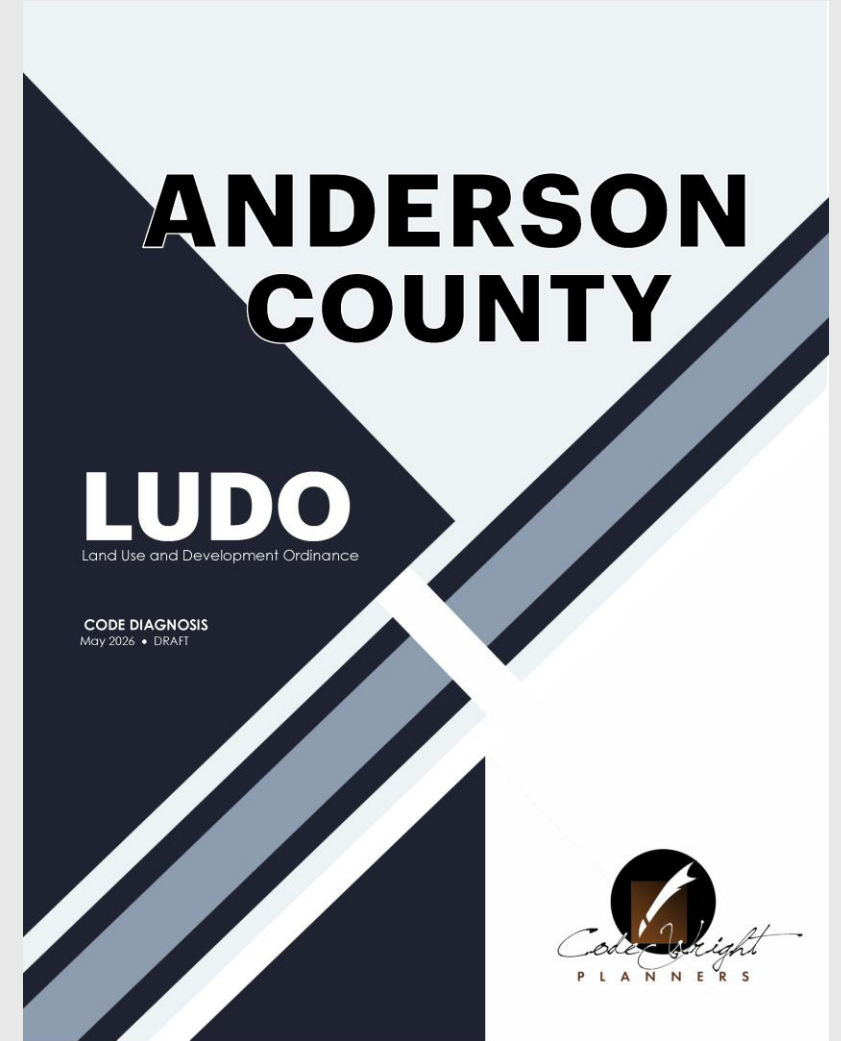


# LAND USE & DEVELOPMENT ORDINANCE PROJECT

**STEERING  
COMMITTEE  
MEETING**

**MAY 28, 2026**





# AGENDA

**1**

**PROJECT BACKGROUND**

**2**

**CODE DIAGNOSIS**

**3**

**KEY THEMES FOR IMPROVEMENT**

**4**

**NEXT STEPS**

This project will create a new

## **LAND USE AND DEVELOPMENT ORDINANCE (LUDO)**

that will replace:

- Chapter 24 (Land Use)
  - Chapter 48 (Zoning)
- of the current County Code of Ordinances and a new Zoning Map



- **To establish a more coherent strategy for managing growth pressure**
- **To establish more predictable development outcomes for everyone**
- **Protection of the County's agricultural heritage and community character**
- **To foster higher-quality development using standards and incentives**
- **To support property values**
- **Better tools for managing traffic and stormwater**

## **PROJECT GOALS**



andersoncountyludo.com

Land Use & Development Ordinance

HOME ABOUT FAQ DOCUMENTS PARTICIPATE

# WELCOME TO ANDERSON COUNTY

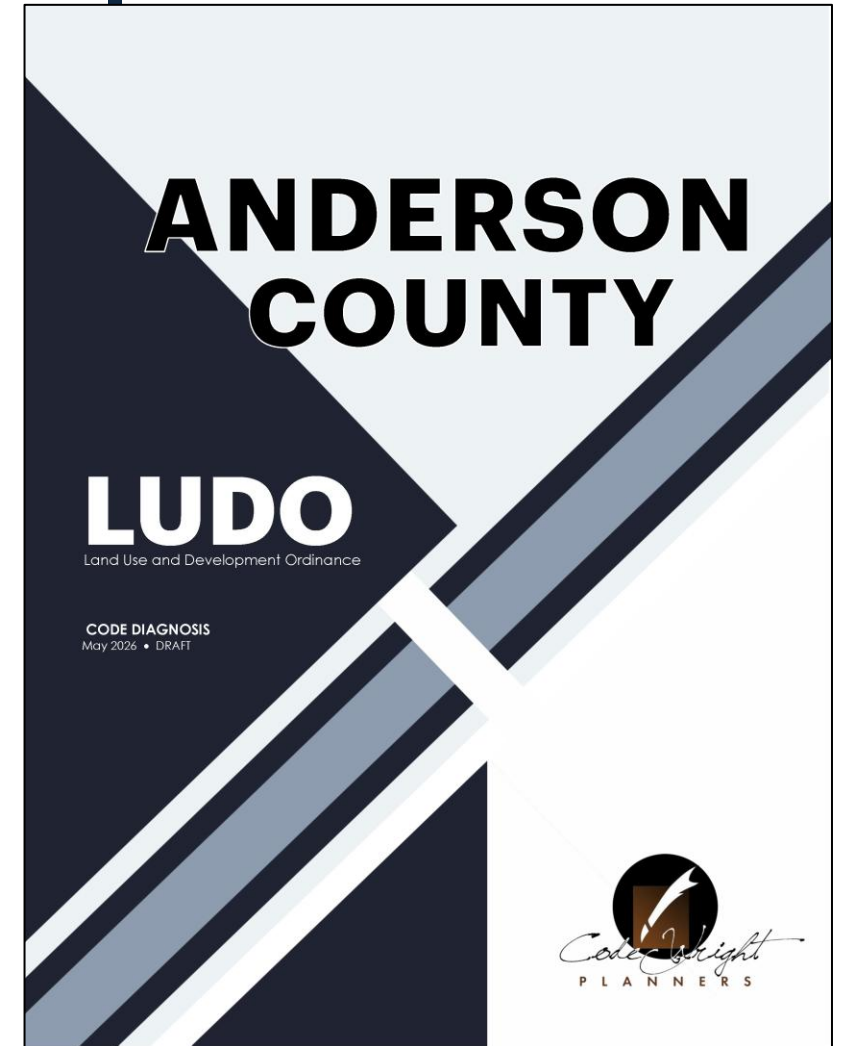
## A NEW LUDO

### JOIN THE PROJECT MAILING LIST!

Sign up below to receive an email when this web page is updated. Insert your email in the space provided below and click the 'Sign Up' button. Email address are confidential and are not provided to anyone outside the project.

# CODE DIAGNOSIS

- ‘Road Map’ for the new LUDO
- Framework for discussion about potential changes to the current LUDO
- Explores gaps between policy guidance and development rules
- Provide recommendations for change



## KEY THEMES FOR IMPROVEMENT

### 1

#### INCREASE EASE OF USE

- 1.1. Consolidate land-use related material from County Code into single volume / remove parallel standards
- 1.2. Clarify that basic LUDO standards are applicable throughout the County with some additional standards (and flexibility) available within zoned portions of the County
- 1.3. Self codify LUDO to facilitate change tracking and allow more rapid inclusion of text amendments
- 1.4. Consolidate "like" material together (definitions, procedures, enforcement, nonconformities, etc.)
- 1.5. Standardize document "voice" and convert prose into numbered statements
- 1.6. Use more summary tables (allowable uses, dimensional standards, landscaping, parking, signage, etc.)
- 1.7. Incorporate more illustrations and embed in-line rather than in appendix
- 1.8. Add rules of measurement and more definitions
- 1.9. New page layout, numbering, navigation options
- 1.10. Put supporting materials in Appendix (certificates, plan/plat requirements, plant list)

### 2

#### MAKE REVIEW PROCEDURES MORE PREDICTABLE

- 2.1. Increase reliance on pre-submittal conferences with applicants
- 2.2. Re-organize application procedures into three classes: Staff-decided, Committee decided, Board-decided
- 2.3. Move from legislative special exception to quasi-judicial special use permit (confirm okay in un-zoned areas)
- 2.4. Depart current two-stage permitting (preliminary & final) approach
- 2.5. Administrative (staff/committee) review of site plans and subdivisions – boards consider "concept plans"
- 2.6. Articulate different subdivision types (summary plat to minor subdivision), family subdivisions, 3-step major subdivision procedure
- 2.7. Clarify when site plan reviews are required
- 2.8. Address group or unified developments in a more clear, comprehensive manner
- 2.9. Add procedural flow charts
- 2.10. Use uniform procedural descriptions
- 2.11. Include purpose and intent statements for most standards
- 2.12. Ensure written decisions are provided to applicants
- 2.13. Establish a Development Review Committee for technical reviews
- 2.14. Establish the Board of Appeals (variances, appeals, special use permits)
- 2.15. Planning Commission role revision (Retain in text amendment and map amendment reviews, Annual LUDO audit, Comp plan review and update, Growth tiers map maintenance)
- 2.16. Reference County departments rather than individual review authority positions



## KEY THEMES FOR IMPROVEMENT

### 3

#### MODERNIZE DISTRICTS AND LAND USES

- 3.1. Recognize Growth Tiers (Tier 1 "green", & Tier 2 "yellow and red") – Tier 1 = middle housing, current development/dimensional standards, staff decision; Tier 2 = no middle housing, committee/board decision, reduced development potential; annual tier map eval by Planning Commission
- 3.2. Consolidate under-used zoning districts & explore more intuitive names/abbreviations
- 3.3. Review and update dimensional standards (RA- side setbacks, street setbacks, impervious surfaces, secondary use setbacks, Tier 1 vs. Tier 2)
- 3.4. Add a new Mill Village and mixed-use districts
- 3.5. Add conditional zoning district options in favor of current planned development / IZOD districts
- 3.6. Treat airport protection and flood damage prevention provisions as overlay districts
- 3.7. Add discussion about establishment of initial zoning in un-zoned areas
- 3.8. Explore additional location-based standards for some uses in un-zoned areas (fronting higher-order streets, on lots served by sewer)
- 3.9. Add clarity/reform current "large project" development requirements/review procedure
- 3.10. Allow for a wider array of housing types in Tier 1 areas: bungalow courts, pocket neighborhoods, triplex, quadplex, mansion apartments in Tier 1 areas, ADUs
- 3.11. Include summary tables for principal and secondary uses in zoned and un-zoned areas
- 3.12. Add new use standards (data centers, short term rentals, RV parks, manufactured homes, etc.)
- 3.13. Supplement and enhance standards for secondary uses (home occupation uses, "pool houses", chicken-keeping, etc.)
- 3.14. Identify use types prohibited throughout the County

### 4

#### ADDRESS TRANSPORTATION CONCERNS

- 4.1. Establish a new roadway level of service standard regimen to replace ADT system
- 4.2. Unify residential and commercial street standards and distinguish based on public/private instead
- 4.3. Require off-site roadway improvements (including dedication and construction) as a part of new development
- 4.4. Enhance transportation impact analysis procedure (traffic shed, peak hour trips, 3rd party review, LOS)
- 4.5. Review and update public roadway cross section requirements
- 4.6. Establish new private road standards (including deficiency upgrades for new development)
- 4.7. Clarify roadway continuation standards into vacant, abutting lands
- 4.8. Add road connectivity and traffic calming provisions



## KEY THEMES FOR IMPROVEMENT

### 5

#### RAISE THE BAR FOR QUALITY

- 5.1. Establish basic design quality standards for single-family detached residential that are tiered to lot size- smaller the lot, the more standards apply (exterior materials, garage placement, off-street parking, slab-on-grade, manufactured housing, etc.)
- 5.2. Reform open space standards (apply to more uses, active vs passive forms, open space credits/exemptions)
- 5.3. Reform cluster/conservation subdivision standards (increase open space, limit visibility, small-scale option)
- 5.4. Add farmland compatibility standards
- 5.5. Carry forward and enhance environmental protections (riparian buffers, mass grading limits, tree protection, impervious surface limits, reduced parking minimums, etc.)
- 5.6. Enhance stormwater standards (distinguish between quality and quantity controls, move from centralized retention to dispersed treatment/GSI, silt fencing, etc.)
- 5.7. Reform nonconformity standards (facilitate increased compliance during alterations)
- 5.8. Shift performance guarantee reliance to escrow from surety
- 5.9. Upgrade landscaping/buffering/screening standards (more buffer options, more clarity, location-based screening, streetscape buffers, parking lot shading, native species, berm/wall standards, plant list, etc.)
- 5.10. Add new refuse/recycling container standards (location, screening, configuration, etc.)
- 5.11. Overhaul signage provisions (more clarity, content-neutrality, new signage types, temporary sign control, wall sign reform, prohibition of new billboards, ground-mounted rather than pole-mounted signage, etc.)

### 6

#### INCORPORATE FLEXIBILITY AND INCENTIVES

- 6.1. Add opportunity for conditional zoning districts in zoned areas
- 6.2. Carry forward current "superior environmental design" options
- 6.3. Include sustainable development incentives (providing attainable housing, GSI, LID, "green" building standards, increasing flood capacity, renewable energy, reflective paving/roof, etc.)
- 6.4. Allow administrative adjustments to some dimensional standards in zoned and un-zoned areas (25% in zoned, 10% in un-zoned)
- 6.5. Incorporate an Alternative Plan compliance option for landscaping, parking, lighting, and signage features
- 6.6. Include more fee-in-lieu options for roadways, open space, and pedestrian circulation



# INCREASE EASE OF USE

Navigational Aids

Illustrations

High Visibility  
Text

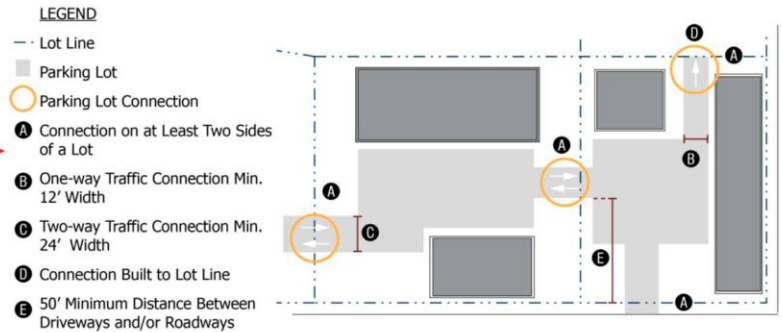
Simple Numbering

Dynamic  
Cross-References

Summary Tables

Last Updated

FIGURE 6.1.6: PARKING LOT CONNECTIONS



## 6.1.7 SIGHT DISTANCE TRIANGLES

### A. SIGHT DISTANCE TRIANGLES ESTABLISHED

Corner lots and lots with driveways, alleys, or other methods of ingress/egress to a street shall include sight distance triangles to ensure visibility for drivers and pedestrians moving through or in an intersection. Required sight distance triangles shall be configured in accordance with Table 6.1.7: Sight Distance Triangle Requirements. Land within a required sight distance triangle shall comply with the standards in Section 6.1.7C, Limitations on Obstructions within Required Sight Distance Triangles.

TABLE 6.1.7: SIGHT DISTANCE TRIANGLE REQUIREMENTS

TYPE OF STREET, INTERSECTION, OR DRIVEWAY		MINIMUM SIGHT DISTANCE CONFIGURATION REQUIRED [1] [2]
Intersections of street [3]		10/70
Driveways serving parking lots		10/70
Driveways serving individual land uses without parking lots	Single-family detached, single-family attached, Duplex, Triplex, Quadplex	None
	All other uses of land	10/70, wherever possible

**NOTES:**

- [1] The NCDOT or the Town may require an alternative sight distance triangle configuration.
- [2] AASHTO requirements shall be applied to curved or curvilinear streets.
- [3] Includes all streets (State-maintained or Town-maintained).

ARTICLE 2. APPLICATIONS

§2.3. Application Types - 2.3.1. Administrative Adjustment

§2.3. APPLICATION TYPES

2.3.1. ADMINISTRATIVE ADJUSTMENT

A. PURPOSE AND INTENT

The purpose for this section is to establish a clear procedure and measurable review criteria for the administrative consideration of requests for minor deviations to certain numeric standards in this Ordinance (like zoning district dimensional standards). The intent of the procedure is to provide relief from practical difficulties in complying with the standards of this Ordinance. Administrative adjustments should only be granted when the proposed development advances the purposes of this Ordinance, and the proposed development can maintain compatibility with its surroundings.

B. APPLICABILITY

1. An administrative adjustment may be requested for a modification or deviation of up to 10 percent of any zoning district dimensional standard in Article 3, Districts, a numeric standard in Article 4, Land Uses, or a numeric standard in Article 6, Standards.
2. In no instance shall an administrative adjustment application seek to change any of the following:
  - i. The required minimum lot area;
  - ii. Increases in the maximum residential density on a lot;
  - iii. Reductions to the minimum required distance between two use types;
  - iv. Reductions to the standards pertaining to flood protection or water supply watershed standards;
  - v. Reductions to potable water or wastewater system requirements; or
  - vi. Reductions to required sight distance triangle requirements.

C. PROCEDURE

The review procedure for an administrative adjustment shall be in accordance with Section §2.2, Application Summary Table, Figure 2.3.1, Administrative Adjustment Procedure, and Section §2.4, Review Procedures.

D. REVIEW CRITERIA

An administrative adjustment shall be approved by the Zoning Administrator if the applicant demonstrates all of the following:

1. The administrative adjustment does not exceed the maximum allowable threshold;
2. The administrative adjustment:

FIGURE 2.3.1: ADMINISTRATIVE ADJUSTMENT PROCEDURE

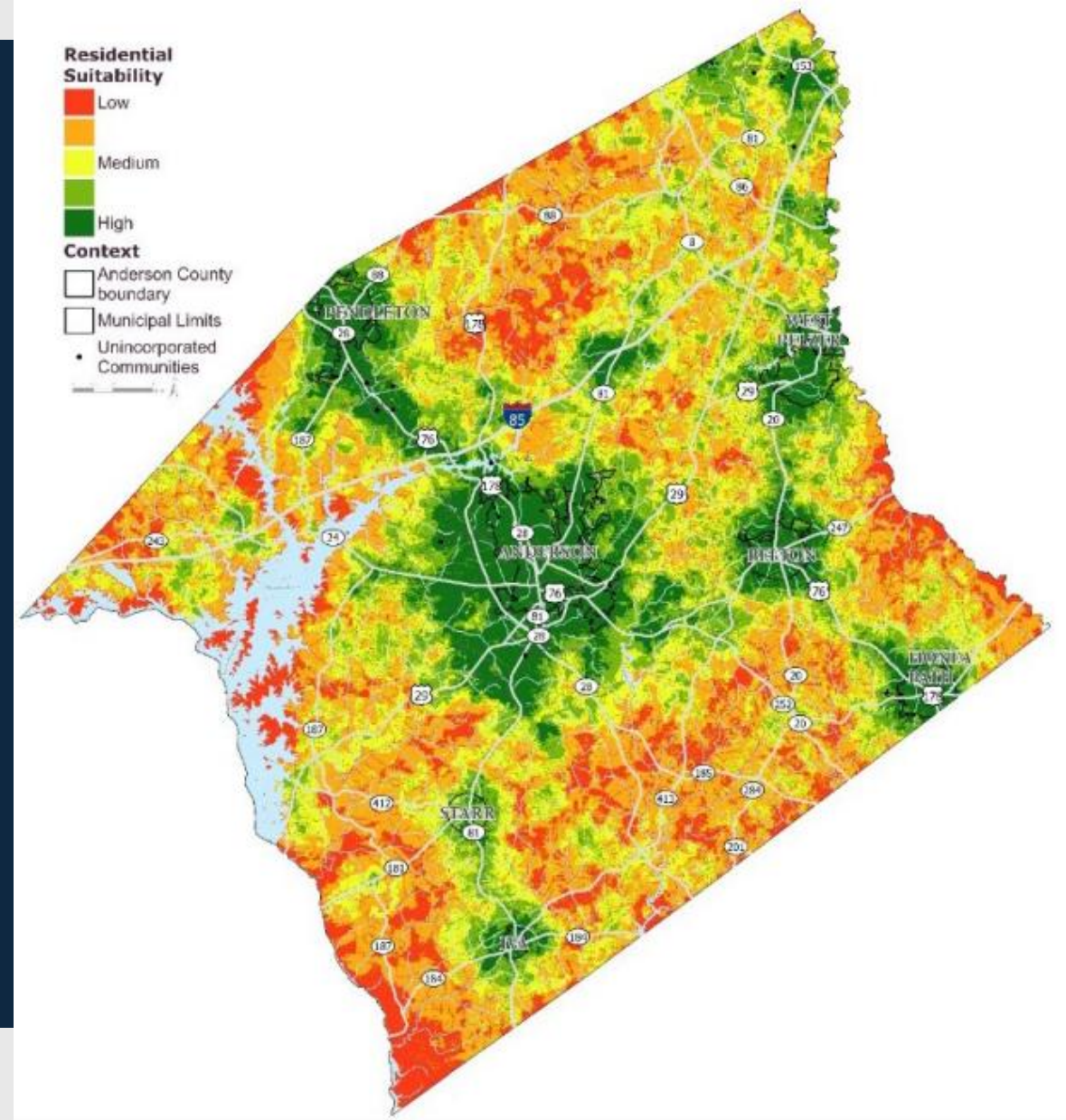
Step	Action
1	<b>Pre-Application Conference</b> See Section 2.4.2, Pre-Application Conference
2	<b>File Application</b> See Section 2.4.4, Application Filing  May be filed as a stand-alone application or along with a related application, like a site plan
3	<b>Completeness Determination</b> See Section 2.4.4.F, Determination of Application Completeness
4	<b>Staff Review</b> See Section 2.4.6, Staff Review and Action
5	<b>Zoning Administrator Decision</b> Based on Section 2.3.1.D, Review Criteria  If submitted with a related application, decision on an administrative adjustment is rendered first
6	<b>Written Notification of Decision</b> See Section 2.4.10, Written Notice of Decision
7	<b>Review Associated Applications</b> If appropriate

# MAKE REVIEW PROCEDURES MORE PREDICTABLE

- Pre-submittal conferences
- Special exception to special use permit
- Uniform procedural structure
- Development Review Committee
- Change Planning Commission role

# MODERNIZE DISTRICTS AND USES

- Tiered system in un-zoned areas
- Consolidate existing districts
- Add conditional zoning option
- Wider array of housing types in Tier 1
- New use types



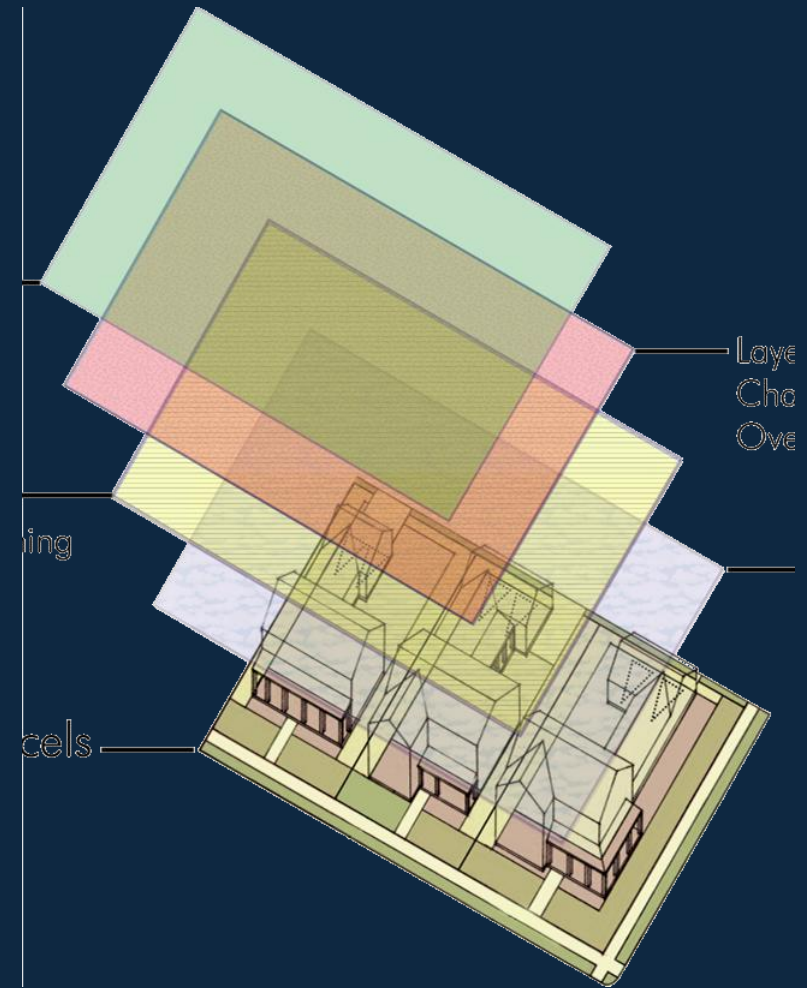
# ADDRESS TRANSPORTATION CONCERNS

- New roadway level of service standard regimen
- Distinguish based on public/private not residential/commercial types
- Require more off-site roadway improvements
- Enhance TIA procedure (inc. 3rd party review)
- Update public roadway cross section requirements
- New private road standards
- Roadway continuation standards into vacant, abutting lands
- Add road connectivity and traffic calming provisions



# INCORPORATE INCENTIVES & FLEXIBILITY

- Conditional Zoning
- Superior Environmental Design
- Sustainable Development Incentives
- Administrative Adjustments
- Alternative Plan Compliance
- More Fee-in-Lieu Options



# NEXT STEPS

- **Draft Code Diagnosis Delivery – Early June**
- **Staff Review/Comment on Code Diagnosis – June**
- **Revision and Document Posting – Late June**
- **Community Review – July**
- **Presentation Meetings – Mid-to-Late July**

