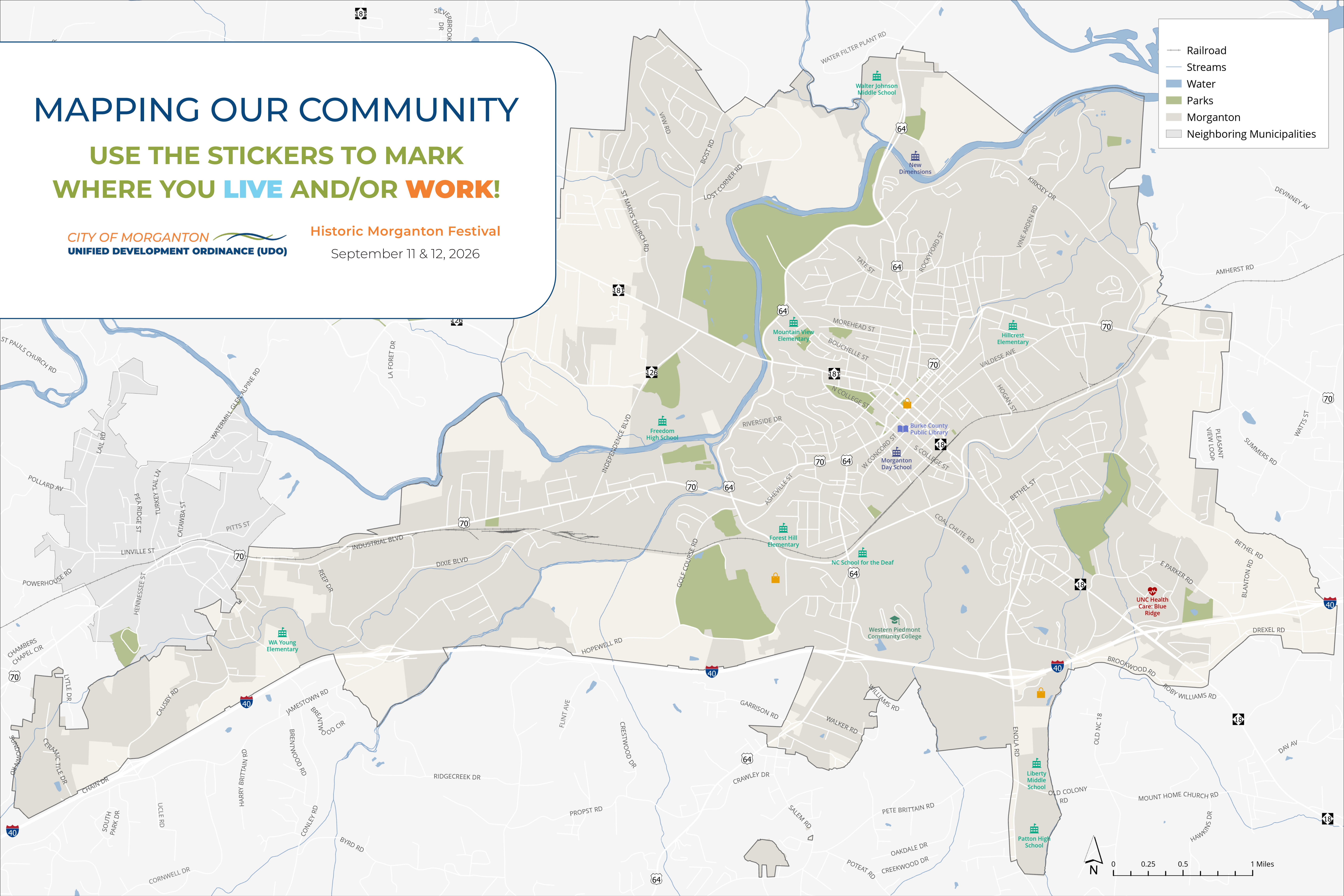


MAPPING OUR COMMUNITY

USE THE STICKERS TO MARK
WHERE YOU **LIVE** AND/OR **WORK!**

CITY OF MORGANTON
UNIFIED DEVELOPMENT ORDINANCE (UDO)

Historic Morganton Festival
September 11 & 12, 2026



FREQUENTLY ASKED QUESTIONS (FAQ)

Visit the Website to learn more and participate in the interactive map!

<https://engagekh.mysocialpinpoint.com/morgantonudo>



WHAT IS A UNIFIED DEVELOPMENT ORDINANCE (UDO)?

A UDO compiles the City’s development rules into one document.

WHAT DOES THE UDO COVER?

Regulates property development

- Zoning
- Subdivision
- Stormwater
- Floodplain Development

Addresses:

- Types of businesses allowed
- Number of houses per acre
- Lot sizes
- Distances between buildings and property boundaries
- Building height
- Landscaping
- Parking
- Building design
- Signs
- Standards for water, sewer, and new streets
- Stormwater requirements
- Floodplain requirements

WHY IS THE CITY UPDATING ITS ORDINANCES?

- Current development ordinances adopted 10-30 years ago
- Ensure standards create the vision set in Imagine Morganton 2040, the City’s Comprehensive Plan
- Streamline regulations
- Match latest current planning and development practices
- Make standards easier for residents, property owners, and developers to understand

WHAT LAND AREA DOES THE ZONING ORDINANCE APPLY TO?

- Morganton City Limits
- Morganton Extra-Territorial Jurisdiction (ETJ)
 - ETJ = area just outside the City limits that owners may wish to annex

DOES MY ZONING DISTRICT AFFECT MY TAXES?

- No
- Zoning determines allowable uses of a property but does not factor into property value.

WHAT ARE THE MOST IMPORTANT TYPES OF LANDSCAPING?

PLACE A NUMBERED DOT NEXT TO EACH FEATURE TO RANK IT IN ORDER OF IMPORTANCE. USE EACH NUMBER ONLY ONCE:

- 1 = MOST IMPORTANT
- 2 = SECOND MOST IMPORTANT
- 3 = THIRD MOST IMPORTANT
- 4 = LEAST IMPORTANT

USE STICKY NOTES ANYWHERE ON THE BOARD TO PROVIDE ADDITIONAL COMMENTS, IDEAS, OR FEEDBACK.

LANDSCAPING TO ENHANCE STREETScape



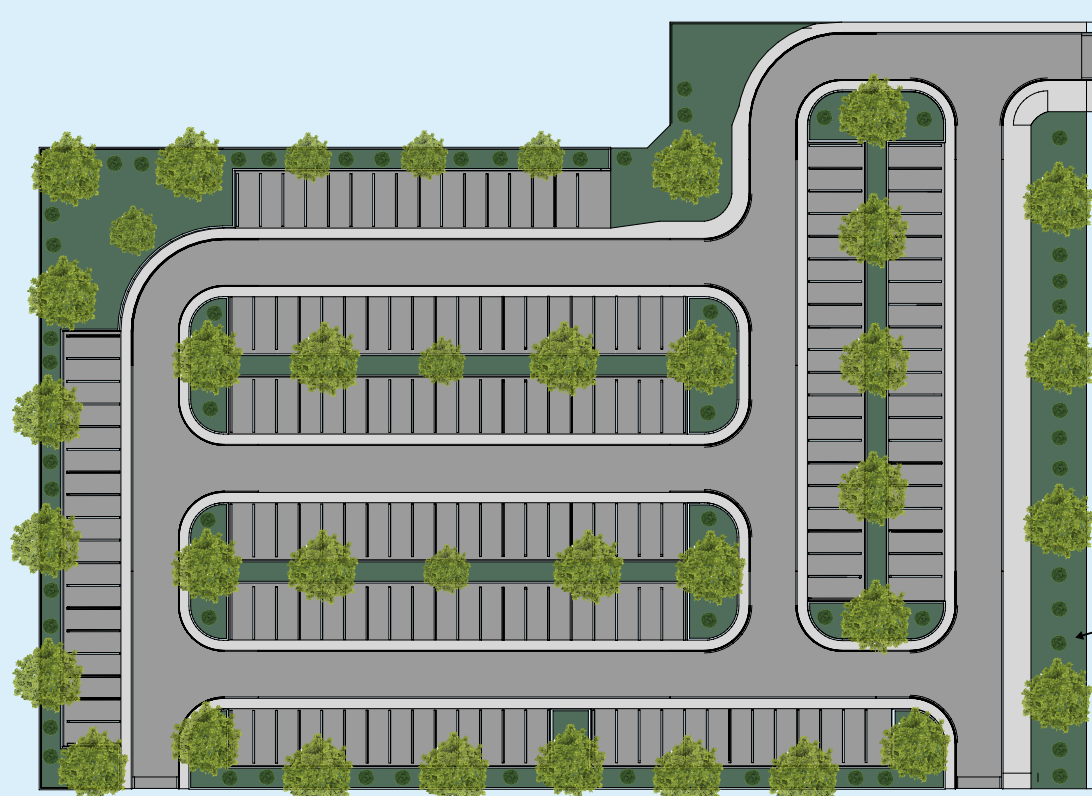
LANDSCAPING TO SEPARATE PARKING FROM BUILDINGS



LANDSCAPING TO SEPARATE COMMERCIAL AND RESIDENTIAL



LANDSCAPING FOR SHADE IN PARKING LOTS



Visit the Website:

<https://engagekh.mysocialpinpoint.com/morgantonudo>



WHAT APPEALS TO YOU THE MOST?

PLACE A SINGLE DOT NEXT TO THE FEATURE THAT IS MOST IMPORTANT TO YOU.

USE STICKY NOTES ANYWHERE ON THE BOARD TO HIGHLIGHT OTHER FEATURES YOU LIKE OR DISLIKE.

CHOOSE **ONE** LANDSCAPING DESIGN AT THE STREET EDGE:

10' WIDE, MEDIUM AMOUNT OF TREES, LOTS OF SHRUBS



5' WIDE, SMALL AMOUNT OF TREES, SMALL AMOUNT OF SHRUBS



CHOOSE **ONE** LANDSCAPING DESIGN TO SEPARATE COMMERCIAL AND RESIDENTIAL:

10' WIDE, SMALL AMOUNT OF TREES, MEDIUM AMOUNT OF SHRUBS



15' WIDE, LARGE AMOUNT OF TREES, LOTS OF SHRUBS



Visit the Website:

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CITY OF MORGANTON

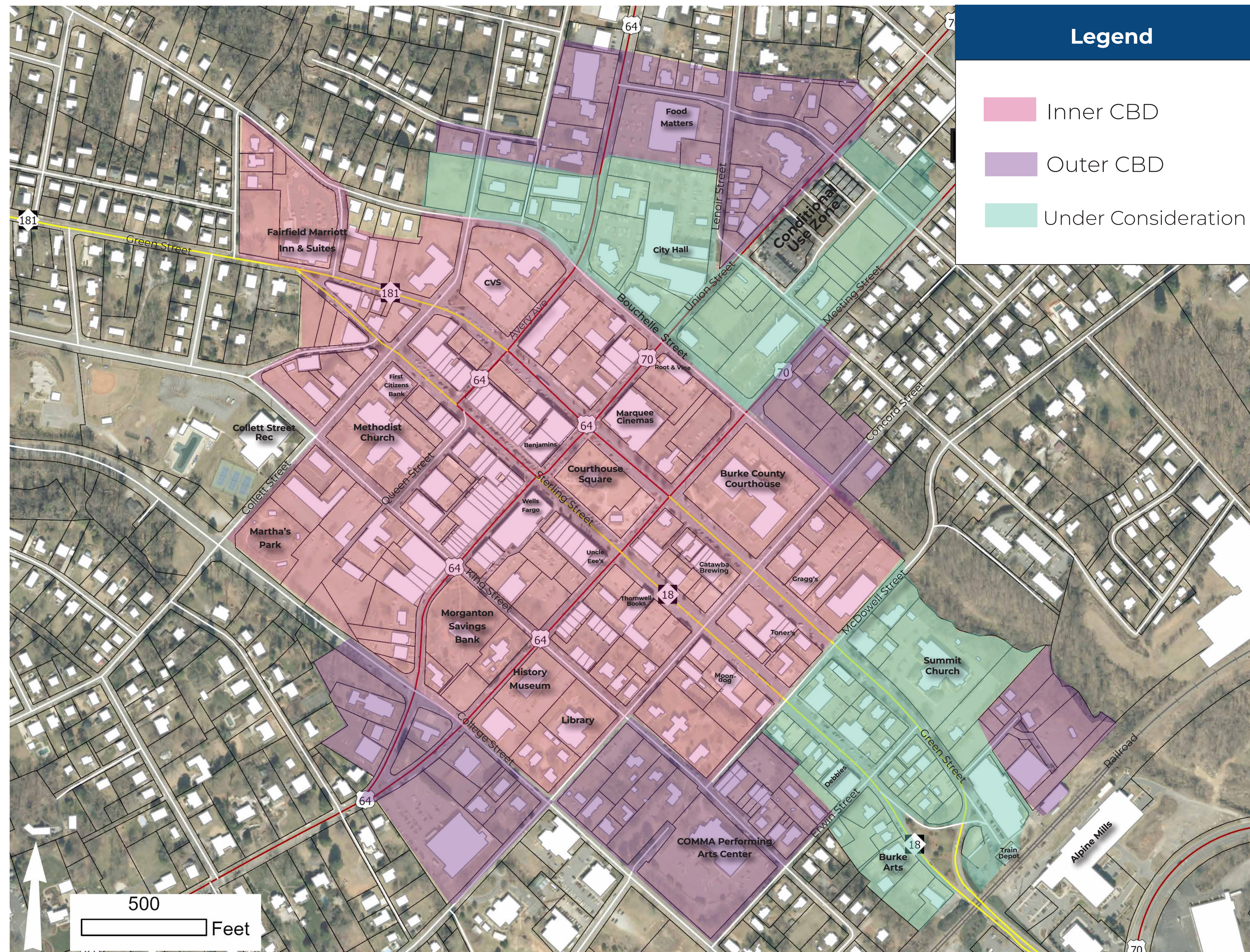
UNIFIED DEVELOPMENT ORDINANCE (UDO)

Review the City’s existing ordinances and provide location-specific feedback using the interactive mapping tools. Please provide your comments and map feedback by December 31, 2026!

<https://engagekh.mysocialpinpoint.com/morgantonudo>



CENTRAL BUSINESS DISTRICT (CBD) / DOWNTOWN



IF INCLUDED IN THE
INNER CBD, NEW
BUILDINGS WILL BE
REQUIRED TO:

- BUILD CLOSE TO THE SIDEWALK
- HAVE LARGER STREET-FACING WINDOWS
 - USE MAINLY BRICK OR SIMILAR BUILDING MATERIALS
- HAVE PEDESTRIAN-FRIENDLY DESIGN

Visit the Website:

<https://engagekh.mysocialpinpoint.com/morgantonudo>



ZONING ORDINANCE:

PLACE A STICKY NOTE IN ONE BOX TO EXPLAIN YOUR REASONING OR PROVIDE ADDITIONAL FEEDBACK.

WHAT SHOULD WE KEEP?

WHAT SHOULD WE CHANGE?

BE AS SPECIFIC AS POSSIBLE!

