

# UDO Grab-Bag

## Other regulations: Important items to consider

### Parking (amount, location, design)

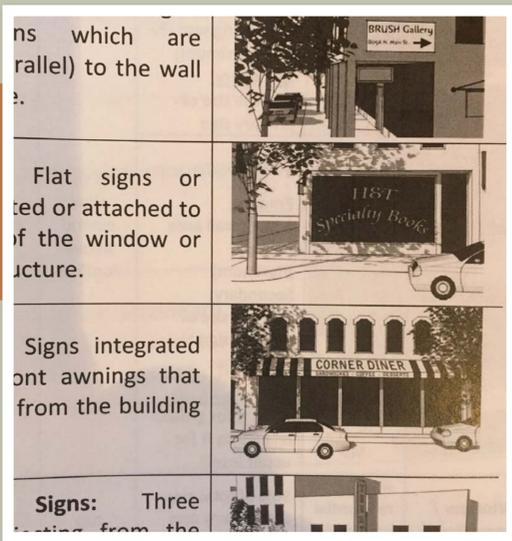
400,000sf; 4.0 to 4.5 per 1000sf of GLA sliding scale between 400,000 and 600,000sf; 4.5 per 1000sf GLA over 600,000sf
2 per treatment station but not less than 4.3 per 1000sf
1 per 2 washing and drying machines
2.7 per 1000sf GFA interior sales area, plus 1.5 per 1000sf GFA interior or storage/display area, plus 2 per service bay

Parking regulations set minimum and/or maximum requirements for parking quantity based on proposed land uses. These regulations also include specific standards related to parking lot design and where parking can be located, ensuring that there is adequate parking that it is managed strategically to achieve overall planning goals and objectives.

**Unique approaches:** Waxhaw's downtown code assigns parking maximums, ensuring that parking lots do not overwhelm the historic district's character.

**Issues:** Finding a balance between efficient use of land and provision of parking is a common challenge.

### Signs (types, sizes, locations)

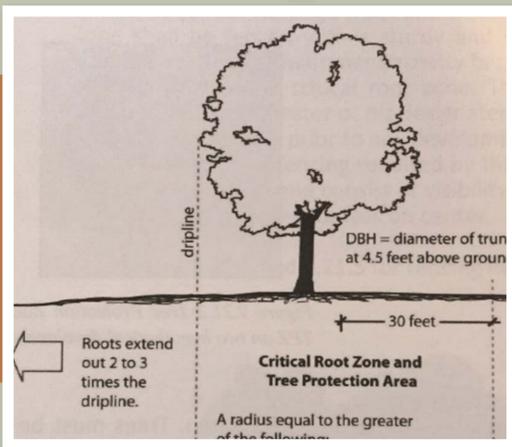


Signs come in various types: Wall, ground, window, billboard. Some are temporary. Others are permanent. Waxhaw's sign ordinance was recently adopted, and it provides specific rules on what size and what types of signs can be placed in which zones.

**Challenge 1:** Finding the balance between effective business identification and impacts to overall visual character.

**Challenge 2:** Scaling size regulations to appropriately match building size and business need for identification.

### Tree preservation (buffers, standards, eligibility)

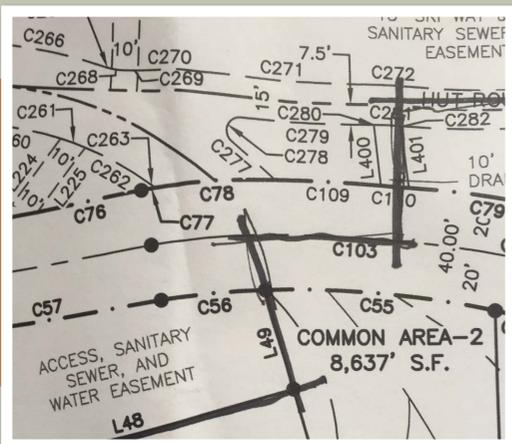


Trees add character to Waxhaw's townscape, and the community adopted a tree preservation ordinance to ensure Waxhaw's larger trees and significant tree stands are kept. The ordinance includes buffer requirements and restricts uses within the root zones of eligible trees and tree stands. But it's time to check in to make sure the rules are working.

**Advantages:** This ordinance underscores the importance of trees to Waxhaw.

**Challenges:** Permitting appropriate development while also preserving the character the trees provide.

### Subdivisions (lot size, block length, design)



Subdivision standards dictate how land can be split up and sold, providing rules related to lot size, where streets go, how utilities and storm water are managed, and what types of improvements need to be installed before the land can be built upon. These rules apply to residential and commercial development projects, establishing patterns of land use that will last for a very long time.

**Challenge 1:** Policies favoring "network density" translate to subdivision rules on block length.

**Challenge 2:** Provisions guaranteeing installation of utilities and streets (like "bonding" for them) have to be effective.

