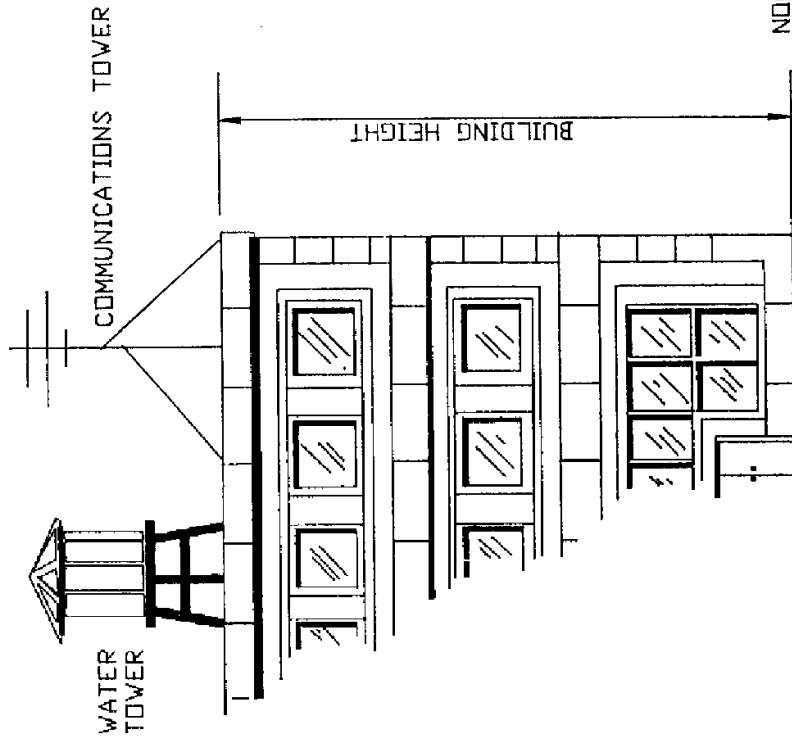
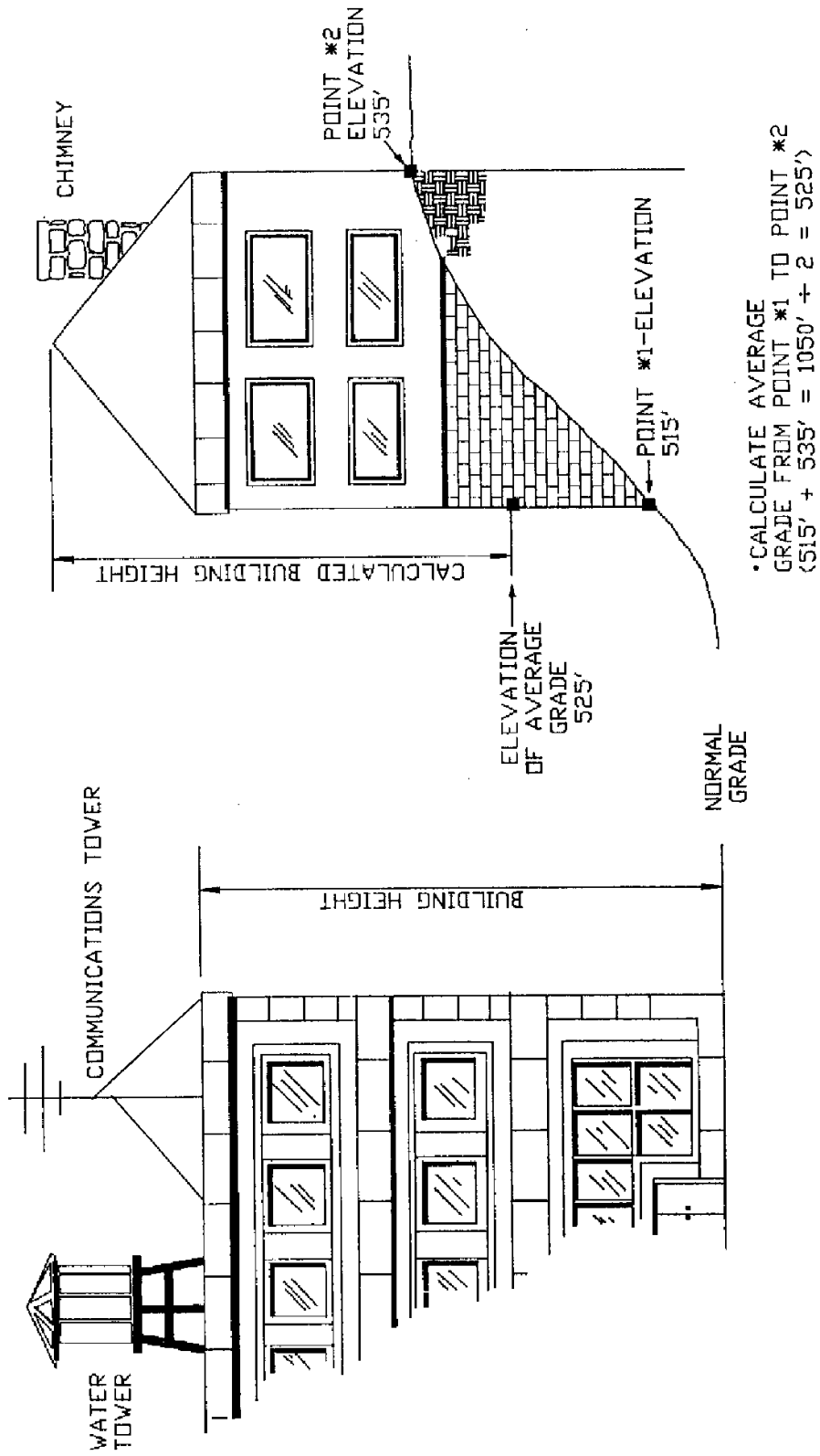


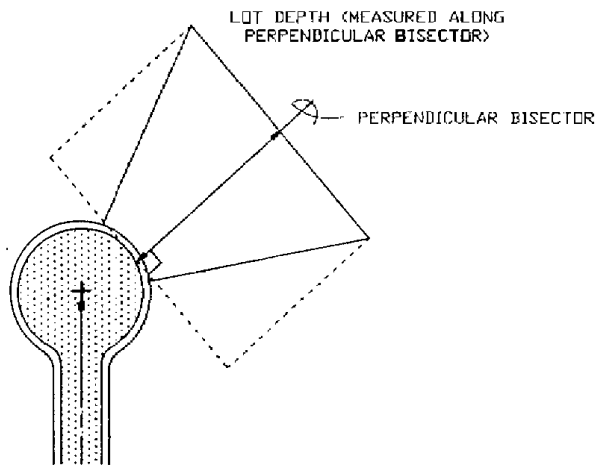
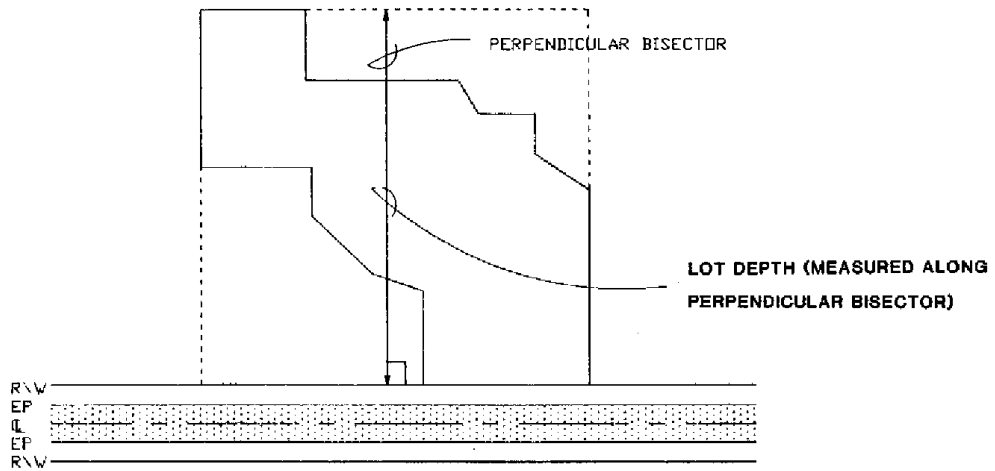
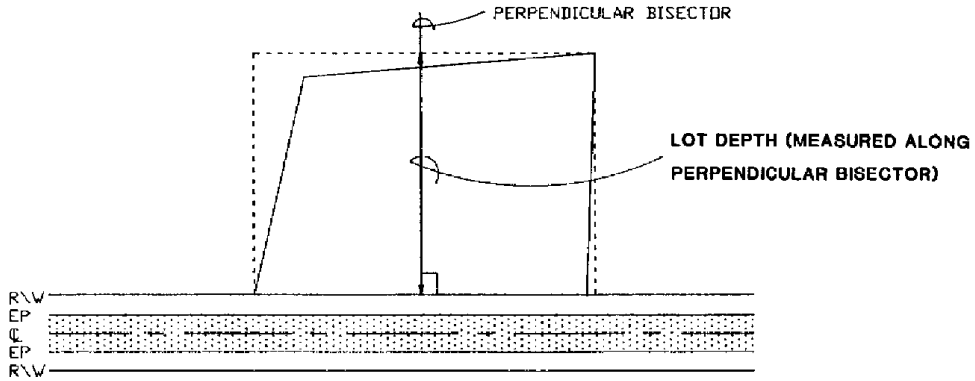
APPENDIX 7 ILLUSTRATIONS

Illustration Number	Subject
A-5.1	Measurement of Building Height
A-5.2	Measurement of Lot Depth
A-5.3	Determination of Minimum Building Line
A-5.4a	Determination of Setbacks
A-5.4b	Determination of Rear Yard Setbacks
A-5.5	Street Classifications
A-5.6	Zero Side Setback
A-5.7	Lots Adjoining Public Open Space
A-5.8	Yard Space Triangles
A-5.9	Accessory Buildings and Structures for Customary Uses
A-5.10	Structure Encroachments into Required Setbacks
A-5.11	Single Family Detached Cluster Development
A-5.12	Accessory Dwelling Units on Single Family Lots
A-5.13	Typical Manufactured Dwelling Lot
A-5.14	Flag Lot
A-5.15	Application of Landscaping Requirements
A-5.16	Street Planting Yard
A-5.17	Type A and B Planting Yard
A-5.18	Type C and D Planting Yard
A-5.19	Parking Lot Plantings
A-5.20	Eastchester Scenic Corridor Landscaping: N. Main Street to Johnson Street
A-5.21	Eastchester Scenic Corridor Landscaping: Johnson Street to Penny Road, Option A
A-5.22	Eastchester Scenic Corridor Landscaping: Johnson Street to Penny Road, Option B
A-5.23	Eastchester Scenic Corridor Landscaping: Penny Road to Gallimore Dairy Road, Option A
A-5.24	Eastchester Scenic Corridor Landscaping: Penny Road to Gallimore Dairy Road, Option B
A-5.25	Sight Triangles at Intersections
A-5.26	Handicap Parking Requirements
A-5.27	Handicap Parking Signage Requirements
A-5.28	Stacking Space Requirements
A-5.29	Loading Area Requirements
A-5.30	Parking as Principal Use on Lot in Residential District
A-5.31	Flood Hazard Boundaries
A-5.32	Rural Family Occupation
A-5.33	Fence or Wall Height Regulations for Interior Residential Lots
A-5.34	Fence or Wall Height Regulations for Residential Corner Lots
A-5.35	Parking Space Geometric Design Standards
A-5.36	Property Separation and Use Separation
A-5.37	Calculation of Sign Area and Height
A-5.38	Types of Signs



MEASUREMENT OF BUILDING HEIGHT

NO SCALE



- ENCLOSE THE LOT IN THE SMALLEST POSSIBLE RECTANGLE.
- DRAW A PERPENDICULAR BISECTOR THROUGH THE RECTANGLE.
- THE LOT DEPTH IS MEASURED ALONG THE PERPENDICULAR BISECTOR.

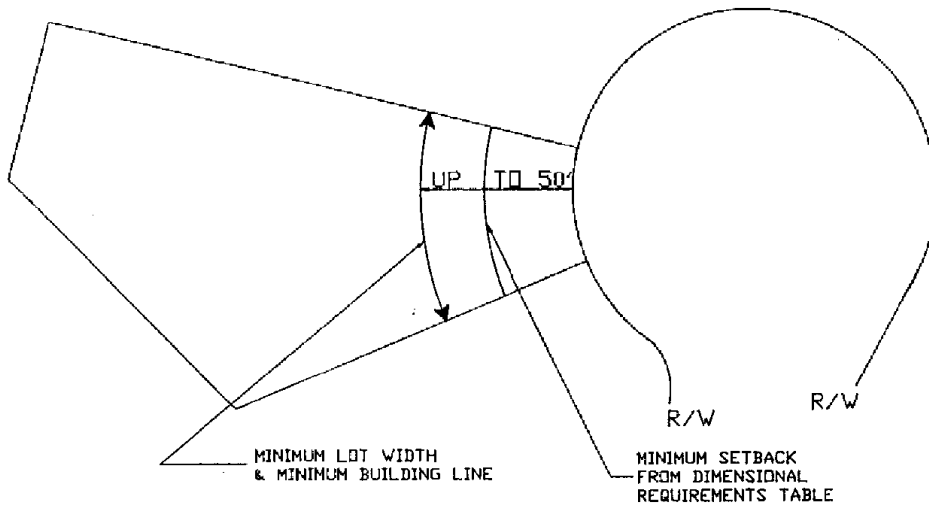
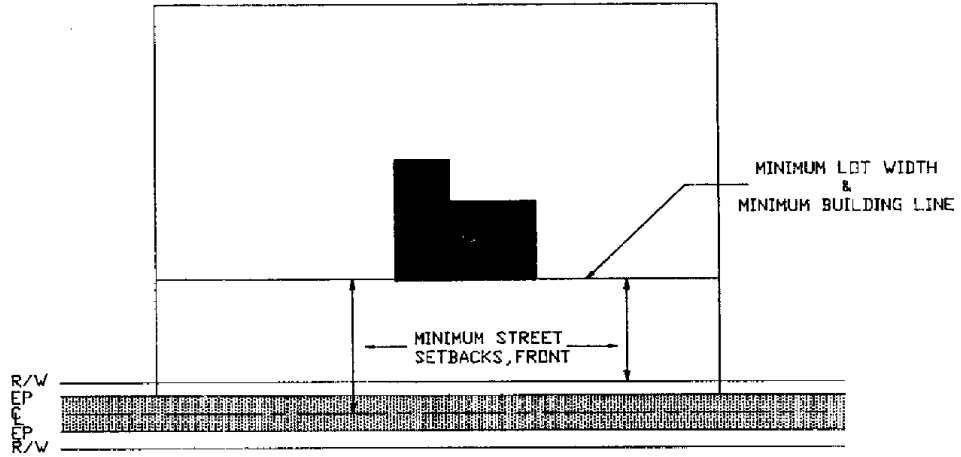
MEASUREMENT OF LOT DEPTH

NO SCALE

A-5.2

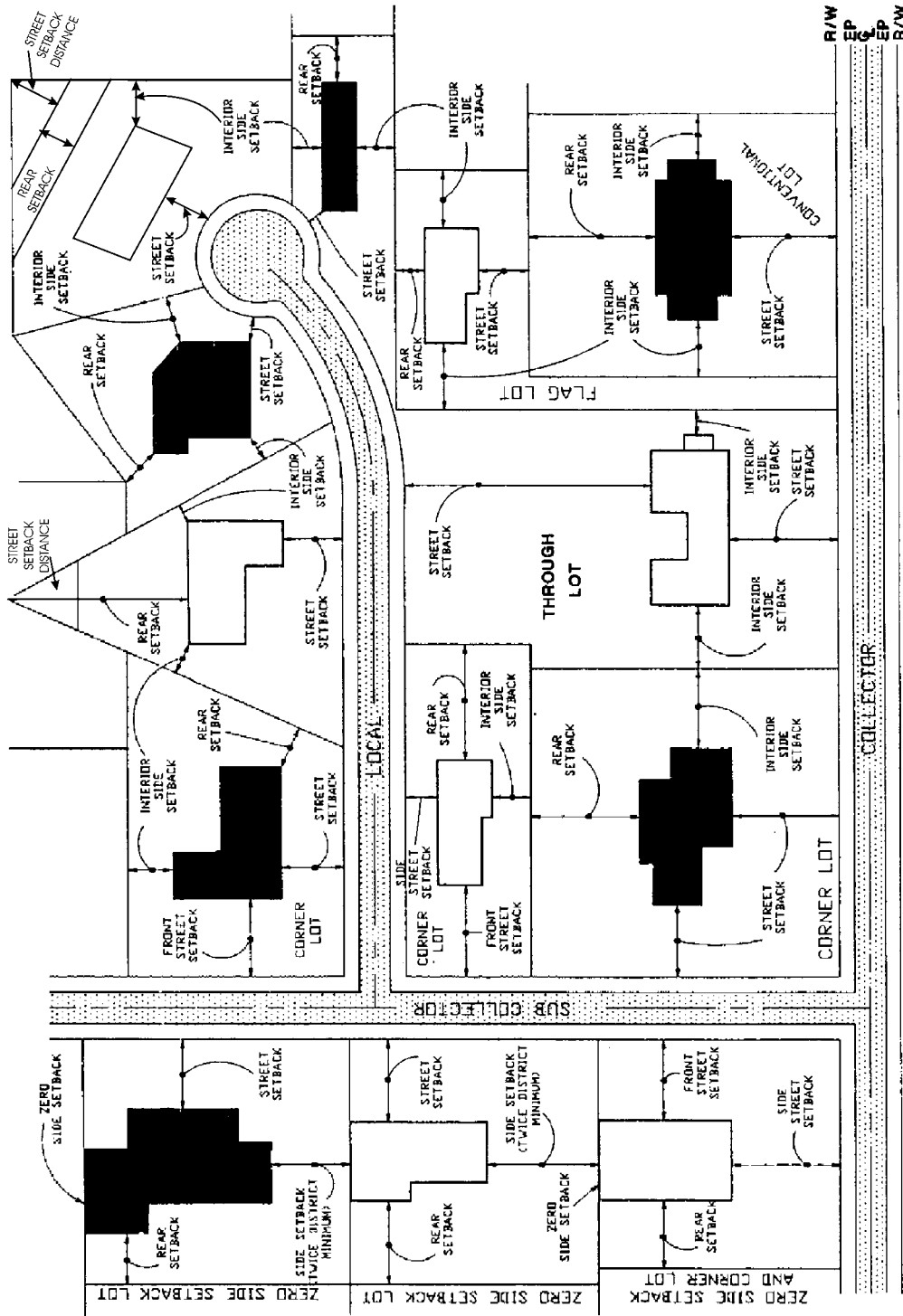
MINIMUM LOT WIDTH

NO SCALE



DETERMINATION OF MINIMUM BUILDING LINE

NO SCALE

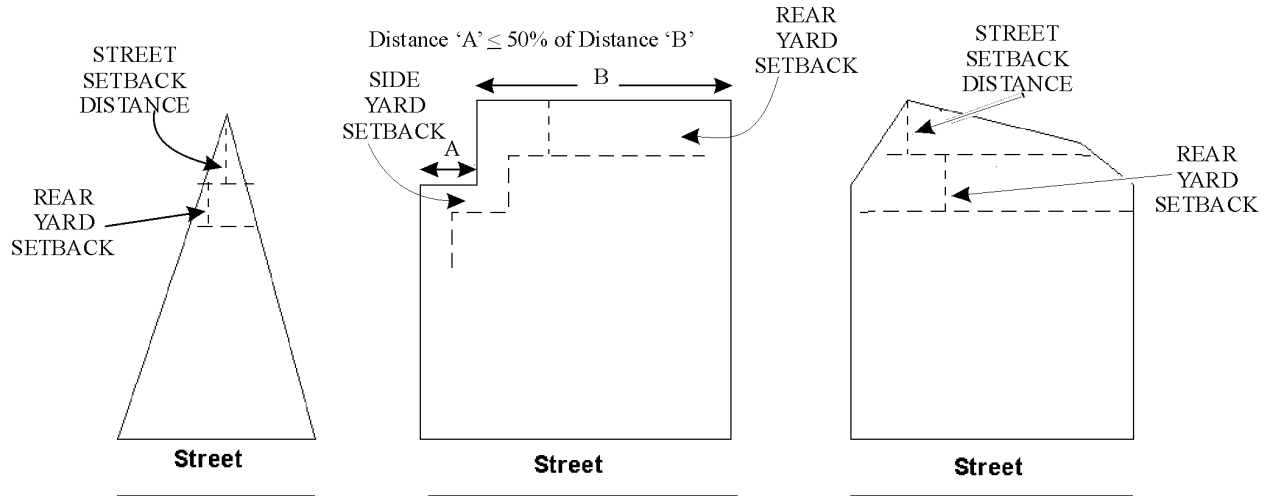


DETERMINATION OF SETBACKS

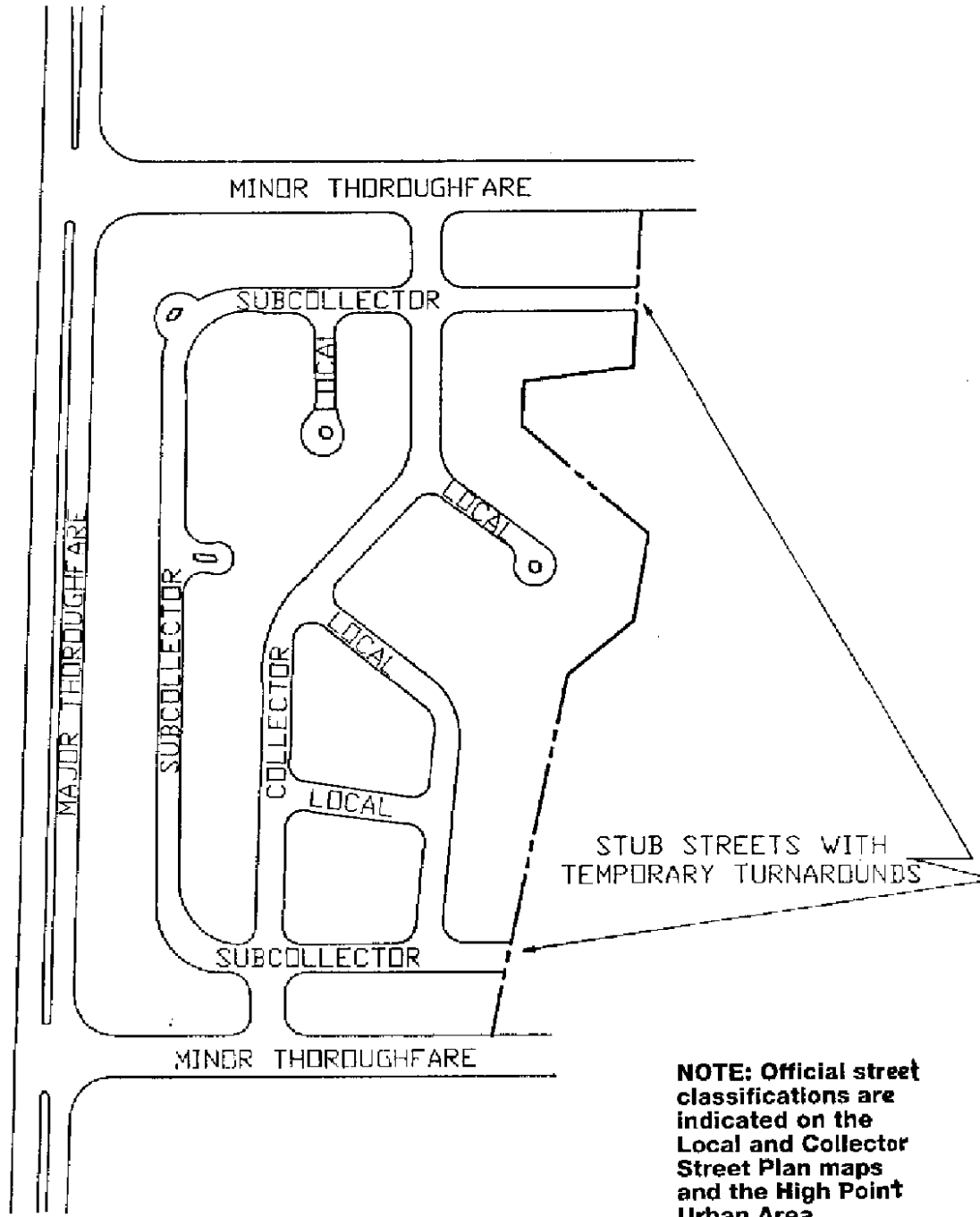
NO SCALE

A-5.4a

Determination of Rear Yard Setbacks Reference Section 9-4-12(c)

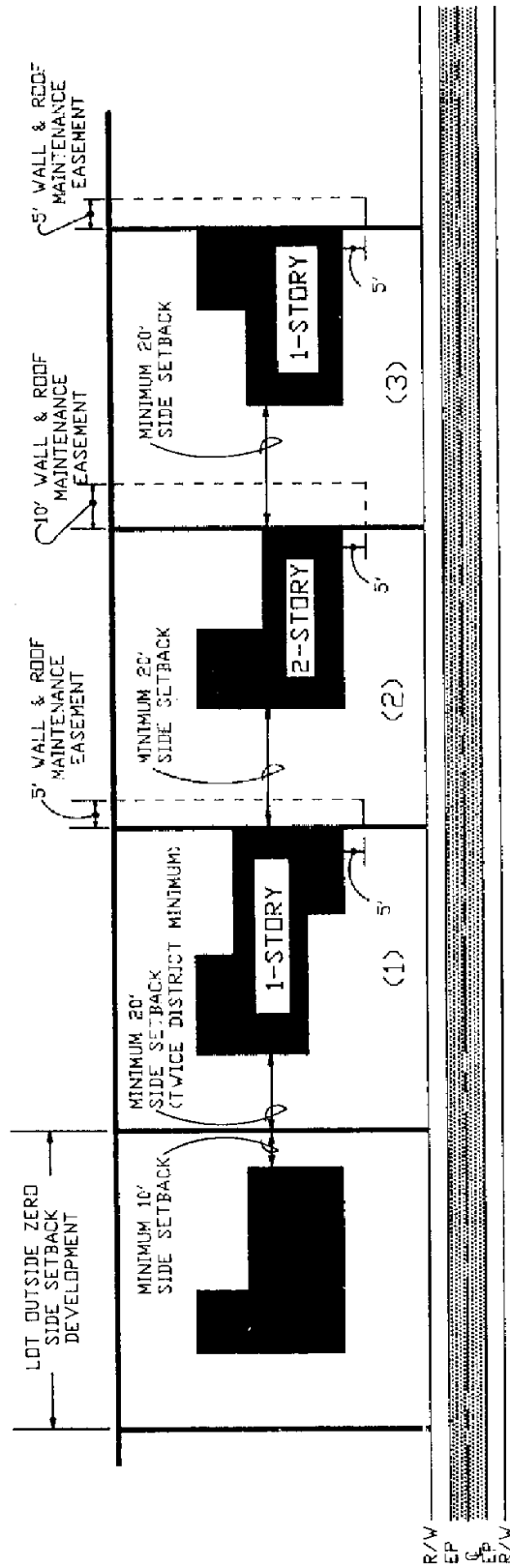


Different Residential Single Family Lot Configurations



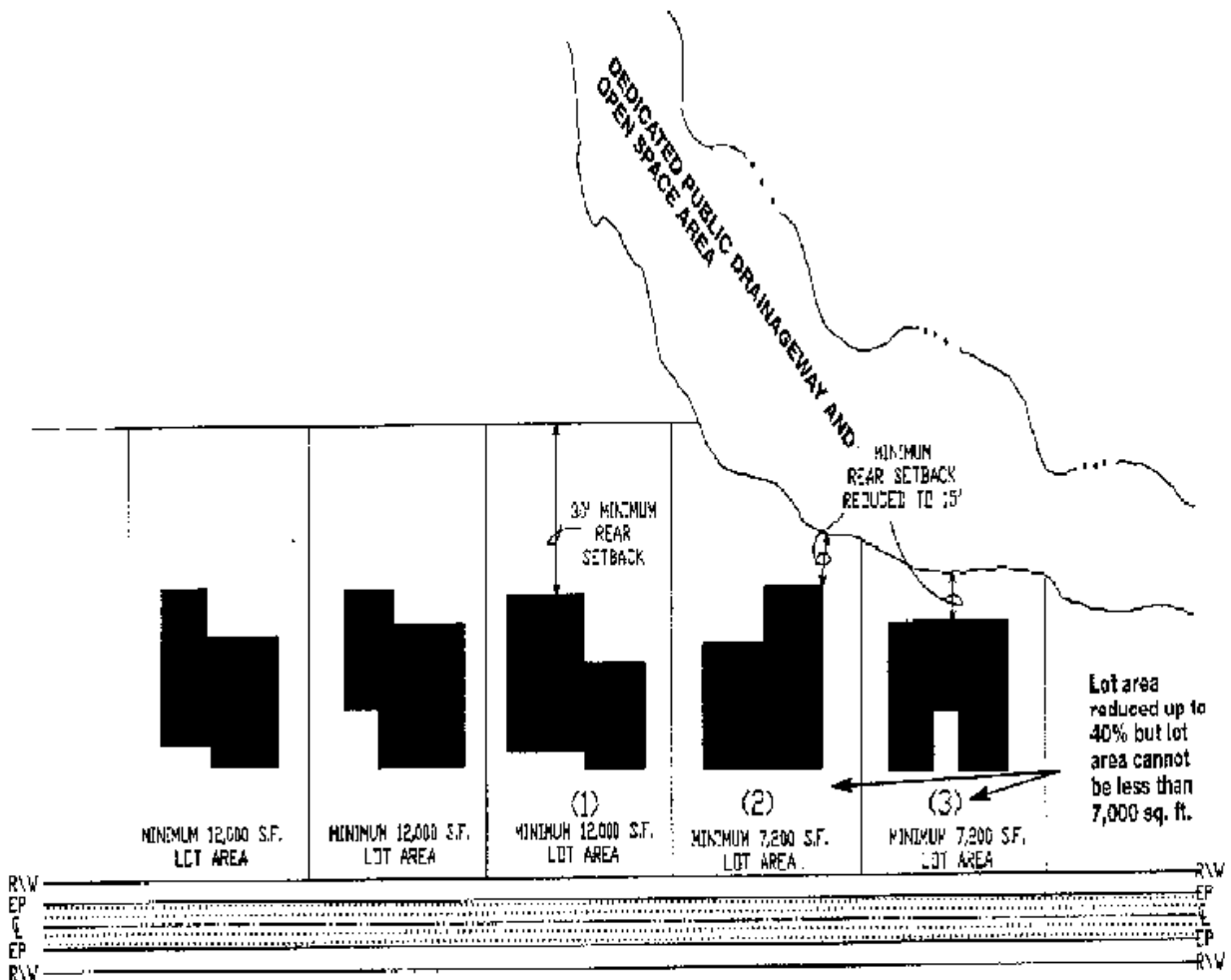
NOTE: Official street classifications are indicated on the Local and Collector Street Plan maps and the High Point Urban Area Thoroughfare Plan

STREET CLASSIFICATIONS



- CAN BE USED IN ANY DISTRICT PERMITTING SINGLE FAMILY USES.
- TRACT MUST CONTAIN TEN (10) OR MORE CONTIGUOUS LOTS SERVED WITH PUBLIC SEWER.
- ILLUSTRATION BASED ON RS-12 ZONING.

ZERO SIDE SETBACK

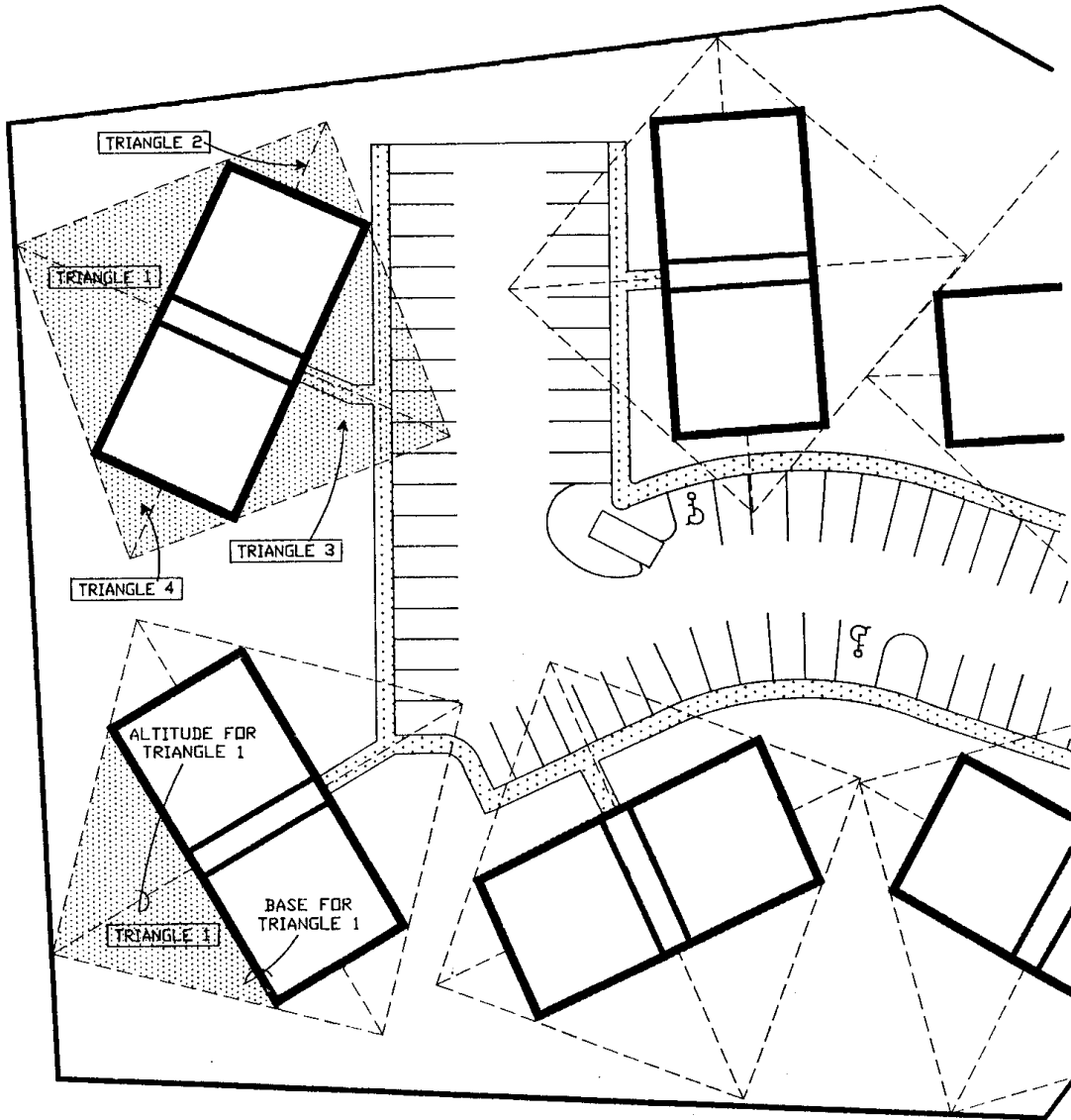


- SINGLE FAMILY LOTS WITH PUBLIC SEWER
- ILLUSTRATION BASED ON R S_12 ZONING.
- NOTE TO BE PLACED ON PLAT "LOTS 2 & 3 HAVE BEEN REDUCED IN AREA IN ACCORDANCE WITH SECTION 9-4.11 OF THE CITY DEVELOPMENT ORDINANCE. ALL OTHER DIMENSIONAL REQUIREMENTS OF THE ORDINANCE SHALL APPLY."

EXAMPLE
LOTS ADJOINING PUBLIC OPEN SPACE

NO SCALE

YARD SPACE TRIANGLES

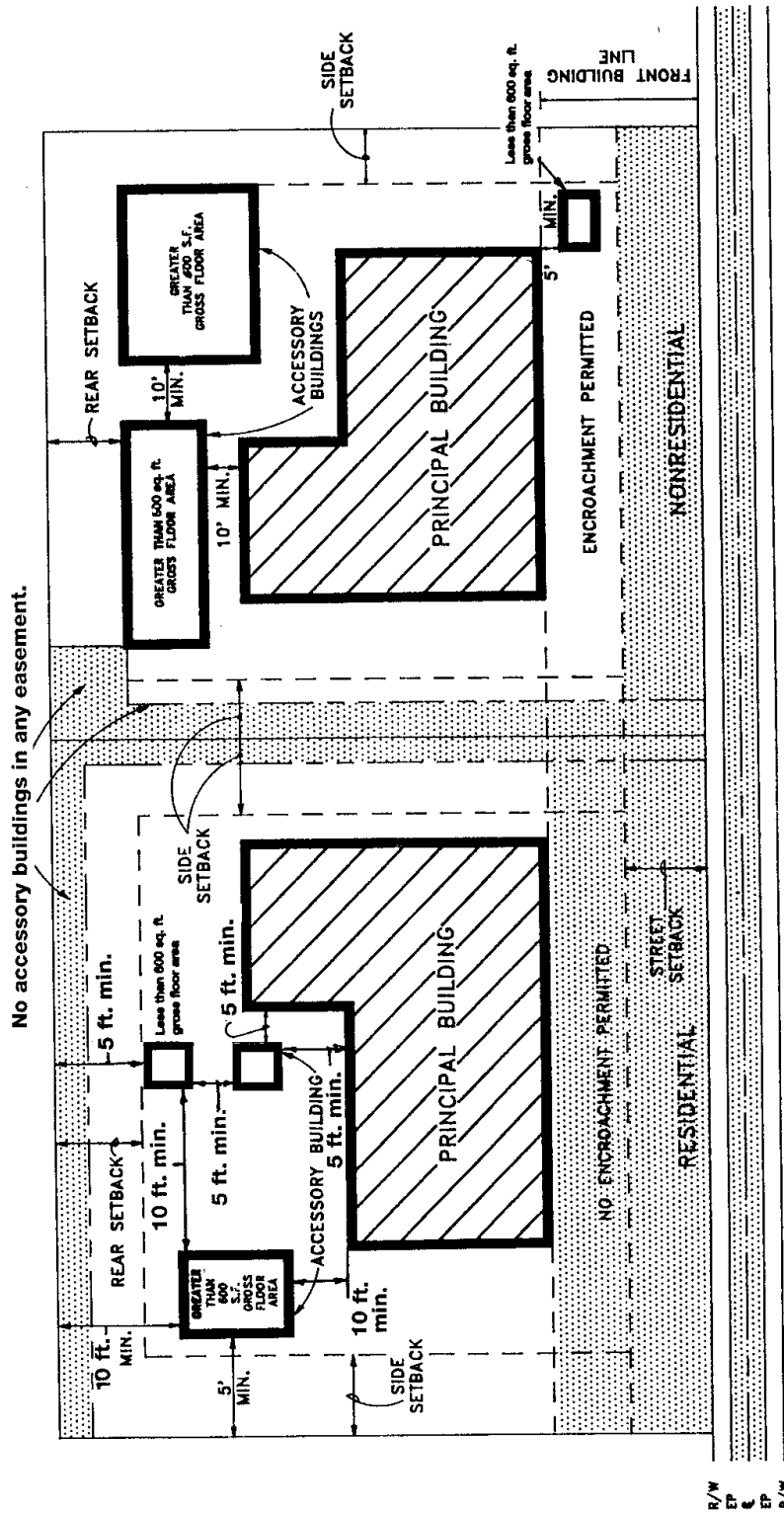


Triangles shall not overlap any portion of another building, another triangle, or another property, other than public parkland; dedicated drainageway and open space; or street right-of-way.

See Section 9-4-11 for methodology for determining yard space triangles.

NO SCALE

A-5.8



No encroachment in shaded areas.
 The residential illustration applies only to single family detached dwellings, two-family dwellings, family care facilities, and boarding and rooming houses.
 The total area of all accessory buildings cannot exceed 50% of the gross floor area of the principal building.

Residential accessory uses shall be served by utilities branching from principal building.
 The height of all accessory structures and buildings shall conform to the dimensional requirements of the zoning district in which they are located.

ACCESSORY BUILDINGS AND STRUCTURES FOR CUSTOMARY USES

See Section 9-5-2 for additional requirements for specific accessory uses. NO SCALE

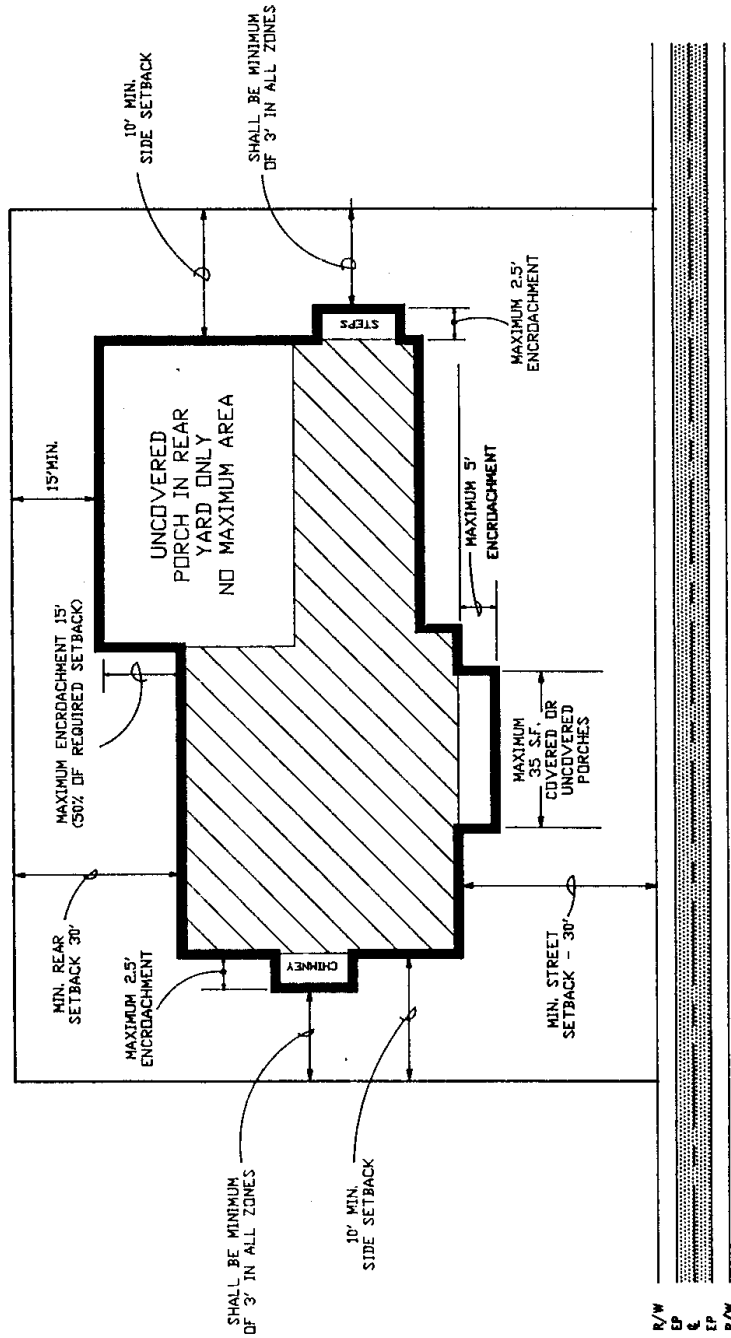


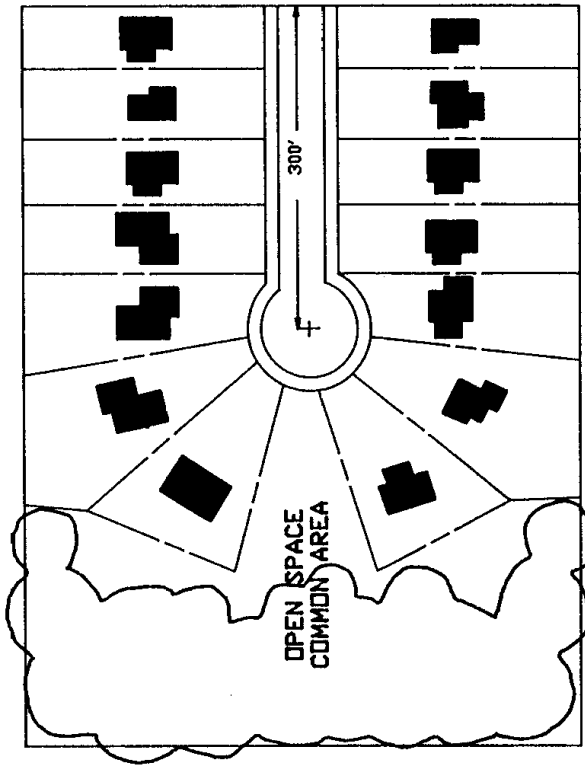
ILLUSTRATION BASED ON RS-12 ZONING AND LOCAL STREET

STRUCTURE ENCRoACHMENTS INTO REQUIRED SETBACKS

NO SCALE

SINGLE FAMILY DETACHED CLUSTER DEVELOPMENT

NO SCALE



PORTION OF CLUSTER DEVELOPMENT SINGLE FAMILY DETACHED SUBDIVISION

Shall be located where physical features isolate the cluster from conventionally-developed portions of the neighborhood.

Minimum allowed tract size is 5 acres.

Subject to Special Use Permit

Development must be served by municipal sewer.

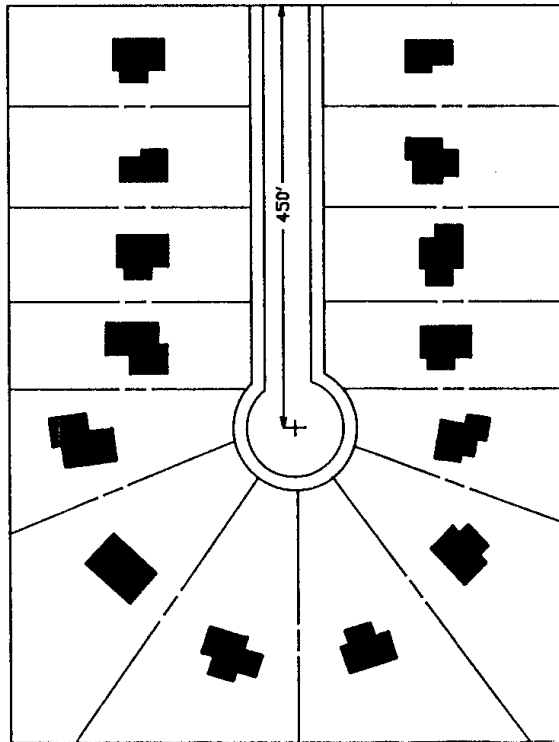
Minimum open space/common area is 15% of tract.

Lots on perimeter shall be of comparable size to abutting residential property.

See Section 9-4-11 for how to determine the maximum number of lots.

Lot size is decreased to comply with a smaller-lot RS zoning district.

SINGLE FAMILY DETACHED SUBDIVISION

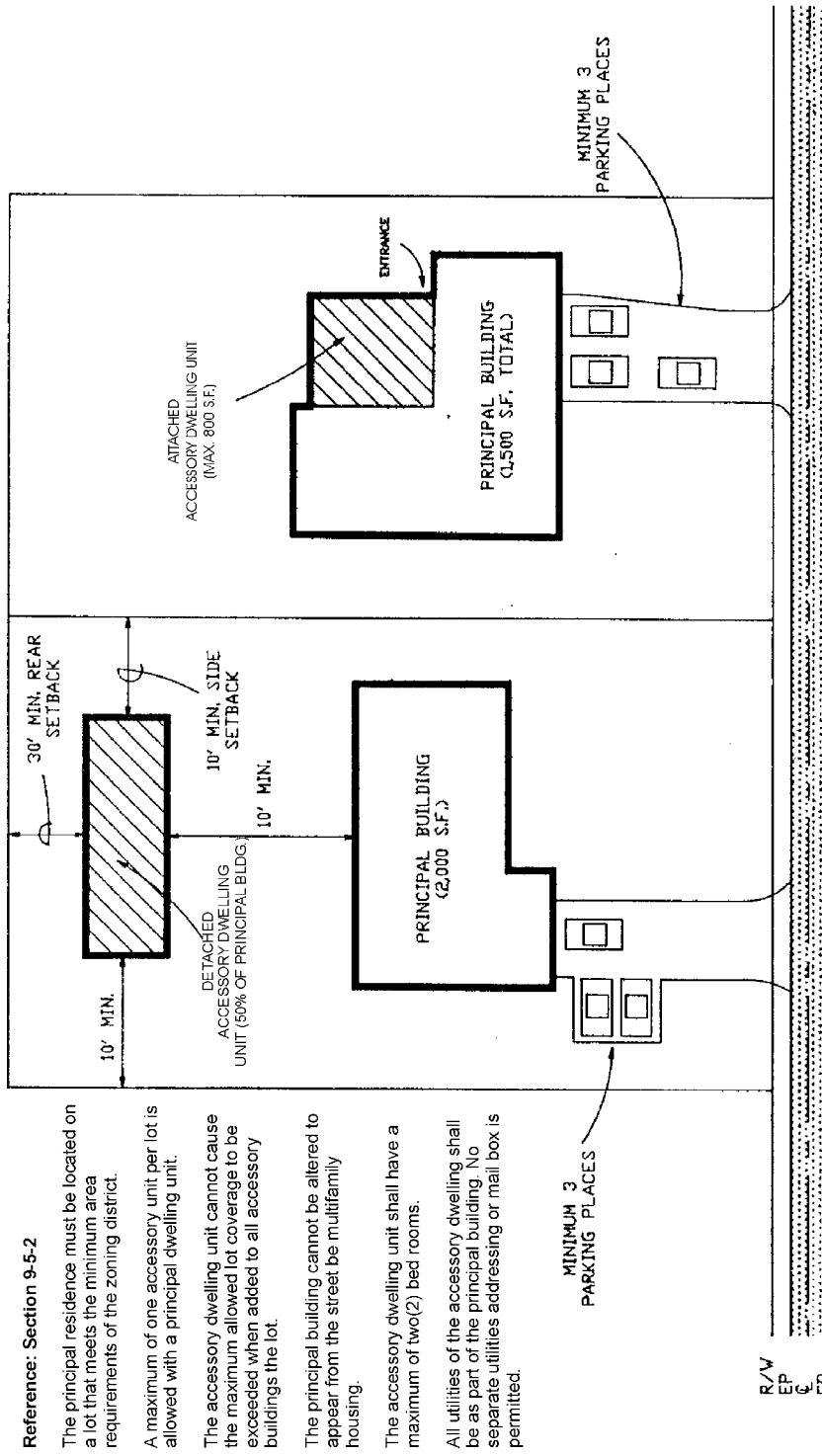


PORTION OF CONVENTIONAL SINGLE FAMILY DETACHED SUBDIVISION

-5 ACRES

Minimum lot size to comply with RS district that applies to site.

*OPEN SPACE/Common area could be floodplain areas, recreational areas, buffer area from highway or incompatible use.
 *ILLUSTRATION BASED ON RS-12 ZONING.



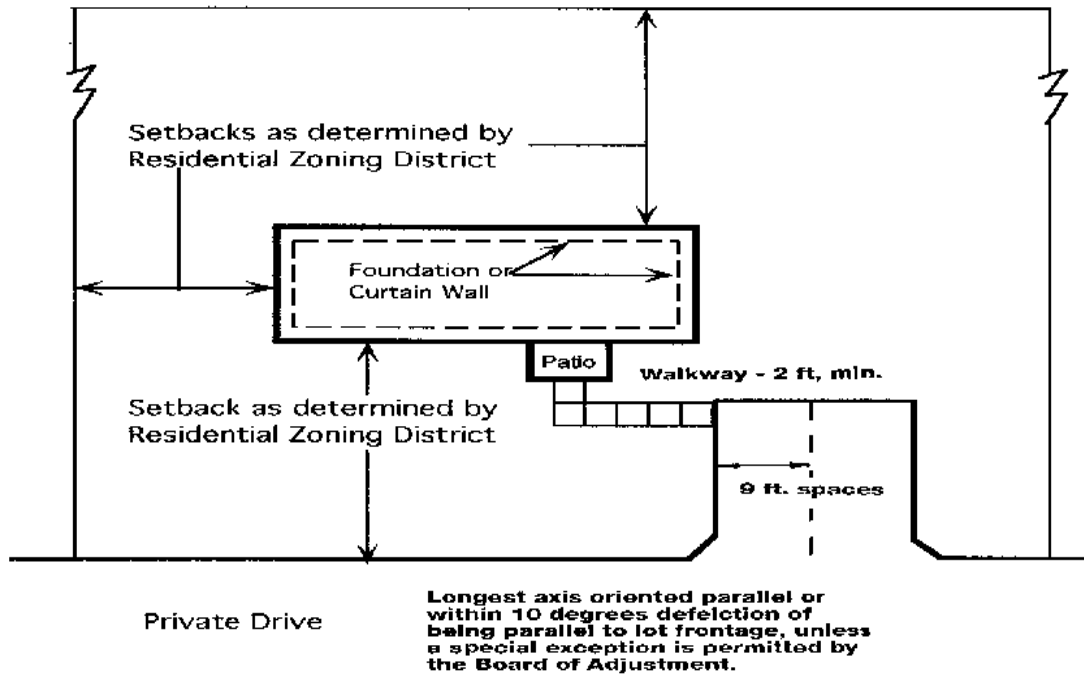
Reference: Section 9-5-2

- The principal residence must be located on a lot that meets the minimum area requirements of the zoning district.
- A maximum of one accessory unit per lot is allowed with a principal dwelling unit.
- The accessory dwelling unit cannot cause the maximum allowed lot coverage to be exceeded when added to all accessory buildings the lot.
- The principal building cannot be altered to appear from the street be multifamily housing.
- The accessory dwelling unit shall have a maximum of two(2) bed rooms.
- All utilities of the accessory dwelling shall be as part of the principal building. No separate utilities addressing or mail box is permitted.

- No accessory dwelling units are permitted on lots with a two-family or multifamily dwelling or a family care home.
- Accessory dwelling units shall have utilities served by the principal building.
- A detached accessory dwelling unit shall have a floor area no more than 50% of the principal building.
- An accessory dwelling unit within a principal building shall have an area no more than 800 square feet.

ACCESSORY DWELLING UNITS ON SINGLE FAMILY LOTS

NO SCALE



TYPICAL MANUFACTURED DWELLING LOT

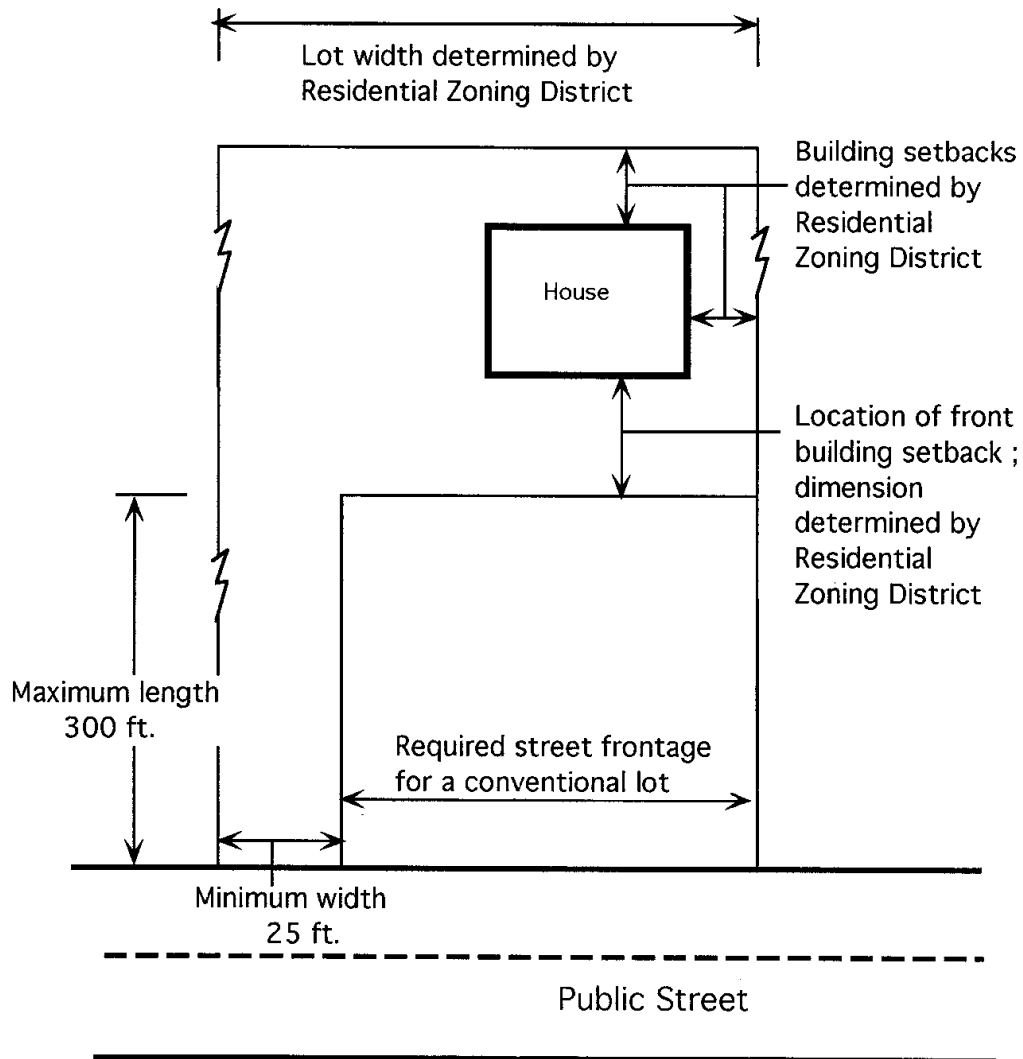
Class AA manufactured dwellings only are allowed.

Permitted in any single-family district provided overlay district zoning is approved by City Council for a minimum development of ten contiguous lots.

If the MDU space is served with an on-site individual septic tank system, the space shall meet county health department minimum lot size standards.

Dwelling must have minimum width of 16 feet and a minimum length of 40 feet of enclosed and heated space.

Dwelling must be set up on a permanent continuous masonry foundation or curtain wall, with siding and roof pitch, steps, and eave projections to meet Section 9-4-4.



FLAG LOT

The lot may contain only one single-family dwelling and its uninhabited accessory structures.

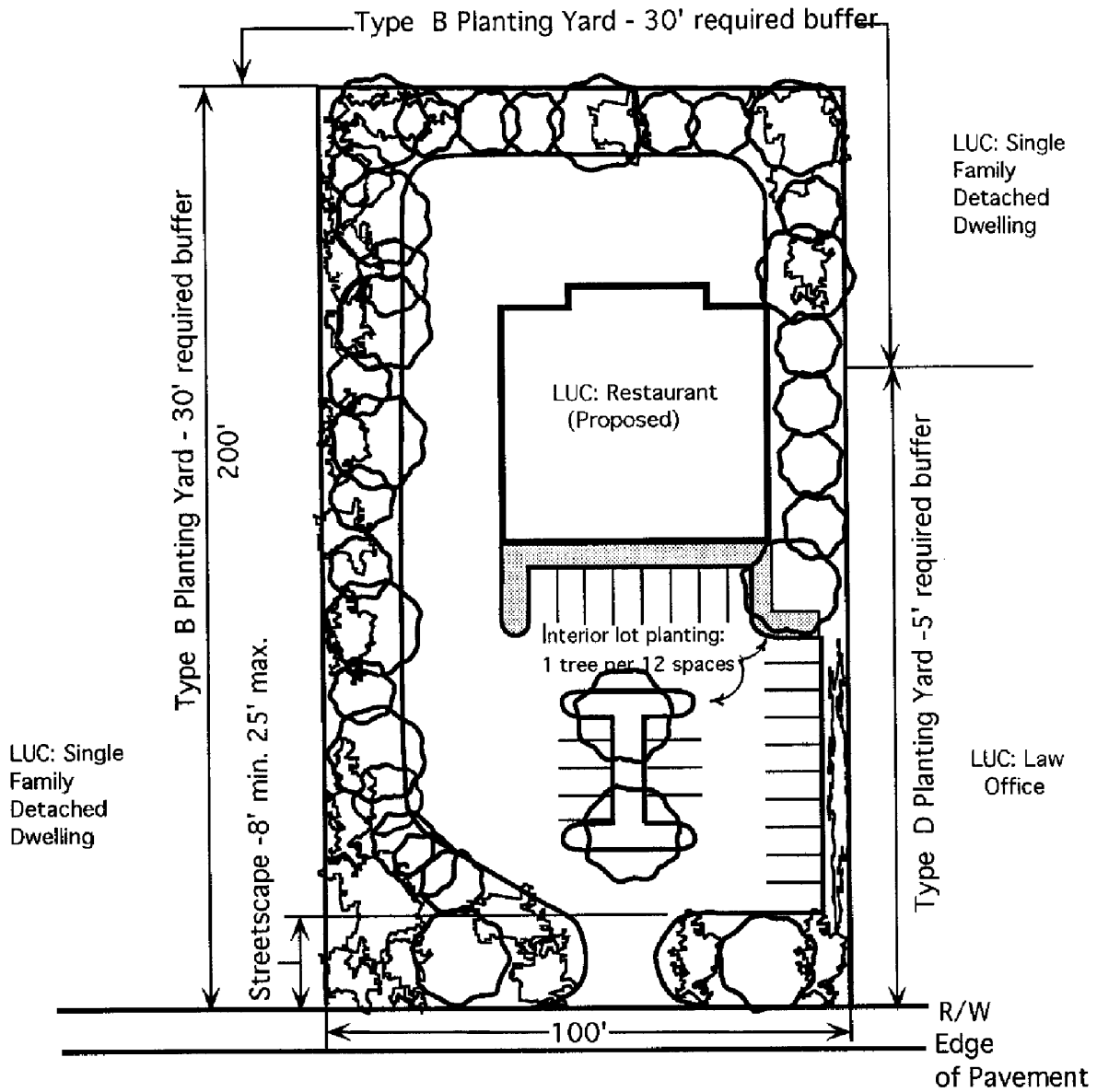
Maximum lot size in areas with public sewer is one acre.

Maximum lot size in areas without public sewer is three acres.

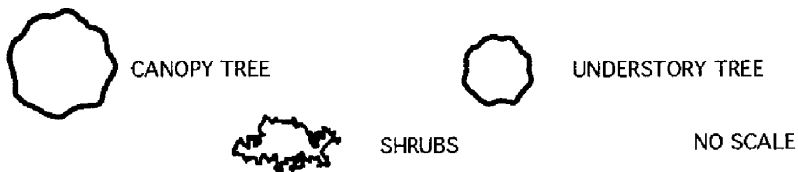
Flagpole portion of lot is not used to calculate area, width, depth, coverage, or setback of lot or to provide off-street parking.

Drive in flagpole may be shared with adjacent lot.

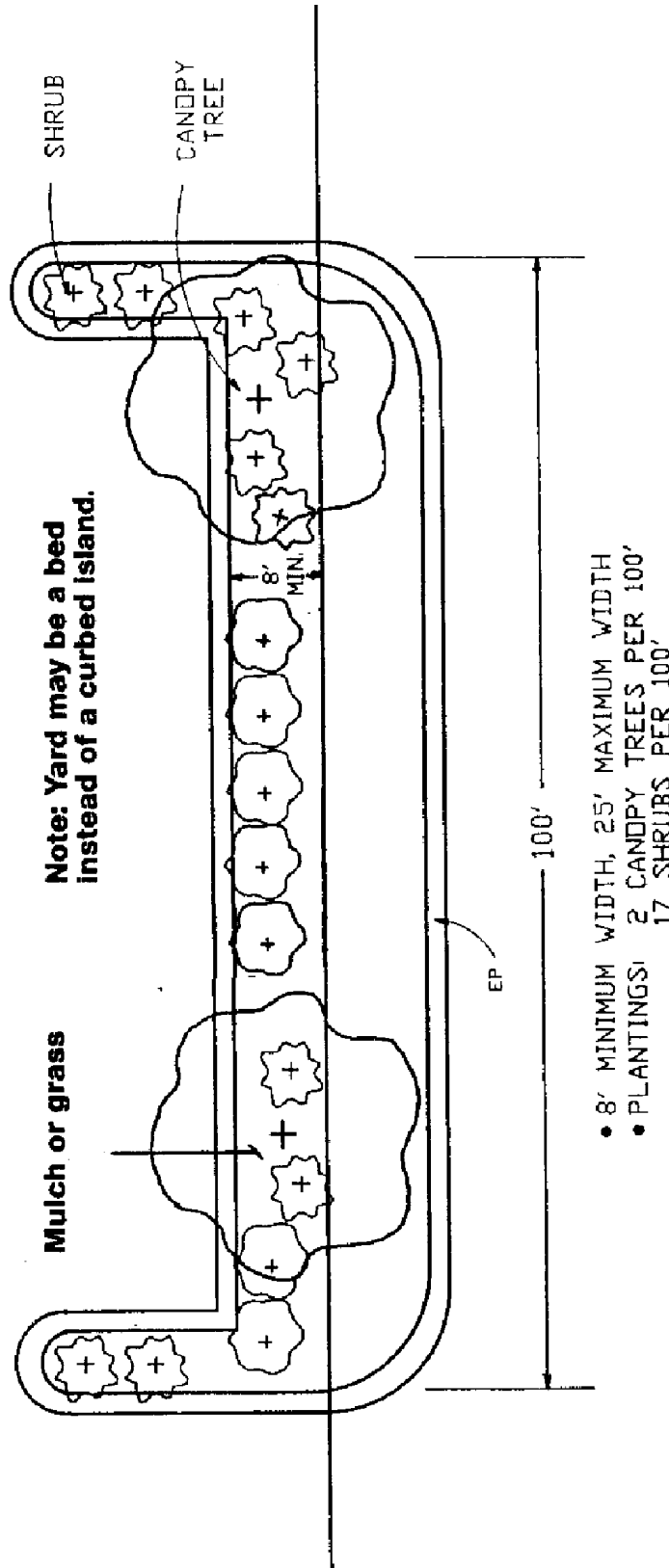
See 9-6-16 regarding sanitary and fire hydrant requirements.



APPLICATION OF LANDSCAPING REQUIREMENTS



LUC = Land Use Category



Note: Yard may be a bed instead of a curbed island.

Mulch or grass

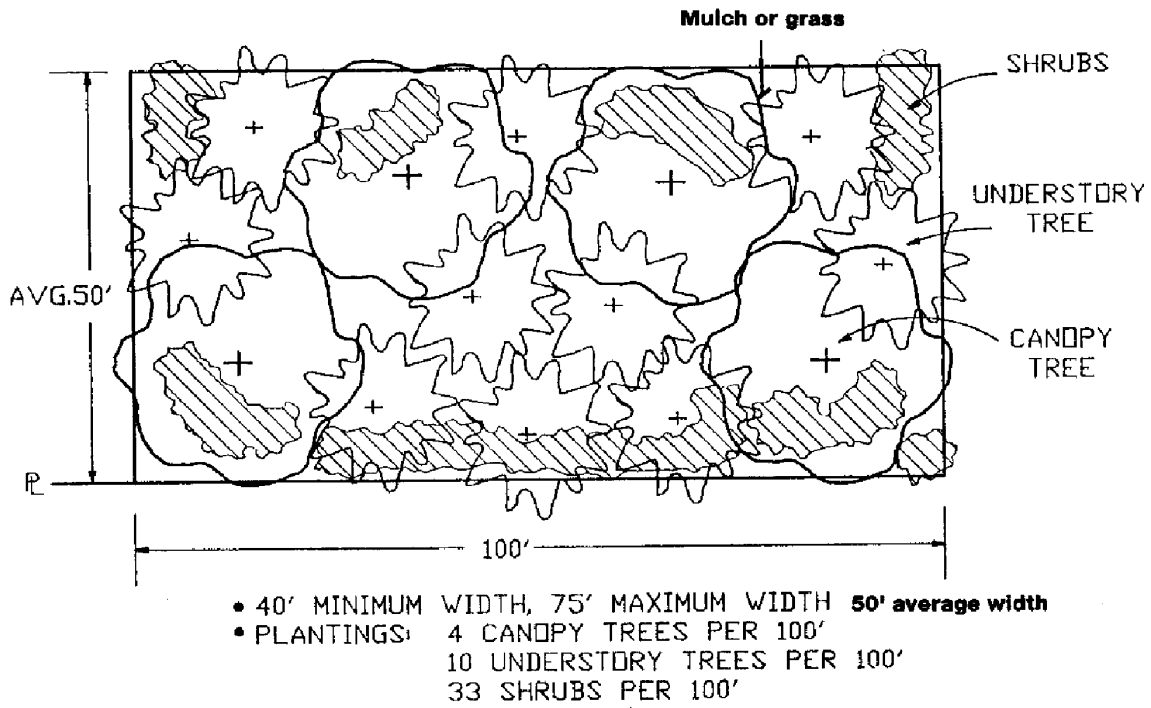
100'

EP

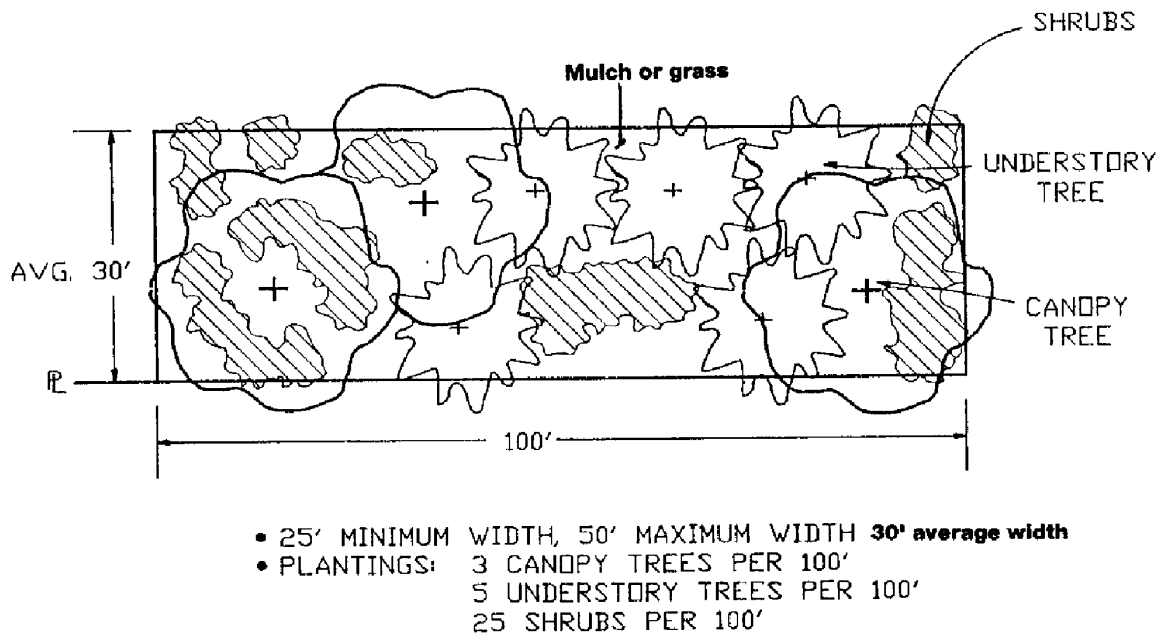
- 8' MINIMUM WIDTH, 25' MAXIMUM WIDTH
- PLANTINGS: 2 CANOPY TREES PER 100'
17 SHRUBS PER 100'

Four understory trees may be substituted for two canopy trees under overhead wires

STREET PLANTING YARD

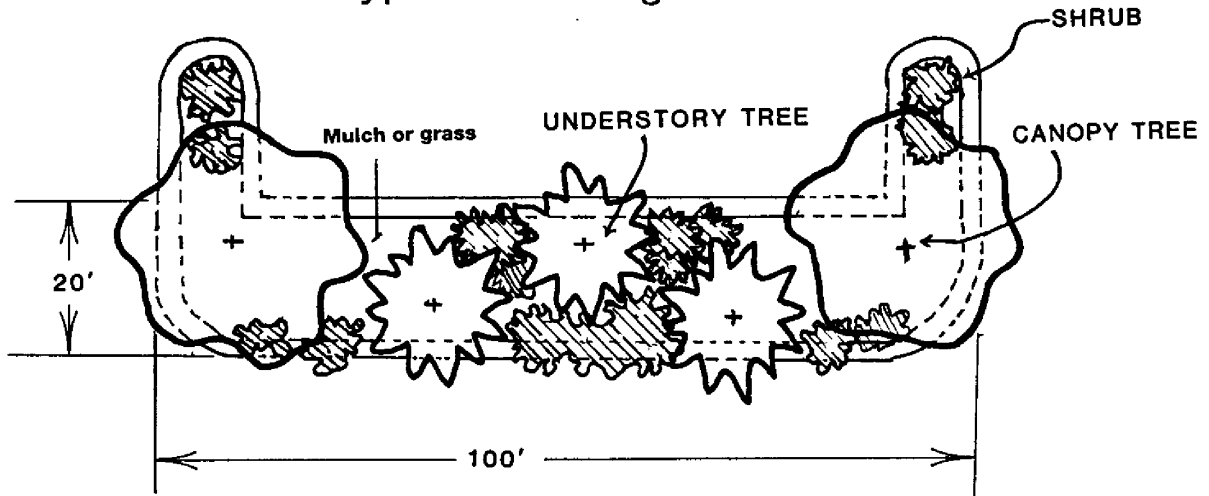


TYPE A PLANTING YARD



TYPE B PLANTING YARD

Type C Planting Yard



15' Minimum Width, 20' Minimum Average Width, 40' Maximum Width

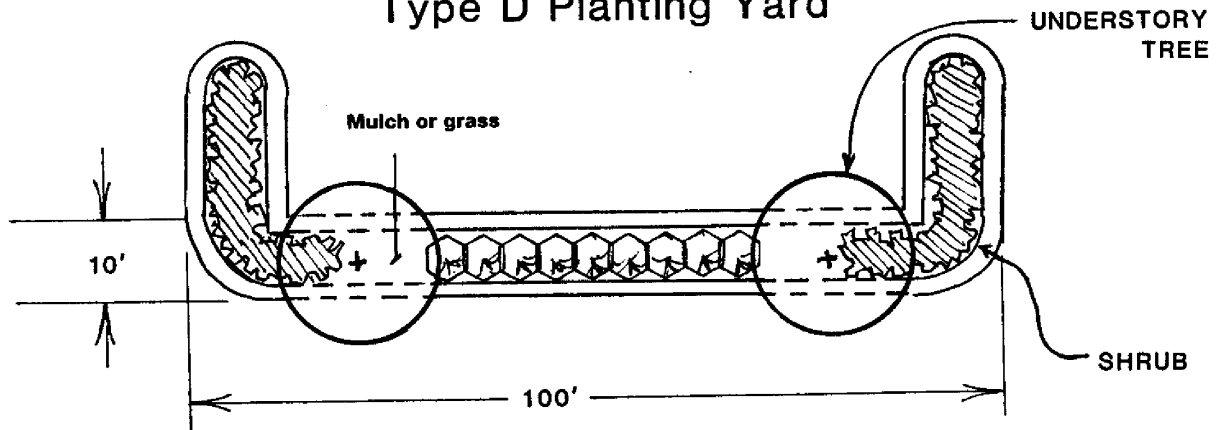
Plantings: 2 Canopy Trees per 100'

3 Understory Trees per 100'

17 Shrubs per 100'

Note: Yard may be a bed instead of a curbed island.

Type D Planting Yard

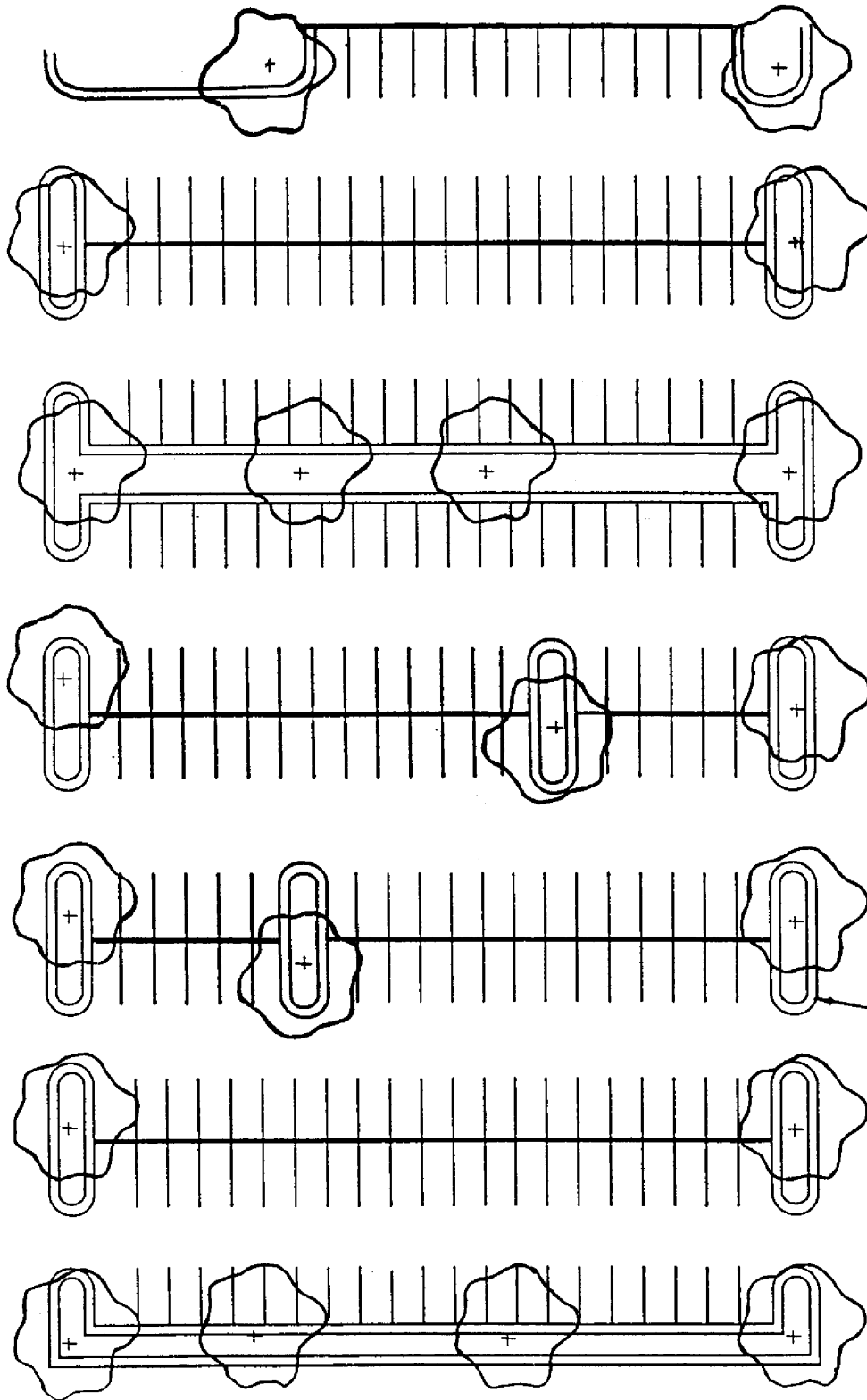


5' Minimum Width, 5' Minimum Average Width, 10' Maximum Width

Plantings: 2 Understory Trees per 100'

18 Shrubs per 100'

Note: Yard may be a bed instead of a curbed island.

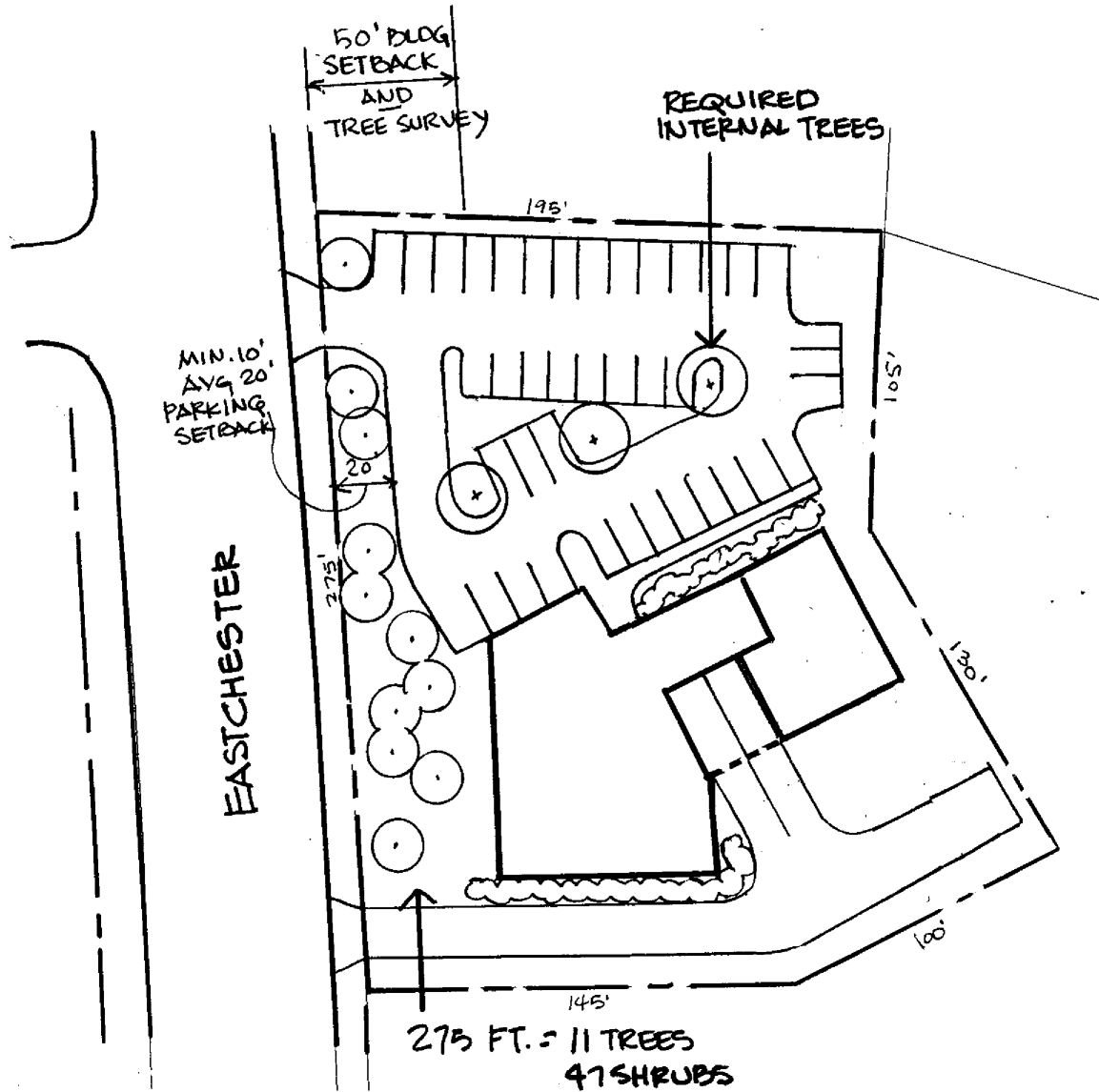


Protective edge required. PARKING LOT PLANTINGS

- 1 CANOPY TREE PER 12 PARKING SPACES.
 - REQUIRED CANOPY TREE AREA SHALL BE DISTRIBUTED THROUGHOUT.
- NO SCALE
- THE ILLUSTRATION ABOVE CONTAINS EXAMPLES OF POSSIBLE ARRANGEMENTS.

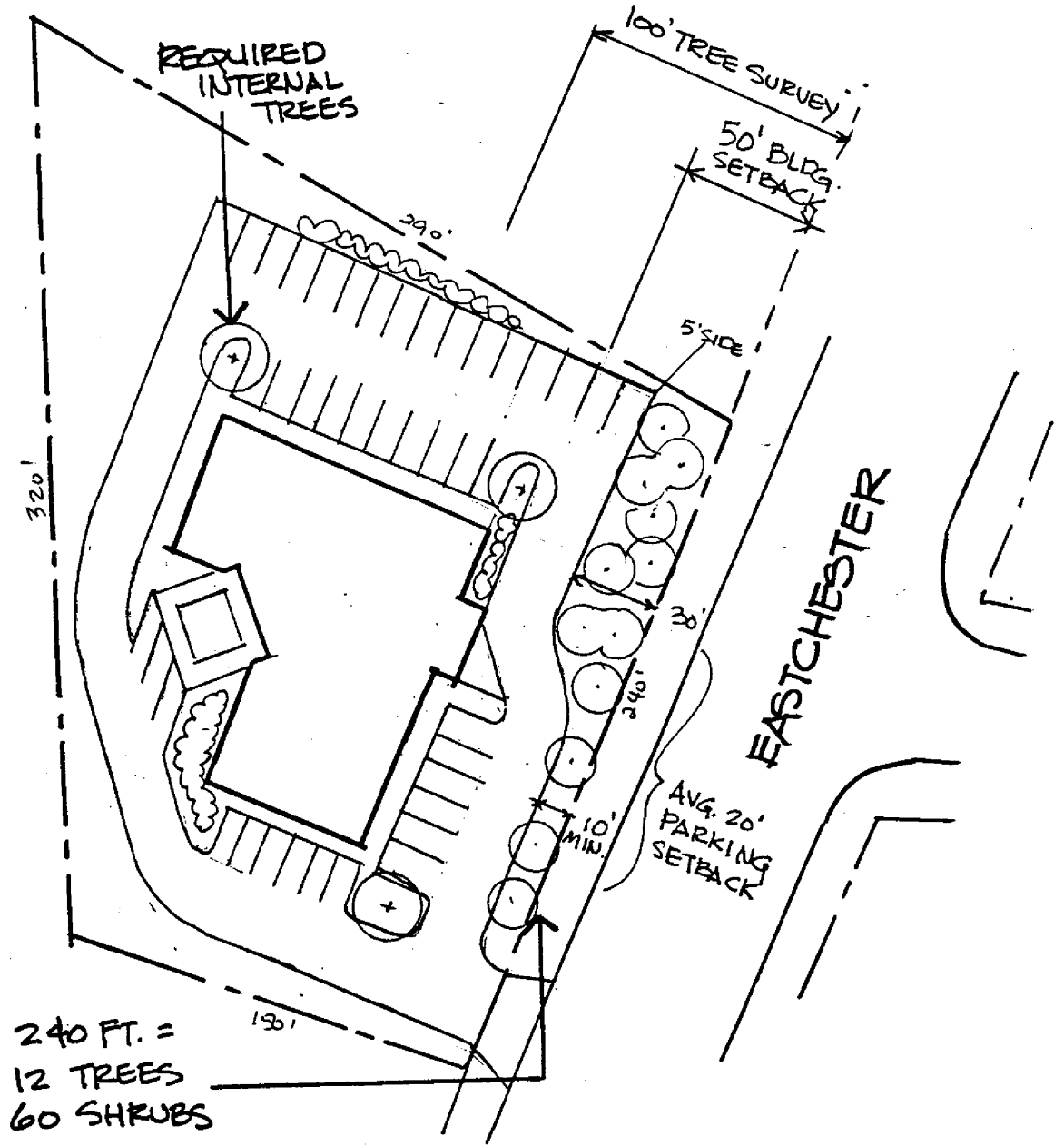
NORTH MAIN STREET NORTH TO JOHNSON STREET

Eastchester Scenic Corridor
Overlay District



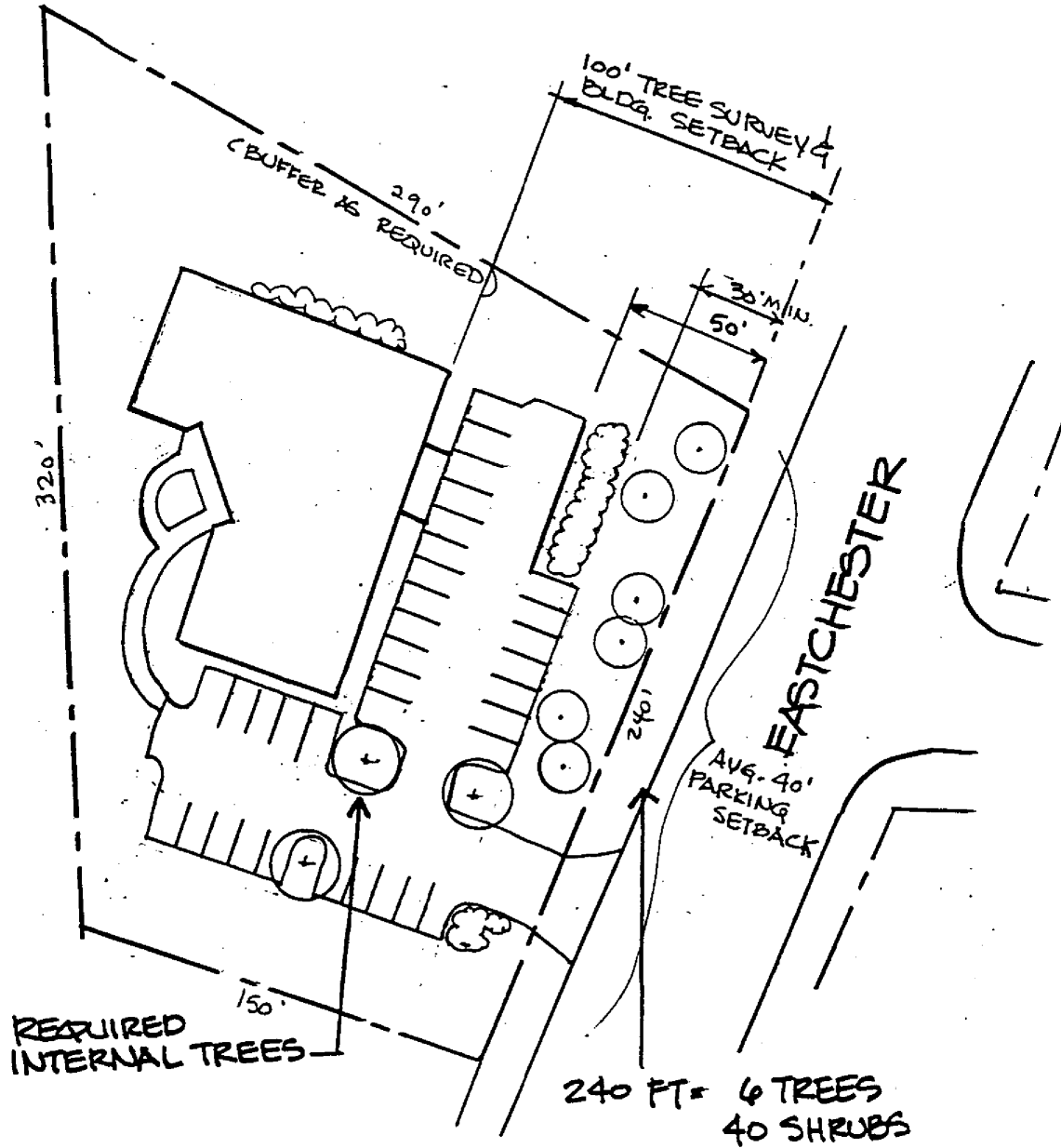
JOHNSON STREET NORTH TO PENNY ROAD OPTION A

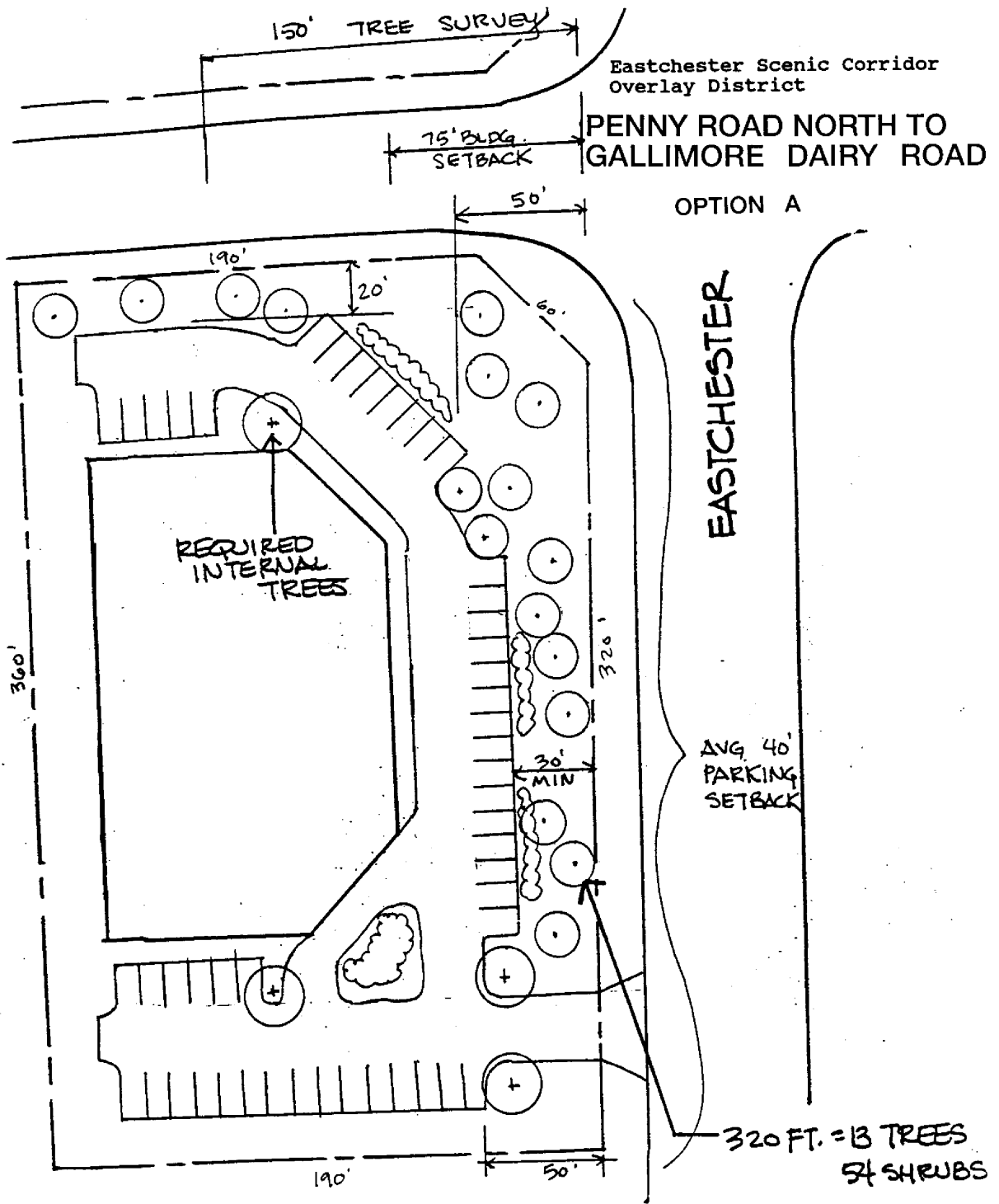
Eastchester Scenic Corridor
Overlay District

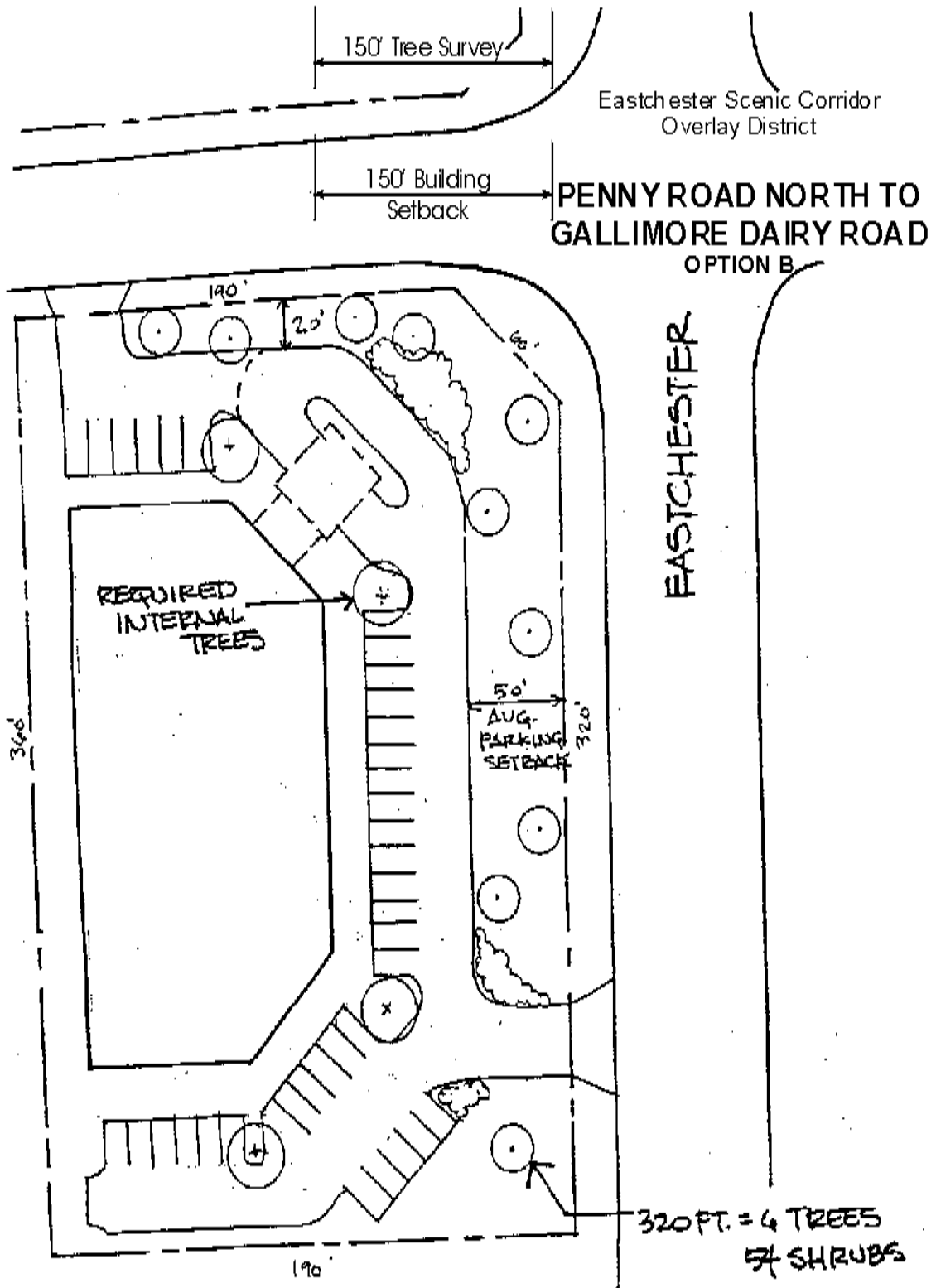


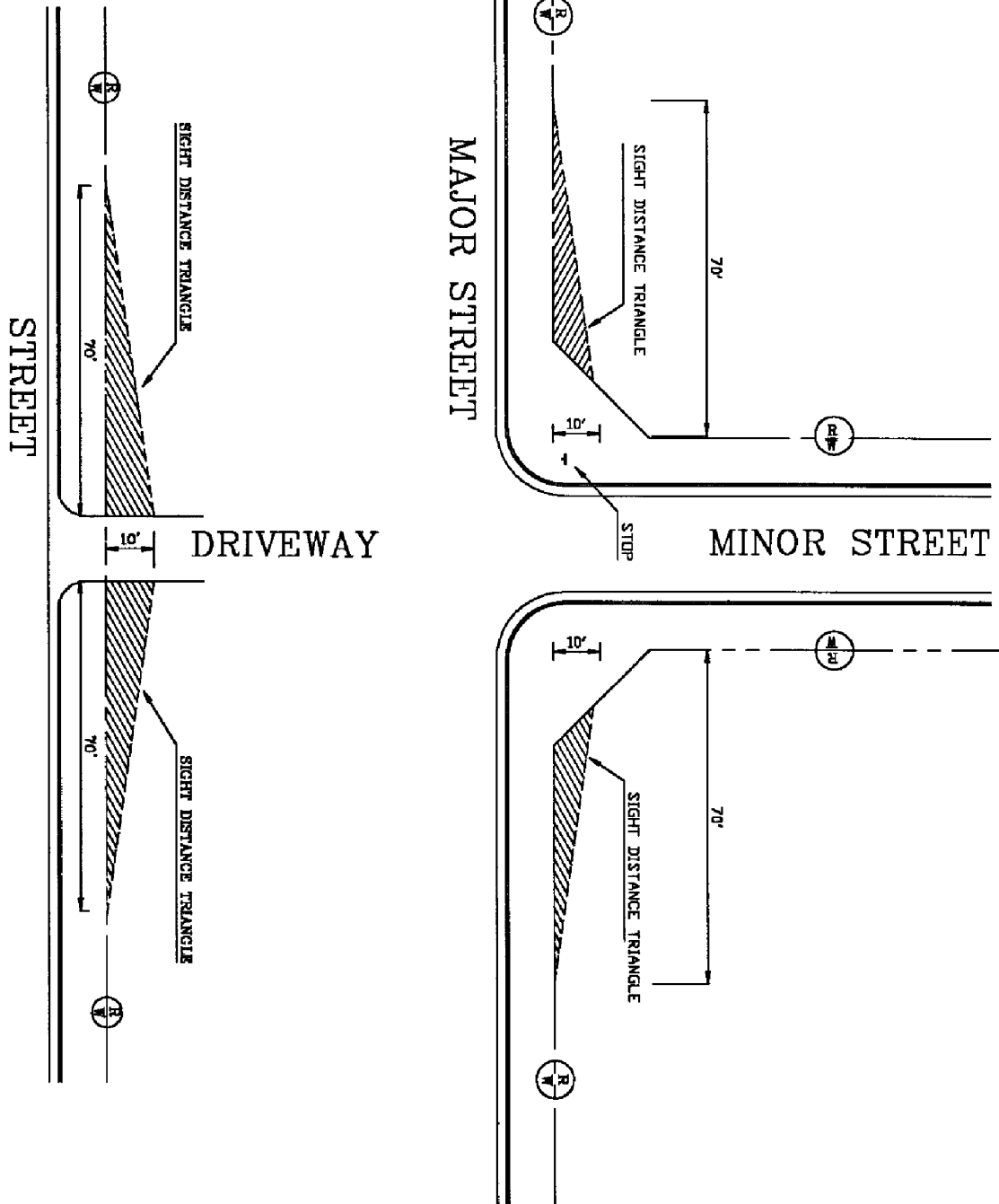
JOHNSON STREET NORTH TO PENNY ROAD OPTION B

Eastchester Scenic Corridor
Overlay District

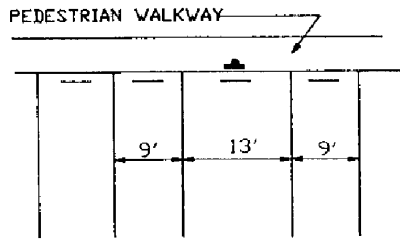




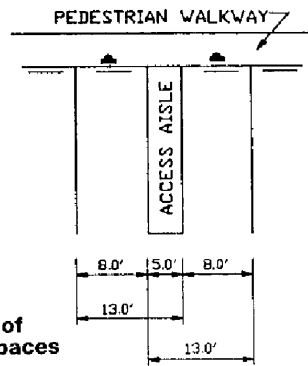




SIGHT TRIANGLES AT INTERSECTIONS



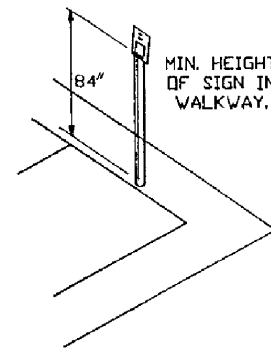
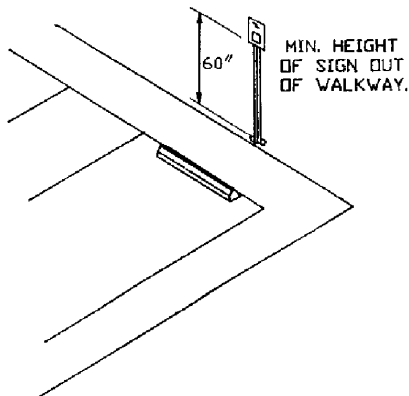
SINGLE SPACE DESIGN
(MINIMUM DIMENSIONS)



DOUBLE SPACE DESIGN
(MINIMUM DIMENSIONS)

Total spaces in lot	Min. Number of Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	*
1,001 and over	**

* two per cent. (2%) of total
** 20 plus 1 for each 100 over 1,000



SIGN PLACEMENT

• ONE HANDICAP PARKING SPACE REQUIRED FOR EVERY 50 REQUIRED PARKING SPACES OR PORTION THEREOF.

HANDICAP PARKING REQUIREMENTS

All accessible parking spaces are required to be identified by an R 7-8 or R7-8a sign.

See alternate sign faces shown on A - 5.27

NO SCALE



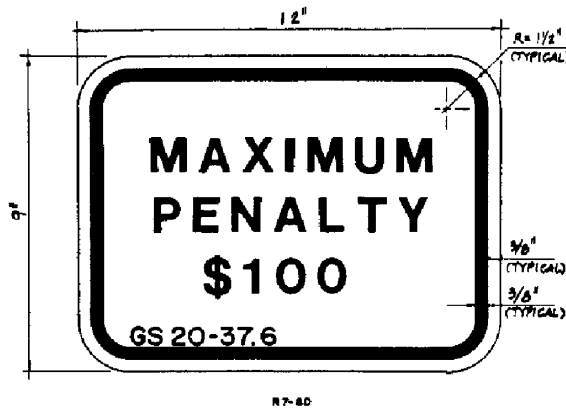
Type R7-8 shown is approved for use under General Statue 20-37.6

Colors: legend and border - green
White symbol on blue background
Background - white



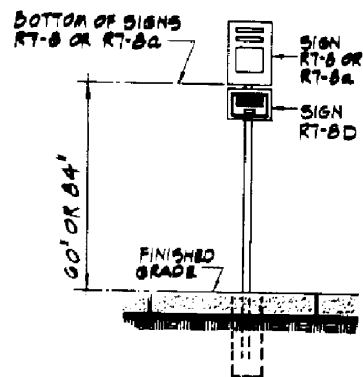
Type R7-8a shown is approved for use under General Statue 20-37.6

Colors: legend and border - green
White symbol on blue background
Background - white



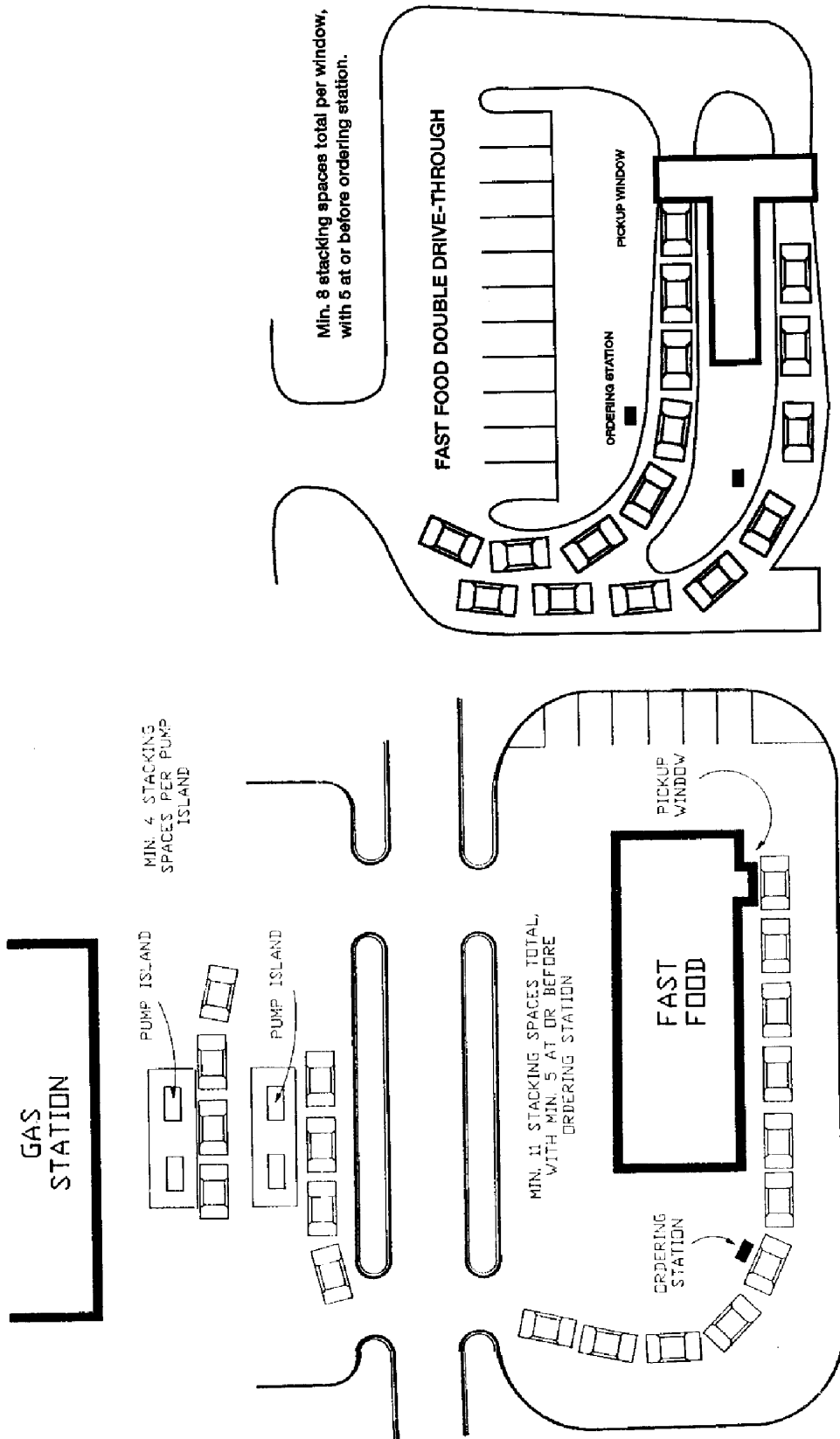
Colors: legend and border - green
Background - white

Type R7-8d shown is approved for use under General Statue 20-37.6

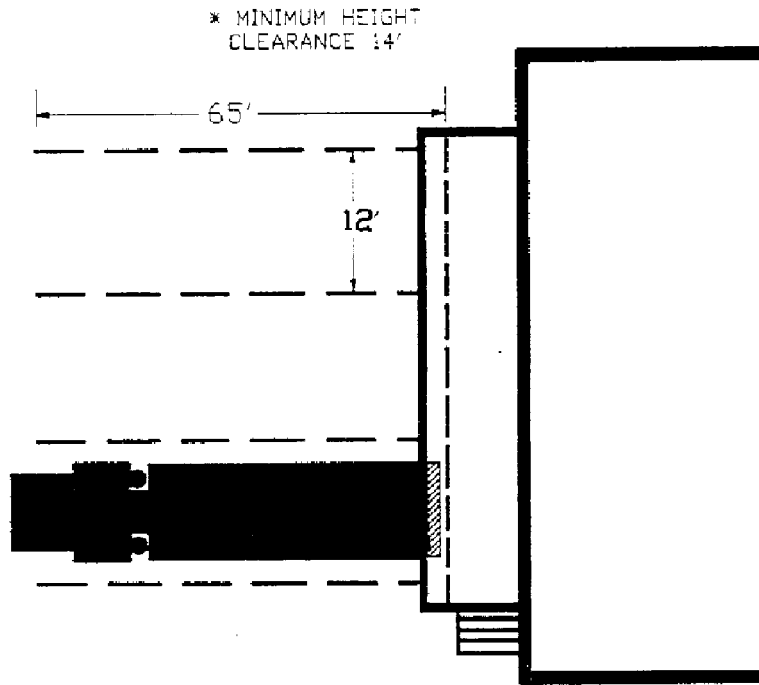


R 7-8d penalty signs are required to accompany all R 7-8 or R 7-8a parking signs.

HANDICAP PARKING SIGNAGE REQUIREMENTS



STACKING SPACE REQUIREMENTS

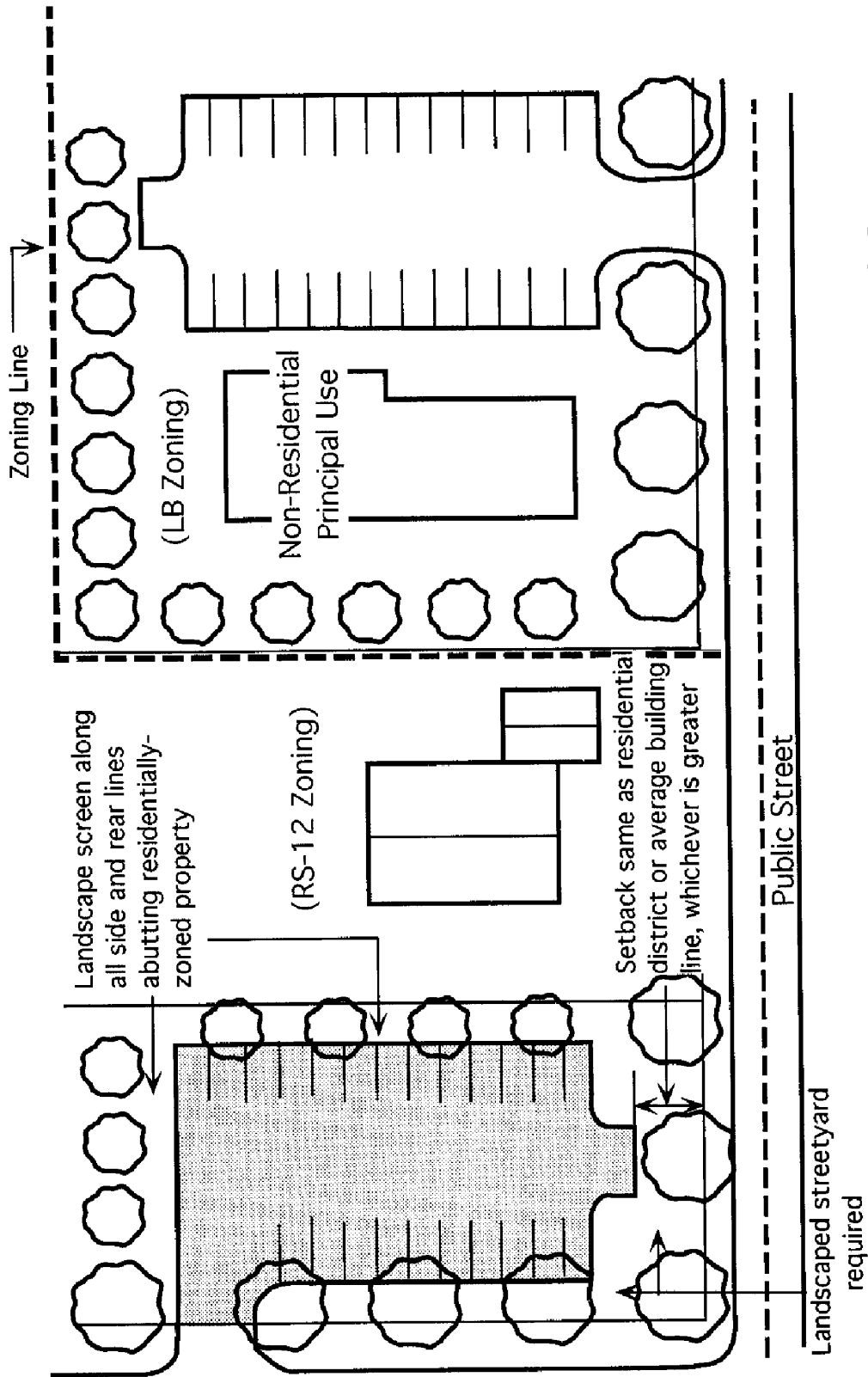


LOADING AREA REQUIREMENTS

No Portion of Loading Area Shall Project into a street right-of-way.

All approach maneuvers must take place on private property.

No backing maneuvers from or into a street are allowed without approval of the Director of Transportation.



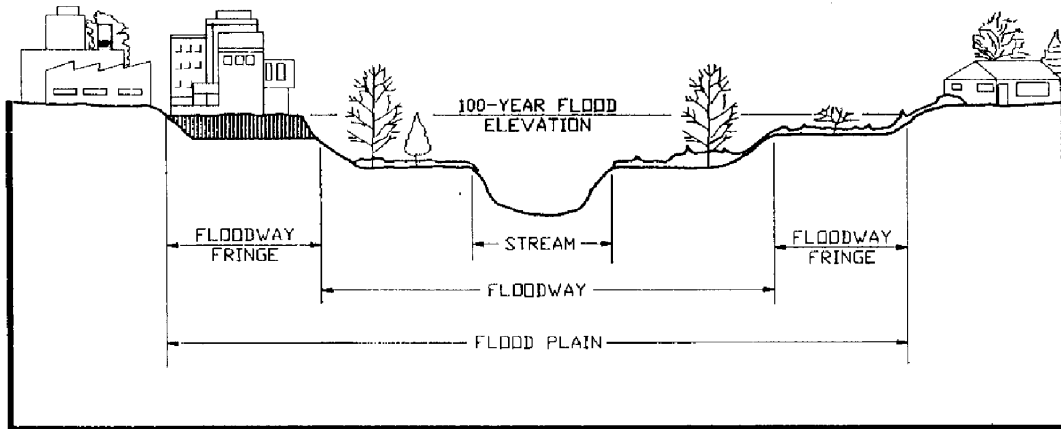
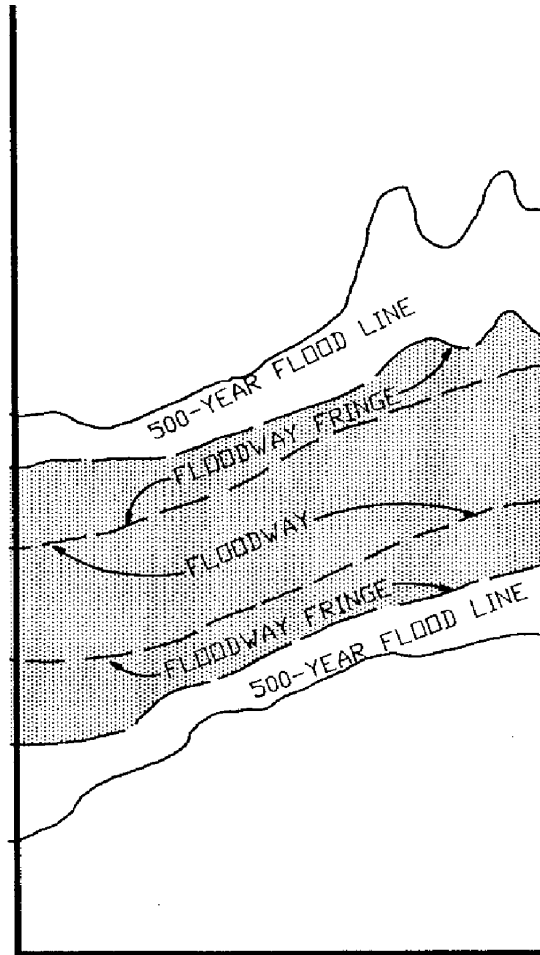
PARKING AS PRINCIPAL USE ON ZONE LOT IN RESIDENTIAL DISTRICTS
Only parking of automobile/passenger vehicles is permitted.
Use is limited to daylight hours.

100-YEAR FLOOD PLAIN (SHADED AREA)

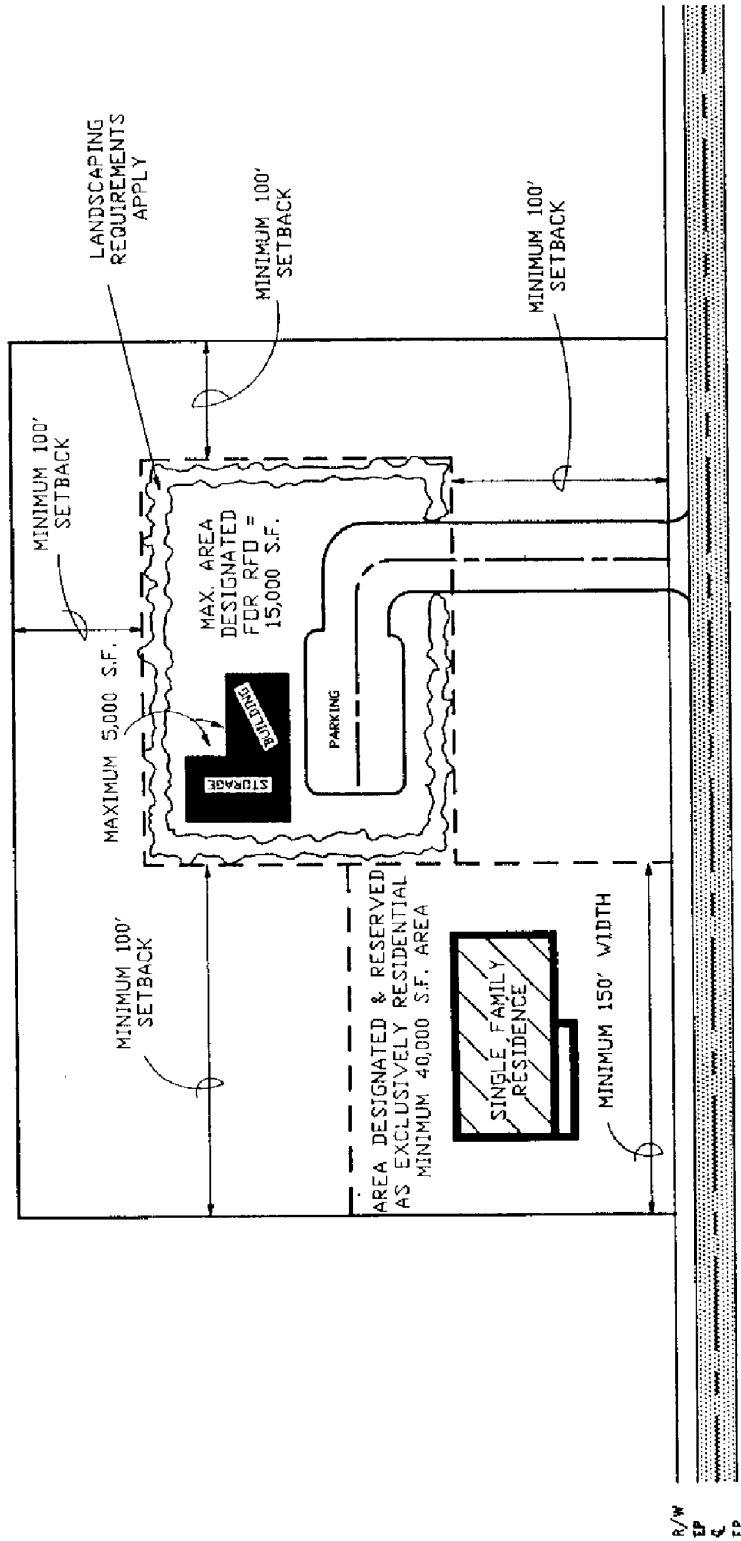
- FLOODWAY
NO STRUCTURES OR FILLING PERMITTED.
- FLOODWAY FRINGE
FINISHED FLOOR ELEVATION OF BUILDINGS MUST BE ONE FOOT ABOVE FLOOD ELEVATION.
- FILL MATERIAL MAY BE PLACED IN THE FRINGE AS LONG AS IT DOES NOT ENCRDACH ON THE FLOODWAY.

500-YEAR FLOOD LINE

- THE UNSHADED AREAS BELOW AND ABOVE THIS LINE ARE NOT REGULATED BY THE FLOOD DAMAGE PREVENTION SECTION OF THIS ORDINANCE.



FLOOD HAZARD BOUNDARIES



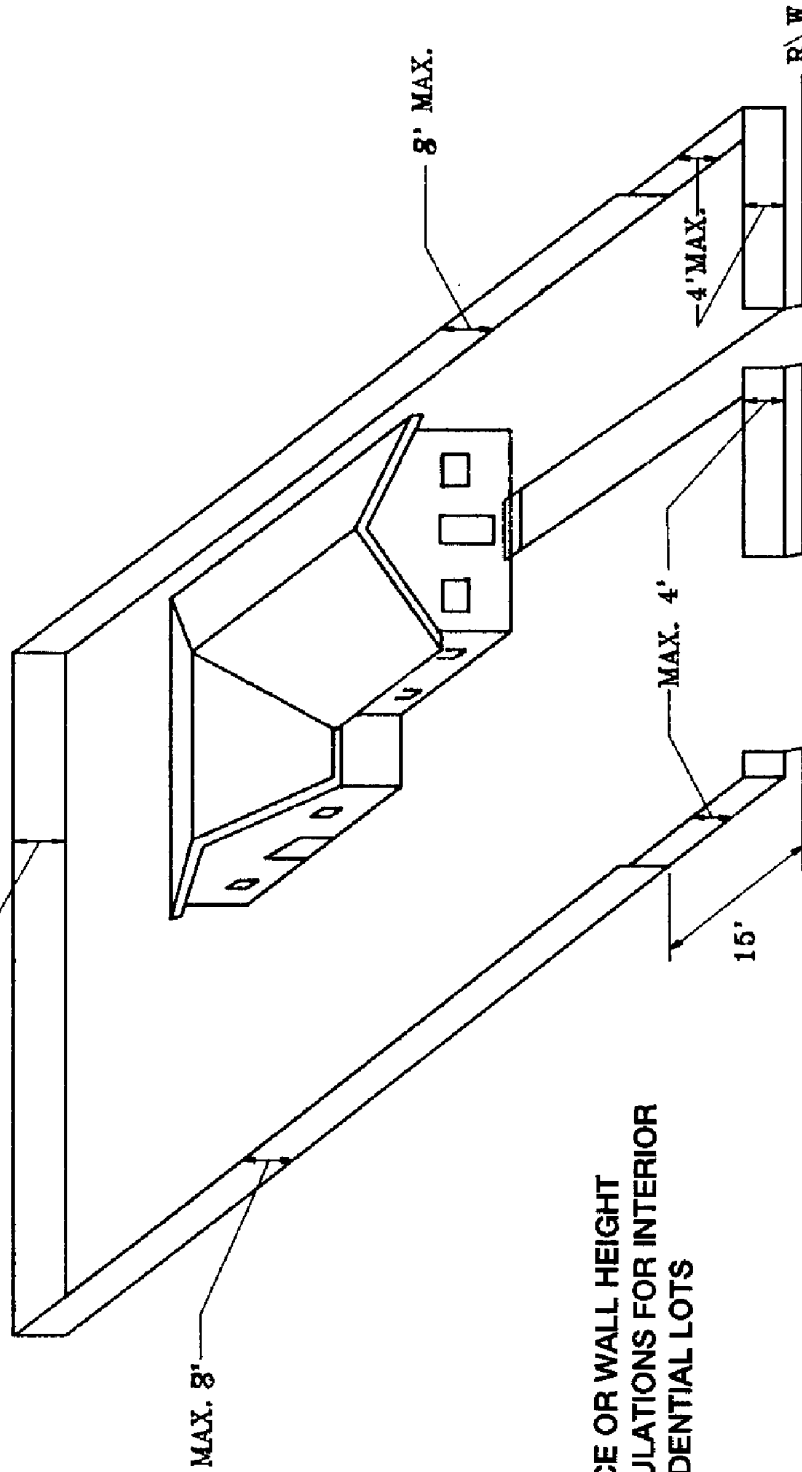
RFO's are permitted only in agricultural district.
Maximum 5,000 sq. ft. floor area in all buildings may be occupied by the RFO.
Anything associated with a rural family occupation, excluding access, shall be 100 feet from all property lines.

All areas of RFO operation shall be located behind the rear line of the principal residence.
See Section 9-5-2 for additional development standards.
Minimum lot size is 2 acres.

RURAL FAMILY OCCUPATION

Fence must be of approved material (See Section 9-4-14)

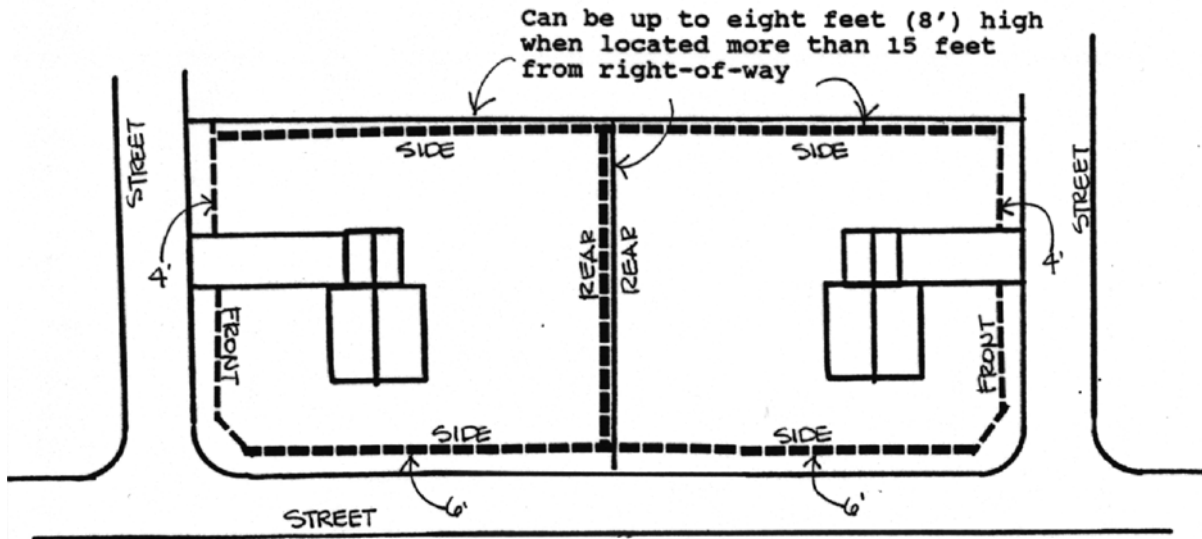
Columns or posts shall not extend more than 18" above the height of the fence, and shall be separated by a horizontal distance of at least four feet.



FENCE OR WALL HEIGHT REGULATIONS FOR INTERIOR RESIDENTIAL LOTS

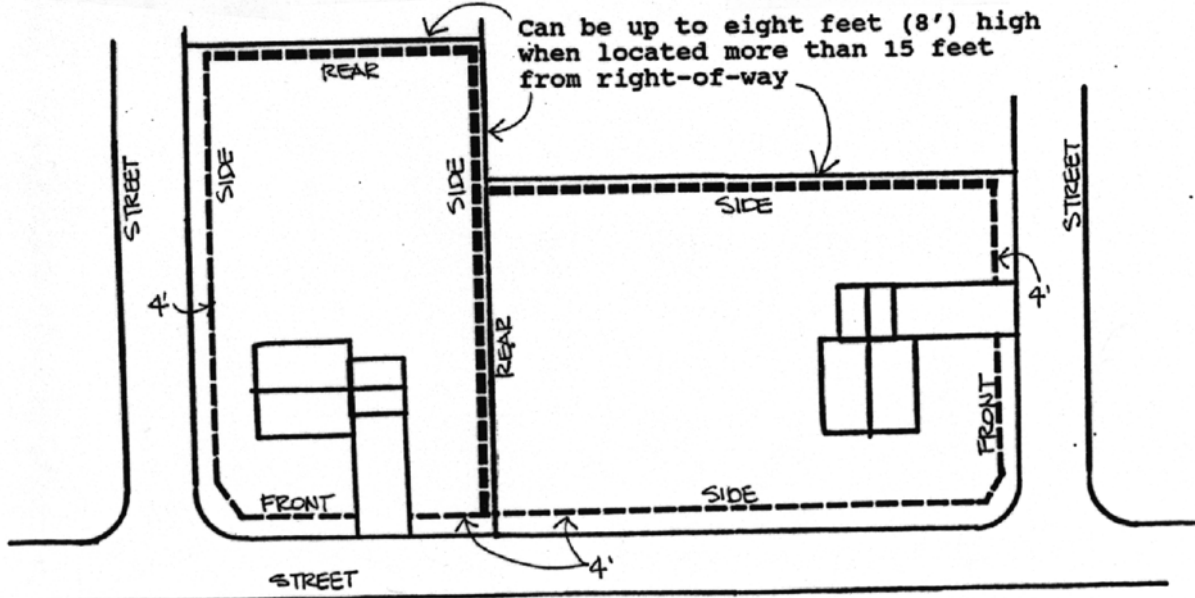
Installation requires a fence permit from the Department of Inspections.

For corner lots, see corner lot fence regulations and illustration.



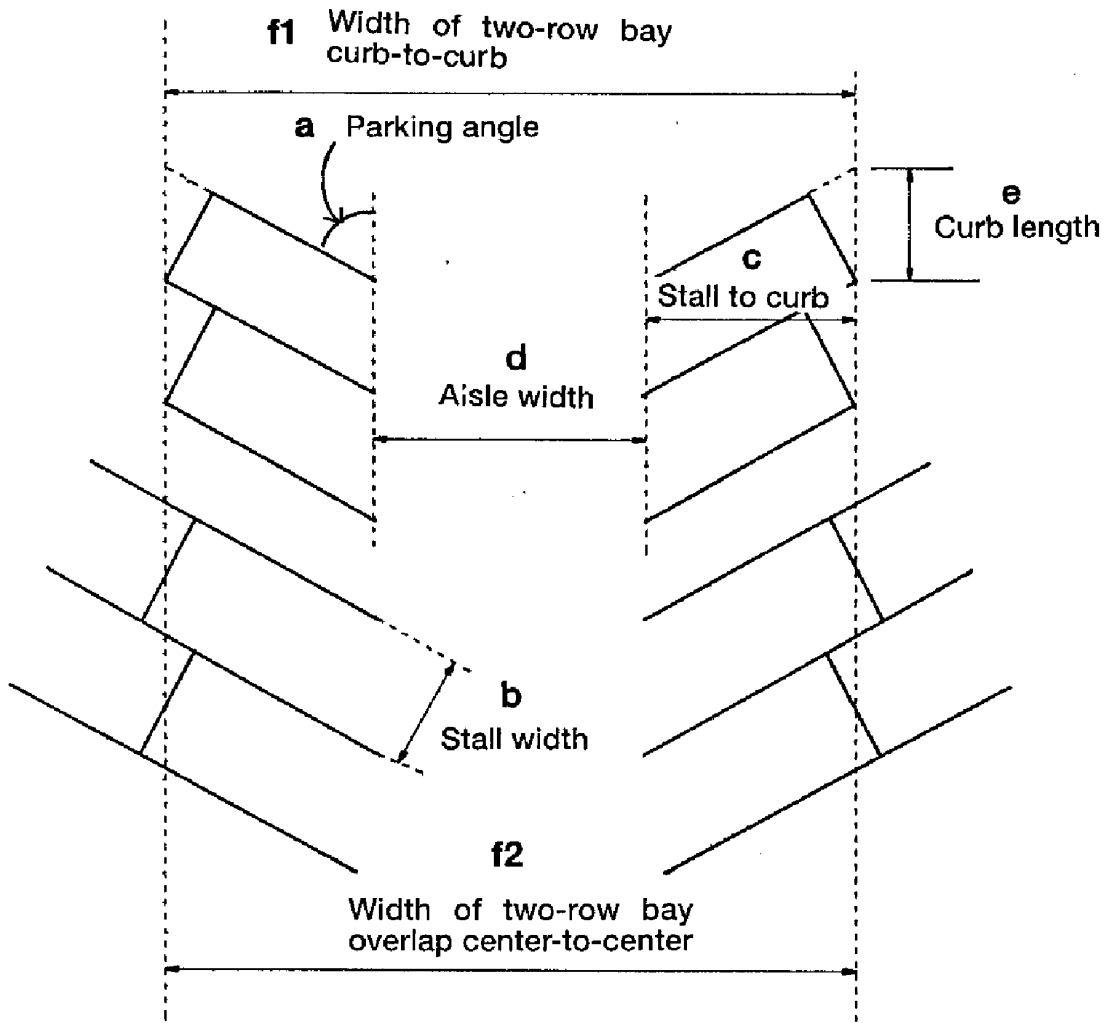
A maximum height of six feet (6') is allowed on street frontage only when rear lot line of corner lot adjoins rear lot line of another corner lot.

FENCE OR WALL HEIGHT REGULATIONS FOR RESIDENTIAL CORNER LOTS

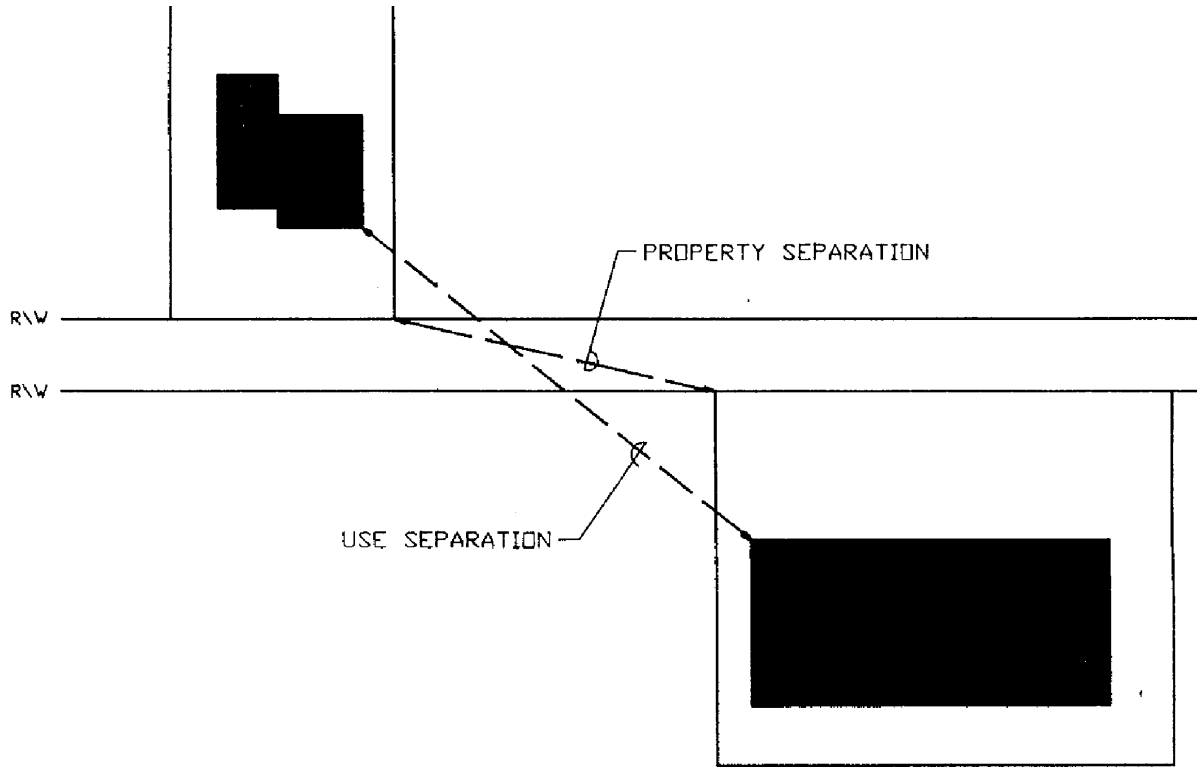


A maximum height of four feet (4') is allowed when rear lot line of corner lot adjoins side lot line of another corner lot.

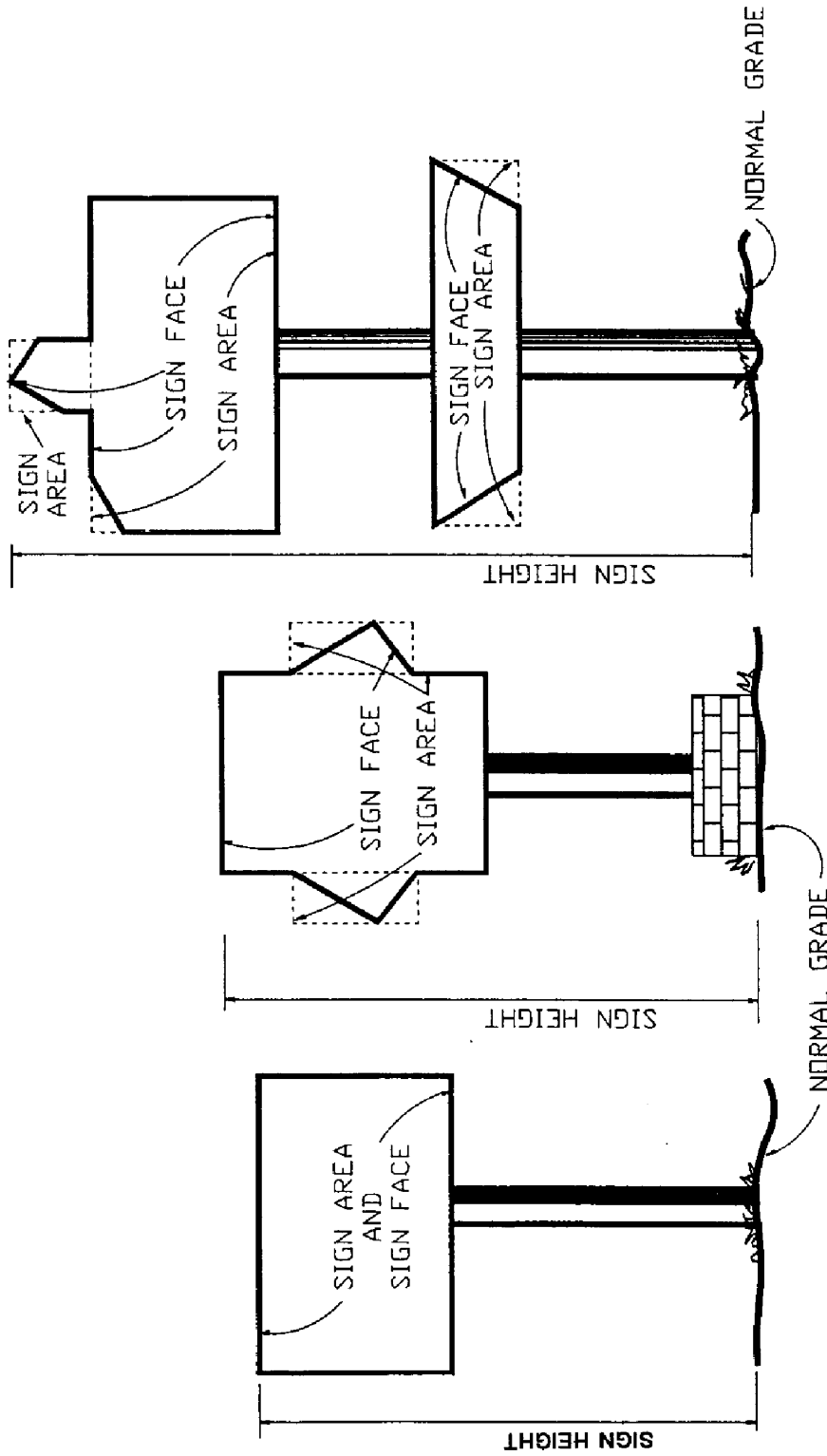
PARKING SPACE GEOMETRIC DESIGN STANDARDS



SEE COLUMN HEADINGS OF TABLE 5-6-2



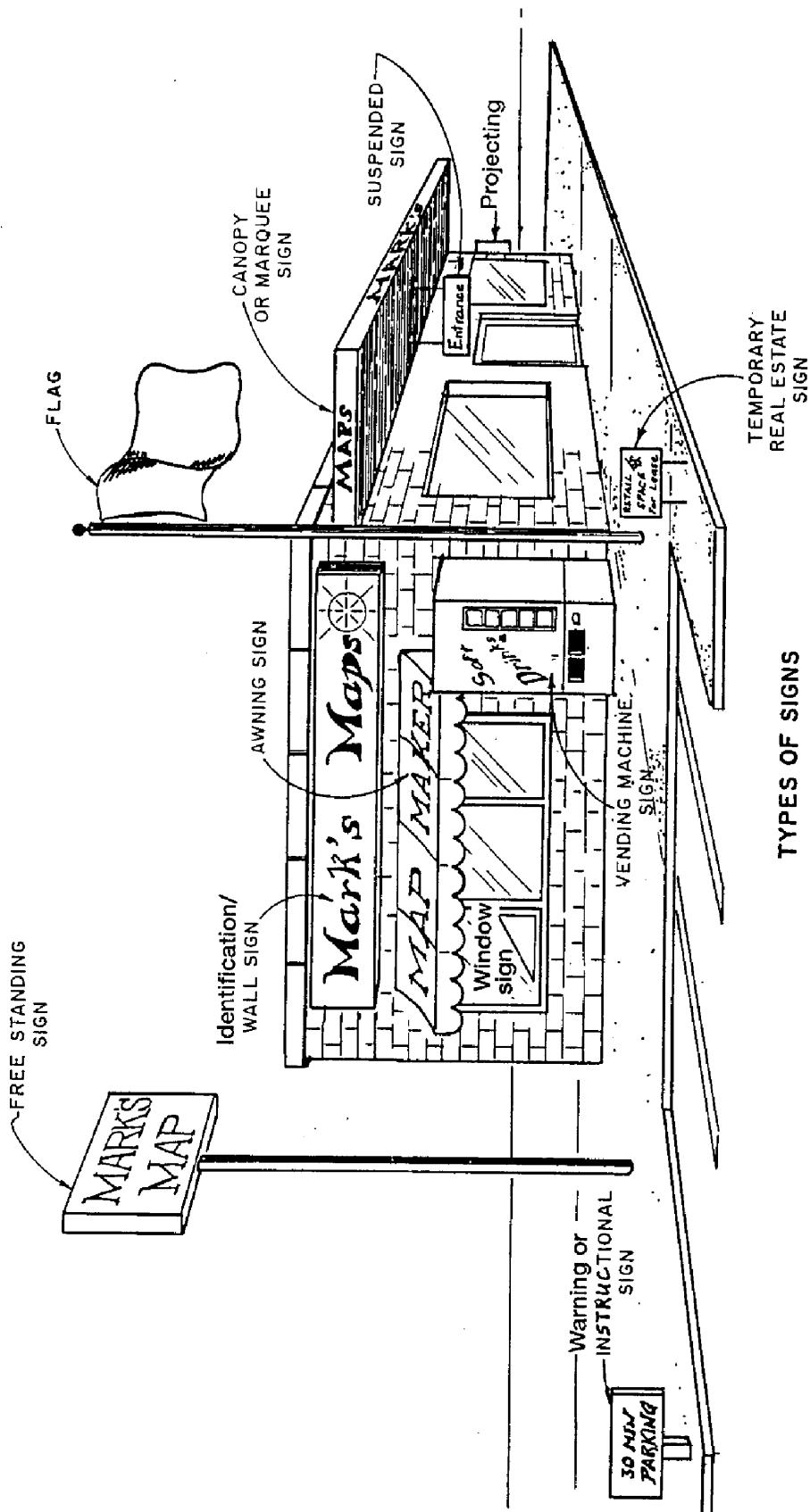
PROPERTY SEPARATION AND USE SEPARATION



• CALCULATE AREA OF SMALLEST SQUARE, CIRCLE, RECTANGLE, OR COMBINATION THEREOF, THAT CAN ENCOMPASS THE SIGN FACE.

CALCULATION OF SIGN AREA AND HEIGHT

NO SCALE



TYPES OF SIGNS

Other sign types include development entrance signs; directory signs; changeable copy signs; monument, construction, and directional signs; and banners and pennants.

See Section 9-4-12 for maximum allowed projections of certain sign types into right-of-way in certain zoning districts.

The illustration is for sign types only; it does not illustrate conforming uses.

NO SCALE

