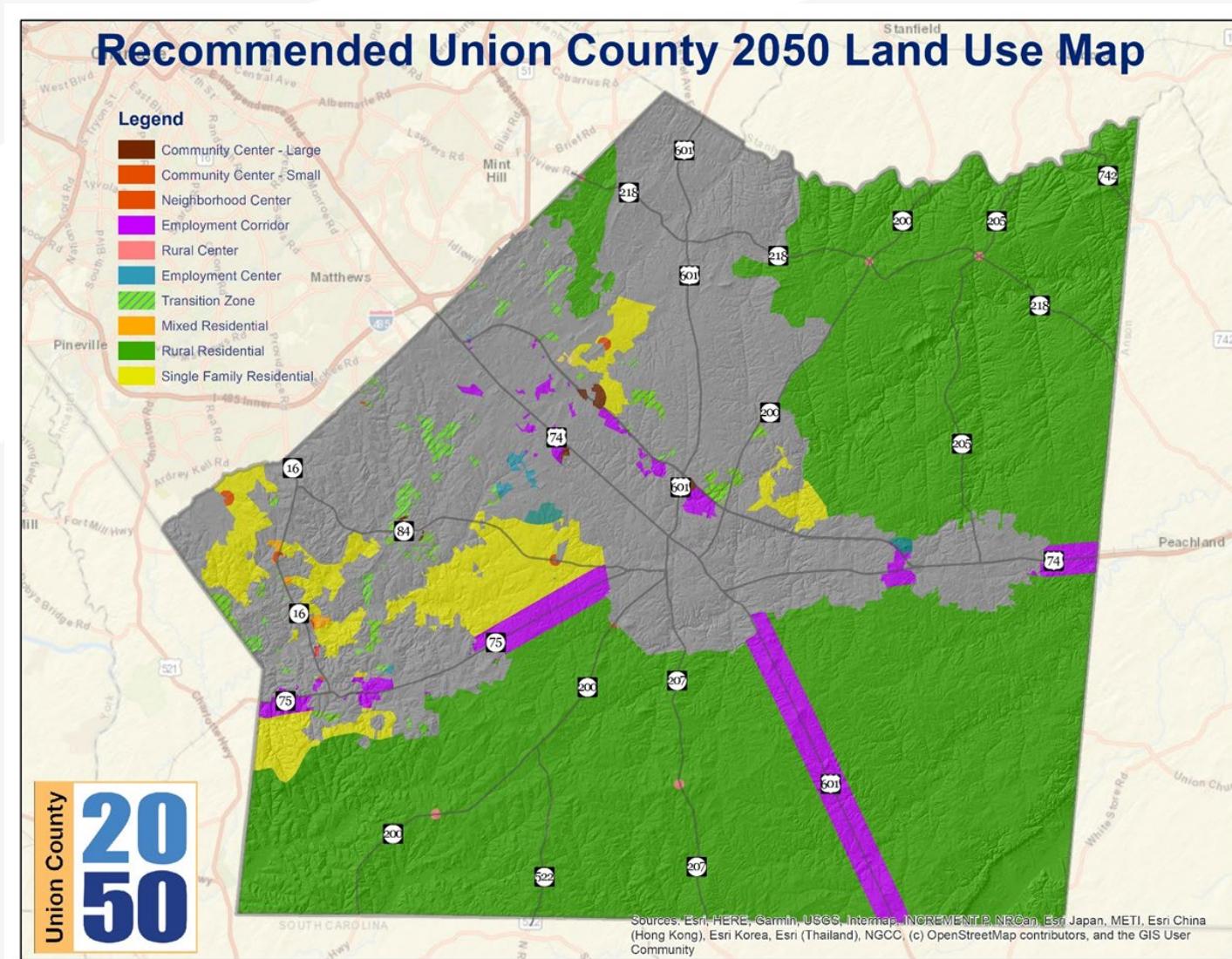
Options

- 1) Rezoning residentially zoned properties to a lower density district
- 2) Implementing UC 2050 implementation recommendation to require 30% open space in all developments of at least 10 lots
- 3) Develop ordinance language that requires a larger minimum lot frontage and larger lot sizes along arterial streets for all types of development and larger lot size requirements for all major subdivisions where new streets are being built.

Mass rezoning

- 1) Would apply to all residentially zoned properties in the areas designated as Rural Residential on the UC 2050 Land Use Map
- 2) Most residentially zoned property is a mix of RA-40, RA-20, R-20, and R-8
- 3) Option could be to rezone to RA-200 or to create a new district like RA-120 or RA-80
- 4) May want to consider leaving some properties out such as existing RA-200 and JAARS
- 5) Will not rezone properties designated as Single Family Residential
- 6) May have impacts to tax base

UC 2050 Land Use Map



UC 2050 Open Space recommendation

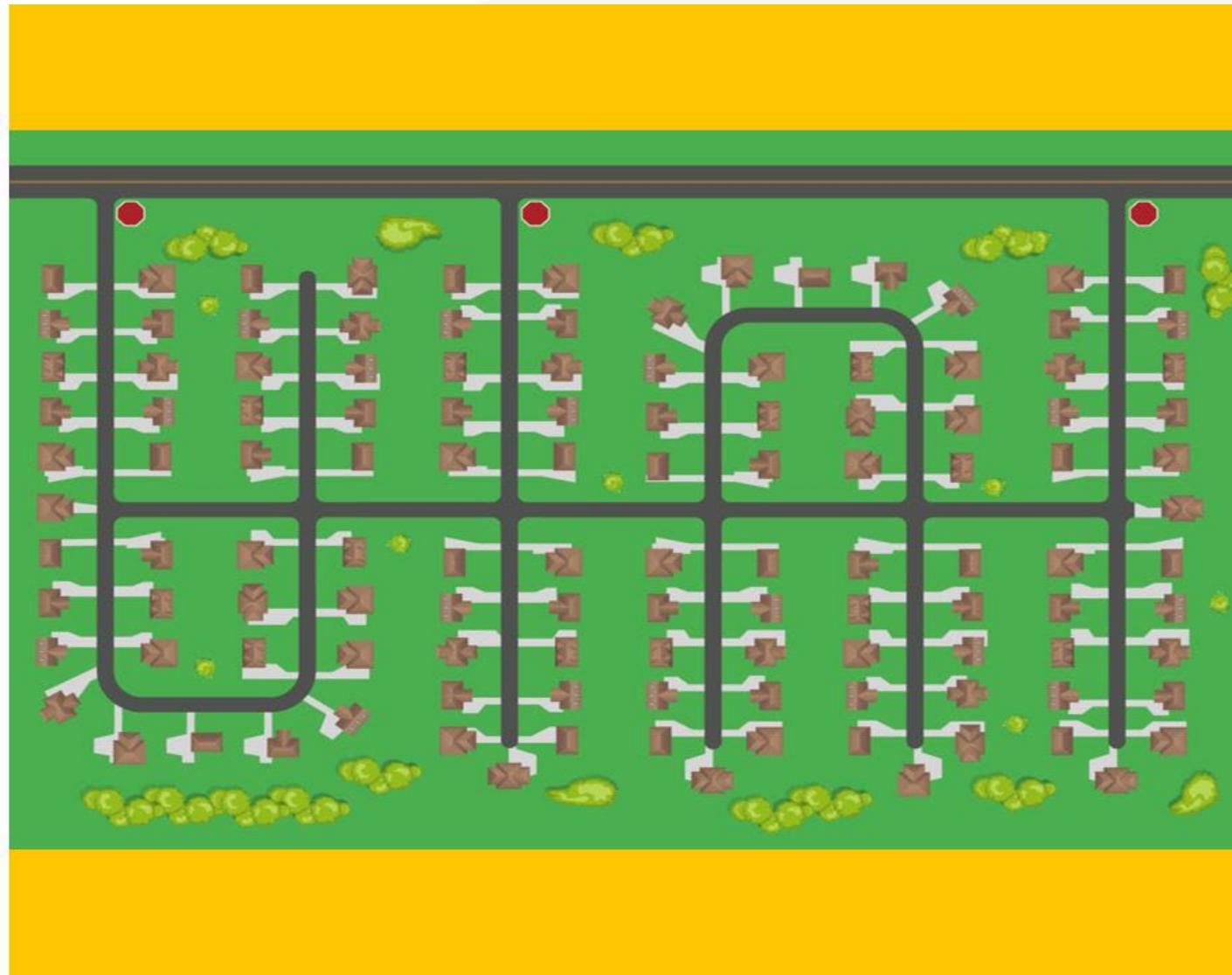
- 1) Would apply to all new subdivisions that create 10 or more lots
- 2) 30% of the site would be set aside as open space
- 3) Would effectively reduce the development potential by 30%
- 4) Would not apply to minor subdivisions

Traditional development – no open space

100 Acres

100 Homes

No
Open Space
Requirement

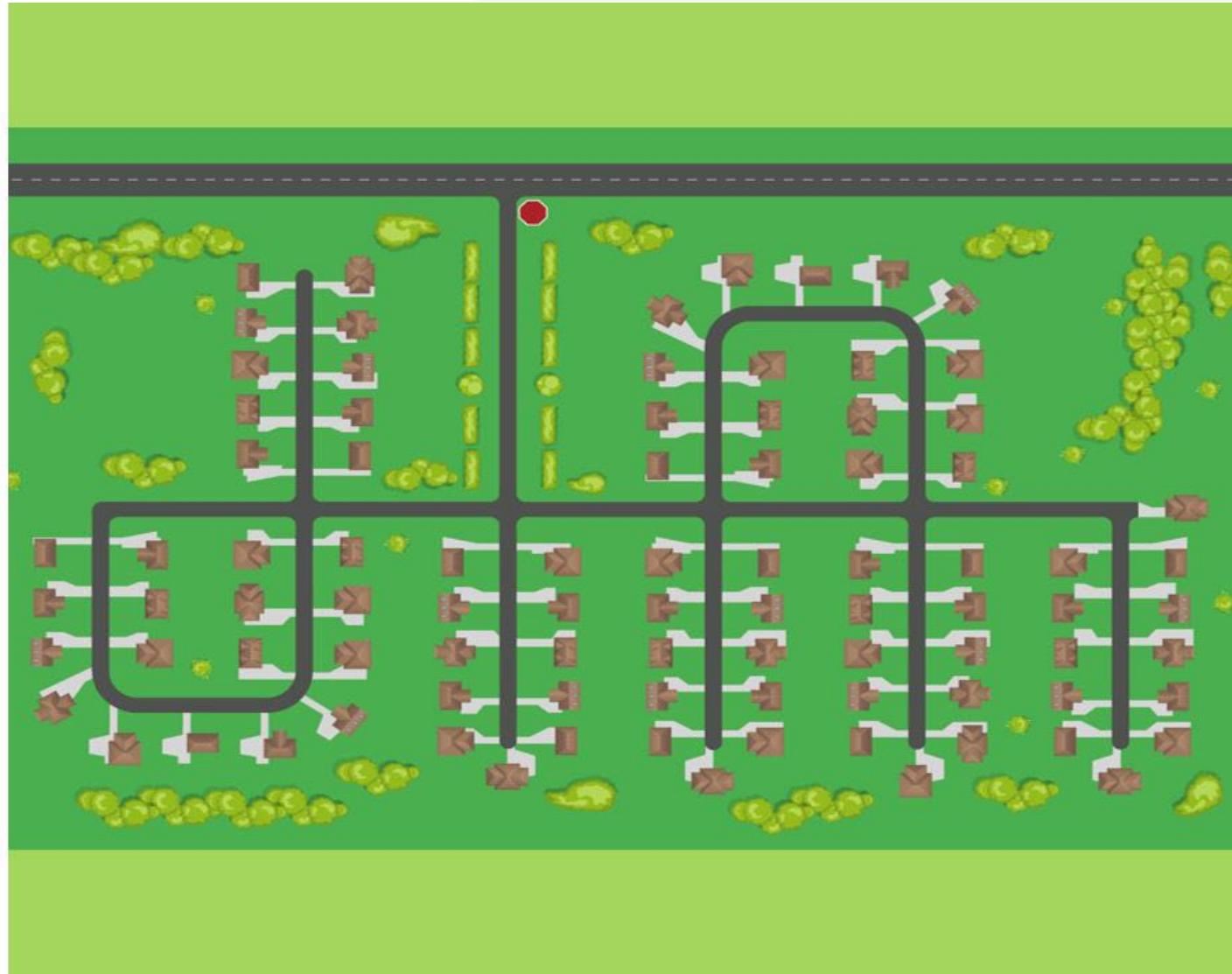


Development with 30% open space

100 Acres

70 Homes

30%
Open Space
Requirement

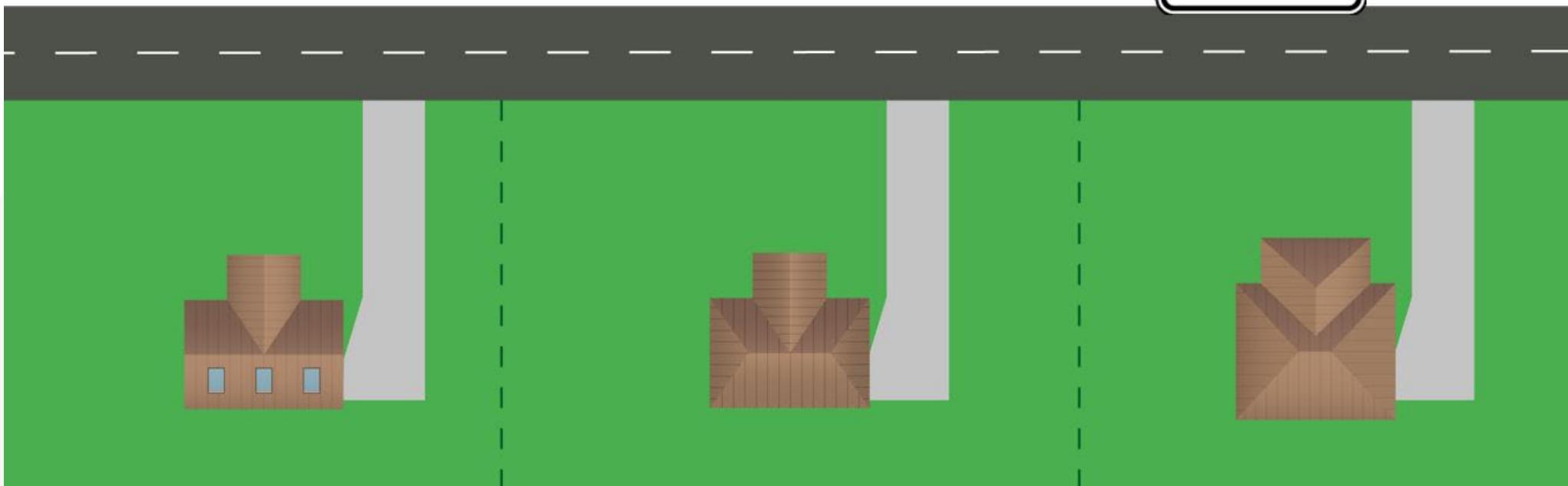


Lot frontage and lot size

- 1) Increase minimum road frontage and lot size requirement on lots taking direct access to an arterial street.
- 2) Frontage requirement would vary based on the posted speed of the road
- 3) Minimum lot sizes would vary based on arterial frontage vs local street frontage and speed limit

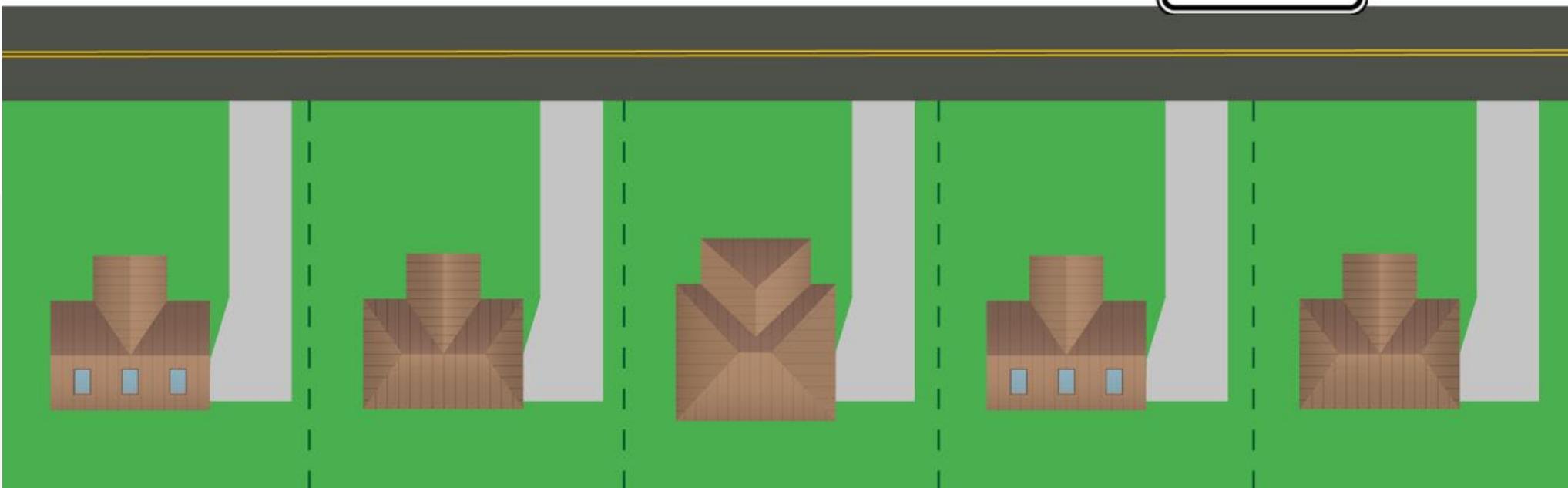
Higher speed roads = larger lots and increased road frontage

- Larger Lots
- Less Driveways & Intersections
- Faster Speed Limits



Slower speed roads = smaller lots and less road frontage

- Smaller Lots
- More Driveways & Intersections
- Slower Speed Limits



A nighttime aerial photograph of a small town. In the center is a large, ornate building with a prominent clock tower and a green dome. The town is surrounded by trees and other buildings, with a street and a few cars visible in the foreground.

Questions



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