Unified Development Ordinance
Property Comparison
(Before and After)

Development Services
The Unified Development Code (Chapter 30 of the City Code) became effective August 1, 2011. The Code is one of the City's important tools in encouraging new development and renovation that helps move the community toward its goals of being a better, more attractive place to live, work and recreate, and for a diverse and viable local economy.
The UDO largely consists of zoning and subdivision regulations, along with development standards governing landscaping and tree protection, open space dedication, buffering requirements, the City sign code, and residential and commercial façade treatment standards. Although the UDO does contain some technical design standards, such as parking lot design requirements, for the most part, technical design standards for buildings and site infrastructure are separately addressed in other documents that include the North Carolina State Building Code, the North Carolina State Fire Code, City technical standards relating to the design of streets and stormwater management facilities, and design standards of utility providers operating in the City, including the Fayetteville Public Works Commission.
The following slides show a photo comparison of sites developed prior to the adoption of the UDO to sites developed with the UDO.
UDO Property Comparisons

Building/parking lot no landscaping

Big Lots - 3915 Ramsey Street

UDO building/parking lot landscaping

Ramsey Commons - 150 Francam Drive
Prior to UDO no landscape around buildings

UDO Property Comparisons

UDO building landscaping required

Northgate Plaza - 3725 Ramsey Street

Mellow Mushroom - 301 N McPherson Church Road
UDO Property Comparisons

Prior to UDO no building landscape required

UDO building landscape required

4810 Ramsey Street

Circle K - 971 Glensford Drive
UDO Property Comparisons

Prior UDO parking lot

UDO parking lot island requirements

Northgate Plaza - 3725 Ramsey Street

Ramsey Commons - 150 Francam Drive
UDO Property Comparisons

Prior UDO no street buffer or street trees

UDO street buffer and street trees

4808 Ramsey Street

Ramsey Commons - 150 Francam Drive
UDO Property Comparisons

Prior to UDO no parking lot/street yard buffer required

UDO street parking lot/street yard buffer

2726 Raeford Road

Panera Bread - 4807 Ramsey Street
UDO Property Comparisons

No screening of utilities required

639 executive place

UDO screening of utilities

Ramsey Commons - 150 Francam Drive
Prior to UDO buffer along residential

902 Brighton Road

UDO Property Comparisons

UDO buffer along residential

7505 Bridgeman Drive
UDO Property Comparisons

Prior to UDO no open Space required

UDO Usable Open Space

6605 Raeford Road

Circle K - 971 Glensford Drive
UDO Property Comparisons

Prior to UDO no Bicycle Parking required

UDO Bicycle Parking Required

3215 Raeford Road

Circle K - 971 Glensford Drive
Before and After UDO Comparison

Prior to UDO

UDO - Redevelopment

2727 Raeford Road

2727 Raeford Road
Before and After UDO Comparison

Prior to UDO no parking lot/street yard buffer required

UDO – Redevelopment requires parking lot/street yard buffer

552 N McPherson Church Road

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