



# UNIFIED DEVELOPMENT ORDINANCE COMMUNITY WORKSHOP


## PRIMARY GOALS:

- Implement recommendations from the 2040 Comprehensive Land Use Plan
- Update development and design standards
- Incorporate new zoning districts to encourage mixed-use, density, and/or neighborhood-scale retail where appropriate
- Create a graphic-rich, user-friendly policy guide

## PROJECT BACKGROUND

Planning and Zoning staff are currently working with Kimley-Horn and Associates, Inc. to update the Town’s Unified Development Ordinance (UDO). The primary intent of the UDO is to regulate development by implementing the town of Carthage’s development and redevelopment standards and fulfill the visions identified within the City’s 2040 Comprehensive Land Use Plan.

## QUESTIONS? COMMENTS?

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## UDO FREQUENTLY ASKED QUESTIONS

### 1. What is Zoning?

Zoning is a land use control that regulates the development standards of a property. Development standards typically include:

- Uses allowed on the property
- Lot sizes
- Setbacks
- Building/structure heights
- Density and/or intensity – density is typically represented at dwelling unit per acre (DU/A) and intensity is often represented as Floor Area Ratio (FAR)

### 2. What is the Zoning Map and why is the City adopting a new one?

The Zoning Map reflects where zoning districts are located within the Town of Carthage. The map is a tool to communicate what development standards are applicable to what properties. The UDO includes new zoning districts with updated development standards, so the Zoning Map will be adopted to implement the code.

### 3. What land area does the UDO regulate?

The regulations of the UDO are only applicable to properties within the corporate limits of the Town of Carthage, as reflected on the official zoning map.

### 4. Does my zoning district affect my taxes?

The zoning of your property does not affect or impact property taxes. Zoning determines the development standards such as the allowable uses of the property, but zoning itself does not factor in to the property value assessment that determines property taxes.

### 5. Why does the Town need to update its Zoning Ordinance and Zoning Map?

The Town has experienced exponential growth over the past two decades, but the existing land development codes have not kept pace. There have been modifications and additions to the current UDO over the years, but the planned updates with Kimley-Horn provide an opportunity for full review and update of existing standards. The Town desires a UDO that is user-friendly, consistent with state and federal laws, and reflects contemporary zoning and subdivision practices.

### 6. What is the relationship between the 2040 Comprehensive Land Use Plan and the UDO?

The 2040 Comprehensive Land Use Plan serves as a long-range guide that establishes development-related vision statements and action items. The UDO will serve as an implementation tool for many of the goals and recommendations set forth in the 2040 Plan and Future Land Use Map.