

# *ATTACHMENT A*

## Residential Rezoning Guidance Matrix

## REZONING GUIDANCE MATRIX - RESIDENTIAL

### REQUIRED ANALYSIS

### OPTIONAL ANALYSIS (\*Pre-Application Conference Required)

Applicable Area Plan Future Land Use Designation	Public Water & Sewer Available?	Public Sewer Only?	Community Well and/or Septic System?	Within a Watershed Critical Area (WCA)?	Base Range of Densities and Zoning Alternatives  (Dwelling Units Per Acre)	Adjacent to Existing Single Family Residential?	Adjacent to Existing Multifamily Residential?	Adjacent to Existing Commercial, Industrial or Institutional Uses?	Will Project Be Located on an In-fill or Underdeveloped Site?	Will Project Incorporate Affordable Housing Units?	Will Project Be Clustered and/or Provide Above Minimum Open Space?	Does Project Demonstrate Innovative or Context Sensitive Design?	Will Project be Mixed-Use?	Is Project Within Identified Primary Growth Area of Adjacent Municipality?	Does The Project Advance Other Comprehensive Plan Objectives and Policies?	Expanded Range of Possible Densities and Zoning Alternatives  (Dwelling Units Per Acre)
<b>Rural District or Residential / Agriculture</b>					<b>0 – 2</b> <b>RS-40, RS-30, RS-20, RPD</b>											<b>2 – 4</b> <b>CU-RS-20, CU-RS-15, PD-R, RPD</b>
<b>Residential Single Family</b>					<b>1 – 4</b> <b>RS-40, RS-30, RS-20, RS-15, PD-R, RPD</b>											<b>4 – 8</b> <b>CU-RS-15, CU-RS-9, CU-RS-7, PD-R, RPD</b>
<b>Residential Multifamily</b>					<b>4 – 12</b> <b>RS-9, RS-7, RS-5, RM-5, RM-8, RM-12, PD-R</b>											<b>6 – 26</b> <b>CU-RM-8, CU-RM-12, CU-RM-18, CU-RM-26, PD-R, PD-M, CU-GO-M</b>

\*\* See Reverse Side for Purpose and Intent Statement \*\*

## **Residential Rezoning Guidance Matrix – Purpose and Intent**

The Rezoning Guidance Matrix- Residential is intended to promote greater flexibility in land use decision-making, by recognizing that certain development characteristics will advance the goals of the Guilford County Comprehensive Plan.

By using adopted Area Plans as a base for land use recommendations, and by determining compatibility with existing and proposed adjacent uses, the matrix creates additional land use development options and opportunities for applicants who are willing to incorporate certain characteristics or products into their developments. Specifically:

1. Projects located on in-fill or underdeveloped sites, as defined by the Planning Department, promote the efficient use of existing infrastructure and resources, and may be appropriate for higher-density development;
2. Projects that incorporate affordable housing contribute a much-needed product in unincorporated Guilford County, and can be provided at lower per-unit costs through increased overall densities;
3. Developments that utilize innovative and sustainable building practices, or contain a mix of uses that incorporate the safe and efficient provision of alternative modes of transportation, will help lower energy costs and improve air quality, and should be encouraged;
4. Projects that preserve Guilford County’s rural heritage by dedicating open space, or by exhibiting low-impact, context-sensitive design that respects and contributes to the rural landscape, will lessen the visual impact of new development and should be incentivized; and
5. Developments that show innovation in advancing other Comprehensive Plan objectives and policies should be encouraged by recommending greater flexibility in overall density.

It is important for users and citizens to understand that each development will be carefully considered on its own unique circumstances and merits. The purpose for having a range of “possible densities” is to recognize differences among developments, both in terms of internal attributes and amenities, and external factors and circumstances. There are no absolute values assigned to individual optional analysis categories, nor do the categories listed on the matrix limit consideration of other pertinent factors. Further, not all developments will warrant additional densities above those called for in the applicable Area Plan.

A pre-application conference is required for all projects seeking densities above those called for on the applicable Area Plan. Any project deemed eligible for additional density will be required to be presented for rezoning as a conditional use. Guilford County assumes no responsibility for rezoning requests that may be denied.