

UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #25-02-PLBD-00111: AMEND APPENDIX 1 (STREET NAME AND ADDRESS ASSIGNMENT STANDARDS) TO REFINE THE PROCEDURE FOR ASSIGNING SECONDARY ADDRESSES, REDEFINE THE TECHNICAL REVIEW COMMITTEE (TRC) ROLE IN ASSIGNING ADDRESSES FOR INTERNAL STREETS, EXPAND REASONS FOR RE-ASSIGNING ADDRESSES, AND ADD REQUIREMENTS FOR NAMING PRIVATE STREETS AND ADDRESSING STRUCTURES OFF PRIVATE STREETS

Description

Below is a summary of the proposed revisions to Appendix 1 of the Guilford County Unified Development Ordinance. The full text of the proposed amendment is attached:

1. Section A-4.A.1 (Single-family Detached and Townhouse Dwelling) clarifies that when a primary address is unavailable, an accessory dwelling will be assigned a secondary address that includes the primary address followed by a dash and the letter "A" (example: "1621-A Smith Street").
2. Section A-4.A.2 (Multi-family and Two-Family Dwellings) provides that the secondary address for multi-family and two-family dwellings will include the primary address followed by a dash and a unit number (example: "1621-101" instead of "1621-A" for a unit on the first floor and "1621-201", instead of "1621-2A" for a unit on the second floor). Addresses for internal drives may be assigned after considering comments from the TRC. It is no longer subject to the approval of the TRC.
3. Section A-4.A.3 (Mobile Home Parks) provides that addresses for internal drives in mobile home parks may be assigned after considering comments from the TRC. It is no longer subject to TRC's approval.
4. Under Section A-4.B (Commercial and Industrial) provides that the secondary address for each tenant space in commercial and industrial buildings will include the primary address followed by a dash and a unit number (example: "1621-101", instead of "1621-A", for a unit on the first floor and "1621-201", instead of "1621-2A" for a unit on the second floor). Addresses for internal drives may be assigned after considering comments from the TRC. It is no longer subject to TRC approval.
5. Section A-4.C.1.b, Section A-4.C.2.a, and Section A-4.C.3.a. provides that addresses for internal drives of schools, hospitals, and parks may be assigned after considering comments from the TRC. It is no longer subject to TRC approval.
6. Under Section A-5.A, adds two items as reason to re-assign addresses, including existing addresses that do not conform to addressing standards and addresses that do not conform to applicable policies or rules issued by the United States Postal Service or other government entities.
7. Section A-6.C, adds item 9 to require private streets to be named and structures off them addressed when they serve at least three (3) of any combination of households, businesses, and/or other active uses and have a length of 200 feet or greater.

SEE ATTACHED

Text underlined indicates text to be added to the current ordinance. Text to be deleted is shown with a ~~strikethrough~~.

Consistency Statement

Consistency with Adopted Plans: The proposed text amendment is consistent with the Governmental Coordination Element Goal #1 of the Guilford County Comprehensive Plan (effective Oct. 1, 2006) which states that “Guilford County shall seek to maximize the effective and efficient provision of governmental programs and services by coordinating implementation and delivery efforts internally and with external partners.” Furthermore, it is consistent with Objective 1.1 of said goal which states “Enhance intra-agency relationships within Guilford County government to improve the coordination of policies and programs, minimize the duplication of services, and to provide superior customer service to citizens and businesses.

Staff Recommendation

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