

# Fences & Accessory Structures

This survey focuses on fences and accessory structures. It should take less than 5 minutes to complete.

The City is considering updates and revisions to other development standards as well. We invite you to complete those surveys. For links to additional surveys, visit <https://cityofmebanenc.gov/udo-revisions> (<https://cityofmebanenc.gov/udo-revisions>).

\* Required

## Background Info

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  -
- Other

# Fence Materials

On the next pages, you will be presented with examples of fences showing different types of fence materials. Please indicate which materials you think should be permitted for residential yard fences in Mebane.

## Wood & Welded Wire

Should this fence material be permitted for residential yards in Mebane?



- Yes
- Yes, but not in the front yard
- No
- 

Other

# Vinyl

Should this fence material be permitted for residential yards in Mebane?



- Yes
- Yes, but not in the front yard
- No
- 

Other

## Aluminum, Iron, Steel

Should this fence material be permitted for residential yards in Mebane?



- Yes
- Yes, but not in the front yard
- No
- 

Other

## Wood

Should this fence material be permitted for residential yards in Mebane?



- Yes
- Yes, but not in the front yard
- No

## Chain Link

Should this fence material be permitted for residential yards in Mebane?



- Yes
- Yes, but not in the front yard
- No

## Vinyl-Wrapped Chain Link

Should this fence material be permitted for residential yards in Mebane?



- Yes
- Yes, but not in the front yard
- No
-

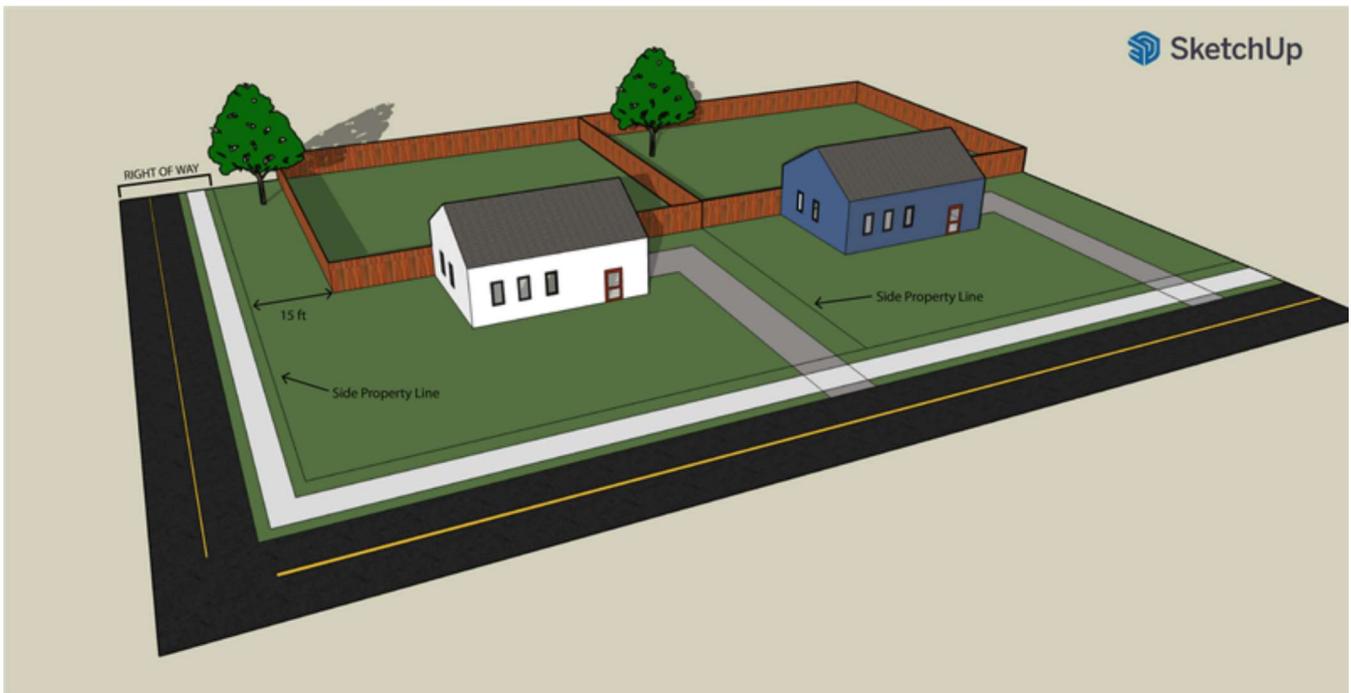
Please share additional feedback you have about fence materials in residential yards.

A large, empty rectangular box with a thin black border, intended for the user to provide additional feedback on fence materials in residential yards.

# Corner Lot Fences

Currently, the UDO restricts the height of residential fences to four feet in the front yard and eight feet in side and rear yards. Additionally, the maximum height of a fence within 15 feet of a street or sidewalk is four feet. This requirement most often impacts homes on corner lots. Homeowners on corner lots who wish to have their backyards enclosed with fences higher than four feet must set the fence back 15 feet from the property line.

Below is a sketch demonstrating the requirements for a backyard fence on a corner lot. As shown, a portion of the side yard remains outside of the fence boundary. City staff is reviewing if this requirement should be amended.



9

Do you think fences greater than four feet in height should be located a certain distance from the street or sidewalk?

- Yes
- No
- Maybe

10

How far do you think a taller fence should be located from the street or sidewalk?

- 15 feet
- 10 feet
- 5 feet
- I am not sure.

Other

11

Please provide any additional comments on residential fences placed along streets and sidewalks.

# Accessory Structure Materials

Currently, metal is prohibited on the exterior of accessory structures on most residential lots. Additionally, it is not allowed as a building material for other types of structures, such as commercial buildings.

12

Do you think metal should be allowed as a material for accessory structures?  
Examples of structures with metal exteriors are provided.



- Yes
- No
- Maybe

13

Please share additional feedback you have about accessory structures in residential yards.

14

Do you think metal should be allowed as a material for other types of structures, such as commercial and office buildings? Examples of structures with metal exteriors are provided.



- Yes
- No
- Maybe

Please share additional feedback you have about metal as a building material.

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# Property Standards

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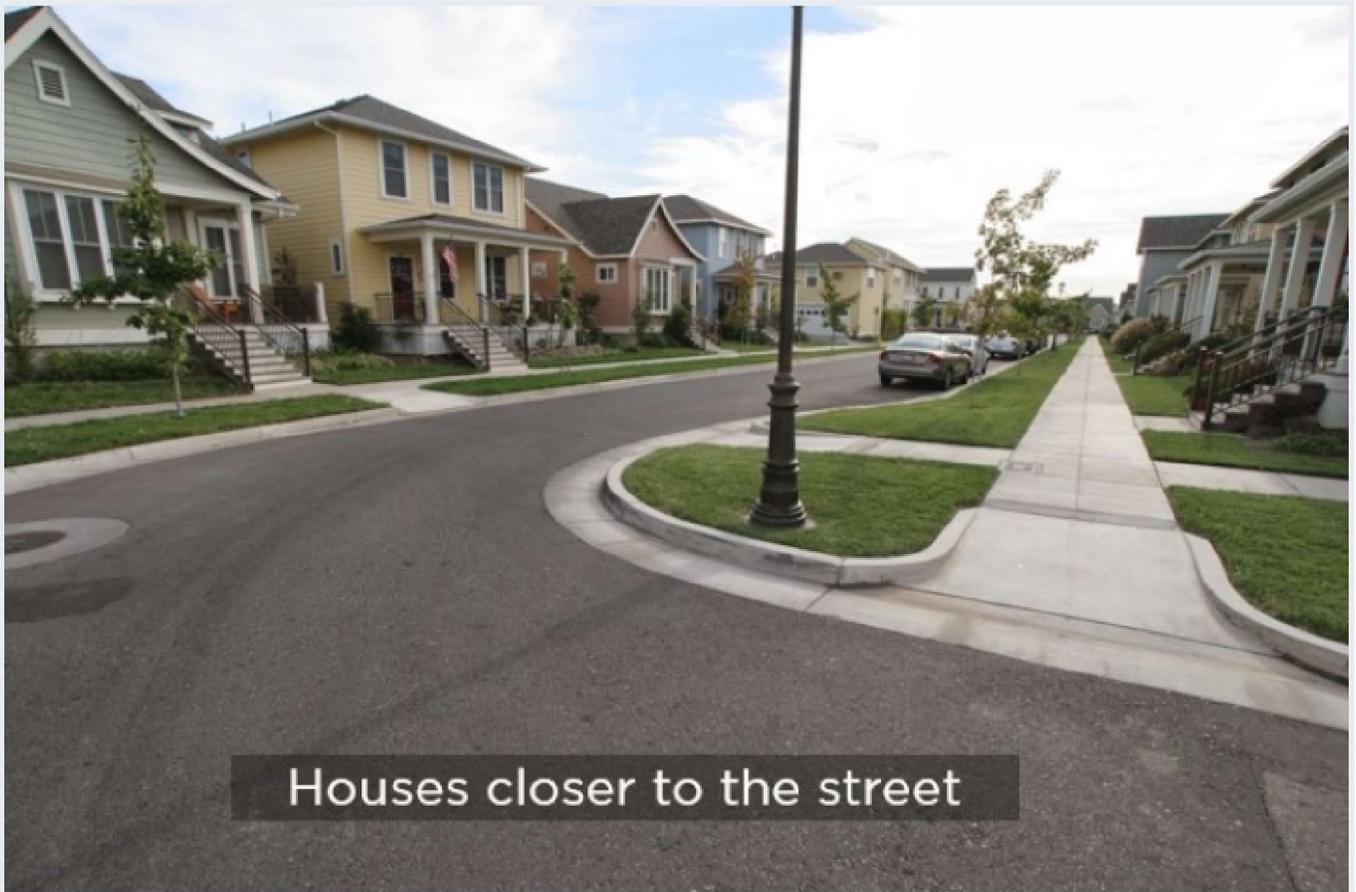
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  -
- Other

# **What type of development do you want to see more of in Mebane?**

We are considering changing existing dimensional standards for residential, commercial, and industrial lots in Mebane. On the next pages, you can select your preferences for different types of development. This will help City staff in evaluating changes to dimensional standards.

Where would you like to see this type of development in Mebane?



Near Downtown and other commercial centers

On the fringes of Mebane

Nowhere

Other

Where would you like to see this type of development in Mebane?



Near Downtown and other commercial centers

On the fringes of Mebane

Nowhere

Other

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On the fringes of Mebane

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On the fringes of Mebane

Nowhere

Other

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Near Downtown and other commercial centers

On the fringes of Mebane

Nowhere

Other

Where would you like to see this type of development in Mebane?



Near Downtown and other commercial centers

On the fringes of Mebane

Nowhere

Other

Please share any additional thoughts you have on lot sizes and density.

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# Open Space & Landscaping

This survey focuses on open space and landscaping requirements for development in Mebane. It should take approximately 5 minutes to complete.

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- Other

# Open Space

Mebane encourages conservation development, which protects more space but concentrates homes. All areas not developed are classified as "open space." Open space can include areas of land or water reserved for recreation, resource protection, amenity, or buffer purposes. New developments are required to provide a certain amount of open space.

City staff is evaluating which areas should and should not count towards open space. Next, you will view a series of images and questions to consider.

## Floodplain & Stream Buffers

Do you consider this type of area to be open space?



Yes

Sort of

No

Other

## Landscaping

Do you consider this type of area to be open space?



Yes

Sort of

No

Other

## Stormwater Devices

Do you consider this type of area to be open space?



Yes

Sort of

No

Other

## Recreation

Do you consider this type of area to be open space?



Yes

Sort of

No

Other

Please share additional feedback you have about open space.

A large, empty rectangular box with a thin black border, intended for the user to provide additional feedback about open space.

# Landscaping

The UDO requires streetscape and natural and/or landscaped buffers to separate different uses. These buffers serve a variety of purposes, including:

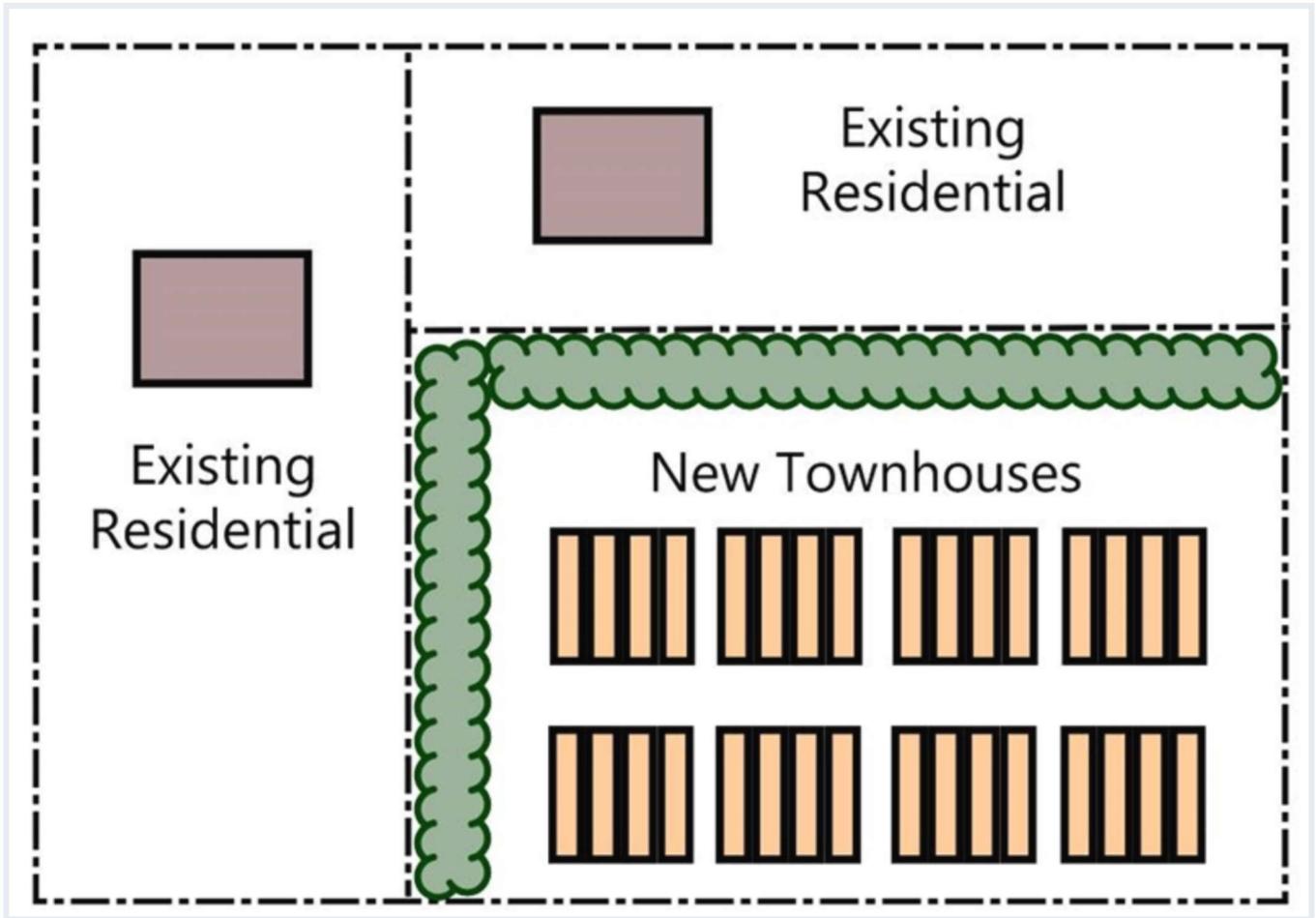
- Shielding properties from any adverse external effects of adjacent development, such as noise & lighting;
- Mitigating incompatibilities between adjacent uses;
- Preserving open space;
- Preserving or creating tree canopy and vegetation;
- Minimizing future increases in stormwater runoff; and
- Improving appearance of developments.

Three buffer examples are provided.

## Higher- & Lower-Density Residential

In this diagram, we have a new high density residential use next to an existing lower density residential use. The current requirement is a 40-foot opaque buffer. Forty feet is about the length of one school bus.

Is this enough buffering?



Yes, a 40-foot buffer seems about right.

No, more buffer is needed.

Other

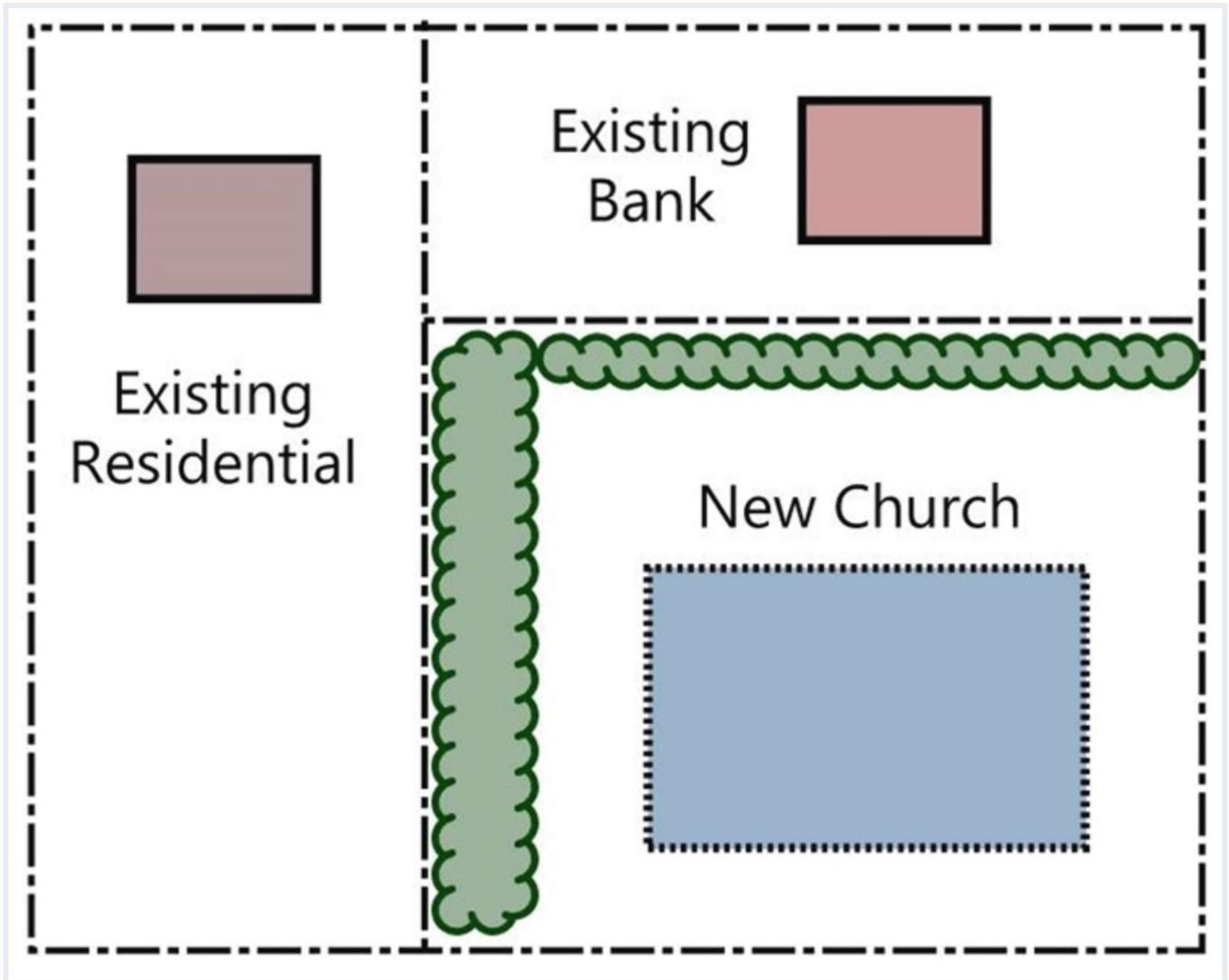
How much buffer do you suggest between higher- and lower-density residential?



## Residential & Commercial

For this example, the UDO would require 40-foot buffer along the adjoining residential use, and a 20-foot buffer along the adjoining bank use. A bank and church are considered the same use class.

Is this enough buffering? You may select more than one choice.

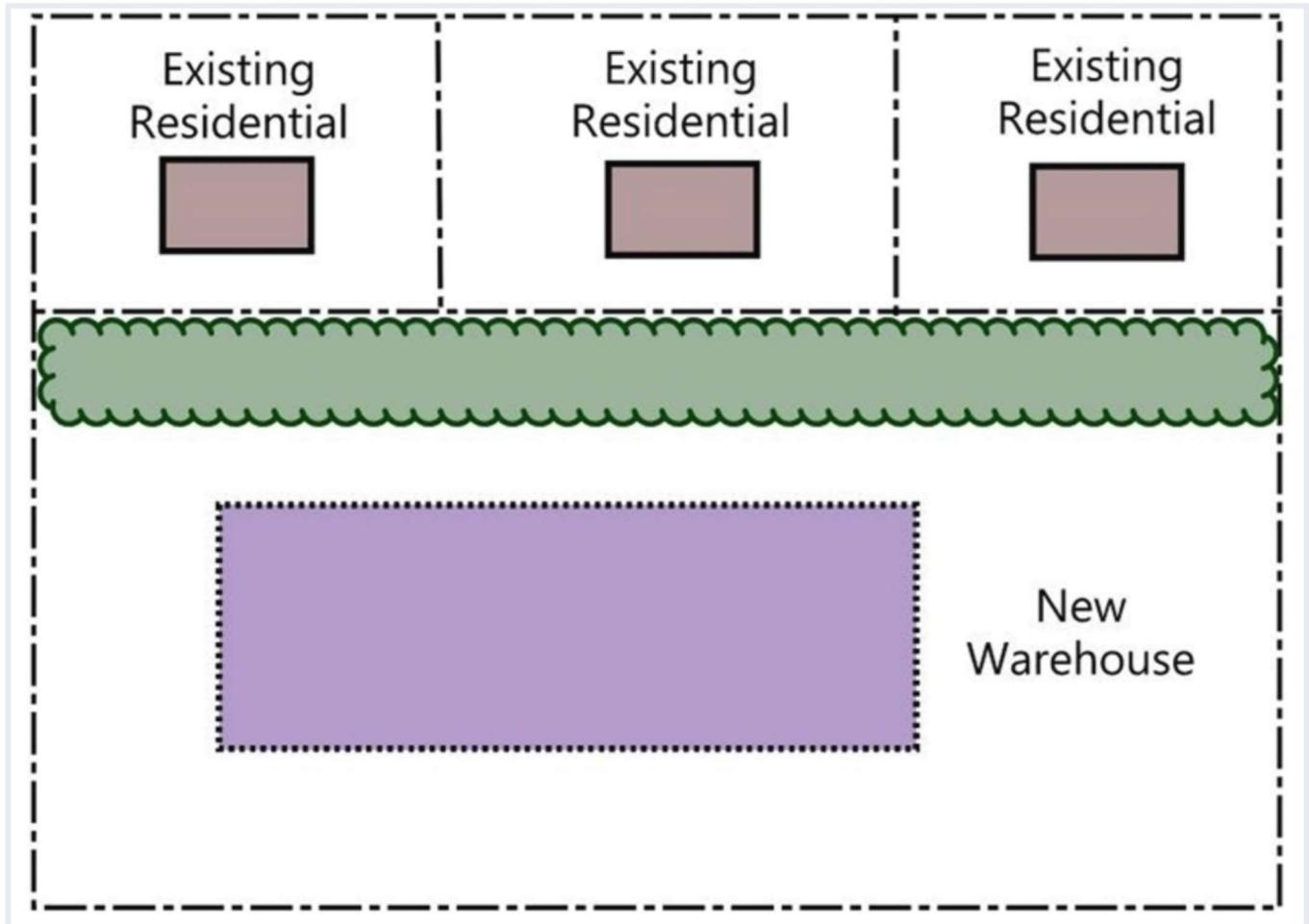


- Yes, both buffers seem about right.
  - No, more buffer is needed between the church and residential.
  - No, more buffer is needed between the church and bank.
  -
- Other

## Residential & Industrial

For this example, the UDO would require 50' opaque buffer along the adjoining residential use. Fifty feet is about the length of three large SUVs.

Is this enough buffering?

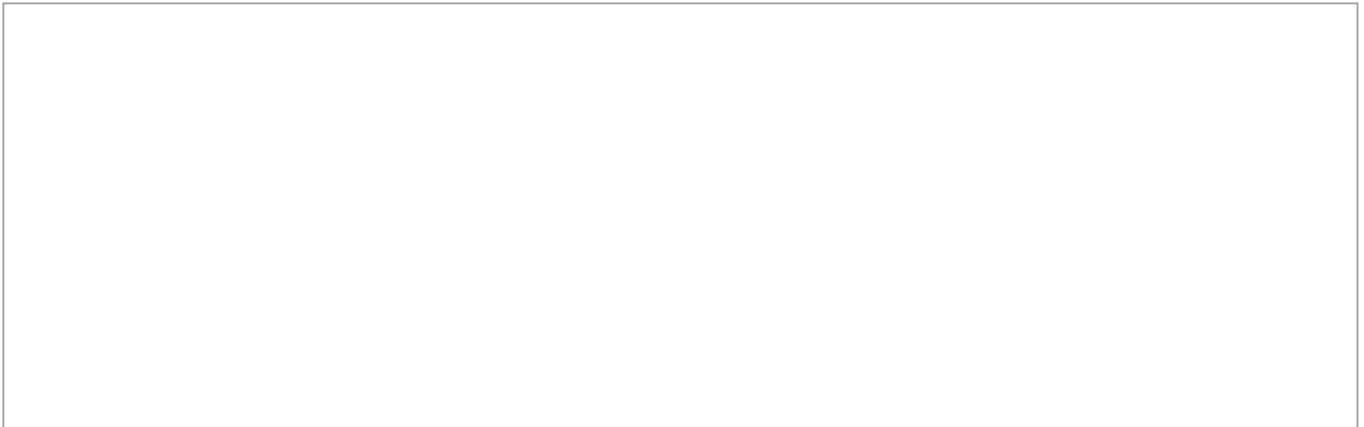


Yes, a 50-foot buffer seems about right.

No, more buffer is needed.

Other

How much buffer do you suggest between residential and industrial uses?



Please share additional feedback you have about landscaping.

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# Parking

This survey focuses on parking requirements for development in Mebane. It should take less than 5 minutes to complete.

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Other

# Parking Requirements

The Mebane UDO regulates various aspects of parking, including:

- Amount required for new and re-development
- Design and dimensions of parking spaces and lots
- Landscaping and lighting for parking lots

The current UDO does not include parking standards for certain modes of transportation. Additionally, City staff is evaluating the amount of parking required for different types of uses. The next few questions will ask you to consider where more or less parking is needed in Mebane.

2. Where is more bicycle parking needed in Mebane? You may select more than one choice.

*Information gathered from this survey will be used to revise parking standards in the UDO. These standards will apply to new developments.*

- Downtown
  - Commercial centers, such as grocery stores and shopping centers
  - Parks
  - Residential neighborhoods
  - Apartment buildings
  - Office and industrial buildings
  - Nowhere
  -
- Other

3. Where is more parking reserved for individuals with handicaps or disabilities needed?  
You may select more than one choice.

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- Downtown
  - Commercial centers, such as grocery stores and shopping centers
  - Parks
  - Residential neighborhoods
  - Apartment buildings
  - Office and industrial buildings
  - Nowhere
  -
- Other

4. Where are more electric vehicle charging stations needed? You may select more than one choice.

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- Downtown
  - Commercial centers, such as grocery stores and shopping centers
  - Parks
  - Residential neighborhoods
  - Apartment buildings
  - Office and industrial buildings
  - Nowhere
  -
- Other

5. Where are more spaces for compact cars needed? You may select more than one choice.

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- Downtown
  - Commercial centers, such as grocery stores and shopping centers
  - Parks
  - Residential neighborhoods
  - Apartment buildings
  - Office and industrial buildings
  - Nowhere
  -
- Other

6. Please describe any locations in Mebane where you believe there is too much parking for standard motor vehicles?

7. Please describe any locations in Mebane where you believe there is too little parking for standard motor vehicles?

8. Do you have additional thoughts on parking requirements in Mebane?



# Signs

This survey focuses on regulation of signs in Mebane. It should take approximately 5 minutes to complete.

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  -
- Other

# Sign Requirements

The Mebane UDO regulates the type, size, location, and related aspects of signs.

The effective use of signs promotes a positive community appearance and supports the local economy. Sign regulations are designed to recognize this service and protect the public from signs contributing to distractions, obstructions, and injury to property value and/or the aesthetic environment.

City of Mebane staff have identified the need for a completely new sign ordinance. The current language is difficult to interpret and enforce. Additionally, the organization of the ordinance could be improved. Numerous changes are being considered. The language will also be updated to ensure that its regulations of political signs is consistent with established US law.

2

Many factors are important to consider when regulating signs in a community. Of the factors listed below, which **three** do you think are **most important** to consider in Mebane? Please select your top three.

- Attractive community appearance
- Motorist and pedestrian safety
- Effective communication and identification
- Business visibility
- Protection of historical character
- Compatibility with surroundings
- Location and use considerations
- Business identity and expression
- 

Other

3

Briefly explain the reasons for your selection.

Please indicate your general preferences for the scale, design, and quantity of signs.

4

**Size of Signs:** Do you prefer smaller or larger signs?



- Smaller
- Larger
- No preference

Other

**Height of Signs:** Do you prefer signs closer to the ground or taller and off the ground?



Closer to the ground

Taller, off the ground

No preference

Other

**Quantity of Signs:** Do you prefer few or many signs?



- Few
- Many
- No preference

Other

# Temporary Signage

7

There are many types of temporary signs, some of which are displayed below. What aspects of temporary signage do you think the City should regulate? Select all that apply.



- Number of signs
- Type of signs
- Size of signs
- Number of days signs are on display
- 

Other

Are there any styles of temporary signs you would like to see less of in Mebane?



Please provide any additional comments you have regarding sign regulation in Mebane.

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# What Goes Where: Permitted Uses

This platform allows you to provide feedback on permitted uses in Mebane.

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Other

# Table of Permitted Uses

Most Development Ordinances include a "Table of Permitted Uses" that specifies which kinds of land use activities are allowed in which zoning districts in the community.

The Table of Permitted Uses helps the City manage where different activities can take place to help ensure that higher-impact uses like factories are not located next to more sensitive uses such as residential neighborhoods.

The City would like input from community stakeholders on the following potential revisions:

1. Adding several higher-impact uses to the Table, such as junkyards, transfer stations, and landfills, to clarify how they will be handled by the City.
2. Dividing an existing "catch-all" land use category listed as "Manufacturing or Industrial, not listed elsewhere" into two separate categories -- "Industry, Heavy" and "Industry, Light" so that more and less impactful uses not currently listed in the table can be handled appropriately by the City.
3. Adding requirements to help manage potential impacts from certain higher-impact uses, such as noise, dust, and odors.
4. Allowing "temporary health care structures", as required by state law.
5. Allowing "Farm Supplies" and "Self-Storage Warehouse" as Business Uses, provided that they meet development standards for parking, appearance, landscaping, etc.

2. Please share your thoughts on the described revisions.

3. Do you have any other types of land uses you think staff should consider?

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 Microsoft Forms

# Nonconformities: Managing Activities that Don't Meet Current Standards

This platform allows you to provide feedback on requirements of nonconformities in Mebane.

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Other

# Nonconformities

A common question in communities with zoning is how to handle uses and features known as “nonconformities” that were legal when they were first established, but don’t meet the current ordinance requirements.

The Mebane UDO allows nonconformities that were legally established to continue, but they can’t be expanded or moved unless this action reduces the extent or existence of the nonconformity.

The City would like input from community stakeholders on the following potential revisions:

1. Clarify the standards for nonconformities to make them easier to enforce.
2. Allow properties to maintain legal status even if they dedicate road right of way to the City.
3. Not issue any new City approvals for a property until signs conform with City standards.
4. Establish clear guidelines regarding how to treat nonconforming site “features” such as off-street parking, landscaping, buffers, sight triangles, and screening.

2. Please share your thoughts on the described revisions.

3. Do you have any other items you think staff should consider when revising requirements for nonconformities?

