

SUMMARY OF UDO SURVEY RESPONSES

As part of the Planning Department's efforts to revise the Mebane Unified Development Ordinance (UDO), we launched a series of surveys to gather input on the following topics:

- Fences and Accessory Structures
- Property Standards
- Open Space and Landscaping
- Parking
- Signs
- Table of Permitted Uses
- Nonconformities

These surveys were open from mid-January 2022 through the end of February. They were advertised on the City's website and Facebook page.

This report summarizes the responses from the following surveys:

- Parking - Page 2
- Property Standards - Page 3
- Fences and Accessory Structures - Pages 4&5
- Open Space and Landscaping - Page 6

Copies of each survey form are provided in a separate appendix.

Prior to launching the surveys, the Planning Department held an open house and information session on December 13th, 2021. Posters on each topic were presented during the open house. These posters influenced the design of the public input surveys and are available on the City's Website: <https://cityofmebanenc.gov/udo-info-posters/>.

PARKING STANDARDS

WHAT DID WE ASK?

We asked respondents to consider where more parking is needed for bicycles, ADA spaces, electric vehicle charging stations, and compact cars.

We asked if there were any locations with too much or too little parking for standard motor vehicles.

WHO RESPONDED?

- 97 survey responses
- 96% of respondents live in or around Mebane
- 9% own a business in Mebane

WHAT DID WE LEARN?

Respondents would like to see MORE...

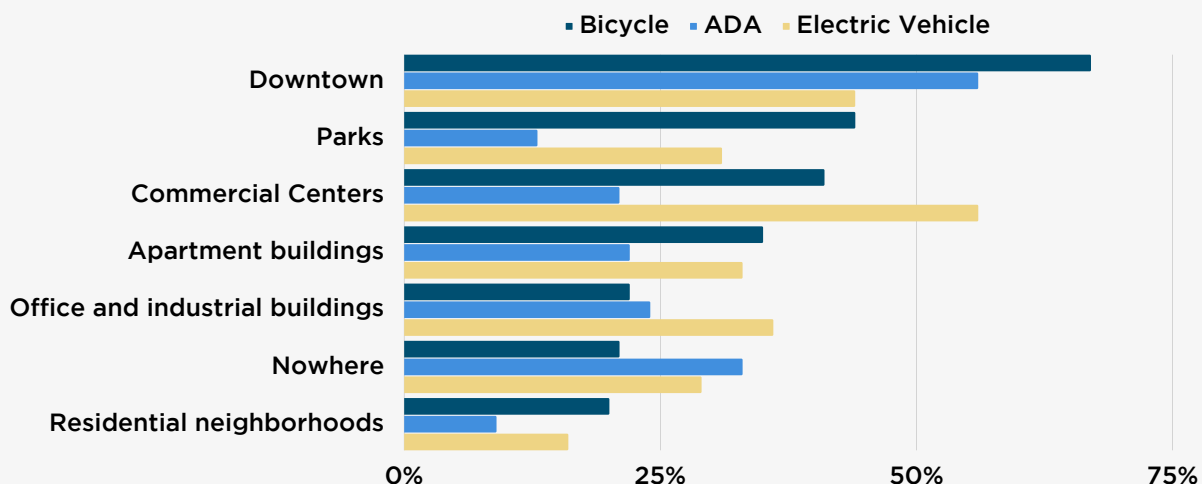
- Bike parking in Downtown, at Parks, and in Commercial Centers.
- ADA spaces in Downtown.
- Electric vehicle charging in Commercial Centers and Downtown.

A majority of respondents do not want dedicated compact car parking.

Large commercial sites were often mentioned as having too much parking for standard motor vehicles. While, Downtown was listed as having too little parking for standard motor vehicles.

WHERE IS MORE PARKING NEEDED?

Percentages are calculated from 97 unique responses. Respondents could select multiple options.



PROPERTY STANDARDS

WHAT DID WE ASK?

We asked respondents to consider four illustrations of development and asked if those are preferred near Downtown and other commercial centers, on the fringes of Mebane, nowhere, or other.

WHO RESPONDED?

- 123 survey responses
- 97% of respondents live in or around Mebane.
- 6% own a business in Mebane.
- 6% work in Mebane as developer, engineer, etc.

WHAT DID WE LEARN?

Outside of Mebane's Downtown and commercial centers, respondents indicated a preference for larger lot developments. Walkability is preferred nearer Downtown.

Respondents were in general agreement on the following:

- Houses with bigger yards are preferred on the fringes of Mebane (82.1%).
- Parking in driveways is preferred on the fringes of Mebane (61.8%).
- On-street parking is not desired (65.9%).
- Walkability to businesses is preferred near Downtown and other commercial centers (72.4%).
- Neighborhoods with privacy and quiet is preferred on the fringes of Mebane (79.7%).

Less agreement existed for three of the illustrations:

- Houses closer to the street are slightly preferred nowhere.
- Limited businesses in neighborhoods is not clearly preferred in a particular area.
- Tight knit, walkable neighborhoods are not clearly preferred in a particular area.



FENCE MATERIALS AND LOCATION

WHAT DID WE ASK?

We asked respondents to consider if various types of fence materials should be permitted in residential yards.

We asked if fences greater than four feet in height should be setback a certain distance from the street.

WHO RESPONDED?

- 142 survey responses
- 98% of respondents live in or around Mebane
- 3% own a business in Mebane
- 2% work in Mebane as developer, engineer, etc.

WHAT DID WE LEARN?

Most respondents indicated that the following should be permitted fence materials:

- Aluminum, Iron, Steel (86%)
- Vinyl (68%)
- Wood & Welded Wire (63%)
- Wood (61%)

About half of the respondents indicated that chain link and vinyl-coated chain link should be a permitted fence materials. 40% of respondents indicated that these chain link materials should only be permitted for use in rear and side yards.

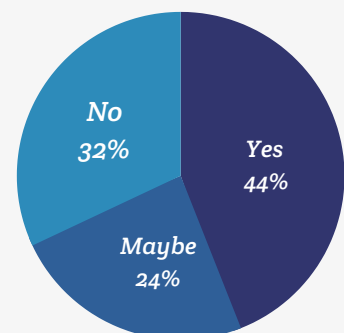
The following themes about fence materials emerged among the public comments:

- Any non-hazardous materials should be allowed.
- More affordable materials should not be prohibited.
- Fences should be neat and in good repair.

Responses varied for the questions about fence height and location, however some key themes emerged:

- Fences should not impede visibility at intersections.
- Property owners should be able to have privacy and maximize the use of their land.

Should fences greater than 4 ft in height be set back a certain distance from the street or sidewalk?



METAL AS A BUILDING MATERIAL

WHAT DID WE ASK?

We asked respondents to consider if metal should be a permitted building material for residential accessory buildings and commercial buildings.

WHO RESPONDED?

- 142 survey responses
- 98% of respondents live in or around Mebane
- 3% own a business in Mebane
- 2% work in Mebane as developer, engineer, etc.

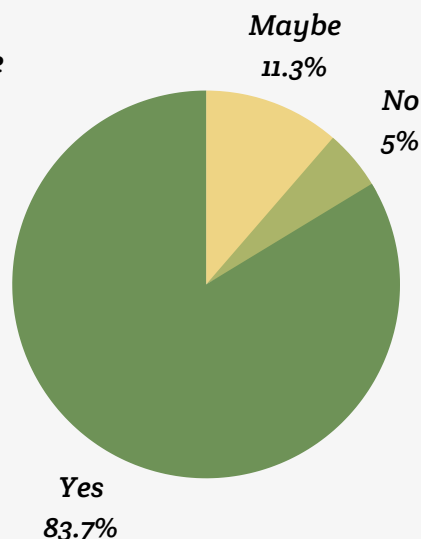
WHAT DID WE LEARN?

84% of respondents indicated that metal should be allowed as a material for accessory structures and 76% said it should be allowed for commercial buildings.

The following themes emerged among the public comments:

- Commercial buildings should be held to a higher standard if metal is permitted and should be in harmony with surrounding businesses.
- Metal structures must be well maintained.
- Metal can be attractive and cost effective.

Do you think metal should be allowed as a material for accessory structures?



OPEN SPACE & LANDSCAPING

WHO RESPONDED?

- 102 survey responses
- 98% of respondents live in or around Mebane.
- 5% own a business in Mebane.
- 5% work in Mebane as developer, engineer, etc.

OPEN SPACE

WHAT DID WE ASK?

We asked respondents to determine if various types of outdoor areas typically provided in major residential developments should be considered as and counted towards "open space" requirements.

WHAT DID WE LEARN?

- 70% of respondents consider landscaping to be open space.
- 68% of respondents consider recreation areas to be open space.
- 32% of respondents consider stormwater devices to be open space.

LANDSCAPE BUFFERS

WHAT DID WE ASK?

We asked respondents to consider some examples that illustrate the City's current buffering requirements for a variety of land uses.

WHAT DID WE LEARN?

- 65% of respondents indicated that a 50-ft buffer between residential and industrial uses is not enough.
- 65% of respondents indicated that a 40-ft buffer between higher and lower density residential is not enough.
- 48% percent of respondents indicated that a 40-ft buffer between residential non-residential uses such as bank or a church is not enough.

