

WELCOME TO THE PROPOSED DISTRICTS AND USES OPEN HOUSE!

PURPOSE AND PROCESS

Welcome!

The purpose of this workshop is to gain **YOUR INPUT** on proposed **ZONING DISTRICTS** and **USE REGULATIONS** for the new Unified Development Ordinance (UDO). What you tell us today will help refine the UDO content and guide new development in the Town.

First, place a sticker on the map in the area of Wake Forest that you live or work.

Then, use the provided sticky notes to respond to the posters at each station.

Don't forget to let us know if you have any questions!

STATION 1 - WELCOME!

You are here! Identify where you live or work in the Town and learn more about the UDO project.

STATION 2 - PROPOSED DISTRICTS

Learn more about what is changing with the proposed zoning districts and provide your feedback to inform the future zoning map

STATION 3 - PROPOSED DISTRICT STANDARDS

Provide your input on the purpose and dimensional standards (lot size, width, setbacks, height, etc) of the different zoning districts

STATION 4 - USES

Help establish the allowed principal, accessory, and temporary uses in each zoning district as well as how they are regulated (permitted, special use, etc) and required supplemental standards

STATION 5 - OTHER DISTRICTS AND USE ISSUES

Let us know about any other questions, comments, or areas of concern!

WHERE DO YOU LIVE OR WORK?



FROM IDEAS TO IMPLEMENTATION

WHAT IS A UNIFIED DEVELOPMENT ORDINANCE (UDO)?

A UDO regulates how land in a community can be divided, assembled, built upon, and used.

Subdivision: Manage how land is split up or assembled and regulate how public improvements and infrastructure are designed and constructed.

Zoning: Manage how land is developed and used, as well as how it regulates things such as parking, lighting, signage, and landscaping.

MSSD: In addition to the UDO, the Town is updating its Manual of Standards, Specifications, and Design (MSSD). The MSSD includes the technical engineering and construction requirements for roadway and infrastructure improvements.

HOW DOES IT RELATE TO THE 2022 COMMUNITY PLAN?

The Community Plan is a policy guide that outlines the necessary actions for the Town to take to achieve the community’s vision for its future. It is designed to serve as a foundation for decision-making for staff, elected and appointed officials, developers, residents, and other stakeholders. Despite the comprehensive breadth of the Plan’s vision, goals, objectives, and recommendations, the Plan is not regulatory in nature. Meaning, that the Plan itself does not have the “teeth” needed to require new development and redevelopment in the Town to align with the community’s vision or the goals, objectives, and recommendations articulated the Plan.

The UDO, on the other hand, are the rules that new development and redevelopment must follow, making them an essential tool in Plan implementation. The primary goal of the UDO update is to align the Town’s regulations with the policy direction established by the 2022 Community Plan and other comprehensive plans. The UDO update will also incorporate best practices and improve user-friendliness.

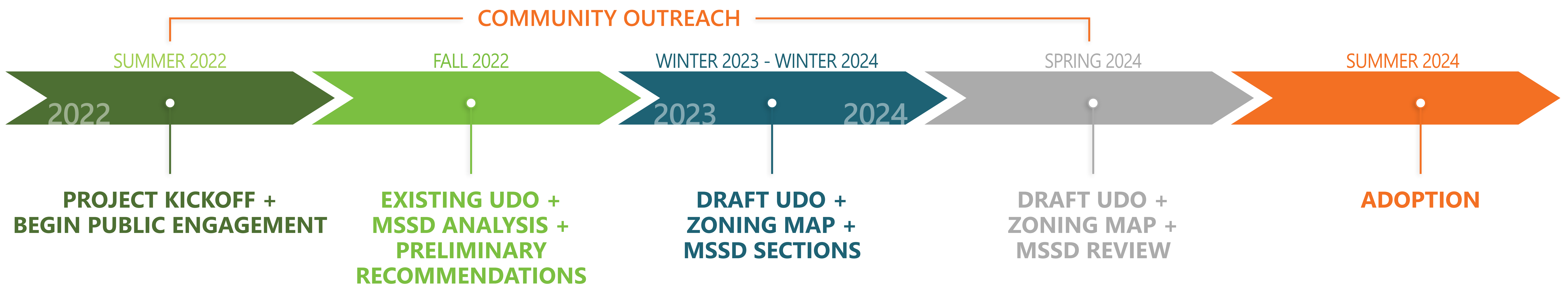
WAKE FOREST

UDO



from *IDEAS* to *IMPLEMENTATION*

PROJECT TIMELINE



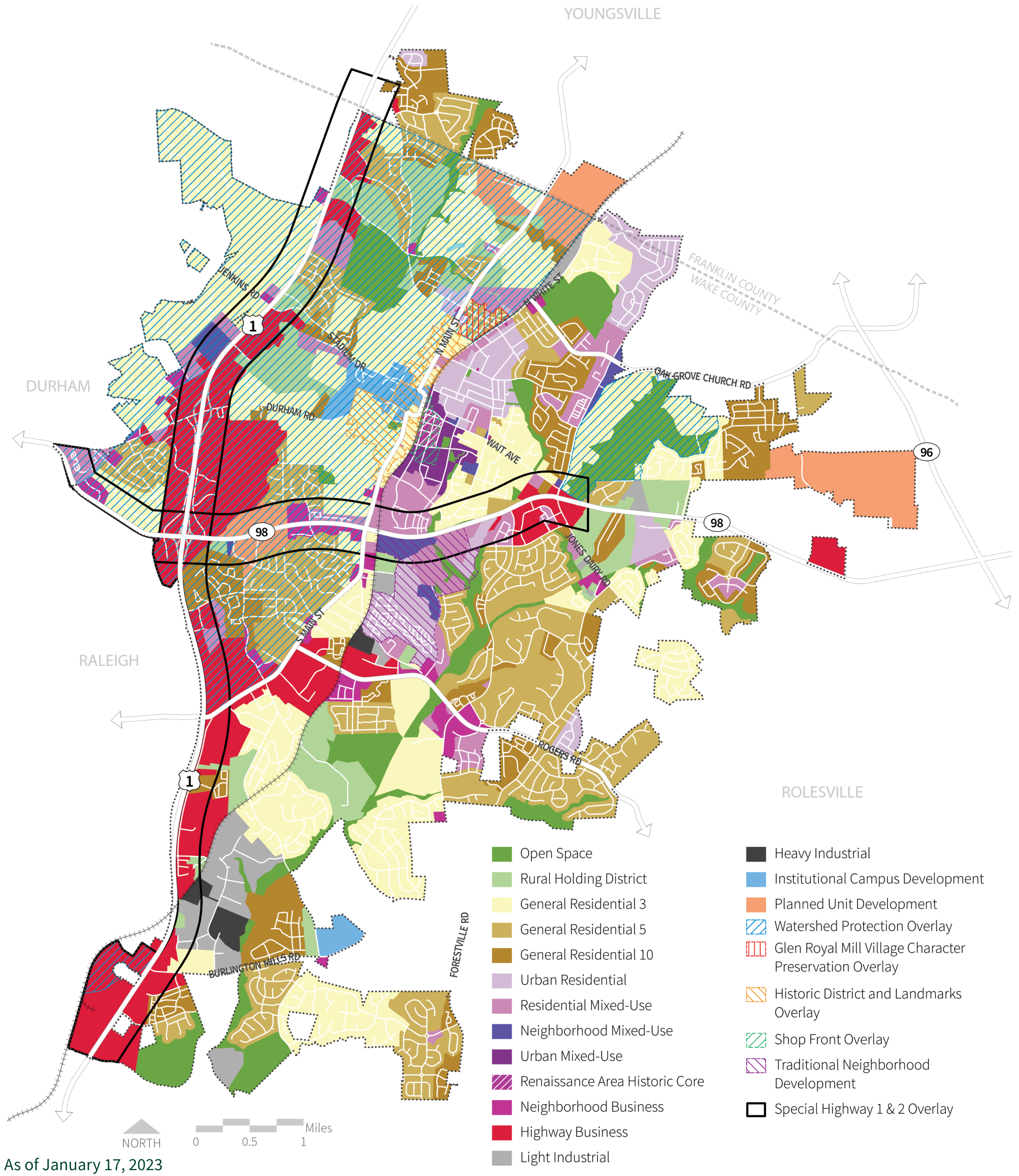
ZONING MAP AND COMPREHENSIVE PLAN

WHY UPDATE ZONING DISTRICTS?

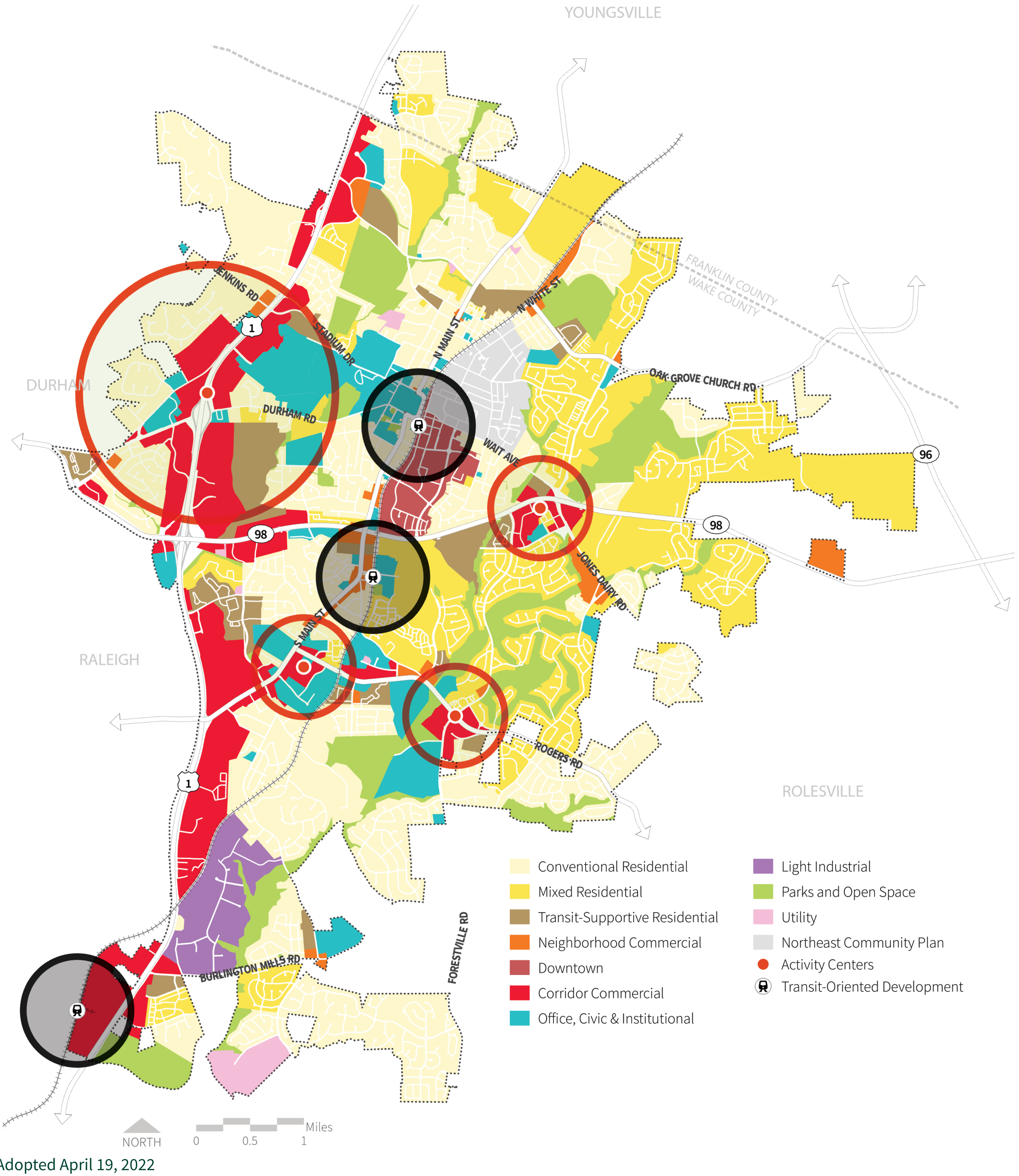
Wake Forest's zoning districts today do not necessarily reflect the type of development envisioned in Town in the Community Plan. To ensure Wake Forest's future land use vision can be realized, changes to existing zoning districts and the establishment of new districts are needed.

At this stage, the proposed zoning map has not yet been developed. The Town is planning to use the feedback received on the zoning districts and uses to inform proposed map amendments, which will be brought to the public for review and refinement later in the process.

CURRENT BASE AND OVERLAY DISTRICT MAP

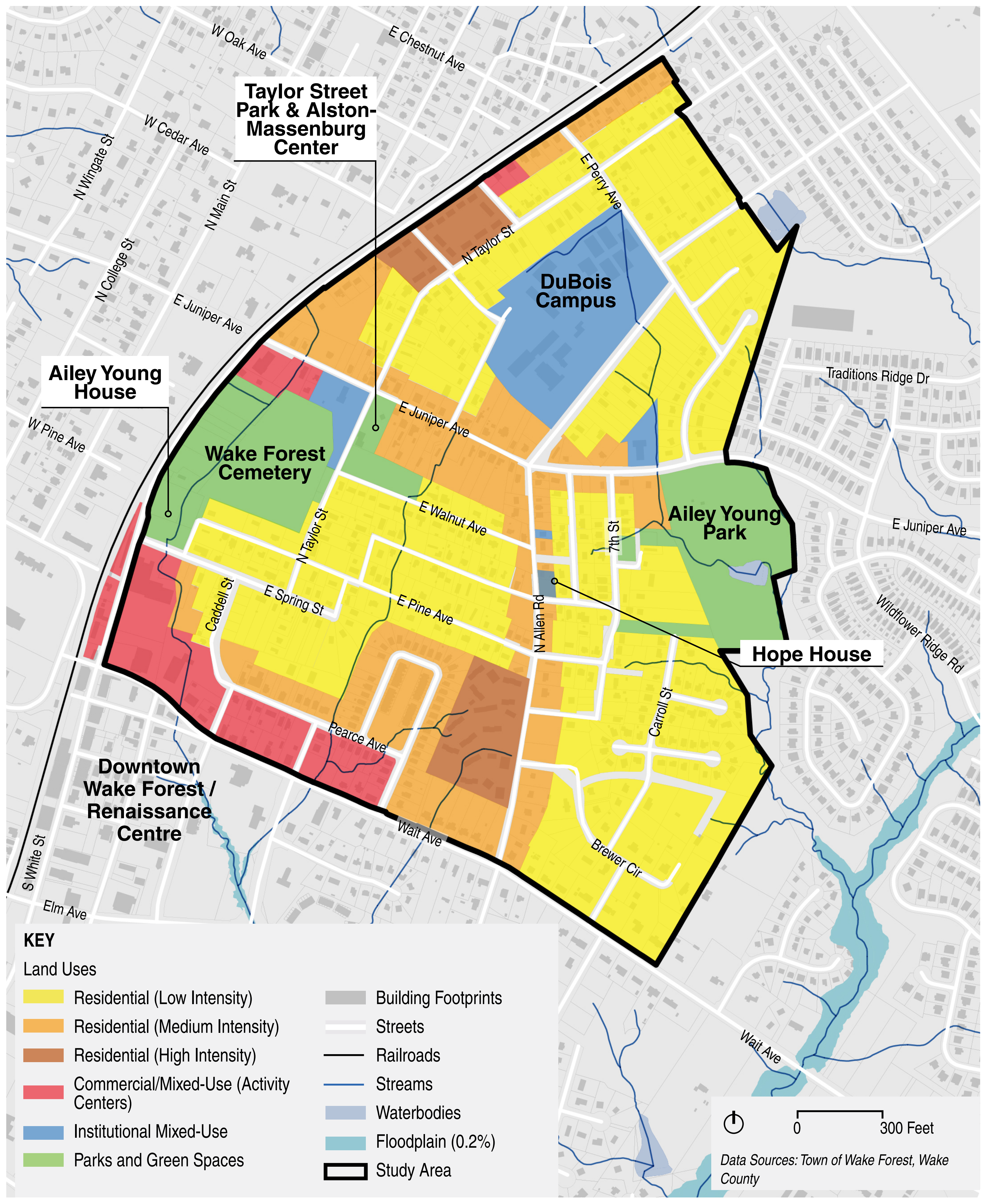


FUTURE LAND USE AND TOD/ACTIVITY CENTER OVERLAY MAP



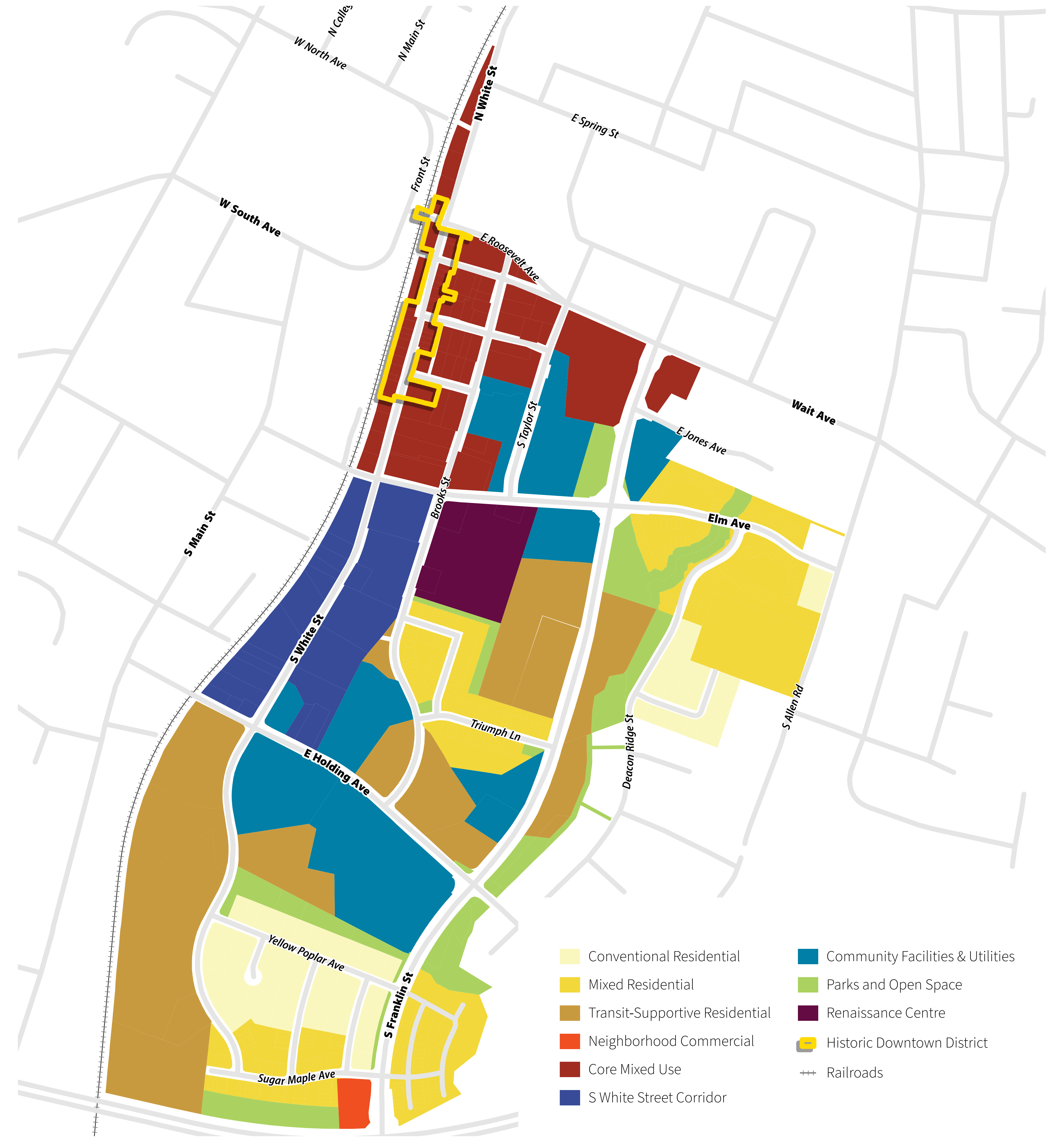
ZONING MAP AND COMPREHENSIVE PLAN

NORTHEAST COMMUNITY PLAN FUTURE LAND USE MAP



Adopted December 7, 2021

COMMUNITY PLAN - DOWNTOWN AREA PLAN



Adopted April 19, 2022

PROPOSED DISTRICTS

Land Use Plan Designation	Corresponding Proposed Zoning District
Northeast Community (Low Intensity Residential)	Northeast Community Residential (NCR)
Conventional Residential	General Residential (GR)
Mixed Residential	Mixed Use Residential (MUR)
Transit Supportive Residential	Transit Supportive Residential (TSR)
Neighborhood Commercial	Neighborhood Business (NB)
Downtown	Downtown Core (DC)
Corridor Commercial	Corridor Business (CB)
Light Industrial	Industrial (IND)
Office, Civic, and Institutional	Civic and Institutional (CI)
Parks and Open Space	Parks and Open Space (OS)
Transit Oriented Development	Transit Oriented Development Overlay (TOD-O)
Activity Center	Activity Center Overlay (AC-O)

Current Zoning District	Corresponding Proposed Zoning District
General Residential (GR3, GR5) Urban Residential (UR)	Northeast Community Residential (NCR)
General Residential (GR3, GR5, GR10)	General Residential (GR)
General Residential (GR5, GR10) Urban Residential (UR) Residential Mixed Use (RMX) Neighborhood Mixed Use (NMX)	Mixed Use Residential (MUR)
General Residential (GR5, GR10) Residential Mixed Use (RMX) Urban Residential (UR)	Transit Supportive Residential (TSR)
Neighborhood Business (NB)	Neighborhood Business (NB)
Renaissance Area Historic Core (RA-HC) Urban Mixed Use (UMX)	Downtown Core (DC)
Highway Business (HB)	Corridor Business (CB)
Light Industrial (LI) Heavy Industrial (HI)	Industrial (IND)
Institutional Campus District (ICD)	Civic and Institutional (CI)
Open Space (OS)	Parks and Open Space (OS)
N/A	Transit Oriented Development Overlay (TOD-O)
N/A	Activity Center Overlay (AC-O)
Historic District and Landmarks Overlay (HL-O)	Local Historic Overlay (LH-O)
Glen Royal Mill Village Character Preservation Overlay (MVCP-O)	Mill Village Overlay (ML-O)
Falls Lake Watershed Protection Overlay (FL-CA & FL-WMA) Richland Creek Watershed Protection Overlay (RC-CA & RC-WMA) Smith Creek Watershed Protection Overlay (SC-CA & CA-WMA) Little River Watershed Protection Overlay (LR-WMA)	Watershed Protection Overlay (WP-O)

Share your thoughts on the proposed district alignments here:

PROPOSED DISTRICT STANDARDS

GENERAL RESIDENTIAL DISTRICT (GR)

The General Residential District is established to accommodate a range of housing types supporting the traditional single-family character and form of Wake Forest’s established residential neighborhoods. Infill housing, including single-family detached, duplexes, cottage home courts, townhomes, triplexes, and quadplexes, should complement existing single-family detached housing and provide appropriate transitions that preserve the character of existing neighborhoods including massing, orientation, and scale.

GR District Dimensional Standards									
	Duplex, Single-Family Detached, Manufactured Home		Triplex / Quadplex		Cottage Home Court		Townhome		Other Allowed Uses
Lot Standards									
Lot Area, Minimum (sq ft)	7,000		10,000		20,000[3]		2,200		20,000
Lot Width, Minimum (ft) [1]	50		50		150 [3]		22		150
Yard Setbacks									
	w/ Alley	w/o Alley	w/ Alley	w/o Alley	w/ Alley	w/o Alley	w/ Alley	w/o Alley	w/ or w/o Alley
Front, Minimum (ft)	10	20	10	20	10	20	10	20	20
Front, Maximum (ft)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Street Side, Minimum (ft)	20	20	20	20	20	20	20	20	20
Interior Side, Minimum (ft)	8	8	8	8	5	5	8 [2]	8 [2]	10
Rear, Minimum (ft)	20	25	20	25	20	15	20	25	25
Building Standards									
Height, Maximum (ft)	35		35		18		35		35
Building Coverage, Maximum (%)	n/a		n/a		n/a		n/a		n/a
Notes									
[1] If lot width is less than fifty (50) feet, alley access is required.									
[2] Setback shall be 0 feet if fire rated partition wall provided.									
[3] See Cottage Home Court Supplemental Standards (Section ###) for additional dimensional standards.									

Share your thoughts on the proposed base district standards here:

NORTHEAST COMMUNITY RESIDENTIAL (NCR)

The Northeast Community Residential District is established to preserve and protect the special character of the Northeast Neighborhood as identified in the Northeast Community Plan. Defining characteristics of the district include single-story, detached homes with front porches and without street facing attached garages.

NCR District Dimensional Standards		
	Duplex, Single-Family Detached, Manufactured Home	Other Allowed Uses
Lot Standards		
Lot Area, Minimum (sq ft)	5,000	10,000
Lot Width, Minimum (ft)	50	100
Yard Setbacks		
Front, Minimum (ft)	[1]	20
Front, Maximum (ft)	n/a	n/a
Street Side, Minimum (ft)	20	20
Interior Side, Minimum (ft)	8	10
Rear, Minimum (ft)	25	25
Building Standards		
Height, Maximum (ft)	24	24
Building Coverage, Maximum – Parcels 10,000 sq ft or less in area (%)	45	n/a
Building Coverage, Maximum – Parcels more than 10,000 sq ft in area (%)	25	n/a
Notes		
[1] The principal building setback shall be no more or no less than five feet from the average established front yard of developed lots within 300’ on each side of such lot, fronting on the same street as such lot, and within the NCR district.		

Share your thoughts on the proposed base district standards here:

PROPOSED DISTRICT STANDARDS

MIXED USE RESIDENTIAL (MUR)

The Mixed Use Residential District is established to incorporate a broad mix of housing types integrated within neighborhoods. Development in this district is more compact and creates highly walkable neighborhoods. This district also offers limited commercial uses in pedestrian-scaled structures that should be safely and conveniently accessible to nearby residents through the pedestrian and bicycle transportation network. The district should serve as a transition between residential districts and nonresidential districts.

MUR District Dimensional Standards									
	Duplex, Single-Family		Triplex / Quadplex		Cottage Home Court		Townhome		Other Allowed Uses
Lot Standards									
Lot Area, Minimum (sq ft)	n/a		7,000		20,000 [3]		n/a		10,000
Lot Width, Minimum (ft) [1]	30		50		150 [3]		20		100
Yard Setbacks									
	w/ Alley	w/o Alley	w/ Alley	w/o Alley	w/ Alley	w/o Alley	w/ Alley	w/o Alley	w/ or w/o Alley
Front, Minimum (ft)	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Front, Maximum (ft)	20	20	20	20	20	20	20	20	20
Street Side, Minimum (ft)	5	5	5	5	5	5	5	5	5
Interior Side, Minimum (ft)	5	5	5	5	5	5	5 [2]	5 [2]	5 [2]
Rear, Minimum (ft)	20	15	20	15	20	15	20	15	15
Building Standards									
Height, Maximum (ft)	35		35		24		35		50
Height, Minimum (stories)	n/a		2		n/a		2		n/a
Frontage Build Out, Minimum (%)	n/a		n/a		n/a		n/a		60
Building Coverage, Maximum (%)	n/a		n/a		n/a		n/a		n/a
Notes									
[1] If lot width is less than fifty (50) feet, alley access is required.									
[2] Setback shall be 0 feet if fire rated partition wall provided.									
[3] See Cottage Home Court Supplemental Standards (Section ###) for additional dimensional standards.									

Share your thoughts on the proposed base district standards here:

TRANSIT SUPPORTIVE RESIDENTIAL (TSR)

The Transit Supportive Residential District is established to accommodate higher intensity residential uses in active, pedestrian friendly environments with proximity to public transportation. Development may include residential and non-residential uses within a building or development for convenient residential access to amenities, such as commercial, office, and civic uses. Retail and professional office uses should front primary roadways and residential uses should primarily be located in rear or upper stories. Parking should be located in the rear of buildings to create activated street frontages with enhanced walkability.

TSR District Dimensional Standards				
	Two Over Two	Townhome		Other Allowed Uses
Lot Standards				
Lot Area, Minimum (sq ft)	n/a	n/a		n/a
Lot Width, Minimum (ft) [1]	70	18		100
Yard Setbacks				
	w/ or w/o Alley	w/ Alley	w/o Alley	w/ or w/o Alley
Front, Minimum (ft)	n/a	n/a	n/a	n/a
Front, Maximum (ft)	18	10	18	18
Street Side, Minimum (ft)	n/a	n/a	n/a	n/a
Street Side, Maximum (ft)	18	10	18	18
Interior Side, Minimum (ft)	5	5 [2]	5 [2]	5
Rear, Minimum (ft)	5	20	5	5
Building Standards				
Height, Maximum (ft)	50	35		75 [3]
Height, Minimum (stories)	2	2		2
Frontage Build Out, Minimum (%)	60	n/a		60
Building Coverage, Maximum (%)	n/a	n/a		n/a
Notes				
[1] If lot width is less than fifty (50) feet, alley access is required.				
[2] Setback shall be 0 feet if fire rated partition wall provided.				
[3] Buildings greater than four stories in height shall be subject to the Height Transition standards established in Section ###.				

Share your thoughts on the proposed base district standards here:

PROPOSED DISTRICT STANDARDS

DOWNTOWN CORE DISTRICT (DC)

The Downtown Core District is established to accommodate the sensitive continuation of historic White Street and intensification of development in the surrounding area. Recognizing the varying character of the Downtown, subdistricts are established to accomplish specific objectives such as historic preservation and residential transitions with the overall goal to further enhance walkability and streetscape vibrancy and to offer Downtown living choices that support area businesses.

DC District Dimensional Standards			
	Historic White Street	Core Mixed Use	Creative Corridor
Lot Standards			
Lot Area, Minimum (sq ft)	n/a	n/a	n/a
Lot Width, Minimum (ft)	25	25	25
Yard Setbacks			
Front, Minimum (ft)	n/a	n/a	n/a
Front, Maximum (ft)	0	0	5
Street Side, Minimum (ft)	n/a	n/a	n/a
Street Side, Maximum (ft)	5	5	10
Interior Side, Minimum (ft)	n/a	n/a	n/a
Rear, Minimum (ft)	0	0	0
Building Standards			
Height, Maximum (ft)	35	75 [1] [2]	50 [1]
Height, Minimum (stories)	n/a	2	2
Frontage Build Out, Minimum (%)	100	100	80
Building Coverage, Maximum (%)	n/a	n/a	n/a
Notes			
[1] Buildings greater than four stories in height shall be subject to the Height Transition standards established in Section ###.			
[2] All buildings adjacent to a property in the Historic White Street Subdistrict shall be subject to the Height Transition standards established in Section ###.			

Share your thoughts on the proposed base district standards here:

NEIGHBORHOOD BUSINESS DISTRICT (NB)

The Neighborhood Business District is established to accommodate small and moderate scale, local serving nonresidential nodes that provide surrounding residents with convenient access to day-to-day goods and services. Development in this district should be compact and pedestrian oriented, provide multimodal connectivity to surrounding development, and may include vertical mixed use buildings with ground floor nonresidential uses and upper floor residential and office uses.

NB District Dimensional Standards	
Lot Standards	
Lot Area, Minimum (sq ft)	7,000
Lot Width, Minimum (ft)	50
Yard Setbacks	
Front, Minimum (ft)	n/a
Front, Maximum (ft)	20
Street Side, Minimum (ft)	n/a
Street Side, Maximum (ft)	20
Interior Side, Minimum (ft)	15
Rear, Minimum (ft)	20
Building Standards	
Height, Maximum (ft)	35
Height, Minimum (stories)	n/a
Building Footprint, Maximum (sq ft)	25,000

Share your thoughts on the proposed base district standards here:

PROPOSED DISTRICT STANDARDS

CORRIDOR BUSINESS DISTRICT (CB)

The Corridor Business District is established to accommodate larger scale non-residential uses that serve Wake Forest residents as well as the surrounding region. This district should be located at highly visible and accessible locations along major roadways to facilitate convenient access and minimize traffic congestion while supporting multimodal transportation options through internal and external site connections.

CB District Dimensional Standards	
<i>Lot Standards</i>	
Lot Area, Minimum (sq ft)	20,000
Lot Width, Minimum (ft)	150
<i>Yard Setbacks</i>	
Front, Minimum (ft)	30
Front, Maximum (ft)	n/a
Street Side, Minimum (ft)	30
Street Side, Maximum (ft)	n/a
Interior Side, Minimum (ft)	10
Rear, Minimum (ft)	30
<i>Building Standards</i>	
Height, Maximum (ft)	75
Height, Minimum (stories)	n/a
Frontage Build Out, Minimum (%)	50

Share your thoughts on the proposed base district standards here:

INDUSTRIAL (IND)

The Industrial District is established to accommodate facilities involved in the manufacturing, processing, storage, and distribution of goods and materials; telecommunication facilities; research centers; life sciences facilities; and flex spaces that support employment opportunities. Development in the IND district should feature large-scale, typically single story buildings that produce minimal outdoor activity and are concentrated in campus-style industrial parks located near major roadways.

IND District Dimensional Standards	
<i>Lot Standards</i>	
Lot Area, Minimum (sq ft)	40,000
Lot Width, Minimum (ft)	100
<i>Yard Setbacks</i>	
Front, Minimum (ft)	30
Front, Maximum (ft)	n/a
Street Side, Minimum (ft)	30
Street Side, Maximum (ft)	n/a
Interior Side, Minimum (ft)	15
Rear, Minimum (ft)	20
<i>Building Standards</i>	
Height, Maximum (ft)	50
Height, Minimum (stories)	n/a
Building Floor Area, Maximum (sq ft)	n/a

Share your thoughts on the proposed base district standards here:

PROPOSED DISTRICT STANDARDS

CIVIC AND INSTITUTIONAL (CI)

The Civic and Institutional District is established to accommodate larger scale public or semi-public uses, municipal facilities, educational facilities, utilities, and noncommercial places of assembly. This district should be located near residential uses to serve the community while also ensuring sufficient vehicular and pedestrian access is provided.

CI District Dimensional Standards	
<i>Lot Standards</i>	
Lot Area, Minimum (sq ft)	40,000
Lot Width, Minimum (ft)	100
<i>Yard Setbacks</i>	
Front, Minimum (ft)	20
Front, Maximum (ft)	n/a
Street Side, Minimum (ft)	20
Street Side, Maximum (ft)	n/a
Interior Side, Minimum (ft)	15
Rear, Minimum (ft)	20
<i>Building Standards</i>	
Height, Maximum (ft)	35
Height, Minimum (stories)	n/a
Building Floor Area, Maximum (sq ft)	n/a

Share your thoughts on the proposed base district standards here:

PARKS AND OPEN SPACE (OS)

The Open Space District is established to preserve and protect environmentally sensitive lands (e.g. floodways, wetlands) and properties that are already under public ownership and/or otherwise restricted for use for passive or active recreation.

OS District Dimensional Standards	
<i>Lot Standards</i>	
Lot Area, Minimum (sq ft)	n/a
Lot Width, Minimum (ft)	n/a
<i>Yard Setbacks</i>	
Front, Minimum (ft)	20
Front, Maximum (ft)	n/a
Street Side, Minimum (ft)	20
Street Side, Maximum (ft)	n/a
Interior Side, Minimum (ft)	10
Rear, Minimum (ft)	25
<i>Building Standards</i>	
Height, Maximum (ft)	35
Height, Minimum (stories)	n/a
Building Floor Area, Maximum (sq ft)	n/a

Share your thoughts on the proposed base district standards here:

PROPOSED DISTRICT STANDARDS

TRANSIT ORIENTED DEVELOPMENT OVERLAY (TOD-O)

The Transit Oriented Development Overlay District is established to accommodate higher density residential development and greater mix of uses in proximity to transit stations in order to increase access to transit services; promote walkable, active environments; and support multimodal transportation. Recognizing the unique character of transit oriented areas throughout Wake Forest, subdistricts are established to adequately address topics such as historic preservation, residential transitions, and environmental conditions.

TOD-O District Dimensional Standards			
	TOD Downtown	TOD Old Forestville	TOD Burlington Mills
Yard Setbacks			
Front, Minimum (ft)	0	0	0
Front, Maximum (ft)	0	10	10
Street Side, Minimum (ft)	0	5	5
Interior Side, Minimum (ft)	5 [1]	5 [1]	5 [1]
Rear, Minimum (ft)	0	5	5
Building Standards			
Height, Maximum (ft)	75 [2] [3]	45 [2]	75 [2]
Height, Minimum (stories)	2	2	2
Frontage Build Out, Minimum (%)	100	60	80
Building Coverage, Maximum (%)	n/a	n/a	n/a
Notes			
[1] Setback shall be 0 feet if fire rated partition wall provided.			
[2] Buildings greater than four stories in height shall be subject to the Height Transition standards established in Section ###.			
[3] All buildings adjacent to a property in the Historic White Street Subdistrict shall be subject to the Height Transition standards established in Section ###.			

Share your thoughts on the proposed overlay district standards here:

ACTIVITY CENTER OVERLAY (AC-O)

The Activity Center Overlay District is established to accommodate unique focal points of the community where residents gather, socialize, live, work, and shop. Activity centers should include a wide variety of uses in a pedestrian-scaled environment that enhances quality of life, fosters creative placemaking, and provides living experiences unique to Wake Forest.

AC-O District Dimensional Standards	
Yard Setbacks	
Front, Minimum (ft)	0
Front, Maximum (ft)	10
Street Side, Minimum (ft)	0
Street Side, Maximum (ft)	10
Interior Side, Minimum (ft)	5
Rear, Minimum (ft)	10
Building Standards	
Height, Maximum (ft)	60 [1]
Height, Minimum (stories)	2
Frontage Build Out, Minimum (%)	70
Notes	
[1] Buildings greater than four stories in height shall be subject to the Height Transition standards established in Section ###.	

Share your thoughts on the proposed overlay district standards here:

PROPOSED USES

PROPOSED USES INTRODUCTION

Community Plan Alignment:

The Wake Forest Community Plan recommends several primary and supporting uses for each future land use category. These recommended uses guided the development of the proposed use table.

Classification of Uses:

General Use Types: Classify uses based on common functional, product, or physical characteristics.

Qualified Uses:

- **Floor Dependent:** Classifies uses whether they are allowed on any story of a building or on stories above the ground floor only.
- **Square Footage Dependent:** Separates uses by the total square footage allowed on the site they are located on.
- **Public vs. Private:** Classifies uses depending on whether they are run for-profit or not-for-profit.

EXCERPT FROM COMMUNITY PLAN

Conventional Residential

Description:
 Conventional Residential areas consist of a mix of housing types that resemble the character and form of traditional single family neighborhoods. This can include single-family homes as well as single-family attached and multifamily developments that appear like a single-family home, such as duplexes, cottage home courts, and townhomes. This land use category consists of Wake Forest's long standing and newer neighborhoods and residential areas in the Glen Royall Mill Village National Historic District, the Wake Forest National Register District, and the Wake Forest Local Historic District. A mixture of lot sizes and dwelling sizes should be encouraged, with heights ranging from two to three stories. Conventional Residential areas should incorporate pocket and neighborhood-scale parks, public gathering spaces, community gardens, and trails that serve surrounding residents. Conventional Residential areas may incorporate commercial corner stores located at key entry points and intersections (page 62 in the Additional Considerations chapter provides additional location and design recommendations).

Primary Uses:

- Single-Family Detached
- Accessory Dwelling Unit
- Duplex
- Cottage Home Court
- Townhome
- Triplex/Quadplex

Supporting Uses:

- Commercial Corner Store
- Parks and Open Space
- Multi-Family

Example of an accessory dwelling unit (ADU)
Source: County of San Mateo

TOWN OF WAKE FOREST COMMUNITY PLAN 37

Conventional Residential and General Residential (GR) District Use Crosswalk	
Recommended Uses	Corresponding Zoning Uses
Primary Uses	(P) = Permitted, (C) = Conditional District Use
Single-Family Detached	Dwelling-Single Family Detached (P)
Accessory Dwelling Unit	Accessory Dwelling Unit (P)
Duplex	Dwelling-Duplex (P)
Cottage Home Court	Dwelling-Cottage Home Court (P)
Townhome	Dwelling-Townhouse (C)
Triplex / Quadplex	Dwelling – Triplex/Quadplex (P)
Supporting Uses	(P) = Permitted, (C) = Conditional District Use
Commercial Corner Store	Accessory Commercial Unit (P)
Parks and Open Space	Park (P)
Multi-Family	n/a

EXCERPT FROM COMMUNITY PLAN

Mixed Residential

Description:
 Mixed Residential areas consist of planned developments that contain a wide mix of housing types, ranging from single-family homes to multifamily development. Such diversity in housing types provides opportunities to expand housing choices within the Town in a neighborhood environment. This land use category typically features smaller lot sizes and taller building heights than Conventional Residential areas. Where possible, Mixed Residential areas should serve as a transition from more intense development such as Transit-Supportive Residential and Neighborhood Commercial centers to Conventional Residential neighborhoods. Like Conventional Residential areas, Mixed Residential areas should incorporate pocket and neighborhood-scale parks, public gathering spaces, community gardens, and trails that serve surrounding residents. Mixed Residential areas may incorporate commercial corner stores located at key entry points and intersections (page 62 in the Additional Considerations chapter provides additional location and design recommendations).

Primary Uses:

- Single-Family Detached
- Accessory Dwelling Unit
- Duplex
- Cottage Home Court
- Townhome
- Triplex/Quadplex
- Two-Over-Two

Supporting Uses:

- Commercial Corner Store
- Parks and Open Space
- Multi-Family
- Senior Housing Facility
- Professional Service

Mixed Residential and Mixed Use Residential (MUR) District Use	
Recommended Uses	Corresponding Zoning Uses
Primary Uses	(P) = Permitted, (C) = Conditional District Use
Single-Family Detached	Dwelling-Single Family Detached (P)
Accessory Dwelling Unit	Accessory Dwelling Unit (P)
Duplex	Dwelling-Duplex (P)
Cottage Home Court	Dwelling-Cottage Home Court (P)
Townhome	Dwelling-Townhouse (P)
Triplex / Quadplex	Dwelling-Triplex/Quadplex (P)
Two-Over-Two	Dwelling-Two Over Two (P)
Supporting Uses	(P) = Permitted, (C) = Conditional District Use
Commercial Corner Store	Accessory Commercial Unit (P) General Commercial, less than 100,000 sq ft (P)
Parks and Open Space	Park (P)
Multi-Family	Dwelling-Multifamily (P)
Senior Housing Facility	Residential Care Facility (P)
Professional Service	Personal Services (P) Professional Services (C) Professional Services, above ground floor only (P)

COMMUNITY PLAN | TOWN OF WAKE FOREST

PROPOSED USES

Table 3.3: Principal Uses	Key: P = Permitted Use; S = Special Use; C = Conditional District Use												
	SUPPLEMENTAL STANDARDS	GR	NCR	MUR	TSR	DC	NB	CB	IND	CI	OS	TOD-O	AC-O
RESIDENTIAL													
Dormitory										P			
Dwelling-Cottage Home Court	###	P		P									
Dwelling-Duplex	###	P	P	P									
Dwelling-Multifamily	###			P	P							P	P
Dwelling-Multifamily, above ground floor only						P	P						
Dwelling-Single Family Detached	###	P	P	P									
Dwelling-Townhome	###	C		P	P							P	P
Dwelling-Triplex/Quadplex	###	P		P									
Dwelling-Two Over Two	###			P	P							P	P
Family Care Home	###	P	P	P									
Live-Work Unit	###			P	P	P						P	P
Manufactured Housing	###	P	P										
Single-Room Occupancy	###	P											
Residential Care Facility	###			P	P			C					
PUBLIC & INSTITUTIONAL													
Cemetery	###										P		
Child/Adult Day Care Center	###	P	P	P	P	P	P	P		P		P	P
Civic Meeting Facility, 15,000 sq ft or more										P			
Civic Meeting Facility, less than 15,000 sq ft		P	P	P	P					P			
College/University										P			
Community Support Facility	###					S	P	P		P		C	
Correctional Institution													
Halfway Home	###						S						
Hospital								P	P				
Park		P	P	P	P	P	P	P	P	P	P	P	P
Place of Worship, 15,000 sq ft or more										P			
Place of Worship, less than 15,000 sq ft		P	P	P	P		C	C		P			
Public Cultural/Community Facility, 15,000 sq ft or more										P			
Public Cultural/Community Facility, less than 15,000 sq ft		P	P	P	P					P			
Public Entertainment/Recreation Facility, 15,000 sq ft or more										P			
Public Entertainment/Recreation Facility, less than 15,000 sq ft		P	P	P	P					P			
Public Service/Safety Facility						P		P	P	P		P	P
School, Elementary	###	P		P						C	P		
School, High	###									P			
School, Middle	###									C	P		
School Vocational/Technical							P	P	P			P	
School Vocational/Technical, above ground floor only						P							P

Share your thoughts on the above proposed uses here:

PROPOSED USES

Table 3.3: Principal Uses	Key: P = Permitted Use; S = Special Use; C = Conditional District Use												
	SUPPLEMENTAL STANDARDS	GR	NCR	MUR	TSR	DC	NB	CB	IND	CI	OS	TOD-O	AC-O
COMMERCIAL													
Adult Establishment	###								S				
Artisan Manufacturing	###			P	P	P	P	P	P			P	P
Bank, Credit Union, Financial Services	###					C	P	P				C	
Bar	###			P	P	P	P	P				P	P
Bed and Breakfast Home	###	S		S	S	P							
Co-Working						P	P	P					
Co-Working, above ground floor only					P							P	P
Crematorium									P				
Food Truck, court	###					C	P	P				P	P
Funeral Home							P	P					
General Commercial, less than 100,000 sq ft	###			P	P	P	P	P				P	P
General Commercial, 100,000 sq ft or more	###							C					C
Heavy Commercial Sales								P	P				
Hotel	###					P		P				P	P
Internet Sweepstakes Facility													
Medical Clinic							P	P		P		P	P
Medical Clinic, above ground floor only						P							
Micro-Brewery/Winery/Distillery	###				P	P	P	P	P			P	P
Personal Services				P	P	P	P	P				P	P
Post Office							P						
Private Cultural/Community Facility, 15,000 sq ft or more					C	C	P	P	P			P	P
Private Cultural/Community Facility, less than 15,000 sq ft				P	P	P	P	P	P			P	P
Private Entertainment /Recreation Facility, 15,000 sq ft or more	###				C	C	P	P	P			P	P
Private Entertainment /Recreation Facility, less than 15,000 sq ft				P	P	P	P	P	P			P	P
Private Meeting/Event Facility, 15,000 sq ft or more						C	C	P	P			P	P
Private Meeting/Event Facility, less than 15,000 sq ft				S	S	P	P	P	P			P	P
Private Studio - Art, dance, martial arts, music				C	C	C	P	P	P			P	P
Private Studio - Art, dance, martial arts, music, above ground floor only				P	P	P							
Professional Services				C	C	C	P	P	P			P	P
Professional Services, above ground floor only				P	P	P							
Restaurant				P	P	P	P	P				P	P
Restricted Commercial	###							P					
Shooting Range, Indoor	###							P	P				
Shooting Range, Outdoor	###									S			
Short Term Rental	###	P	P	P	P	P						P	P

Share your thoughts on the above proposed uses here:

PROPOSED USES

Table 3.3: Principal Uses	Key: P = Permitted Use; S = Special Use; C = Conditional District Use												
	SUPPLEMENTAL STANDARDS	GR	NCR	MUR	TSR	DC	NB	CB	IND	CI	OS	TOD-O	AC-O
INDUSTRIAL & AUTOMOTIVE													
Brewery/Winery/Distillery								P	P				
Car Wash	###							P	P				
Commercial Kitchen								P	P				
Concrete/Cement Manufacturing	###								S				
Industry, Heavy													
Industry, Light	###							P	P				
Landfill													
Liquid Natural Gas Processing	###								S				
Materials Recovery & Waste Transfer Facility	###								S				
Parking Lot	###	P	P			C							
Parking Structure	###					P		P				P	P
Recycling Collection Station	###								P				
Storage Self-Service	###							P	P				
Storage Self-Service, above ground floor only	###						C						
Storage Warehouse, Indoor									P				
Vehicle Fueling Station	###						P	P					
Vehicle Rental/Leasing/Sales	###							P					
Vehicle Services - Major Repair/Body Work	###							S	P				
Vehicle Services - Minor Maintenance/Repair	###						P	P	P				
Wholesaling and Distribution									P				
UTILITIES & INFRASTRUCTURE													
Transit Station												P	
Utilities Class 1		P	P	P	P	P	P	P	P	P	P	P	P
Utilities Class 2		P	P	P	P	P	P	P	P	P		P	P
Utilities Class 3									S				
Solar Farm													
Wireless Telecommunications Equipment	###	P	P	P	P	P	P	P	P	P	P	P	P
Wireless Telecommunications Tower	###	S	S	S	S	S	S	S	S	S		S	S
AGRICULTURE & ANIMAL RELATED													
Animal Production													
Garden		P	P										
Indoor Agriculture									P				
Nursery & Garden Center	###	P					P	P					
Riding Stable	###	P									P		
Veterinary and Animal Care Services, indoor and outdoor	###							P					
Veterinary and Animal Care Services, indoor only	###						P	P				P	P

Share your thoughts on the above proposed uses here:

SUPPLEMENTAL USE STANDARDS

WHAT ARE SUPPLEMENTAL USE STANDARDS?

Supplemental Use Standards are requirements, in addition to the general development standards, that apply to specific uses to ensure they are appropriate within the district(s) they are allowed.

Supplemental Use Standards can include, for example:

- Building and site design standards
- Use restrictions (e.g. hours of operation)
- Additional buffering and separation requirements
- Vehicle stacking requirements

Table 3.3: Principal Uses		Key: P = Permitted Use; S = Special Use; C = Conditional District Use											
	SUPPLEMENTAL STANDARDS	GR	NCR	MUR	TSR	DC	NB	CB	IND	CI	OS	TOD-O	AC-O



Supplemental Use Standards are under development, but the uses that are anticipated to have supplemental standards are identified in this column of the use tables with ### next to the use type name.

What supplemental use standards do you think are needed to make uses appropriate in the district(s) they are proposed to be allowed in?