


Bryan County UDO  
Unified Development Ordinance

JUNE 19, 2019

# Bryan County UDO Steering Committee Workshop



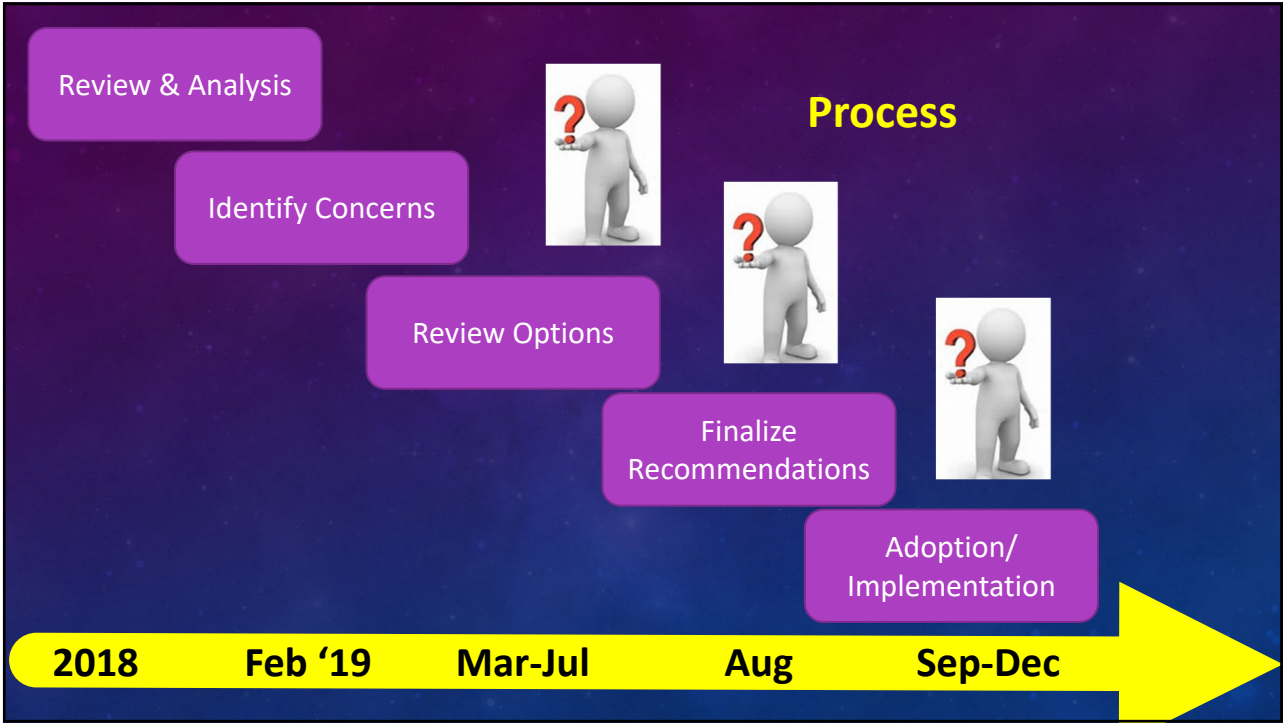
MICHAEL LAUER PLANNING  
From Vision to Reality

1

## Agenda

- Welcome
- Comments on notes from May 1<sup>st</sup> meeting
- Discussion Items
  - Conservation/Cluster Subdivision Standards
  - Development Design Standards
  - Short-Term Vacation Rentals
  - By-Right Development of Lots Smaller <15,000 sq.ft.
  - Accessory Structures
  - Private Roads
- Next Steps

2



3

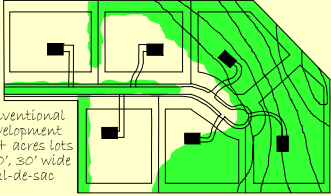
**May 1 Meeting**

- Allow accessory dwellings and guest houses
- Discuss of Short-Term Vacation Rentals
- Keep existing RV/boat parking regulations
- Address indoor and outdoor kennels
- Discuss development of lots <15,000 sq.ft.
- More discussion of density bonuses required
- Discuss conservation subdivision density bonuses
- Use PD process to allow development patterns such as conservation/cluster/TND

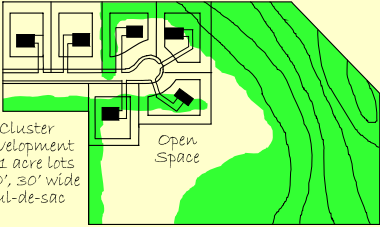
4

### Conventional, and Cluster/Conservation Subdivisions

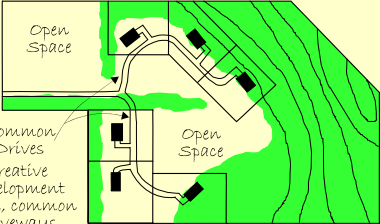
Conventional Development  
6, 3+ acres lots  
1200', 30' wide  
cul-de-sac



Cluster Development  
6, 1 acre lots  
600', 30' wide  
cul-de-sac



Open Space



Common Drives  
Creative Development  
6 lots, common  
driveways  
short road

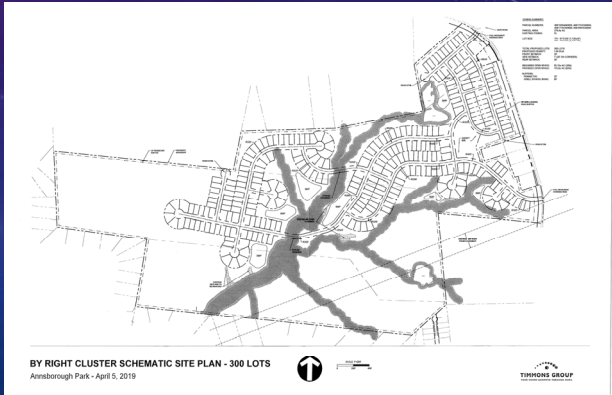
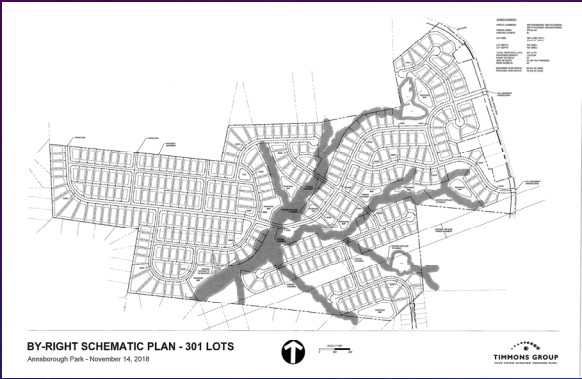
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### Conservation Subdivisions



6

# Conventional v. Cluster Development



7

## Conservation/Cluster Subdivisions: Where Allowed?

### Recommendations

- Allow conservation subdivisions anywhere that density allowed by character area/zoning
- Allow cluster subdivisions in low-density suburban and mixed-use character areas

8



## Conservation/Cluster Subdivisions: Approval Process

- Options
  - By-right
  - By planned development process
  - Hybrid
    - By-right if all standards met
    - By PD if not

9

## Conservation/Cluster Subdivisions: Open Space


- Mandatory preservation areas: floodways, wetlands, stream buffers, other? – Not allowed to count for more than 50% of required open space
- Minimum open space percentage: 50%/40% for conservation/cluster
- Allowed uses: conservation may allow ag lands, both allow open lands, buffers, trails, passive and active recreation
- Open space abutting 80%/60% of lots for conservation/cluster

10

### Conservation/Cluster Subdivision: Density

- Base zoning density if standards met
- Consider additional density if surplus open space outside mandatory open space lands are preserved

Maximum Gross Density	Minimum Percentage of Gross Acreage Retained for Open Space	Sample Development (50 Net Acre Site),
3 dwellings per acre	50-55%	150 Lots 25+ Acres Open Space
3.25 dwellings per acre	>55-60%	162 Lots 27.5+ Acres Open Space
3.5 dwelling per acre	>60%	175 Lots 30 Acres Open Space



11

### Conservation/Cluster Subdivision: Unit Types

- Allow/encourage/require mix of unit types
  - Single family detached
  - Patio homes
  - Zero lot line
  - Townhomes
  - Other attached dwellings

12

# Stormwater Management

Mandate or encourage green infrastructure /low impact design



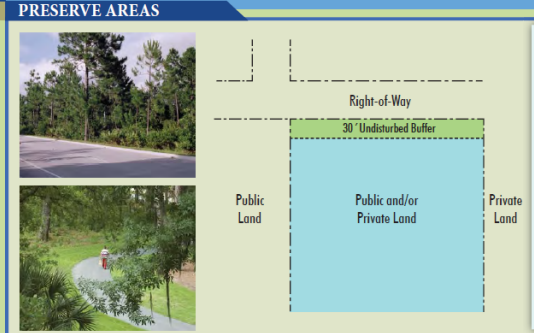


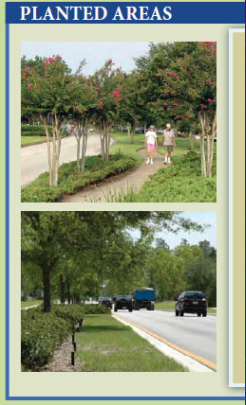


13

# Development Design Standards

- Street configurations – under development
- Subdivision access – IDO requires second emergency access if > 30 lots, full secondary access for > 100 lots
- Subdivision buffers – preserved or planted based on context





14



## Short-Term Vacation Rentals: Concerns

- Neighborhood character – more transient population
- Reduced affordability – greater impact in high demand vacation destinations
- Loss of revenue – lost lodging tax collections

15

## Short-Term Vacation Rental Regulatory Options

- Whole house versus room rental
- Duration of rental
- Registration/permitting/licensing
- Density of rental units
- Prohibitions in certain districts
- Parking requirements
- Insurance

- Inspections
- Number of units per operator
- Owner occupancy
- Guest registration
- Payment of lodging taxes
- Hosting platform requirements
- Prohibited uses

16



### **Lots Smaller Than 15,000 sq.ft.: Benefits**

- Affordability
- Variety of unit types for different ages/family compositions
- Preserve canopy if clustered lots
- Reduced septic use
- More mobility options
- More affordable/efficient sewer/water service

17

### **Lots Smaller Than 15,000 sq.ft.: Options**

- Continue requiring Planned Development approval
- Allow by right within existing or new districts
- Allow by right within mixed-use character areas

18

### Accessory Structures

- Current standard is not more than 50% of principal buildings floor area unless it's a farm structure
- P&Z recently granted a variance to allow for a 900 sq.ft. shed for a 1,400 sq.ft. home in an AR-1 district
- Options
  - Maintain existing standard
  - Relax limitation on A and AR lots subject to setback requirements
  - Relax limitation on all lots larger than 1 acre subject to setback requirements
  - Relax limitation on all lots subject to setback requirements

19

### Private Road Lengths

- IDO limits unpaved private roads to 300 feet to avoid public safety and public cost issues
- P&Z recently granted a variance for a 2,000 ft. road
- Should the UDO establish guidelines for allowing long private roads?

20

## Next Steps

- September (TBD), 5:30-7:30 in Richmond Hill
- Discuss preferred regulatory approaches