

**City of Salisbury LDO
Analysis**

Comparison of Development Requirements Summary

City of Charlotte	Development Standards	Procedures	Other/Notes
Development Requirements (Zoning and Engineering)			Many SF residential districts with similar uses and dimensional standards; necessary?
Zoning Districts and Dimensional Standards			Cluster developments permitted in all SF residential districts
Suburban Residential District R-3			Voluntary inclusionary housing (targeting population at or below 80% AMI)
1. Density:	3 du/AC		Alternative compliance provisions to encourage creativity by designers and developers, and provide flexibility in review
2. Minimum Lot Size:	SFU - 10,000 sf; Duplex - 16,000 sf		<i>Charlotte Land Development Standards Manual</i> a good resource that clearly lays out design requirements
3. Minimum Lot Width:	70'		Planning Board hears appeals from Administrative decisions (not ZBOA)
4. Setbacks - Front, Rear, Side	Front - 30'/27'; Rear - 30'; Side - 6'		Current proposal to allow up to four-unit structures in all SFU residential zoning districts
5. Open Space, Other Dimensional	Open space requirement in R-3 and R-4 is 65%; density based on gross acreage less any existing ROW; other land required for dedication as public may be included as part of lot		
Suburban Residential Districts R-4			
1. Density:	4 du/AC		
2. Minimum Lot Size:	SFU - 8,000 sf; Duplex - 13,000 sf		
3. Minimum Lot Width:	60'		
4. Setbacks - Front, Rear, Side	Front - 30'/27'; Rear - 30'; Side - 5'		
5. Open Space, Other Dimensional	Open space requirement in R-3 and R-4 is 65%; density based on gross acreage less any existing ROW; other land required for dedication for public purposes may be included as part of lot		
Other Residential Zoning Districts	Urban Residential Districts R-5, R-6, R-8		
Other Standards, - Landscaping, Buffering, Tree Protection, Parking Design, etc.			
	25% reduction in offstreet parking allowed by Zoning Administrator and Transportation Engineer (Section 12.202 of Zoning Ordinance)	25% reduction in offstreet parking allowed by Zoning Administrator and Transportation Engineer (Section 12.202 of Zoning Ordinance)	
	Up to 50% shared parking may be permitted (Section 12.203)		

	Supplemental setback requirements (Section 12.101) re adjacent residential zoning, thoroughfares, etc.		
	Tree Ordinance requiring retention of certain trees		
	Subdivision (residential and nonresidential) may be required to install screening if constructed after adjacent nonresidential uses in place		
	Nonresidential: buffer and screening based on adjacent uses required		
	Buffer requirements may be reduced or waived (Section 12.301) and/or alternative buffer provided (Section 12.304)		
	Nonresidential: parking lots with 10 or more lots must be screened along street		
	Nonresidential: bicycle parking required		
	Stormwater Improvement and Management (SWIM) requires buffers around/along bodies of water but permits smaller lot sizes to maintain density while protecting pervious areas (Section 12.805)		
	Alternative Compliance provisions		
Review			
		Alternative Compliance allowed and reviewed by Development Review Board; Planning Board hears appeals from Administrative decisions (not ZBOA)	
		Zoning Administrator authorized to grant up to 2' deviation from dimensional standards (Section 4.107)	
Subdivision Requirements			
Design			
1. Street (Local)	Alternative compliance for street design (Section 20-24 of Subdivision Ordinance)		
- ROW Width	50' - 72'		
- Pavement Width			
- Curb & Gutter	Vertical or rolled curb & gutter		
- Sidewalks	Sidewalks required on both sides of street (Section 20-55)		
- Streetlights, Plantings, Connectivity, Other			
2. Block Length	600' (min, although as short as 400' may be permitted under some circumstances) to 1000' max; linked to land use		
3. Utilities			
4. Other	Smaller subdivisions < 5 AC, minimum lot sizes are: R-3: 12,000 sf; R-4: 9,000 sf		
	10% lot size reduction allowed if maintaining overall density; clustering allowed in all SF districts (minimum lot and dimensional standards not applicable), with 10% of site retained in open space		
	Voluntary inclusionary zoning (80% AMI)		

	No parking permitted in ROW		
	Subdivision may be required to install screening if constructed after adjacent nonresidential uses in place		
	Planning staff notifies School District and Parks Department regarding potential sites with subdivision review		
Review			
1. Administrative			
2. Minor			
3. Major	Staff review of initial submittal of Preliminary Plan - 30 days		
City of Concord	Development Standards	Procedures	Other/Notes
Development Requirements (Zoning and Engineering)			All residential districts allow clustering to protect environmentally sensitive areas
Zoning Districts and Dimensional Standards	Base and Conditional Districts		Concord Development Ordinance(CD O) also has more urban residential zoning districts
Residential Medium Density RM-1			Apparently contradictory standards for block length in residential subdivisions
1. Density:	3 du/AC		Approval authority with Planning and Zoning Commission; Council formally accepts facilities dedicated for City maintenance
2. Minimum Lot Size:	15,000 sf		<i>City of Concord Technical Standards Manual</i> a good resource that clearly lays out design requirements
3. Minimum Lot Width:	75'		
4. Setbacks - Front, Rear, Side	F - 25'; R - 25'; S- 10'		
5. Open Space, Other Dimensional			
Residential Medium Density RM-2			
1. Density:	4 du/AC		
2. Minimum Lot Size:	10,000 sf		
3. Minimum Lot Width:	75'		
4. Setbacks - Front, Rear, Side	F - 25'; R - 25'; S- 10'		
5. Open Space, Other Dimensional	Table 10.5 Open Space Requirements; 8-12% of site retained in open space based on density; SW facilities do not count as open space; no open space requirement for Business zoning per Table 5.13		
Other SF Residential Districts	Rural Estate RE (1 du/AC); Residential Low Density RL (2 du/AC); Residential Village RV (8 du/AC)		
Other Standards			
	Clustering permitted in RL, RM-1, RM-2, RV		
	Public facilities required in all RM zoning districts		

	Flexibility in setback to incentivize rear loaded garages, recession of garage behind front plane of house		
	Landscape Plan required; one canopy tree required per lot; parking lot landscaping, bufferyards		
	Street connectivity ratio		
	Standards for building entrance, outdoor space, pedestrian access, roof pitch, façade treatment (nonresidential)		
	Alternatives to standard subdivision available (per conditional use process), including PUD, PRD, LID, as well as alternative compliane provisions (Sections 9.1, 9.2, 9.3, 9.11 of CDO)		
	Design requirements for alternative residential developments (e.g., PUD, PRD)		
Review	Alternative Compliance allowed and reviewed by Development Review Board		
Subdivision Requirements			
Design			
1. Street (Local)			
- ROW Width	50'		
- Pavement Width	24'		
- Curb & Gutter	Curb & gutter required		
- Sidewalks	Sidewalks (5') required on both sides of street		
- Streetlights, Plantings, Connectivity, Other			
2. Block Length	Per Section 7.7.2, single family subdivisions are limited to 800' max, except may extend to 1000' if provide bike/ped connection (however, another reference [Secton 10.1.3] indicates no limt for RE District and 1800' block length for RM districts)		
3. Utilities			
4. Other			
	Streets and other infrastructure constructed to edge of adjacent property		
	First 300' off Thoroughfare considered a Collector Street		
	Landscape Plan required; one canopy tree required per lot; subdivision provides bufferyard adjacent to thoroughfares and nonresidential zoning		
	One canopy tree required per lot		
Review			
1. Administrative			
2. Minor		Approval authority with Zoning Administrator and DRC	

3. Major		Approval authority with Planning and Zoning Commission; Council formally accepts facilities dedicated for City maintenance	
City of Lexington	Development Standards	Procedures	Other/Notes
Development Requirements (Zoning and Engineering)			No Permitted Use Table (refer to Section 3; uses listed by district)
Zoning Districts and Dimensional Standards			"Major Zoning Permit" used to consider townhouses, and commercial buildings in Suburban Residential District; and apartments, townhouses, and commercial buildings in Traditional Neighborhood District
Suburban Neighborhood District (Low density SFU)	SFU with Minor Zoning Permit; Townhouses, commercial building permitted with Major Zoning Permit (Section 3.3)	SFU with Minor Zoning Permit; Townhouses, commercial building permitted with Major Zoning Permit (Section 3.3)	Certain standards lacking, relying on judgment (pavement width, parking spaces)
1. Density:			Procedures and standards not clear; must search
2. Minimum Lot Size:	10,000 sf		Some standards may be "waived" administratively or procedurally (sidewalks, curb and gutter, block length); ZBOA not utilized
3. Minimum Lot Width:	70' at building line; 50' at street frontage		Architecture and other design requirements for SFU are in ordinance
4. Setbacks - Front, Rear, Side	F - 25'; R - 25'; S - 10'		Zoning Map via link; unable to access
5. Open Space, Other Dimensional			
Other Zoning Districts			
	Traditional Neighborhood Residential District; medium to high density SFU; SFU with Minor Zoning Permit; apartments, townhouses, commercial building permitted with Major Zoning Permit (Section 3.3.4.2)		
	Planned Development District ; clustered development		
Other Standards			
	Street trees (residential); nonresidential includes "impact buffer" (incompatible uses, watershed protection), parking lot, landscaping onsite, parking lot; buffer width and materials may vary (Section 4.6.8, et al)		
	No specific parking requirement; "shall reasonably accommodate the specific use"; offsite and shared parking provisions (Section 4.6.7)		
	Streets must interconnect with existing system		
	Design requirements for SFU, including architecture and building materials (Section 4.10); nonresidential building design (Sections 4.6.5 and 4.7)		
	Sustainability provisions encouraged (Section 4.6.2)		
Review		City Council approves Major Zoning Permits (as well as Preliminary and Final Plats and acceptance of public infrastructure and ROW - see below under Subdivision Requirements)	
Subdivision Requirements			

Design			
1. Street (Local)			
- ROW Width	NA		
- Pavement Width	"Pavement only as wide as needed to serve traffic" (Section 7.2.21)		
- Curb & Gutter	Curb and gutter required unless waived by Planning Director and approved by City Council	Curb and gutter required unless waived by Planning Director and approved by City Council	
- Sidewalks	"Sidewalks shall be constructed along the fronting public or private street"(Section 4.10.6); sidewalks on at least one side (Section 7.2.2); requirements may be waived (if no existing sidewalk, not really serve residents, other ped facilities in area)	Sidewalk requirement may be waived (if no existing sidewalk, not really serve residents, other ped facilities in area)	
- Streetlights, Plantings, Connectivity, Other	Streetlights on each side of street, 200' spacing		
2. Block Length	150' min to 600' max; may be waived	Block length standards may be waived	
3. Utilities	Public water and sewer required in Suburban Residential District; utility easement 5' on either side of ROW		
4. Other			
	Streets constructed to edge of adjacent property		
	Performance guarantees may be posted in lieu of as built drawings	Performance guarantees may be posted in lieu of as built drawings	
	Streets must interconnect with existing system		
Review			
1. Administrative		Some standards may be "waived" administratively or procedurally (e.g., sidewalks, curb and gutter, block length); ZBOA not utilized	
2. Minor			
3. Major		City Council approves Preliminary Plat and accepts utilities as single action - together constitute approval of Final Plat	
Town of Mooresville	Development Standards	Procedures	Other/Notes
Development Requirements (Zoning and Engineering)			Section 2.2 (Table 2.1.2) is a good, comprehensive, clear presentation of the City's review procedures for various requests
Zoning Districts and Dimensional Standards	Base and Conditional Zoning Districts; watershed overlay		Table 2.2.11 identifies when public hearings are required
Suburban Residential District R-3			Technical <i>Land Development Standards</i> manual well done; updated annually; easy to find engineering requirements in one location (e.g., drawing showing location of utilities)
1. Density:	3 du/AC		Inclusionary housing (workforce housing) incentivized
2. Minimum Lot Size:	NA		Preliminary and Final Plat approved by TRC (after Concept Plan approval by elected body)
3. Minimum Lot Width:	NA		Use of incentives (e.g., tree protection, workforce housing)

4. Setbacks - Front, Rear	F - 25';R - 30'		Innovative design for alternative compliance to encourage creativity by designers and developers, and provide flexibility in review
5. Open Space, Other Dimensional	R-3 20% open space requirement;10% Tree Canopy retained in R-3; (tree protection area counted toward open space requirement)		Well-organized ordinance with good standards and clear procedures; easy to navigate;
Other Residential Zoning Districts	R-2 SFU with well and septic		
	R-5 SFU and attached with conditional use		
Other Standards	R-3 requires public utilities (water and sewer)		
	Residential Design standards - Chapter 4; Chapter 6 Building form standards		
	Tree protection (10% tree canopy retained in R-3; specimen tree retention requirements and incentives), landscaping, buffer yards, etc.; Tree Removal permit required		
	Street tree plantings both sides of every street		
	Chapter 6 Building form standards; retail space and sign sf limits in overlay districts (nonresidential)		
	Innovative design encouraged (may not meet design requirements of regulatory documents)		
	TIA if significant impact (Section 1.11)		
	Voluntary inclusionary zoning (workforce housing) with bonus density incentive		
Review			
Administrative		Planning Director can delegate any decision to any professional staff (Section 2.1.8)	
Advisory/Planning Board and/or Commission		5 PB members designated to serve as ZBOA	
Quasi-judicial/ZBOA and/or Council		5 PB members designated to serve as ZBOA	
Legislative		Zoning, CUP, CUZ approved by elected body	
		Preapplication conference mandatory	
		Section 2.2 (Table 2.1.2) is a good, comprehensive, clear presentation of the City's review procedures for various requests; clearly lays out requirements: Sketch Plan, Concept Plan, Construction Drawings, Construction; Table 2.2.11 identifies when public hearings are required	
Subdivision Requirements			
Design			
1. Street (Local)	Local residential: 50' ROW; 22' Paving; 6' plant strip, 5' sidewalk		
	Local commercial: 55' ROW; 24' paving; 6' plant strip; 5' sidewalk		
- ROW Width	Local residential: 50'; local commercial: 55'		
- Pavement Width	Local residential: 22'; local commercial: 24'		
- Sidewalks	Sidewalks required on both sides of street		

- Curb & Gutter	Curb & gutter required		
- Streetlights, Plantings, Connectivity, Other	Tree planting required, spec's provided in <i>Land Development Standards</i> manual		
2. Block Length	NA		
3. Utilities	Drawings in <i>Land Development Standards</i> manual specify locations of utilities in ROW; Town has State delegated authority for water and sewer system extension		
4. Other	Planning staff notifies School District regarding potential sites with subdivision review		
Review			
1. Administrative		Review procedures summarized in Section 2.2 of Zoning Ordinance	
2. Minor		Review procedures summarized in Section 2.2 of Zoning Ordinance	
3. Major		Review procedures summarized in Section 2.2 of Zoning Ordinance	
		Preliminary and Final Plat approved by staff TRC (Technical Review Committee) after Concept Plan approval by elected body	
City of Statesville	Development Standards	Procedures	Other/Notes
Development Requirements (Zoning and Engineering)			Many similar SF residential districts; necessary?
Zoning Districts and Dimensional Standards			Annexation required for properties outside City limits connecting to City WW system
Suburban Residential District R-20			Table 2.1 provides a good, concise summary of development review processes for various applications
1. Density:			Article 6 contains development standards
2. Minimum Lot Size:	20,000 sf		
3. Minimum Lot Width:	100'		
4. Setbacks - Front, Rear, Side	F - 35'; R - 35'; S - 12'		
5. Open Space, Other Dimensional			
Urban Fringe/Low Density Residential District R-15			
1. Density:			
2. Minimum Lot Size:	15,000 sf		
3. Minimum Lot Width:	90'		
4. Setbacks - Front, Rear, Side	F - 30'; R - 30'; S - 10'		
5. Open Space, Other Dimensional			

Urban Low Density Residential District R-10			
1. Density:			
2. Minimum Lot Size:	10,000 sf		
3. Minimum Lot Width:	75'		
4. Setbacks - Front, Rear, Side	F - 30'; R - 30'; S - 8'		
5. Open Space, Other Dimensional			
Other Residential Zoning districts	R-8 Medium Density Residential - SFU (lot 18K; width 70'; setbacks front 25', rear 25' side 8)		
	R-5 High Density Single Family Residential - SFU and Duplex (lot 5K; width 50'; setbacks front 25', rear 25' side 5)		
Other Standards			
	Tree assessment, landscape plan, tree and root protection and preservation, shade tree protection, streetyards		
	Rear parking in CB, other nonresidential districts		
	TIA if project generates significant traffic		
Review		Provisions for Development Agreements Submittals	
Subdivision Requirements			
Design			
1. Street (Local)	NCDOT Standards		
- ROW Width	50'		
- Pavement Width	26'		
- Sidewalk	Sidewalks required on one side of local street; otherwise both sides		
- Curb & Gutter	Required (concrete, 6" vertical face, 2' wide); except if alternative industrial street standards are utilized		
- Streetlights, Plantings, Connectivity, Other	Streets constructed to edge of adjacent property		
2. Block Length	300' min; 1500' max		
3. Utilities	Per City Design Manual, public water system required unless prior to 2013; major subdivision and nonresidential requires centralized WW treatment system (private system may be approved); annexation of properties outside city limits when connecting to City system		
4. Other	Streets constructed to edge of adjacent property		
Review		Pre-application conference optional (Section 2.01A)	
1. Administrative			
2. Minor		Planning Director has approval authority for minor subdivisions; pre-application conference optional (Section 2.01A)	

3. Major		Concept Plan approved by City Council; preliminary and final plat approved by TRC; pre-application conference optional (Section 2.01A)	
City of Salisbury	Development Standards	Procedures	Other/Notes
Development Requirements (Zoning and Engineering)			Chapter 22 provides a good overview of District provisions
Zoning Districts and Dimensional Standards	Transect Zones provide framework for Zoning Districts- Rural Transect T2 (areas of environmental and scenic value); Suburban Transect T3 (transition from countryside to town); General Urban Transect T4 (higher density, mix of residential [more urban])		Use of transects links ordinance to development regulations but does add complexity
RR Rural Residential Zoning District (Transect 2: low density SFU, undeveloped lands with environmental/scenic quality, agriculture) - "Rural Subdivision" only type allowed in RR District			Ordinance uses different approach and format; user friendly?
Dimensional Standards Section 5.16 of LDO			
1. Density:	1 du/2 AC (1du/5 AC when not part of Ruural Subdivision per Table 2.5)	Other	Heavy reliance on conditional use zoning rather than on simple subdivision approval process?
2. Minimum Lot Size:	No min/max lot size; minimum site size - 5 AC (or 40 AC min for "Rural Subdivision?")		Section 4.9 dealing with sidewalks is quite long; indicates importance, emphasis given
3. Minimum Lot Width and Depth:	Width - 100'; Depth - 100'		GR District allows MF up to 4 unit building as a new development
4. Setbacks - Front, Rear, Side	F - 40'; R - 30'; S - 10'		Secondary dwelling allowed by right in RR
5. Open Space, Other Dimensional	50% site undeveloped or AG use for "Rural Subdivision"; exempt from Recreation Open Space requirement (of Chapter 7); 50' buffer adjacent to RR may be included in lot; Watershed overlay standards permits clustering lots/units (Chapter 9)		
GR General Residential Zoning District (Transect 3: mostly low density single family homes; allows House with up to 4 units as new development; also applicable in Transect 6)			
1. Density:	3 du/AC in Transect 3 (6 du/AC in Transect 6)		
3. Minimum Lot Width and Depth	Width - 55' (House), 40' (Townhouse); Depth - 100' (House), 0' (Townhouse)		
4. Setbacks - Front, Rear, Side	F - 10' (House), 0-10' (Townhouse); R - 25' (House), 0' (Townhouse); S - 20% (House), 10' (Townhouse)		
5. Open Space, Other Dimensional	Chapter 7 Recreation Open Space (3% of site in GR 3, 6% in GR 6); 50' buffer adjacent to RR may be included in lot; Watershed overlay standards - overall 2 du/AC; may cluster lots/units (Chapter 9)		

UR Urban Residential Zoning District (Transect 4: higher density and mix of residential and other uses; allows House with up to 4 units by right)			
1. Density	8 du/AC		
2. Minimum Lot Size			
3. Minimum Lot Width and Depth	Width - 30' (House, 20' (Townhouse); Depth - 100' (House), 0' (Townhouse)		
4. Setbacks - Front, Rear, Side	F - 10' (House), 0-10' (Townhouse); R - 25' (House), 0' (Townhouse); S - 20% (House), 10' (Townhouse)		
5. Open Space, Other Dimensional	Chapter 7 Recreation Open Space (UR 12%); 50' buffer adjacent to RR may be included in lot; Watershed overlay standards - overall 2 du/AC; may cluster lots/units (Chapter 9)		
Other Residential Zoning Districts			
	RMX - Residential Mixed Use: moderately higher density residential and transitional nonresidential uses		
	NMX - Neighborhood Mixed Use: Higher density residential and limited commercial uses		
	TND - Traditional Neighborhood Development: Fully integrated mixed use (% land use allocation by type), pedestrian scale development; 40 - 200 AC		
	Conditional (Floating Overlay) - exempts specific standards (base district standards, building type standards, subdivision infrastructure standards, parking, lighting) to encourage innovation		
Other Standards			
	Conditional zoning allows exemption from certain standards for innovation of design (with Master Plan and conditions placed on project); legislative vs administrative/subdivision process	Conditional zoning allows exemption from certain standards for innovation of design (with Master Plan and conditions placed on project); legislative vs administrative/subdivision process	
	Chapter 8 Landscaping, including alternate method of compliance (Section 8.12); 50' buffering adjacent to RR		
	Connectivity - subdivisions > 30 units require second access		
	Chapter 9 SW; Watershed overlay standards - overall 2 du/AC, may cluster lots/units, 50-100' vegetative buffer; other environmental		
	TIA required if 3000 VT generated per day		
	Zoning Administrator has discretion to allow 10% variation in required setbacks (Section 15.4.G)		
	Gross density for purposes of calculating density includes streets, open space, other public facilities		
	Term "House" includes up to 4 units in a single structure; distinguishes between street access and alley access		
	Alternative method of compliance (per requirements for permitted building placement, building design elements, street wall provisions) per Section 5.6 E.	Alternative Method of Compliance Commission provides opportunity for alternative design (per requirements for permitted building placement, building design elements, street wall provisions)	
	Design standards for House (single family residential to 4-unit building) - Section 5.8		

Review		Zoning Administrator has discretion to allow 10% variation in required setbacks (Section 15.4.G)	
		Staff/administrative authority to approve Major and Minor Site Plans	
Subdivision Requirements			
Design			
RR District	"Rural Subdivision" only type allowed in RR District - 40 AC min; 1 du/2 AC; 50% site undeveloped or AG use; no min/max lot size		
1. Street (Local)			
- ROW Width	50'		
- Pavement Width	22'		
- Curb & Gutter	Optional		
- Sidewalk	Sidewalk/path optional		
- Streetlights, Plantings, Connectivity, Other	Street lighting required		
2. Block Length	None specified		
3. Utilities	Infrastructure per Uniform Construction Manual		
GR District			
1. Street (Local)			
- ROW Width	50'		
- Pavement Width	22'		
- Curb & Gutter	Required either roll, valley, or vertical		
- Sidewalks	5' required both sides of street		
- Streetlights, Plantings, Connectivity, Other	Vehicle or pedestrian street lighting; 5' planting strip		
2. Block Length	Block length 800' average, 1200' max		
3. Utilities	Infrastructure per Uniform Construction Manual		
UR District			
1. Street (Local)			
- ROW Width	50'		
- Pavement Width	22'		
- Curb & Gutter	Vertical required		
- Sidewalks	5' sidewalk required both sides		
- Streetlights, Plantings, Connectivity, Other	5' planting strip or tree wells; pedestrian street lighting		
2. Block Length	600' average, 800' max;		

3. Utilities	Infrastructure per Uniform Construction Manual		
Other			
	Chapter 7 Recreation Open Space; Chapter 9 SW, watershed, other environmental		
	"Rural Subdivision" only type allowed in RR District: 40 AC min; 1 du/2 AC; 50% site undeveloped or AG use; no min/max lot size		
	Subdivisions > 30 units require second access		
	50' buffer adjacent to RR may be part of platted lot		
Review (Section 15.13)			
1. Administrative		Zoning Administrator has authority for minor subdivisions, Final Plat (with TRC)	
2. Minor		Zoning Administrator has authority for minor subdivisions, Final Plat (with TRC)	
3. Major		TRC has authority for Preliminary Plat	

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