

UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #25-12-PLBD-00151: AN AMENDMENT TO ARTICLE 5 (DEVELOPMENT STANDARDS FOR INDIVIDUAL USES) OF THE UDO TO ADJUST DEVELOPMENT STANDARDS FOR THE WAREHOUSE, SELF STORAGE USE IN THE GB AND HB DISTRICTS

Description

At its January 14, 2026 regular meeting, the Guilford County Planning Board recommended approval of Unified Development Ordinance (UDO) Text Amendment Case #25-12-PLBD-00151 to the Guilford County Board of Commissioners to adjust the individual development standards for the Warehouse, Self-Storage use when located in the GB, General Business, and HB, Highway Business, districts. The amendment to UDO 5.16.B proposes to increase the maximum height limitation of 20 feet for Warehouse, Self-Storage buildings to the maximum height of the parcel's zoning district. Currently, self-storage warehouses are restricted to no more than 20 feet in structural height while general warehouses in the same zoning district are subject to the underlying zoning district's height requirement (see attached UDO Sections 4.2.15 GB and 4.2.16 HB where the maximum structure height is 50 feet without additional requirements to build higher). This amendment seeks to align the development standards for these two uses so both are subject to the general zoning district height requirement as both are of similar development intensity.

The ~~strikethrough~~ text is text to be removed. The underlined text is to be added.

SEE ATTACHED

Consistency: Land Use Plan & Comprehensive Plan

Comprehensive Plan: Guiding Guilford Moving Forward Together (adopted September 4, 2025)

Consistency: The proposed amendment is consistent with the Guiding Principles under the Future Land Use Framework for Sensible Growth under Guilford County's Guiding Guilford Moving Forward Together Comprehensive Plan. The Vision states that "In order to house this growth, the County needs to begin implementing measures, policies, and regulations to ensure that future development patterns are reflective of the community's Vision." This text amendment aligns the Unified Development Ordinance (UDO) with this statement by modernizing County development standards for Self-Storage Warehouses.

Staff Recommendation

Staff Recommendation: Staff recommends approval of the proposed text amendments.