

UNIFIED DEVELOPMENT ORDINANCE (UDO) TEXT AMENDMENT CASE #26-01-PLBD-00005: AN AMENDMENT TO TABLE 6-1-1 PARKING REQUIREMENTS; TO MODIFY THE PARKING REQUIREMENTS FOR MULTI-FAMILY DWELLINGS AND TOWNHOMES

Description

Staff prepared the attached text amendment to the Guilford County Unified Development Ordinance (UDO) Subsection 6.1.D - Table 6-1-1 Parking Requirements, to adjust parking requirements for multi-family dwellings and townhomes. Current parking requirements for Townhouse Dwelling and Multi-Family require an across-the-board 1.8 parking spaces per unit within 200 feet of the unit + 0.25 spaces for visitor parking. Staff assessed parking requirements for multi-family dwellings and townhomes across local and regional jurisdictions. A table comparing these parking requirements is attached and includes an example of the various standards being applied to a previous multi-family dwelling development project.

The underlined text is text to be added, the ~~strike-through~~ text is text to be removed.

A summary of the proposed amendment is below:

- Amend Subsection 6-1 D Table 6-1-1, to modify parking requirements for Multi-Family Dwellings and Townhomes from requiring 1.8 spaces per unit within 200 ft. of the unit plus 0.25 spaces for visitor parking (current requirement) to 1.25 per 0-1 bedroom unit; 1.5 per 2-bedroom units; 2 per 3+ bedroom units (proposed requirement).

SEE ATTACHED TEXT AMENDMENT

Consistency: Land Use Plan & Comprehensive Plan

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

Consistency: The proposed text amendment to modify the minimum required parking requirements for multi-family dwellings and townhomes is consistent with the Planning Theme for Protected Natural Environment & Greenspace in the Comprehensive Plan. Policy 2 seeks to “Safeguard the environmental integrity of Regional Water Sources and Recreational Water Bodies.” Action Item N2.7 states to “Incentivize development and redevelopment to address environmental concerns, flood risks, and watershed health. Incentivize the preservation of open space along waterways within future developments.”

The proposed amendment reduces required parking space provisions for multi-family dwellings and townhomes. Reducing parking areas decreases impervious surfaces, mitigates stormwater runoff, and helps protect regional water sources and recreational water bodies. Large parking lots contribute to stormwater runoff, which can carry pollutants into regional water sources and recreational water bodies, threatening their integrity. By requiring less impervious surface, developments will be able to provide more open space and green infrastructure, thereby improving watershed health and reducing flood risks.

Staff Recommendation

Staff Recommendation: Approval.