

October 8, 2012



UPDATE

HIGH POINT

CODE ASSESSMENT



CLARION

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PART 1: INTRODUCTION

1.1 PROJECT DESCRIPTION

This is an important time for the City of High Point. Generally known as the “home furnishings capital of the world”, the city is seeing the furniture industry maintain its strong presence as it encourages additional growth in the downtown.¹ At the same time, it is diversifying its economy with newly-added businesses in health care, high tech, distribution and logistics, banking, marketing, and retail. Recent transportation and infrastructure improvements to both Business 85 and US 311/I-74, and the Federal Express air freight hub at the Piedmont Triad International Airport mark the city’s emerging role as a center for commerce in the Piedmont Triad. High Point University continue to grow and Guilford Technical Community College and High Point Regional Hospital expand their footprints. As High Point’s economic base grows, so too has its population. According to the U.S. Census, the city’s population was 104,371 in 2010, an increase of almost 41,000 persons since 1980. With its improving economic prospects, even during challenging times, and affordable cost of living, High Point is an attractive place to live for those moving to the Sunbelt.

Despite these recent successes, however, challenges remain. High Point’s role as a major industrial center focused on the production of textiles has declined in recent decades. This decline has led to job losses and shuttered plants within the city’s industrial areas (particularly in southwest High Point). Some parts of High Point are undergoing redevelopment related to the city’s economic diversification, but this redevelopment is not always compatible with its existing context, leading to an erosion of community character. Still other portions of the city’s urban neighborhoods suffer from chronic underinvestment. Furniture showrooms continue to dominate economic activity in the central business district (CBD), but the unique character of the industry and its prevalence within the

CBD results in a central core that is under-used for 10 months of the year. Business and service uses typically found in a central business district have migrated to the commercial corridors to the north and south of the CBD, making it more difficult to establish a vibrant, mixed-use central core with a strong sense of place. Development outside the core city occurs at a fast pace, but often takes the form of lower-density, single-use residential subdivisions and narrow, strip-style auto-oriented commercial corridors – impeding the establishment of functional neighborhood units served by proximate neighborhood-serving retail and service uses. The series of recent droughts have highlighted the need for development patterns that better respect environmental features and embrace effective stormwater management practices.



Photo Courtesy of the Economic Development Department, City of High Point

Downtown High Point hosts the bi-annual International Home Furnishings Market, where an average of 160,000 people a year come to buy or sell home furnishings and related services.

¹ According to the High Point Market Authority, High Point has more than 10 million square feet of furniture showroom space located in 180 separate buildings.

PART 1: INTRODUCTION

SECTION 1.1 PROJECT DESCRIPTION

The city is aware of these challenges and is taking steps to address them. In 2000, the city adopted its Land Use Plan for the High Point Planning Area (LUP) and future land use map. The LUP focuses on encouraging better environmental protection, addressing the need for affordable housing, ensuring the city’s residents are well-served by public facilities, and addressing the growth patterns in outlying areas.

In 2007, the Core City Plan was adopted. The plan provides policy guidance to redevelop and revitalize the core city – the central business district, surrounding neighborhoods, commercial and industrial areas. Also in 2007, the Community Growth Vision Statement (CGVS) was completed. It sets out six major goals for future growth and development in the city, including the need to protect natural resources, improve older urban neighborhoods, create and encourage mixed-use areas, balance the needs of pedestrians with the needs of vehicles, and maintain the city’s economy. In many respects, the LUP and CGVS provide policy guidance for the newer, developing areas of the city.

HIGH POINT COMMUNITY GROWTH VISION STATEMENT:

“High Point’s future growth will respect natural and historic resources, encourage Core City redevelopment, insure an efficient use of land, promote mixed-use centers and traditional neighborhood development, support alternative modes of transportation, and accommodate a diverse and strong economy”

A. 2009 CODE ASSESSMENT

In 2009, Clarion was asked to evaluate whether and to what extent the city’s current Development Ordinance is in need of update, given the policy direction in the city’s plans (the Core City Plan, the Community Growth Vision Statement, the Land Use Plan) and current “best practices” in current land development regulation. In addition, Clarion was asked to identify the benefits of such a code update. The original version of this Code Assessment document was the key project deliverable for this effort and it found that indeed, the city could benefit from an update of the Development Ordinance in five key ways (see Part 2: Diagnosis for a discussion of these benefits). In addition to a discussion of the various benefits, the Code Assessment set out a potential structure for an updated Development Ordinance (see Part 3: Annotated Outline), based on the benefits described in the Diagnosis. The City Council considered the original Code Assessment in September, 2009, and authorized city staff to move forward with an update of the Development Ordinance. Unfortunately, the city lacked the budget to move forward with the update due to the economic crisis that began in 2008.

Despite delays in updating the Development Ordinance as a whole, High Point has begun to implement some of the identified policies in the Core City Plan. In 2008, a new Mixed-Use Center Overlay District was added to the development ordinance to allow greater pedestrian orientation and commercial services proximate to urban neighborhoods in the core city area.² In addition, a new Main Street District was adopted and applied to some of the lots lining North and South Main Street. The city has also begun efforts to restore a segment of Washington Street—a social and commercial center for High Point’s African American community throughout most of the 20th century.

B. UPDATE HIGH POINT

In 2011, the city applied for a grant from the U.S. Department of Housing and Urban Development (HUD) under the Office of Sustainable Housing and Communities for funds to update the city’s Development Ordinance. In late 2011, the city was awarded a grant to fund the *UPDATE High Point* project. “*UPDATE*” is an acronym for **U**rban **P**lacemaking to **D**evelop and **T**ransform the **E**conomy of High Point. The intent of the project is to create a more prosperous, livable, and balanced community through changes to the city’s Development Ordinance. By updating the Development Ordinance, this project will help High Point attract

² Text Amendment 08-02 establishing the Mixed-Use Center Overlay District and the Main Street District was adopted by the City Council on March 17, 2008



more investment, make neighborhoods more livable, and better protect resources – it will help re-make High Point into a vibrant 21st century city.

One of the first tasks of the UPDATE High Point project is to refresh (revise) the 2009 Code Assessment to ensure it reflects current conditions and any changes in policy guidance since 2009. This code assessment document includes the “redline” version of the text to help readers recognize those portions of the original 2009 Code Assessment that have been revised in accordance with the UPDATE High Point project.

1.2 WORK PROGRAM AND SCHEDULE

A. WORK PROGRAM

The work program for the UPDATE High Point project builds on the efforts of the original Code Assessment in 2009, and involves seven tasks. They are:

- Task 1: Refresh the Code Assessment (current task);
- Task 2: Draft the updated Development Ordinance (in three installments);
- Task 3: Prepare new design standards and provisions for preferred development types;
- Task 4: Test the draft Development Ordinance;
- Task 5: Prepare the Public Hearing Draft version of the updated Development Ordinance;
- Task 6: Provide training on how to use the updated Development Ordinance; and
- Task 7: Prepare a Procedures Manual (a user’s guide to the new Development Ordinance).

Task 1, Refresh the Code Assessment, was initiated in March, 2012 and involved:

- An independent review and evaluation of planning documents, including: the Core City Plan (and recent amendments), Community Growth Vision Statement, current Land Use Plan, the Northwest Area Plan, the University Area Plan, and text amendments to the Development Ordinance (from 2009 to 2011);
- Several days of meetings and interviews with staff from various city departments, including Planning and Development, Engineering Services, Transportation, Parks and Recreation, Public Services, the Economic Development Corporation, and Community Development and Housing to hear how the current code works and does not work, as well as what actions need to be taken to implement the city’s land use policy;
- Interviews with the city’s elected officials;
- Interviews with local developers, builders, architects, attorneys, elected officials, real estate professionals, business leaders, institutional representatives, and citizen activists to learn, from their perspective, what works and does not work in the current code, and what modifications they believe would make the code better;
- Development of a web page (www.updatehighpoint.com) to provide project details, work products, and information on upcoming meetings;
- Preparation and administration of a citizen preference survey to five groups of interested citizens (who are often under-represented in city initiated planning efforts). Additional information and results of these citizen preference surveys are included in Appendix A of this code assessment;
- A public forum (including a sixth citizen preference survey) conducted on June 5, 2012, where the project goals, schedule, and public comments received during the forum were discussed; and

PART 1: INTRODUCTION

SECTION 1.2 WORK PROGRAM AND SCHEDULE

- A series of presentations of this refreshed code assessment to the UPDATE Advisory Committee on August 27, 2012; to the general public on September 11, 2012; and to a joint meeting of the City Council and Planning and Zoning Commission on September 25, 2012.



The citizen preference surveys presented a series of images and asked respondents to indicate their preferences and why. Results of the surveys are included in Appendix A.

This “refreshed” code assessment is the product of Task 1. It serves as a basis to frame community discussion about how best to help High Point attract more investment, make neighborhoods more livable, and better protect resources in light of the city’s plans (the Core City Plan, the Community Growth Vision Statement, the Land Use Plan). It also serves to provide examples of “best practices” in current land development regulation that the city may wish to incorporate into its Development Ordinance.

The code assessment is organized into two main sections: a diagnosis and an annotated outline. The diagnosis portion identifies six key themes that, based on the policy direction established in the city’s plans and general “best practices” in development regulation, suggest that the city’s development ordinance is in need of update. It also discusses the benefits to the city from undertaking a comprehensive update.

The annotated outline portion of the document builds on the diagnosis by providing a snapshot of how an updated development ordinance might be structured in light of the suggestions discussed in the diagnosis. Together, the diagnosis and annotated outline detail what portions of the

current regulations could be improved, how they might be improved, and what benefits would result.

B. SCHEDULE

This project began in March 2012 and is anticipated to take around two years to complete. Task 1, Refresh the Code Assessment, is expected to take 3-4 months to complete, and will be considered by the City Council and Planning and Zoning Commission in late summer/early fall. The table below sets out the anticipated project schedule:

UPDATE HIGH POINT PROJECT SCHEDULE	
TASK	ESTIMATED TIMEFRAME FOR COMPLETION
Task 1: Refresh Code Assessment	Late summer/early fall 2012
Task 2: Draft Updated Development Ordinance	Late summer 2013
Task 3: Prepare Design Standards and Preferred Development Types	
Task 4: Test Draft Development Ordinance	Late fall 2013
Task 5: Prepare Public Hearing Draft of Development Ordinance	Early spring 2014
Task 6: Provide Training	Summer 2014
Task 7: Prepare Procedures Manual	Summer 2014

Revisions to the current Development Ordinance will take place following City Council’s review of this code assessment.

1.3 REPORT ORGANIZATION

The code assessment is organized into three main parts: Part I: *Introduction*; Part II: *Diagnosis*; and Part III: *Annotated Outline*. There is also an appendix to the document.

A. PART 1: INTRODUCTION

This Introduction contains five subsections:

- *Project Description*, provides a description of the “refreshed” code assessment project and its anticipated results;
- *Work Program and Schedule*, outlines the work program and schedule for the project;
- *Report Organization*, explains how the “refreshed” code assessment is organized;
- *Context*, provides relevant background and context about High Point for the project; and
- *Related Efforts*, describes separate efforts relevant to the UPDATE High Point project or related activities undertaken by the city or by other groups.

CODE ASSESSMENT STRUCTURE:

- Part I: Introduction
- Part II: Diagnosis
- Part III: Annotated Outline
- Appendices

B. PART 2: DIAGNOSIS

As discussed earlier, the diagnosis serves as a basis to frame community discussion about what changes need to be made to the current Development Ordinance for the city to achieve the policy goals expressed in city plans, the goals of the UPDATE High Point project, and other relevant policy documents. It incorporates current “best practices” in land development regulation that will improve development review. The diagnosis discusses the potential benefits to the city from undertaking these changes.

Six key issues are identified that suggest the current development ordinance is in need of update:

1. Make the code more user-friendly;
2. Make the code more customer friendly;
3. Implement the Core City Plan;
4. Protect and revitalize neighborhoods and gateways;
5. Promote livable and sustainable development in greenfield areas; and
6. Create additional flexibility and incentives.

C. PART 3: ANNOTATED OUTLINE

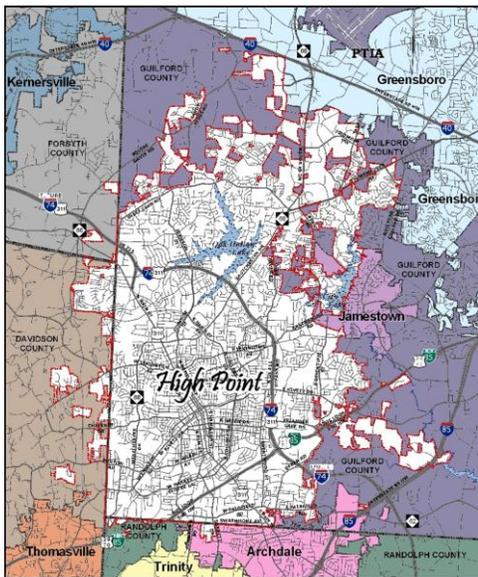
The annotated outline section follows the diagnosis. The annotated outline provides city officials, staff and citizens with a general understanding of the proposed structure of a new development ordinance document if the issues identified in the diagnosis are addressed. More specifically, the annotated outline sets out a proposed structure for an updated Development Ordinance and provides commentary explaining the purpose and scope of each chapter and section.

D. APPENDICES

The Appendices to the code assessment include supporting information related to the diagnosis or annotated outline.

- Appendix A presents the results of the two rounds of Citizen Preference Surveys conducted with High Point residents in May and June 2012 and in September 2008.
- Appendix B presents a matrix evaluating the policies, goals, and objectives from the Core City Plan, Community Growth Vision Statement, and the current Land Use Plan, whether they are implemented in the current code, and if not, how these policies might be implemented in an updated Development Ordinance.
- Appendix C includes a section-by-section analysis of the current development ordinance identifying specific changes and revisions that need to be made to achieve project goals established in the diagnosis.
- Appendix D includes some examples of how graphics might be integrated into an updated Development Ordinance as a means of conveying regulatory concepts quickly to code users and the public.
- Appendix E is a summary of the comments on this refreshed code assessment provided by the UPDATE Advisory Committee following their review of the document on August 27, 2012.

1.4 CONTEXT



High Point is located in the southwestern corner of Guilford County, but occupies land within three other counties.

A. OVERVIEW

High Point is one of the cities making up the Piedmont Triad region of North Carolina. High Point's name comes from its location on the highest point (904 feet above sea level) on the early North Carolina Railroad that ran between Charlotte and Goldsboro.

It is centrally located in the state and occupies the southwest corner of Guilford County, as well as small portions of three other counties (Forsyth, Davidson and Randolph). The city's corporate limits encompass over 55 square miles in area, and the Land Use Plan plans for an area 95 square miles in size.³ The city sits within two separate watersheds, the Yadkin-Pee Dee and the Cape Fear River Basins. Over 80 percent of the city's land area is located within one of several state-designated water supply watersheds. It is well-served by three interstates (Interstate 85 (Business), Interstate 40 and US 311/I-74), state highways, rail, and the Piedmont Triad International Airport to the north.

The city's population in 2010 was 104,371. The 2010 median household income was \$43,594, and the median home value was \$143,500. There are 46,677 housing units in the city, 38 percent of which are occupied by renters.⁴

According to the Land Use Plan, in 2000 over 45 percent of High Point's planning area (41.8 square miles) is designated for "low-density" residential development of five units an acre or less. Only 6.7 percent of the planning area (6.13

³ The City of High Point Planning and Development Department.

⁴ U.S. Census Bureau.

square miles) consists of higher-density residential development at more than five units an acre. In contrast, over 20 percent of the city's planning area (18.7 square miles) is designated for industrial uses; office and commercial uses occupy less than seven percent of the land. High Point is a city composed primarily of low-density residential development with a significant amount of industrial land use.

B. HISTORICAL DEVELOPMENT⁵

High Point was settled in the mid 18th century by Quaker and German immigrants who were seeking religious freedom. The settlement remained a quiet farming community until the mid-1800s. In 1849, the North Carolina General Assembly chartered the North Carolina Railroad Company as well as the Fayetteville and Western Plank Roads. Completed in 1853, these three major transportation arteries intersected in the community that would become High Point. Following their completion, the area grew quickly, both in population and economic activity. The community was officially incorporated as High Point on May 26, 1859, with boundaries established one mile from the crossing of the Plank Roads and the railroad in each of the cardinal directions. High Point's central location and well-connected transportation network spurred rapid economic growth in the transport of cotton, lumber and processed goods, as well as the manufacturing of tobacco, wood products and textiles. Warehouses, stores and factories were built on the blocks proximate to the train depot along what became Main Street.

These transportation networks played a critical role for the South during the Civil War. Many of the necessary supplies, including rifles and clothing, were shipped through the city to support troops in Virginia and other parts of the south. In addition, Camp Fisher, a major training camp for southern soldiers, was located near the railroad. Though Camp Fisher was closed in the middle of the war, High Point retained a prominent role during the Civil War as a transportation hub and the location of a hospital for Confederate soldiers.⁶

After the Civil War, Captain Henry Snow, a northern soldier and entrepreneur, recognized the town's potential as a manufacturing center and began manufacturing wagon spokes, axe handles, and thread bobbins in High Point - employing over 500 workers by 1888. Textile mills were also established after the war, and tobacco became a big business. By 1888, High Point's population was around 2,400.

In 1889, Ernest Snow, Captain Snow's son opened



The historic 1908 High Point train depot is located in the center of the city along the original rail line.



The International Home Furnishings Center occupies an entire city block and includes over 3.5 million square feet of interior space devoted to the sale of home furnishing products.

⁵ The majority of the information in this section comes from two speeches given by Barbara Taylor, the Past President of the High Point Museum: "High Point and Transportation." in 2004 and "A History of High Point." in 2005..

⁶ The Barbee Hotel was converted into a hospital and treated over 5,700 Confederate soldiers from 1863 to 1865.

the High Point Furniture Company with a work force of 25 men. Thanks to the ready supply of inexpensive lumber, a regional market for cheap furniture, and a skilled workforce, the furniture industry boomed, turning High Point from a small town into an industrial city. By 1910, there were 9,500 residents in the city and the population increased to 14,000 by 1920.

The textile and furniture industries sustained High Point's economy through the early part of the 20th century. In 1919, the Southern Furniture Exposition Company built a permanent exposition building in the city, two blocks south of the railroad depot. The 10-story building opened in 1921, and laid the foundation for High Point becoming one of the premiere furniture markets in the world. In 1919, the High Point Hospital was chartered and High Point University opened in 1924, furthering the city's progress. By 1924, High Point was the sixth largest municipality in the state.

During World Wars I and II, the furniture companies converted production to airplane propellers and wagon parts for the war effort, and the textile manufacturers produced apparel for the troops. Other buildings were also converted to government space for war operations.

After the wars, High Point's manufacturing and furniture industries resumed work and helped maintain the city's thriving economy. Businesses that supported the manufacturing and furniture industries also thrived. Photography studios (that photographed the products for furniture shows), container companies (that boxed the goods), veneer and fabric manufacturers, and trucking companies that shipped the products all flourished. In the 1950s, the Southern Furniture Exposition Building expanded, and other furniture showrooms began to gain stature, both in size and importance, leading these companies to be one of the dominant forces in the American furniture industry. In the 1980s, changes in the furniture industry and competition from other cities led to a number of changes in the High Point Market, including the renaming of the Southern Furniture Market to the International Home Furnishings Market in 1989 and to the High Point Market in 2007.

In the 1990s, the economy changed with the decline of both the textile industry and furniture production. The closings of the local mills and manufacturing plants took a heavy toll on the city's economy. Fortunately, recent city efforts to attract new industries to the area, combined with the expansion of the furniture market component of the economy—including the addition of massive new showrooms, new temporary exhibit spaces, and a new state of the art transportation terminal for market-related visitors—has allowed the city a number of economic development successes.⁷ The High Point Market attracts over 160,000⁸ persons each year, and the city's 10 million square feet of showroom space is used by more than 2,000 exhibitors, in 180 separate buildings. The city has also continued to diversify its economy, expand its transportation networks, and attract new companies in biotechnology, marketing and logistics, and retail.

C. RECENT DEVELOPMENT TRENDS

Each year the city tracks new development and permitting in an annual report. The 2011 Annual Report describes trends in permitting and development in the city from 2007 through 2011. The annual report shows that the city is beginning to recover from the slowdown in development activity associated with the financial crisis of the last few years. However, development activity remains low when compared to pre-downturn levels. In 2011: the Planning and Zoning Commission reviewed 39 cases⁹ the first increase (by 5 cases) in four years; the Board of Adjustment heard only one case (down from 11 cases in 2007); the TRC reviewed 48 submittals (down from 95 in 2007).

⁷ High Point Economic Development Corporation 2007 Annual Report. Available on-line: <http://www.high-point.net/edc/2007annrpt.pdf>.

⁸ The High Point Market Authority.

⁹ This includes rezonings, special use permits, text amendments, and street abandonments.

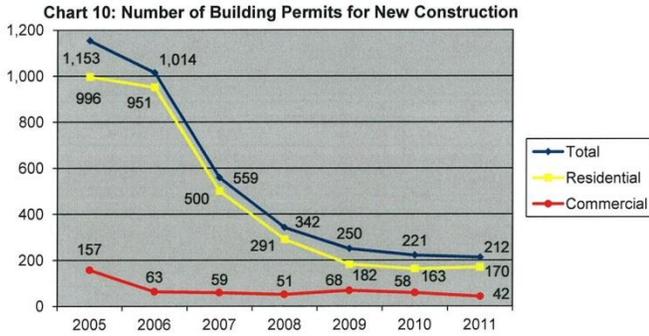


Chart from the 2011 Annual Report showing trends in the number of building permits for new construction.

of new development activity relative to 2007, development is slowly returning.

One hundred seventy (170) new residential building permits were issued in 2011, a slight increase from 2010 levels, but considerably lower than the 996 new residential permits issued in 2005. In 2011, the number of new commercial building permits is the lowest it has been in six years, though the number of other permits did increase in 2010.

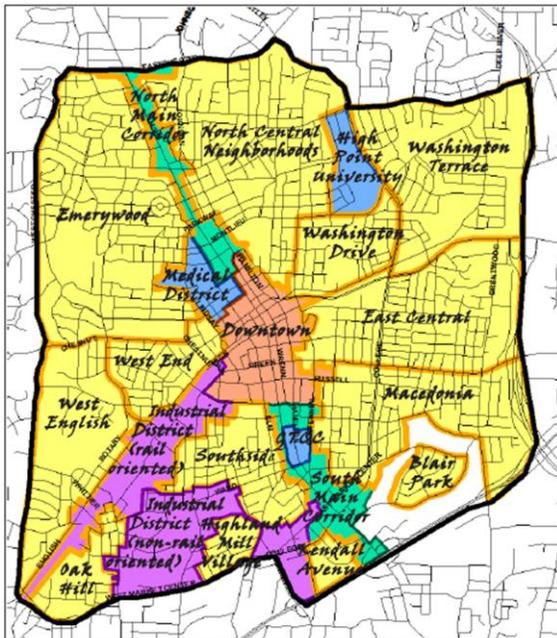
Finally, the Planning and Development Department reviewed 777 building construction plans in 2011, down 10 percent from 2010 (but the year-to-year reduction is smaller than in previous years). Generally, what these figures illustrate is that while the city experienced a general decline in the amount

D. DEVELOPMENT TEMPLATE

Today, the development template in High Point can best be described as “dual, or tri-personality,” consisting of the core city (or urban area), suburban areas, and a few rural lands to the north, west and southeast.

1. The Core City

The core city is the oldest and most densely developed portion of the city. It includes 11 square miles consisting of the central business district, the most intensely developed portions of North and South Main Street, the industrial areas to the southwest of downtown, High Point University, and the surrounding 13 neighborhoods. Most of this portion of the city is “built-out”, and little available vacant land exists. As a result, most of the development in this area will come from redevelopment.



The core city area of High Point as defined by the Core City Plan.

In general, this area includes the city’s oldest structures and is laid-out on a grid street pattern. It is fairly compact and contains one-third of the city’s population – housed primarily in single-family homes constructed between 1930 and 1970 on lots between 6,000 and 12,000 square feet in area.

The central business district (CBD) is occupied primarily by furniture showrooms and other structures that have been converted to showroom use. There are numerous examples of human-scaled, fine-grained architecture (both new and old), but many furniture showrooms do not have windows or storefronts, resulting in monolithic building forms that are not pedestrian-oriented. Another key characteristic of the CBD is the lack of housing or resident-serving businesses and the resulting lack of pedestrian or vehicular traffic. There are numerous examples of multi-story structures in the CBD, but building heights rapidly decline with distance from the CBD, with most structures being three stories or less outside the CBD.

As a result of the furniture industry’s dominance of the CBD (the area roughly shown as “Downtown” on the Core City map), many of the functions associated with a typical central business district have relocated to lots lining North and South

Main Street outside the CBD. Some refer to these areas as the “shoulders” of the central business district, and they have taken on the role of the traditional downtown core, providing civic and gathering spaces, restaurants, and retail businesses. While there are some good examples of pedestrian-oriented architecture, in many cases structures on these lots remain fairly low-rise, dispersed, and interrupted by auto-oriented uses, with surface parking between the building and the street. This combination of auto-orientation and linear form prevent meaningful use by pedestrians, and make it difficult to establish a vibrant civic center for the city.

Industrial uses are generally concentrated southwest of the CBD on lots that are fairly small by modern standards. In many cases, residential uses that serve as worker housing are located adjacent to and, in some instances, even surrounded by the industrial uses. In some cases, the proximity of these incompatible uses leads to disinvestment or other land use conflicts. There have been recent grassroots efforts at neighborhood planning in the southwest portion of the city by the non-profit Southwest Renewal Foundation, which seeks to foster sustainable redevelopment of the area’s industrial areas and neighborhoods. The effort calls for more energy efficient development, more transportation alternatives, higher-density compact development forms, adaptive re-use of old industrial sites, and creation of more employment opportunities for area residents.

The neighborhoods to the east of the CBD have suffered from a long period of under-investment. Other historic neighborhoods to the north consist primarily of fairly well-maintained, small single-family homes. Despite being organized on a grid street pattern, much of the development in these core city neighborhoods consists of residential areas that are adjacent to, but not well-connected to retail and commercial uses.

2. Suburban Areas

Extending out beyond the core city are primarily suburban areas. They are very similar to many post-WWII, segregated-use, auto-dependent suburban areas developed in the United States since 1950. The suburban areas are often characterized by a curvilinear street system that is not well connected. Residential uses are organized into tracts of single-family homes on larger lots and multi-family structures located between or adjacent to commercial development lining primary transportation corridors. Interestingly, this portion of High Point has considerably more multi-family and higher density residential development than is found in the core city. In addition, suburban sites are often developed with little or no regard for existing vegetation or topographic conditions. It is fairly common practice to clear and “mass grade” sites intended for development. While this approach does aid in attaining maximum densities, it also results in a landscape with little mature vegetation or topographic relief.

The northeastern corner of the city has seen the sustained growth of light industrial development and office-park development typically in the form of large parks or campus-like settings. It is due in part to the growth and development associated with Piedmont Triad International Airport (PTI), which is located nearby. Commercial and retail development typically follow a linear pattern in



The suburban portion of the city contains more examples of high-density residential use than the core city.

this area, choosing to locate along major transportation corridors on lots fronted by surface parking.

Most of the city's gateways are located within the suburban area of High Point. These include:

- Eastchester Drive (NC 68);
- West Wendover Avenue; and
- Interstate 85 (Business).



Photo Courtesy of the Economic Development Department, City of High Point

Piedmont Centre is an example of one of the suburban industrial/office parks being established in the northeast corner of the city near PTI.

While the city has had some success with its scenic corridor overlay along portions of Eastchester Drive (NC 68), the city's gateways do not differentiate it well from adjacent communities.

Some of the challenges facing new development in this part of the city are the state's watershed development regulations, and their potential for encouraging lower-density land-consumptive suburban development (due in part, to the requirements for limitations on impervious surfaces as a means of protecting water quality). Loss of open space is also a challenge as more and more people move to the city.

3. Rural Areas

In addition to its suburban areas, there are some rural parts of High Point in the city's extreme northwest, west, and southeast. These portions of the city are characterized by large stands of second or third growth trees, agricultural uses, and isolated residential uses on large lots or within small subdivisions that are not served by public facilities. Many of these areas are now under pressure for development. However, the city has continued to ensure these areas remain at very low densities through its Future Growth Area land use designation and utility extension policies. In many cases, these areas are extremely important for maintaining water quality for the region and need additional protection in the future.

1.5 CITY PLANS AND GOALS

As discussed earlier, there are several key planning documents that establish policy direction for High Point's future growth and development. They are:

- The Land Use Plan for the High Point Planning Area;
- The Core City Plan;
- The Community Growth Vision Statement; and
- The Bikeway, Greenway, and Trails Master Plan.

Each is summarized in the following paragraphs.

A. LAND USE PLAN FOR THE HIGH POINT PLANNING AREA

High Point's Land Use Plan (LUP) was adopted in April 2000. The plan communicates long-term development goals and seeks to guide the future development of the city (in coordination with the city's

Thoroughfare Plan and other long-range planning documents). The plan identifies four key policy areas, and all goals and objectives fit within one of these four policy areas. They are:

- Environmental protection;
- The preservation of established neighborhoods;
- The adequate provision of public services and facilities; and
- The impact of continuing urban growth.

The plan identifies three primary areas where additional efforts are needed with respect to environmental protection: existing tree preservation, protecting additional open space areas for recreational purposes, and addressing the potential for urban sprawl that may be an unintended consequence of the extensive watershed protection provisions mandated by the state.

Two primary areas are identified with respect to the preservation of existing neighborhoods: a greater need for affordable housing (especially apartments), and a greater need for infrastructure and investment in residential structures within the city's established urban neighborhoods.

The plan includes discussion about ensuring availability of basic public services (streets, water, sewer, and storm drainage) through provision by developers during the site plan and subdivision processes. The plan also considers the current availability of park and recreation facilities¹⁰ and school overcrowding.

The plan discusses three areas related to the continuing impact of urban growth that may be addressed, in part, by changes to the development regulations. One is that additional areas need to be made available for higher-density residential uses, and that multi-family uses need to occupy a larger share of the total number of housing units across the city. A second is the need for more design-related provisions along major gateway streets and travel corridors to address issues like tree canopy cover, screening of commercial, industrial, and outdoor uses from adjacent residential uses, and an increased use of "transitional" land uses like office and multi-family development to separate areas of single-family residential development from incompatible development. Finally, the plan cautions that development standards should remain high, but not so high as to frustrate or diminish market forces for new development.

Also related to continuing urban growth, the plan sets out focal areas intended as target areas for future growth. One is in the northwest quadrant of the city in the NC 68/Clinard Farms Road area. The plan expects that lots along NC 68 will develop as nonresidential and that the lots in the Clinard Farms Road area will develop with residential uses. The plan sets a minimum development size of 25 acres for these areas, requires new development to take the form of planned development, and includes criteria for evaluation of rezonings that relate to compatibility with adjacent areas and sensitivity to the natural environment.

The plan also establishes five neighborhoods that are identified as target areas for revitalization. All of these areas are addressed by more detailed recommendations in the Core City Plan. In addition to these five neighborhoods, the plan establishes the idea of neighborhood conservation areas, and even establishes some criteria for designation.

¹⁰ The Comprehensive Recreation Master Plan was prepared after the Land Use Plan, and is the current source of policy guidance with respect to park and recreation issues.



The Land Use Plan for the High Point Planning Area.

Finally, the plan includes some design criteria that address several issues. One is where there are proposed rezonings of office or commercial developments that border residential neighborhoods. A second is some locational criteria for the Traditional Neighborhood (TN) District (which has not been widely used up to this point).

More detail on the LUP policies is identified in the plan compliance evaluation matrix included in Appendix B. The matrix identifies the goals and strategies of the LUP that are relevant to an update of the development ordinance, and how these goals and strategies can be implemented by a new development ordinance.

B. CORE CITY PLAN

The Core City Plan was adopted by the City Council in February 2007. It provides a framework for improving and revitalizing High Point's central core area (See map on Page I-10.) physically, economically and socially through long-range policy direction related to growth and development. This document serves as the broad growth policy guide for development and redevelopment in the central core area of the city. The plan's recommendations are organized into five main areas. They are:

- New districts;
- Neighborhood protection strategies;
- Design standards;
- Community form standards; and
- Economic development approaches.

Initially, the Core City Plan recognizes that the city's current development ordinance which was adopted many years ago for a young and growing High Point, with significant vacant lands in the core city area, is outdated, and in many respects impedes the revitalization and redevelopment needs of the mature, built, core city. In addition, the plan recognizes the current Development Ordinance does not adequately address the changing economic dynamics of the core city area. Consequently, the plan concludes that if the city is going to encourage revitalization and redevelopment in the core city area, a number of changes need to be made to the current Development Ordinance.



The High Point Core City Plan.

Initially, there are recommendations that the city adopt a number of new zoning districts for the core city area. They are directed at a number of important goals: the changing economics of the core city area; revitalization of the central business district; protection and enhancement of the university and other institutions in the downtown; and the establishment of higher density, mixed-use development in targeted centers. These districts include:

- A new "Market" district, which would be the only area where new showrooms will be permitted;
- A new downtown mixed-use district that will prohibit new showrooms in favor of uses more traditionally found in a downtown;
- A series of additional mixed-use overlay districts within eight different neighborhood centers;
- An institutional district intended to promote a unified "campus" character for areas within and around High Point University (HPU), Guilford Technical Community College (GTCC), and High Point Regional Hospital; and

- A new industrial district intended to make industrial sites more attractive and compatible with their surroundings.

The plan also recognizes the need to revitalize and protect the character of established neighborhoods in the core city. In an effort to achieve this goal, it includes recommendations that the development ordinance be revised to allow for: a wider variety of residential use types at higher densities in the residential districts; establishment of new residential design standards; allowance of small-scale, low-intensity, neighborhood-serving commercial and nonresidential uses within neighborhoods on lots at key intersections; and a series of tools to better protect established character (e.g., infill design standards and neighborhood conservation overlays).

Finally, the Core City Plan sets out other recommendations that will require amendments to the city's current development ordinance, including:

- Revised district setback, lot size, frontage, and lot width requirements for several districts to recognize the mismatch between the district requirements and existing conditions as a means of promoting flexibility and redevelopment;
- Application of zoning district overlays that modify dimensional standards in different neighborhoods within the same zoning district to provide more flexibility and respond to differing contexts;
- New design standards for commercial and mixed-use buildings to recognize and reinforce the urban character of the core area and promote greater pedestrian orientation;
- Establishment of pedestrian and vehicular circulation provisions that place greater emphasis on pedestrian orientation, traffic calming, and vehicular connection; and
- Modernization of the city's parking provisions to allow additional flexibility and incorporate new standards for structured parking.



A page from the Core City Plan that demonstrates differing design standards to be applied to infill development. These kinds of provisions are not present in the city's existing Development Ordinance.

As mentioned previously, the city started the implementation process through the adoption of a new Main Street mixed-use district for the lots lining Main Street to the north and south of the central business district. The district is intended to restore traditional downtown uses to the city core. The city has also adopted the first of several mixed-use center overlay districts for the neighborhood centers identified in the Core City Plan. The Washington Street Mixed-Use Center overlay district establishes new use and design provisions intended to foster higher residential densities and new mixed-use development to serve the surrounding neighborhood. In 2009, city staff prepared a draft version of the Market District called for in the Core City Plan. The primary purpose of the overlay district was to concentrate growth and development of new furniture showrooms to specific portions of the CBD while at the same time ending speculation about the potential for conversion of land to new showroom uses outside the boundaries of the proposed market district. The standards also required human-scaled, pedestrian-oriented design intended to activate the street front in areas with showrooms. The City Council considered the proposed Market Overlay District in early 2010 and opted not to adopt it in light of the economic downturn.

Another implementation effort undertaken by the city is consideration of appropriate densities for core city neighborhoods. The Core City Plan recommends densities substantially greater than those currently existing in the core city neighborhoods. It was in conflict with other plan goals that called for the protection of historic single-family development patterns from unwanted intrusion by incompatible higher density development. To address this conflict, city staff conducted a survey and analysis of land use patterns and future land use designations for eight key neighborhoods¹¹ in the core city in spring 2011. This effort resulted in a series of amendments to the Land Use Plan. In most cases, the amendments called for the maintenance of future land use designations that were in keeping with established patterns of use, development type, and density. The plan amendments also emphasize the need for Development Ordinance revisions that preserve compatibility as vacant and under-utilized lands within established single-family neighborhoods are developed in accordance with Core City Plan recommendations.

Most of the policy directives in the Core City Plan can only be achieved by updating the city's development ordinance, and much remains to be done to implement the plan's recommendations. More detail on the Core City Plan, including a detailed list of the plan's recommendations and strategies is included in the matrix in Appendix B. The matrix includes how these recommendations and strategies could be implemented through a development ordinance update.

C. COMMUNITY GROWTH VISION STATEMENT

In 2007, along with the Core City Plan, the City Council adopted the Community Growth Vision Statement (CGVS). The CGVS creates a vision for the city's future growth and development, establishing a foundation for more focused and detailed plans, policies, and programs that aim to achieve the established vision. The document establishes an overall vision statement, followed by a series of goals and objectives related to six key issue categories: natural and cultural resources, neighborhoods, mixed-use centers, downtown, transportation and the economy.

The goals for the CGVS are to:

- Preserve important natural and cultural resources;
- Improve older urban neighborhoods while ensuring better future neighborhoods;
- Create more mixed-use areas while reinforcing existing ones;
- Make downtown a vibrant, diverse and mixed-use environment;
- Balance the needs of vehicles with the needs of pedestrians and alternative transit modes; and
- Diversify and strengthen the city's economy.

The CGVS includes over 30 objectives to help the community achieve the goals and the expressed Vision Statement. Additional discussion on some of these key objectives and how the development regulations might address them is outlined in Appendix B.

D. HIGH POINT BIKEWAY, GREENWAY, AND TRAILS MASTER PLAN

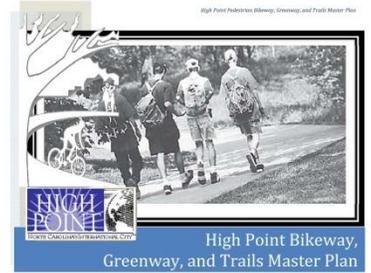
In November 2010 the City Council adopted the Bikeway, Greenway, and Trails Master Plan. The plan calls for the development of an interconnected network of greenways, sidewalks, and trails in the city. The plan sets out four key objectives:

- Establishing a continuous trail system that coordinates with other modes of transportation;
- Implementation of environmental enhancement projects as part of greenway projects;

¹¹ The eight neighborhoods included are: East Central, Kendall Avenue, Macedonia, Oak Hill, Southside, Washington Street, Washington Terrace, and West End.

- Making greenway planning a routine part of the planning and development review process;
- Working with other governments and the private sector to extend or improve the greenway system.

To date, High Point has developed nine miles of greenway trails through the purchase of access easements or through negotiation for dedication of greenway lands as part of the conditional rezoning process. However, a more systematic approach is necessary if the city is to achieve the objectives specified in the Bikeway, Greenway, and Trails Master Plan.



The Bikeway, Greenway, and Trails Master Plan.

E. RELATED PLANNING AND DEVELOPMENT EFFORTS

1. Development Review Process

The Development Review Process initiative is an on-going city effort to make the development review process more efficient, accurate, predictable, timely, and customer-focused. The process was undertaken in response to concerns that several of the city’s development review procedures were inconsistent, unpredictable, or unfair. To address these perceptions, a multi-disciplinary team of department directors from the Planning, Engineering Services, Transportation, Fire, and Public Services Departments have been meeting to identify opportunities for improvement in the current development process as a whole (as well as identify improvements to individual review procedures). Specifically, city staff has worked to:

- Identify problems with the city’s current development review procedures;
- Identify a series of goals and objectives for the development review process as a whole;
- Determine the respective needs of each affected city department and how the development review process can be adjusted to address those needs without creating undue burdens on applicants;
- Develop a set of revised procedural steps for each affected development review procedure; and
- Identify new tools (e.g., checklists, forms, operating procedures, permitting software improvements) to aid each individual development review procedure.

Some of the key recommendations from this effort are to:

- Establish a “roadmap” or checklist, which is made available to an applicant that clearly describes all the steps and permits necessary to obtain a complete development approval.
- Establish a single point of entry for all plans, applications, fees, and supporting information necessary to help ensure submittals are complete and to make application submittal easier for an applicant.
- Establish a quick review of application materials by knowledgeable city staff at the time of initial submittal to ensure the application is complete before the applicant or applicant’s representative departs the city’s offices.
- Establish a single, complete application submittal procedure followed by a single complete review and decision to replace the sequential submittal and review process where plan components are submitted and reviewed at various times.

- Revise timeframes for review and base review times on application complexity, where smaller or less-complicated applications are reviewed and decided faster than large or more complex applications.
- Improve city permitting software to allow for electronic submittal and easier on-line permit status tracking by city staff and applicants.

The draft development review procedure workflows are complete, and this information was shared with City Council and the development community. Implementation of the project recommendations will run concurrently with the UPDATE project. These revised procedures will be incorporated into the Procedures Manual to be prepared following adoption of the updated Development Ordinance.

2. City Project

The City Project is a non-profit citizen's initiative that seeks to promote growth and redevelopment within the core city area through public/private partnerships. The City Project was funded and established by the City of High Point in 2008, and charged to promote growth and revitalization in the core city area as a means of fostering the return of residents, businesses, and commercial services. The project seeks to establish and promote urban lifestyles that symbolize economic health, a high quality of life, and a heightened sense of community.



The City Project is in the process of assembling funding for master planning efforts at two or three key targeted locations across the city: the "Uptowne" portion of North Main Street centered on the intersection of North Main and Lexington Streets, the furniture showroom portion of Main Street, and the Oak Hollow regional shopping mall site. The project is seeking to hire Duany Plater-Zyberk and Company to undertake a series of design charettes for each of these areas. The master planning process is anticipated to result in a series of master plans intended to spur redevelopment and revitalization, as well as a set of related implementation mechanisms that would be incorporated into the city's Development Ordinance.

The intersection of Lexington and North Main Street (one of the areas anticipated for master planning efforts).

3. University Area Plan

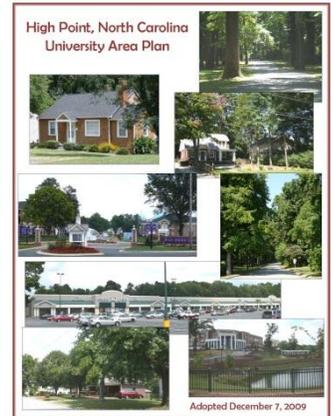
In December 2009 the city adopted the University Area Plan, a neighborhood plan related to land use and development around the High Point University campus. The university has expressed the need for an additional 20 to 25 acres of land for expansion through 2015. The process resulted in five goals for growth and development around the campus:

- Ensure residents have information about university expansion plans;
- Ensure availability of adequate infrastructure;
- Ensure compatibility between the edge of campus and the surrounding neighborhood;
- Reduce the potential for negative impacts on surrounding residential areas; and
- Support continued neighborhood-oriented commercial services for the surrounding area.

The university, planning staff, and the community around the campus worked together to analyze lands around the campus to determine a three-phase growth map for orderly and logical campus

expansion. In addition to the phased growth map, the process established three different categories or classifications of edges around the campus:

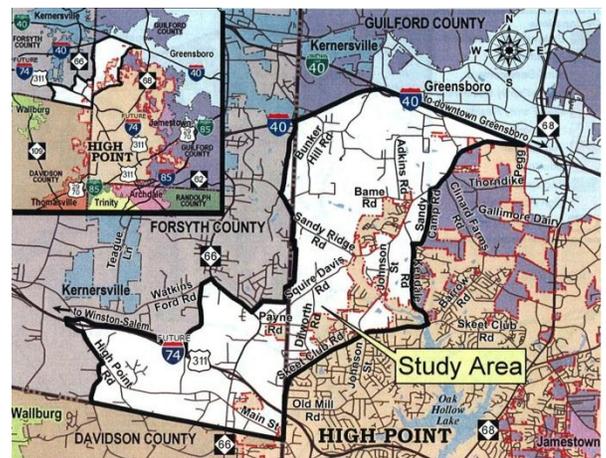
- Transition Areas, or permanent edges beyond which the campus is not expected to expand. Compatibility with lands surrounding the campus is of utmost importance in these areas, and new university buildings are required to maintain compatibility in terms of building height, mass, setback, and intensity.
- Interim Edge Areas, or edges between growth phases where continued ownership by non-university entities will continue, but is expected to be relatively short-term.
- Temporary Edge Areas, which are boundaries between the campus and other non-university development located internal to growth phase or sub-area where acquisition by the university is likely to take place in the short term. In these areas, treatment of immediate impacts, such as traffic, noise, lighting, etc. is of utmost importance, but impacts from building scale or mass are less significant over the long term.



The University Area Plan.

4. Northwest Area Plan

The city adopted the Northwest Area Plan in 2011 in response to the opening of the Federal Express cargo hub (and related opening of the third runway at the Piedmont Triad International Airport (PTIA), the revised annexation agreement between High Point and Kernersville, and the extension of city sewer infrastructure into Kernersville. The plan addresses long term land use and development in northwestern Guilford and southeastern Forsyth counties. It includes a series of recommendations related to protection of the natural environment and environmental resources in the area (through techniques such as conservation subdivisions). It also calls for the establishment of high quality development subject to design standards, integration of vehicular and alternative transportation systems, and continued economic development activities throughout the area.



Map of the Northwest Area.

5. Greensboro Land Development Ordinance

On June 15, 2010, after a four-and-one-half-year effort, the Greensboro City Council adopted a new Land Development Ordinance (LDO) that replaced the city's earlier unified development ordinance. Greensboro's LDO represents a modern approach to the regulation of land development typical of larger communities across the Southeast. The LDO is comprised of 15 articles or chapters, each of which address a specific topic area (e.g., Article 4 sets out the Review and Approval Procedures, Article 9 sets out the General Development Standards, and Article 13 sets out the Subdivision Standards, etc.). In cases where the Greensboro LDO includes standards

or procedures that are relevant and may serve as an example for consideration by the City of High Point, such examples will be noted and discussed during consideration of the applicable Development Ordinance installments.

PART 2: DIAGNOSIS

2.1 SUMMARY

As discussed in Part I, the 2009 version of this Code Assessment was intended to explore two questions:

- 1) Is the city's Development Ordinance in need of an update? and
- 2) If the Development Ordinance is in need of an update, what are the benefits of updating it?

After a review of the policy direction in the city's plans (the Core City Plan, the Community Growth Vision Statement, the Land Use Plan, etc.), interviews with elected officials, appointed officials, key stakeholders, and city staff, and consideration of "best practices" in land development regulation, the 2009 Code Assessment found that the city's Development Ordinance was in need of update. The 2009 Code Assessment also described five benefits to the city if the Development Ordinance was to be updated.

While the same five benefits continue to be relevant as part of the 2012 UPDATE High Point project, the changing economic conditions and recent development trends point to an additional benefit that would result from updating the Development Ordinance: making the code more customer-friendly. The need for increased customer friendliness was mentioned numerous times by a variety of stakeholders during the interviews conducted as a part of refreshing the Code Assessment, and is a central theme in the city's Development Review Process initiative. The need for increased customer friendliness is underscored by the declines in permitting over recent years as well as the increased difficulty associated with redevelopment and revitalization efforts, which can be more difficult to accomplish than greenfield development on vacant land. For these reasons, we suggest it be added as a key theme or benefit to the city from an update of the Development Ordinance.

The key reasons for an update are organized around these six themes or benefits that the city might obtain from an update to the development ordinance. They are:

- Make the code more user-friendly;
- Make the code more customer-friendly;
- Implement the Core City Plan;
- Protect and revitalize neighborhoods and gateways;
- Promote livable and sustainable development in greenfield areas; and
- Create additional flexibility and incentives.

An overriding thread running through each of these themes is the notion that the city's development regulations need to recognize both urban (the core city area) and suburban areas in High Point. The land use and development/redevelopment goals in each of these two areas are different. Consequently, the development standards and regulations for the urban and suburban areas of the city should be different.

Each theme is highlighted below and then discussed in greater detail in the balance of the diagnosis section.

KEY BENEFITS FROM A CODE UPDATE:

1. Make the Code More User-Friendly;
2. Make the Code More Customer-Friendly;
3. Implement the Core City Plan;
4. Protect and Revitalize Neighborhoods and Gateways;
5. Promote More Livable and Sustainable Development in "Greenfield" Areas; and
6. Create Additional Flexibility and Incentives

A. BENEFIT ONE: MAKE THE CODE MORE USER-FRIENDLY

Based on comments from stakeholder interviews, there is a general consensus that the current Development Ordinance is not user-friendly. If comprehensively updated, it could be made more user-friendly in numerous ways, such as:

- Creating a more logical organization of the code, where all procedures are consolidated into one section, the regulations related to zoning districts are better consolidated and integrated, and the development standards are consolidated into one chapter;
- Using more graphics and illustrations – we are strong believers in the old adage that “one picture is worth 1,000 words”- they make a code more user-friendly;
- Replacing the SIC-based approach to uses with a more modern, use-based approach;
- Clarifying code language;
- Simplifying the way uses are classified;
- Adding several new procedures that should make the development review process more efficient (a development agreement process, a new planned development procedure, a zoning compliance permit, and several other permit types contemplated in the city’s Development Review Process initiative); and
- Adding a set of common review procedures that apply to all application types.

B. BENEFIT TWO: MAKE THE CODE MORE CUSTOMER-FRIENDLY

There is also general consensus the current Development Ordinance is not customer-friendly. This is especially problematic in light of current permitting trends, development costs, and employment trends and issues in the city relative to other communities. Some of the primary techniques to make the code more customer-friendly include:

- Preparing a Procedures Manual that serves as a user’s guide for applicants and members of the public by including procedural information, checklists, submittal requirements, and other resources for applicants;
- Revising the internal application review procedures for greater predictability, efficiency, and timeliness as is contemplated in the city’s Development Review Process initiative (described in Part 1);
- Providing some relief from infrastructure requirements for redevelopment or infill in target areas like core city neighborhoods or mixed-use centers;
- Sponsoring an education program for landowners/developers that teaches them to take better advantage of the NC Rehabilitation Code in renovating, redeveloping, or reusing existing buildings; and
- Establishing a project liaison role for city staff or an ombudsman to assist applicants going through the development review process (assuming available resources are present).

C. BENEFIT THREE: IMPLEMENT THE CORE CITY PLAN

In February 2007, the city culminated its efforts to rethink and provide policy direction and vision for redevelopment and revitalization of High Point’s older, built areas when it adopted the Core City Plan. Underpinning the plan was recognition that the city’s current Development Ordinance was too “suburban” in nature and did not and would not work to encourage and, in some instances, even allow the desired types of redevelopment envisioned for the core city area. Consequently, much of the policy direction provided in the plan focuses on re-tooling the current Development Ordinance to

address the needs of the core city area. Policy direction in the plan recommends a variety of modifications to the Development Ordinance:

- Allow higher densities in appropriate locations and more use-mixing (including mixed housing types) in the core city to encourage redevelopment;
- Establish a new zoning district or districts to accommodate mixed-use along Main Street and in mixed-use centers at key intersections around the core city area to provide neighborhood-serving nonresidential and higher density residential use types (Main Street and Mixed-Use Center Districts);
- Establish a new zoning district for the major institutions in the core city (High Point Regional Hospital, High Point University, and Guilford Technical Community College) to address the long term growth and compatibility of these uses;
- Place an increased emphasis on development form through new design standards and more flexible contextual dimensional standards for lots, while reducing emphasis on use by providing a broader array of allowable uses;
- Preserve and protect established neighborhood character through transitional standards, infill design standards to ensure new development is consistent with existing context, and neighborhood conservation overlay districts to maintain existing community character;
- Improve the pedestrian environment along key corridors and within neighborhood centers through new community form standards to address sidewalk connections, traffic calming, and on-site pedestrian circulation; and
- Modify the development standards (parking, landscaping, etc.) to better recognize the core city's urban character.

The city has started to address some of the recommendations of the Core City Plan such as the Main Street and the Washington Street Mixed-Use Center District, but much still needs to be completed. This work could be addressed in a comprehensive way with a development ordinance update.

D. BENEFIT FOUR: PROTECT AND REVITALIZE NEIGHBORHOODS AND GATEWAYS

1. Protect and Revitalize Neighborhoods

The Core City Plan and the Community Growth Vision Statement place emphasis on the need to protect the physical character of and revitalize the city's existing neighborhoods. As development and redevelopment pressure increases, existing vacant and underutilized portions of the city's older neighborhoods become more attractive for development activity. While new development/redevelopment can be beneficial, when it is out of character with its surroundings, new development/redevelopment can actually have negative impacts on existing uses. There are a number of tools recommended in the Core City Plan, as well as other "best practices" in land development regulation the city could use to encourage revitalization of the neighborhoods as well as protect their character. They include:

- Transitional standards that help maintain compatibility between dissimilar land uses;
- Infill standards that ensure new development is consistent with its surroundings;
- Neighborhood conservation overlay districts that help maintain established character and context; and

- Contextual compatibility provisions that recognize and allow flexible bulk and dimensional standards based on existing neighborhood character.

These kinds of standards could be incorporated into the Development Ordinance during an update.

2. Gateways

The city's gateway corridor areas are also likely to be subject to increasing development pressures in the coming years. Development along the Eastchester Drive-NC 68 corridor has steadily increased over the last several decades as commerce associated with the Piedmont Triad International Airport and the new industrial and office parks have spurred development north of the city. Transportation improvements on the south side of the city and completion of US 311/I-74 will also result in increased development pressures in gateway areas to the south (such as in the Five Points area).

Well-designed and aesthetically-pleasing gateways are important for establishing the city's unique sense of place and promoting increased development. However, in many cases, the increased pressure for development results in additional sprawling auto-oriented development that erodes the gateway's appeal.

To address this problem, the city might develop new gateway corridor overlays that apply special landscaping provisions, require cross access between commercial and mixed-uses, and prohibit inappropriate use types in order to establish and maintain distinctive entrances that distinguish High Point from surrounding jurisdictions.

These kinds of standards could be incorporated into the Development Ordinance during an update.

E. BENEFIT FIVE: PROMOTE MORE LIVABLE AND SUSTAINABLE DEVELOPMENT IN GREENFIELD AREAS

Beyond the core city are the suburban and greenfield areas of High Point, which have been developing at a fast pace. The key policy direction provided about growth and development in this area in the Land Use Plan and the Community Growth Vision Statement is that development should be encouraged that is both livable and sustainable.

The definition of livability is location-specific, but most agree that communities where residents can meet their daily needs to live, work, shop, and play with a minimum of travel are desirable. Cities with sufficient open space resources to provide for recreational opportunities, relief from the built environment, and adequate habitat are livable. Clean air, clean water and adequate natural resources are important elements of livability.

Sustainability involves the ability of a community to meet the needs of its present population, while ensuring that future generations have the same or better opportunities. There are increasing concerns that as a society we are using resources at a faster rate than we are replenishing them and thereby creating communities that are not sustainable in the long run which will lead to fewer choices for future generations.

There are a number of different tools the city might use to achieve the goal of encouraging more livable and sustainable neighborhood development in the city's greenfield areas. They include:

- Parking regulations that reduce the amount of land consumed by parking, foster use of low-impact development (LID) techniques, add flexibility, and address surface lot locations;

- Landscaping standards that require use of native plants and greater species diversity, and provide accelerated credit towards landscaping requirements for retention of existing trees during the development process;
- Broad-based open space set-aside and greenway dedication standards aimed at providing useable open space for active and passive recreation;
- Conservation and cluster subdivision standards that allow equivalent densities while conserving land as well as maintaining the availability of land for agricultural purposes in rural areas;
- Community form standards that improve street and sidewalk connections, address streetscape appearance, and improve pedestrian and vehicular mobility, and require private streets to meet public standards;¹²
- Commercial design provisions that improve aesthetics and promote human-scale development and pedestrian orientation;
- Multi-family residential design standards that moderate potential negative impacts on surrounding lower-density forms of development and vacant lands from higher-density development;
- Exterior lighting provisions that control glare, light overspill and lighting heights;
- Fencing provisions to establish minimum appearance standards and limit undesirable “fence canyons” along rights-of-way; and
- Revisions to the city’s performance guarantee provisions that address private site features such as landscaping or stormwater elements as well as adding maintenance guarantee provisions for several forms of infrastructure.

Any of these tools could be incorporated into the Development Ordinance during an update to address livability and sustainability issues in the suburban and greenfield areas.

F. BENEFIT SIX: CREATE ADDITIONAL FLEXIBILITY AND INCENTIVES

Modern development codes are incorporating incentives and added flexibility as a means of accommodating new forms of development, encouraging redevelopment, allowing development on constrained sites, and providing alternative approaches to development that can result in a higher level of consistency or compliance with long range planning goals. High Point’s current Development Ordinance already includes some flexible provisions, such as the modification process in Section 9-9-10 and administrative review of site plans and subdivisions. However, additional mechanisms are needed in light of the policy direction in the Core City Plan and Community Growth Vision Statement. Regulations the city might consider are:

- Development standards for parking, landscaping, and community form that recognize the distinct differences in development context in core city areas versus the suburban and rural portions of the city;
- Use of a two-tiered administrative adjustment process to allow administrative approval of minor adjustments to development standards, and TRC review of more significant adjustments;
- Allowance of alternative forms of compliance when development proposals meet or exceed minimum Development Ordinance standards, subject to criteria;

¹² The topics of private streets and private drives need consideration by the UPDATE Advisory Committee, Planning and Zoning Board and the City Council.

- Inclusion of incentives like density bonuses, additional height, reduced parking, or landscaping for preferred development forms;
- Removal of obstructions and inclusion of incentives for developments employing green building techniques such as alternative energy sources, rain water re-use, or riparian buffer enhancements;
- Use of contextual dimensional standards in the core city and other strategic areas to stimulate redevelopment by minimizing nonconformities;
- Proactive, city-initiated application of, or allowance for voluntary use of a parallel planned development district in target areas such as designated mixed use centers, interchange areas along gateway corridors; and
- Outside the core city, linking minimum compliance with code standards on nonconforming sites to the level of redevelopment investment being made.

Sections 2.2 through 2.7 of the diagnosis discuss each of these six key themes in more detail, along with specific ways the Development Ordinance can be modified to help the city realize the benefits associated with these strategies.

An annotated outline follows in Part III. It is provided to give city officials and the public insights about how a revised Development Ordinance might be structured if the key themes are addressed. In some cases, a discussion of alternative means of addressing these goals is provided, along with suggestions for the best solution based on our understanding of High Point and best practices in North Carolina and nationwide.

2.2 KEY BENEFIT ONE: MAKE THE CODE MORE USER-FRIENDLY

USER-FRIENDLY RECOMMENDATIONS:

- A. Enhance the Code's Structure and Organization
- B. Integrate More Graphics and Illustrations
- C. Use Tables and Flow Charts to Summarize Information
- D. Clarify Code Language
- E. Refine and Update Definitions
- F. Improve Referencing System
- G. Revise the Development Review Structure
- H. Add Common Review Procedures

One of the most frequently cited concerns raised by stakeholders, city staff, and the public is that the current Development Ordinance is difficult to use and not very user-friendly. Generally, all agree that the structure and format of the current regulations frustrates users and city officials alike – even longtime users. One reason is the structure makes it difficult for users to locate all of the appropriate information. For example, the development review procedures are not consolidated. Instead, they are scattered throughout the code. Chapter 3 outlines procedures for obtaining a permit, but information on variances and appeals is located in Chapter 9, Administration. Also, many of the city's regulations and standards are not in intuitive locations, which makes key information hard to find and regulations more difficult to understand. The current formatting also makes the code difficult to navigate. For example, the code does not have footers, and the page headers are basic, showing only the chapter title and not the more detailed section heading. The numbering of the current code also results in awkward citations, such as 9-5-2(gggg) or 9-7-3(c)(2)b.1.iii. The code does include some tables, but in many cases development standards are embedded as notes in these tables, further complicating the ordinance. Based on current "best practices" there are a number of ways the current code can be made more user-friendly. They are described below.

A. ENHANCE THE CODE'S STRUCTURE AND ORGANIZATION

Relative to other development codes we have reviewed, the city's existing zoning ordinance is fairly well-organized. For example, the use and development standards are organized together, even though they are not well-integrated with the zoning district regulations. There is, however, significant room for improvement. For example, the development review procedures are not consolidated. Chapter 3 outlines procedures for obtaining a permit, but other procedures related to planned unit developments are included in Chapter 4, Zoning Districts and Uses. Development standards, including landscaping and tree preservation requirements are included in Chapter 5, but environmental development standards, including the city tree conservation standards, are found separately in Chapter 7. Watershed development regulations and procedures are both contained within Chapter 7. Having procedures spread throughout the document makes understanding the process difficult and can lead to mistakes by an applicant or new staff member.

While the current ordinance does embrace the modern trend of using summary tables, many of the tables include important development standards within the table's footnotes – increasing the possibility they will be overlooked by code users.

To address these concerns, and make the new code more user-friendly, we suggest the city would benefit from a reorganization of the current development ordinance that creates a logical hierarchy of regulations, based on procedural and substantive relationships. All procedures should be consolidated into one chapter; furthermore, not only should the procedures be consolidated, but provisions common to all procedures should be included in a common procedures section in the chapter. Zoning district use regulations should be modernized and consolidated into a single chapter. Development standards should be consolidated and their applicability to different types of development clarified. We also suggest relocating and consolidating the definitions into one chapter located at the back of the development ordinance, since they typically serve as a supplementary reference tool rather than as a primary source of regulatory information. The sidebar titled "Proposed Structure" shows a proposed structure for a reorganized development ordinance.

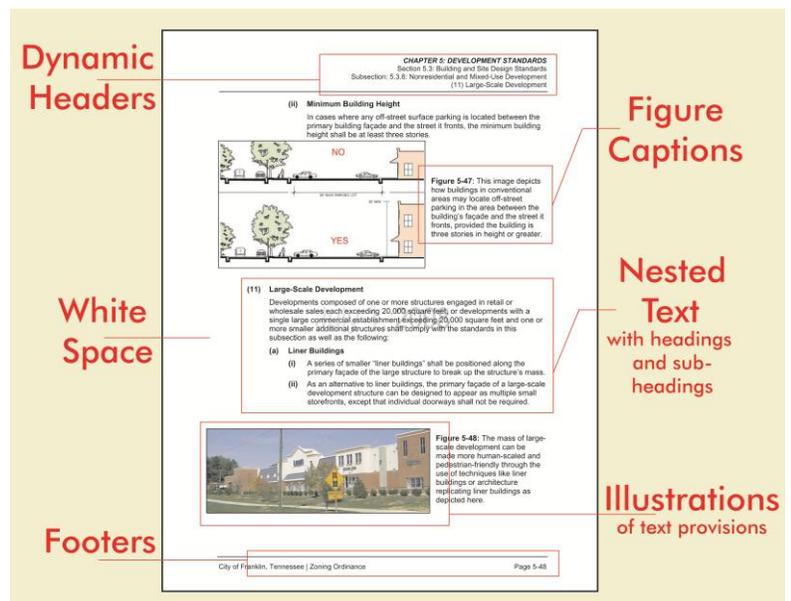
B. INTEGRATE MORE GRAPHICS AND ILLUSTRATIONS

Over the years, experience has taught that the way a development code "looks," or is formatted, affects its "user-friendliness." There are a number of formatting and related suggestions that can be applied to a development code that will also improve its "user-friendliness." The current Development Ordinance now uses different font weights and indenting to create fairly clear and readable page layouts, but it could be improved through the use of other page layout techniques. Interestingly, the appendix includes a section on ordinance format, but it seems that much of the text in the current ordinance is not consistent with this format. The following suggestions are changes made by other communities that have made their codes more user-friendly. We suggest that such improvements would also benefit High Point's Development Ordinance.

One key way to make a code user-friendly is through illustrations and graphics. The old adage "a picture is worth 1,000 words" is certainly true when talking about communicating zoning concepts. Illustrations, graphics, and diagrams are also very helpful in development codes because they convey information concisely and

PROPOSED STRUCTURE:

- Article 9.1 General Provisions
- Article 9.2 Administration
- Article 9.3 Zoning Districts
- Article 9.4 Use Regulations
- Article 9.5 Development Standards
- Article 9.6 Environmental Standards
- Article 9.7 Subdivision Standards
- Article 9.8 Nonconformities
- Article 9.9 Enforcement
- Article 9.10 Definitions



Page elements in a modern code.

Today's modern codes use a variety of techniques to orient the reader like page headers, nested text, illustrations, chapter-based page numbers and other techniques to help orient the reader.

in many instances more clearly, eliminating the need for lengthy, repetitive text.

The current code confines all of the graphics and illustrations to Appendix 7. Instead of locating the graphics and illustrations at the end of the code, there is an opportunity to include many more graphics and illustrations throughout the code to convey concepts and standards in the chapters as they are established. We also recommend increasing the number and type of graphics to help illustrate preferred design concepts, such as parking space dimensions, parking lot landscaping and other landscaping and screening requirements. We also suggest the new ordinance be supplemented with photographs demonstrating both preferred and discouraged development forms and patterns. Side-by-side comparisons of preferred and discouraged examples help illustrate the intent of the regulations and make the code more user-friendly. Appendix D of this code assessment includes examples of illustrations and diagrams used in other codes to convey complex regulatory concepts quickly.

Zoning Ordinance Text & Map Amendment Review Process



Example process flow chart.

C. USE TABLES AND FLOW CHARTS TO SUMMARIZE INFORMATION

Based on our experience in other communities, we have found summary tables are very helpful in presenting information succinctly and eliminating repetition and inconsistent terminology. For example, a summary use table not only reduces the number of pages required to convey the same information, it allows a user to quickly compare how a certain use is treated in different districts. Cross-references in summary tables may also be used to direct a user to supplemental regulations that apply to specific uses. While the current code uses a number of summary tables, including a permitted use schedule in Chapter 9-4, there are many other standards that would benefit from inclusion within a summary table, such as the planned development requirements, zoning district dimensional requirements, and landscaping standards. It is also important not to bury important development standards as notes in tables, as is done in the current ordinance.

Flow charts are becoming commonplace in modern development regulations because of their ease of use and their power to convey complex relationships. There are no flow charts in the existing ordinance.

D. CLARIFY CODE LANGUAGE

Based on our experience, codes are more user-friendly when the code language is certain and clearly written. Standards that are unclear invite different interpretation or application and create uncertainty for development applicants as well as staff, review boards and the public. Worse still, some communities apply standards based on standard practice or policy that is not codified or written in another document. Development standards should be plainly stated and clearly incorporate the community’s development goals. If absent, unclear, or uncertain, unnecessary debate and conflict may occur over the standards applied to an individual project. There are a number of places in the existing code, such as infrastructure-related provisions, where standards could be added, clarified, or cross-referenced. The user-friendly aspects of the current Development Ordinance would benefit from these clarifications.

E. REFINE AND UPDATE DEFINITIONS

A number of stakeholders indicated that some of the definitions used in the code are in need of rewriting (e.g., multi-family, two-family, townhouse dwellings, nursing home, assisted living, congregate care, continuing care, family care home, etc.). There are also some inconsistencies in the definitions used in the current Development Ordinance and the building code. For the sake of clarity, all definitions in the Development Ordinance should be clear, precise, and written in plain English.

Efforts should be made to ensure definitions in the code are as consistent as possible with the definitions used in the building code.

The city's Development Ordinance would also benefit from the inclusion of new definitions and the modernizing of existing definitions, as appropriate. For example, terms such as buffer, xeriscape, internet café, and nonresidential condominium all need definition. All use types identified in the Development Ordinance should also be defined to help limit confusion; in the current development ordinance, they are not well defined.

Finally, we suggest relocating the definitions to the last chapter of the new zoning ordinance, since definitions typically serve as a reference tool rather than a primary source of regulatory information.

F. IMPROVE REFERENCING SYSTEM

As discussed earlier, the referencing system in the current ordinance could be improved. It often results in awkward citations such as 9-5-2(gggg) or 9-7-3(c)(2)b.1.iii. It does not include page footers, and the page headers are very general—relating only to the chapter title—making it difficult for the reader to navigate through the document. In addition, cross references are not widely used. The table of contents, while moderately detailed and clear, could also be enhanced by use of greater detail.

Improvements in the table of contents, headers and footers, and the additions of cross-references enhance the usability of the code. A detailed master table of contents at the beginning of the development code and a table of contents at the beginning of each chapter is an effective way to guide users through the document. An index of topics at the end of the document, with headings and cross-references is also very useful. Modern codes also include a glossary of abbreviations. Detailed headers and footers highlight the section number and topic on each page (e.g., "Section 1.1, Title") and allow a reader to quickly thumb through the development code to find a section. Cross-references assist the user in identifying the relevant regulations that apply to the particular use, development permit, or development proposal. We suggest all these techniques be incorporated into the updated Development Ordinance for greater user-friendliness.

G. REVISE THE DEVELOPMENT REVIEW STRUCTURE

Another way to make a development code more user-friendly is to ensure its development review procedures are as streamlined and as transparent as possible. With respect to the current Development Ordinance this could be done by: (1) consolidating several review procedures; (2) codifying some review procedures that are being applied in practice but are not in the existing regulations; and (3) adding several new procedures. The streamlining changes we suggest the city consider to make the development ordinance more user-friendly include:

- Authorizing the Planning Director to interpret the official zoning map;
- Clarifying criteria for a land use plan amendment;
- Replacing the certificate of compliance process with a certificate of occupancy; and
- Revising the temporary event permit.

The new procedures we suggest the city consider adding to the new ordinance are:

- Development agreements;
- Planned development;
- Administrative adjustments (two types);
- Zoning compliance permits;

- Beneficial use determination;
- Watershed variance;
- Right-of-way encroachment; and
- Easement reconveyance.

In addition to the inclusion of new permit procedures, we also suggest removal of the minor site plan and subdivision procedures as well as references to integrated multi-use developments (IMUD) from the updated Development Ordinance.

The following table summarizes the proposed development review structure. It is important to note that the table describes how the proposed review procedures would operate in a revised code, not how the current review procedures operate in the current development ordinance. Discussion of the changes suggested is outlined in more detail after the table.

TABLE 2-2: PROPOSED DEVELOPMENT REVIEW STRUCTURE ^{13 14}							
D = Decision R= Recommendation C = Comment A = Appeal <> = Public Hearing							
PROCEDURE	REVIEW AND DECISION-MAKING BODIES						
	CITY COUNCIL	PLANNING & ZONING COMMISSION	BOARD OF ADJUSTMENT	HISTORIC PRESERVATION COMMISSION	TECHNICAL REVIEW COMMITTEE	PLANNING DIRECTOR	ENGINEERING SERVICES DIRECTOR
AMENDMENTS							
Land Use Plan Amendment ¹⁵	<D>	<R>				R	
Text Amendment	<D>	<R>				R	
Official Zoning Map Amendment	<D>	<R>		R ¹⁶		R	
Conditional Rezoning	<D>	<R>				R	
Planned Development ¹⁷	<D>	<R>			C ¹⁸	R	
SITE PLANS / SUBDIVISIONS							
Site Plan	<A>				D		
Preliminary Subdivision	<A>				D		
Final Plat/Exclusion Map ¹⁹	<A>					D	

¹³ This table is a summary of all city administrative and decision-making bodies as well as the proposed permit review procedures. The Planning Director is suggested as the official authorized to interpret the ordinance and the official zoning map (instead of the BOA). These changes are proposed to streamline and simplify the ordinance.

¹⁴ All recommendations made by city staff include the preparation of a staff report along with the recommendation.

¹⁵ This procedure carries forward Section 9-3-9 of the current Development Ordinance, but adds some criteria, and indicates that if a land use plan amendment is required prior to an official zoning map amendment, the land use plan amendment must occur first.

¹⁶ The HPC provides a recommendation on applications associated with a historic district or landmark.

¹⁷ This is a new process for planned developments that follows the revisions discussed in Section 2.2 G. 3 of the diagnosis. The new procedure requires preparation of a master plan and a terms and conditions statement similar to current requirements.

¹⁸ Comments made by the TRC on planned development applications focus on infrastructure issues, and whether or not services are available.

¹⁹ An exclusion map is a procedure used by the city to determine if a proposed subdivision is exempt from the city's subdivision review procedures.

PART 2: DIAGNOSIS

SECTION 2.2 KEY BENEFIT ONE: MAKE THE CODE MORE USER-FRIENDLY

TABLE 2-2: PROPOSED DEVELOPMENT REVIEW STRUCTURE ^{13 14}							
D = Decision R= Recommendation C = Comment A = Appeal <> = Public Hearing							
PROCEDURE	REVIEW AND DECISION-MAKING BODIES						
	CITY COUNCIL	PLANNING & ZONING COMMISSION	BOARD OF ADJUSTMENT	HISTORIC PRESERVATION COMMISSION	TECHNICAL REVIEW COMMITTEE	PLANNING DIRECTOR	ENGINEERING SERVICES DIRECTOR
PERMITS / CERTIFICATES							
Special Use Permit	<D>	<R>		R ²⁰		R	
Land Disturbing Permit			<A>				D
Building Permit			<A>			D	
Zoning Compliance Permit ²¹			<A>			D	
Certificate of Occupancy ²²			<A>			D	
Certificate of Appropriateness			<A>	D		R	
Temporary Use Permit ²³			<A>			D	
Land Use Compliance Clearance ²⁴			<A>			D	
Floodplain Development Permit			<A>				D
Sign Permit			<A>			D	
Vested Rights Certificate	<D>	<R>				R	
MODIFICATIONS/APEALS							
Type I Administrative Adjustment ²⁵	A					D	
Type II Administrative Adjustment ²⁶	A				D	R	

²⁰ The HPC provides a recommendation on applications associated with a historic district or landmark.

²¹ This is the cross-check for compliance/consistency with the ordinance and any applicable conditions prior to issuance of a building permit or development activity in cases where no building permit is required.

²² This is the certificate of compliance process described in Section 9-3-6(a), but it has been renamed to prevent confusion associated with the new zoning compliance permit. The certificate of occupancy is issued after construction is completed. The zoning compliance certificate is issued before a building permit is issued. In cases where no building permit is required, or where occupancy is not possible (e.g., a fence), the zoning compliance permit is the only permit issued.

²³ The temporary event permit in Section 9-3-3(f) of the current ordinance is proposed for re-naming to the temporary use permit and used to permit events and temporary uses or structures.

²⁴ This is a new procedure associated with the city's Development Review Process initiative. It is intended to certify that a proposed use is allowable within the zoning district where proposed. In addition, the clearance sets out the range of required reviews and approvals (e.g., site plan, infrastructure review, stormwater, etc.) by the city in order to establish the proposed use.

²⁵ This procedure renames and changes the Modification process in Section 9-9-10 in the current ordinance. The new procedure establishes two tiers of adjustments; one minor (type I) and one for larger adjustments (type II). It authorizes the Planning Director to review and decide type I adjustments and TRC to review and decide the type II adjustments. Both the type I and type II administrative adjustments may be appealed to the City Council. While the current procedure lacks a threshold for modification, the administrative adjustment procedure would include thresholds for both the type I and type II adjustment to make the procedure more predictable. The city may wish to treat administrative adjustments necessary to accommodate infill or redevelopment in the core city area differently by allowing a more significant adjustment to be reviewed and decided administratively as a means of incentivizing redevelopment.

²⁶ As is discussed in the previous footnote, the type II administrative adjustment allows for larger adjustments than the type I. It also requires a sketch plan or concept plan (if not associated with a site plan or subdivision application) that is reviewed and decided by the TRC. This approach can also be calibrated to geographic areas, where some modifications that would normally be type II adjustments can be treated as type I adjustments for the purpose of providing incentives for redevelopment.

TABLE 2-2: PROPOSED DEVELOPMENT REVIEW STRUCTURE ^{13 14}							
D = Decision R= Recommendation C = Comment A = Appeal <> = Public Hearing							
PROCEDURE	REVIEW AND DECISION-MAKING BODIES						
	CITY COUNCIL	PLANNING & ZONING COMMISSION	BOARD OF ADJUSTMENT	HISTORIC PRESERVATION COMMISSION	TECHNICAL REVIEW COMMITTEE	PLANNING DIRECTOR	ENGINEERING SERVICES DIRECTOR
Special Exception			<D>			R	
Variance ²⁷			<D>			R	
Watershed Variance ²⁸	D				D		
Street Name Change		<D>				R	
Appeal ²⁹			<D>			C	
OTHER PROCEDURES							
Interpretation			<A>			D	
Development Agreement ³⁰	<D>	<R>				R	
Beneficial Use Determination ³¹	<D>	<R>				C ³²	
Street Abandonment	<D>	<R>			C	R	
Right-of-Way Encroachment	<D>				C	R	
Easement Reconveyance ³³					R	D	

1. Include Development Agreements

Several years ago the North Carolina Legislature authorized local governments to enter into development agreements. Development agreements are agreements voluntarily entered into by a developer of land and a local government having land use regulatory powers over the development of the land. Development agreements have been embraced by local governments and landowner/developers because of the increasing complexity of development proposals. They are also welcomed as planning and regulatory techniques that can be used to sensibly achieve planning and regulatory goals in the development review process. They are recognized as particularly beneficial in the implementation of development goals and conditions for large, complex developments, like planned developments, and mixed-use

²⁷ This procedure includes flood damage prevention variances.

²⁸ Based on the state's water supply watershed regulations, there are two forms of watershed variance: a major and a minor. Major variances are more substantial, and are decided by the Environmental Management Commission (following review by the TRC and approval by the City Council), and minor variances, which are less significant and may be approved by TRC.

²⁹ Appeals are taken to the court of jurisdiction.

³⁰ This is a new provision that allows landowners to request the city to enter into development agreements related to the development of their property, subject to the requirements of the N.C.G.S.

³¹ This is a new procedure consistent with United States Supreme Court decisions, which provides for nonjudicial relief to a property owner who believes the application of the ordinance results in a takings of his or her property.

³² The City Attorney will counsel the Planning Director, the Planning and Zoning Commission, and the City Council on a request for a beneficial use determination.

³³ Following a decision on the reconveyance request by the Planning Director, the City Attorney prepares a quitclaim deed that is signed by the Mayor and then recorded in the Register of Deeds by city staff.

PART 2: DIAGNOSIS

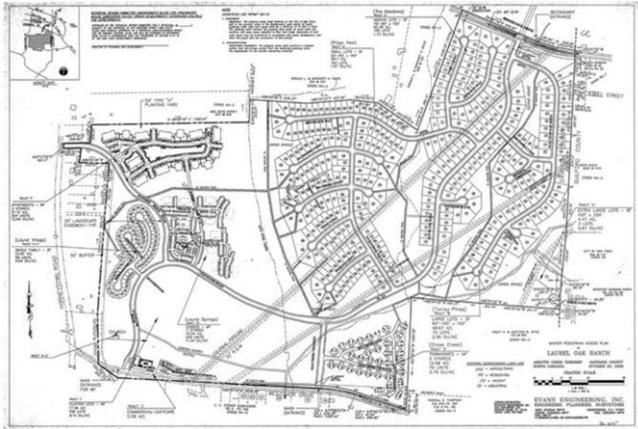
SECTION 2.2 KEY BENEFIT ONE: MAKE THE CODE MORE USER-FRIENDLY

developments that are built-out over a number of years. This is so because the development agreement, when used in conjunction with other regulatory tools, assists the local government in clarifying such matters as the identification and management of infrastructure and public facilities, the identification and management of environmentally sensitive lands, and the coordination and staging of a development project. A development agreement process can specify the applicable development parameters, establish phasing where relevant, incorporate a phasing plan or timeline for installation of required public improvements, provide for environmental mitigation, outline how public facilities will be provided, and spell out the administration of any development conditions. They are liked by many developers because they provide greater certainty by “freezing” the application of development regulations at the time of approval unless a subsequent and serious health/safety issue arises in the community that must be addressed. We suggest the city would benefit by including a development agreement procedure in its development code, as it is a tool to help manage development.

2. Add a New Planned Development Process

Section 9-4-3 of the current ordinance includes four different planned unit development districts (referred to as “floating” districts): Planned Unit Development – Residential; Planned Unit Development – Mixed (intended for residential, commercial, and light industrial development); Planned Unit Development Limited - (intended for residential, office, and commercial development); and a Traditional Neighborhood district intended to accommodate pre-World War II-style neighborhood development with an average gross density between four and eight units an acre. Recent changes to the current Development Ordinance have

removed the conditional use district element. The requirement for a unified development plan has been replaced by a master plan requirement.



Laurel Oak Ranch is an example of planned unit development.

Section 9-4-3 sets out the development standards for uses within these districts, as well as the procedure for their establishment. Planned unit developments follow the official zoning map amendment procedure with a few modifications. The first modification is a requirement for review and approval of a sketch plan by the TRC prior to submittal of an application to amend the official zoning map. Establishment of the PUD-TN district is slightly different in that it is not subject to the sketch plan approval process prior to application submission.

Several interviewees mentioned that the PUD-TN district is not widely used, in part because it is too complicated. We suggest the city carry forward the planned unit development process with some

modifications that simplify and standardize the process, and apply it to all planned development districts. One modification is replacement of the sketch plan approval process by the pre-application process.

Finally, the standards in the PUD-TN district should be simplified and made more flexible to make the district a more desirable alternative. In addition, we suggest the other existing planned development districts (Planned Unit Development – Residential; Planned Unit Development – Mixed (intended for residential, commercial, and light industrial development); and Planned Unit Development Limited - (intended for residential, office, and commercial

development) be eliminated, and replaced with four new districts: Planned Development-Core City (PD-CC); Planned Development-Suburban-Residential (PD-S-R); Planned Development-Suburban-Commercial (PD-S-C); and Planned Development-Suburban-Employment Center (PD-S-EC). (See Section 3.3 of diagnosis (Chapter 3: Zoning Districts)).

3. Include a Two-Tier Administrative Adjustment Process

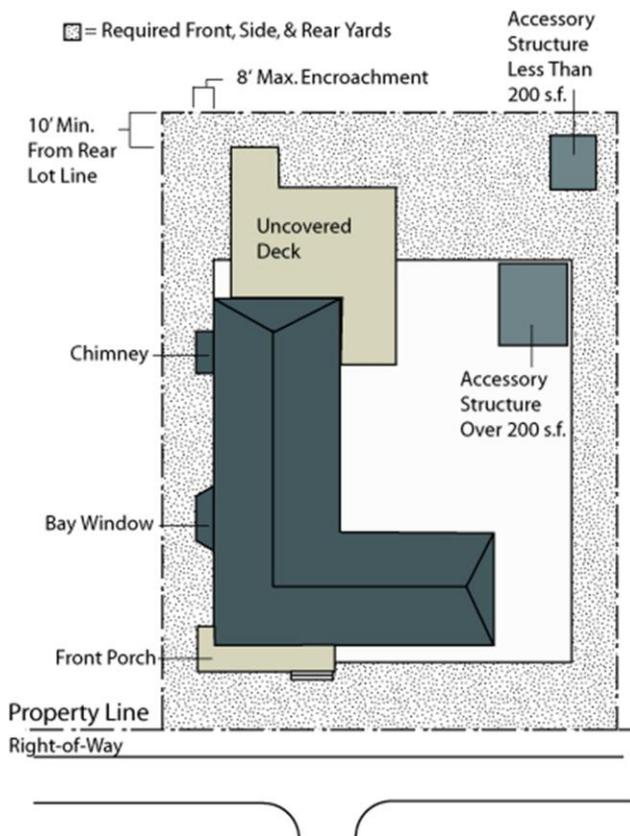
One of the recurring themes during the stakeholder interviews and review of the city's policy framework was the need for flexibility in application of some of the zoning ordinance provisions as a means of encouraging development or redevelopment. The need for this kind of flexibility is underscored by the city's desire to encourage redevelopment in the core city area where development can be more difficult due to site constraints or the need to maintain compatibility with surrounding development.

One tool many communities use to provide additional flexibility in the development review process, while at the same time ensuring the community's development standards are met is an administrative adjustment. This is a method of allowing a minor departure from a dimensional standard (like a setback) or development standards (like the amount of required parking) in cases where such departure better serves the intent of the zoning ordinance or long range planning documents. These kinds of departures from standards are often

reviewed and approved administratively based upon an established set of clear, measurable criteria. They are accomplished outside of the variance process, and as such, do not rely on demonstration of a "hardship." The administrative adjustment process provides a "safety valve" to address difficult site conditions, unintended consequences resulting from application of the development standards, or situations where an alternative approach that differs from the minimum development standards provides a higher development quality overall, or results in a condition that is closer in alignment with the city goals.

Section 9-9-10 of the current Development Ordinance includes the modification process, where applicants may request deviations from minimum code standards for a wide variety of standards (including dimensional provisions), provided the proposal results in development that is in closer alignment with city planning goals, or when the modification helps address site constraints. Modifications are decided administratively by the TRC. The modification procedure is similar to the administrative adjustment process, except it does not include threshold limitations on the degree of modification that can be applied. These kinds of thresholds are common as a means of maintaining predictability in the review process.

The administrative adjustment procedure allows development applicants to request modifications from development standards that are reviewed and decided administratively instead of going through the more time consuming variance or special exception process.



Administrative adjustments provide a "safety valve" for difficult sites or to address unintended consequences of code requirements.

Administrative adjustments are typically used to adjust setbacks as a means of protecting resources, adjust height limits for greater compatibility, or preserve local development contexts like building façade rhythms. To limit city staff's discretion to approve administrative adjustments, specific objective standards are included in the regulations to ensure administrative adjustments are approved under the appropriate circumstances. In addition to clear standards of approval, the procedure includes specific expiration and amendment standards to help ensure the provision is not abused.

We suggest the city consider a two-tier administrative adjustment procedure. Requests to deviate from a development or dimensional standard by a relatively small amount (e.g., 5 percent or less) would be considered as a type I administrative adjustment and be reviewed and decided upon by the Planning Director. Requests for larger adjustments (e.g., by up to 10 percent) would be considered type II administrative adjustments. They would be reviewed by the TRC and require review of a concept or sketch plan, except when related to a site plan or subdivision.³⁴ In recognition of the need to promote redevelopment in targeted portions of the city (like the core city area), the threshold for type I administrative adjustments could be increased to 10 percent or more for development that qualifies as infill or redevelopment, that is located within a target area, or constitutes a preferred development form.

Decisions on both type I and type II administrative adjustments could be appealed to the City Council. Additional information regarding the applicable thresholds for a type I or type II administrative adjustment will be specified in the code, should the city decide to move forward with this procedure.

4. Include a Beneficial Use Determination

Over the previous 15 years, many local governments have included a procedure in their land use regulations that allows any landowner who believes the application of the regulations results in a "taking" of their property to seek administrative relief from the local elected body. This procedure is called a beneficial use determination. The procedure is based on United States Supreme Court decisions that state local governments may establish non-judicial procedures by which they can assess "takings" claims before they go to court and offer relief if the regulations are found to amount to a taking – that is, the regulations deny all economically beneficial use of property.

The current development ordinance does not include a formal beneficial use determination procedure. We recommend the city consider adding this new procedure. Further discussion with legal counsel is necessary before a final decision is made about adding the procedure.

5. Add a Zoning Compliance Permit

The city does not currently have a zoning compliance permit procedure, and we recommend one be added to help ensure that conditions of approval are addressed after approval of a site plan. The zoning compliance permit is a "last check" in the development review process prior to issuance of a building permit. Zoning compliance permits can be used by the city to ensure that a development application is consistent with all city requirements, including conditions of approval. The process can also be used as a review tool for forms of development that may not require a building permit, such as a fence. We recommend that all development applications require a zoning compliance permit except applications for major or minor site plans, temporary use permits, or sign permits (where review for compliance with all zoning requirements and conditions can be made as part of the permit review). The procedure can also be used to review accessory structures or uses.

³⁴ Planned developments would not require review and approval of an administrative adjustment to deviate from current standards.

6. Remove the Minor Site Plan and Minor Subdivision Procedures

Section 9-3-11(e) of the Development Ordinance establishes the distinction between major and minor site plans. Minor site plans are new developments or additions to existing development of 15,000 square feet or less, eight or fewer dwelling units in a single building, and land uses (without buildings) of 40,000 square feet or less. Major site plans include all other forms of development. Major site plans are decided by the TRC and minor site plans are decided by the Planning Director.

Section 9.6.7 of the Development Ordinance establishes the distinction between minor subdivisions and other subdivisions. Minor subdivisions are subdivisions of land into four or fewer parcels fronting a public street, provided there are no extensions of public infrastructure (streets, water, sewer, storm drainage, etc.). Major subdivisions are decided by the TRC and minor subdivisions are decided by the Planning Director.

Despite the distinctions in the current ordinance, all site plans (even minor site plans) and subdivisions (even minor subdivisions) are subject to review by multiple city departments often the same departments executing review of major site plans or subdivisions. Additionally, the ongoing TRC plan review schedule has resulted in situations where major site plans or subdivisions are reviewed quickly by staff (in order to stay on schedule) while minor site plans and subdivisions are given a lower priority since they are not on a regular review schedule. Another issue with respect to site plan distinctions is sidewalk provision. The city's current Development Ordinance exempts all minor site plans from provision of sidewalks, even minor site plans on lots in the core city area (an area where sidewalks are a high priority).

In light of these issues, we suggest there only be one site plan procedure and one subdivision procedure in the updated Development Ordinance (no more distinctions between major and minor site plans or subdivisions). This change should have no impact on the timing of reviews, and in fact, could accelerate the review of minor projects relative to major ones.

In addition, we recommend that sidewalks be required for all development and that sidewalk exemptions can be accomplished through the inclusion of exemption provisions within the sidewalk standards. Exemptions from sidewalk requirements could be considered in cases where topographic considerations make sidewalks impractical, other existing pedestrian features can remove the need for sidewalks, there are no existing sidewalks within a specified minimum distance and the likelihood of sidewalk installation over the next ten years is small, or other considerations. The city may also wish to consider an in-lieu fee for sidewalk provision in cases where sidewalk exemptions are granted.

7. Add a Land Use Compliance Clearance Procedure

The Land Use Compliance Clearance Procedure is a new procedure identified by the city's Development Review Process Initiative. The procedure clarifies for an applicant if the use proposed is allowable in the zoning district where proposed. The clearance also sets out the range of required reviews and approvals associated with the establishment of the use (including site plan, infrastructure review, erosion control, stormwater, or other approvals). The clearance procedure is intended as a "first step" for more significant development proposals and also as a mechanism for helping an applicant understand the full range of required reviews prior to establishment of a proposed use.

8. Remove IMUD References

Integrated Multiple Use Developments (IMUDs) are developments comprised of multiple parcels that are reviewed and permitted at one time and under unified control. Following

PART 2: DIAGNOSIS

SECTION 2.2 KEY BENEFIT ONE: MAKE THE CODE MORE USER-FRIENDLY

approval, lots within IMUDs are subsequently sold off to different purchasers for development. A good example of an IMUD is a shopping center or an office park. The current Development Ordinance allows IMUDs to be treated as a single development tract or parcel with respect to landscaping, signage, parking, and access requirements (landscaping is only required around the perimeter, parking is centralized and shared, etc.). The IMUD process was intended as a means to allow the city to apply development standards intended primarily for single-lot developments to large multi-lot development. Over time, the IMUD has been improperly portrayed to the public by development applicants as means of establishing a higher quality of development by the nature of its unified control. Experience has shown, however, that unified control does not necessarily result in higher-quality development.

We suggest the updated Development Ordinance remove references to IMUDs and include a series of new use-specific standards for shopping centers, office parks, and flex space developments that allow the same kinds of modifications to the development standards (e.g., perimeter landscaping, shared parking, directory signs, etc.) for multi-building/multi-parcel unified developments. This approach allows the required flexibility for multi-building developments without making unnecessary distinctions in development based on the degree of unified control and can also result in faster processing.

H. ADD COMMON REVIEW PROCEDURES

As discussed earlier, the procedures for the review of development applications are scattered throughout the current Development Ordinance. As part of an effort to make the Development Ordinance more user-friendly, many communities have established a set of common review procedures. We suggest this approach would benefit High Point's ordinance by making the application submission and review process more uniform, more transparent, and easier to understand. The common review procedures would be included in the new administration chapter (Article 9-2, *Administration*). The common review procedures would address review requirements relevant to all applications for development permits. The section would establish a single set of rules that take the development applicant from the beginning of the development review process to the end. The types of procedural requirements typically included in a common procedures section address:

- Who has authority to submit applications³⁵;
- Pre-application conferences (already required for all rezonings and special use permits);
- Application fees and schedule (included in the current appendices);
- Rules governing preparation of the staff report;
- Public notification and public hearing requirements;
- Deferral and withdrawal of applications;
- Basic procedures to follow during public hearings;
- Review and approval (including the imposition of conditions on approval);
- Notification of the applicant regarding the decision;
- Amendment or extension of an approval; and
- Lapse of approval.

In general, the current Development Ordinance addresses many of these issues, but not in a consolidated and uniform way. A common review procedures section establishes a consistent set of

³⁵ We note that the city is subject to a special act that limits who may file a map amendment application to owners of record and the City Council.

procedures for the processing of all applications, and would be supplemented as described in the following four subsections.

1. Broaden the Pre-Application Conference Procedure

According to some stakeholders, one key reason why the development review process in High Point is not efficient is because applicants do not understand procedural or substantive review requirements, or are unaware of other related issues about application submission. Our experience is that requiring a pre-application meeting between a potential applicant and staff, especially for a more complex development proposal, is an effective way to expedite the development review process. Requiring potential applicants to meet with staff to present conceptual plans for development and get staff input prior to submittal of an application helps address issues and procedural requirements before significant time and expense are invested in preparing or processing applications.

The current ordinance requires a pre-application conference for special use permits, zoning map amendments, traditional neighborhood developments, and planned unit developments.

We recommend the common procedures section of the new development code establish requirements for a pre-application conference between the applicant and staff. This provision would clarify what types of development applications are subject to the pre-application conference, the type of background materials that need to be submitted to staff before the pre-application conference,³⁶ the purpose of such

meetings, and the effect of such meetings (i.e., discussions are not binding on the city and processing times do not start until a formal application is submitted and accepted). Along with special use permits and zoning map amendments, we suggest the city consider requiring a pre-application conference for the following types of development applications: site plans, preliminary subdivision plats, and special exceptions. Pre-application conferences would be voluntary for all other forms of development applications.

2. Require Neighborhood Meetings

Neighborhood meetings are used by an increasing number of local governments throughout the country to provide a framework for a development applicant to get together on a more informal basis with neighbors/property owners surrounding a proposed development to (1) educate the neighbors about the project, (2) hear neighbor concerns, and (3) resolve these concerns in an informal setting, if appropriate. The timing and requirements for neighborhood meetings vary from community to community. These kinds of meetings keep neighborhoods and applicants informed of one another's perspectives.

In some communities, the neighborhood meeting is optional. If the applicant decides to proceed with the neighborhood meeting, parameters are established in the ordinance about how notice is to be given and how the meeting is conducted.

³⁶ In many development ordinances, this type of information is included in an administrative or procedures manual. The types of materials that might be required could include a general description of the character, location, and magnitude of the proposed development, a concept plan, identification of uses, identification of any special resource protection or environmental issues that the applicant is aware of, and the type of application for development permit sought. Most ordinances allow the applicant to provide any other supporting documents the applicant deems relevant.



Pre-application conferences help applicants understand the process and city staff understand the proposal

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In other communities, neighborhood meetings are required to be conducted prior to submission of an application. In still other communities, the neighborhood meeting is required to be held prior to completion of staff review of the application.

Still other communities do not require a meeting, but allow the planning director to require an applicant to conduct a neighborhood meeting prior to completion of the staff report on the application if the development proposed is anticipated to generate a certain level of impact on adjacent lands, roads, or public facilities.

The current Development Ordinance requires citizen "information meetings" for the establishment of conditional use districts, planned developments, and special use permits. We suggest the city consider broadening this by requiring neighborhood meetings for any application to amend the official zoning map to a more intense zoning district.

We suggest the most appropriate time to conduct a neighborhood meeting is either before the application is submitted or before the staff report is prepared on the application. This is so because usually at this stage of the development review process, positions about the proposal are not hardened or lines drawn in the sand. An honest and good faith discussion about development issues related to the project can still usually occur between the applicant and interested neighbors.



Neighborhood meetings give adjacent land owners the opportunity to hear about a project prior to an application and provide comment

We strongly recommend that if a neighborhood meeting requirement is included in the new Development Ordinance, it establish procedures for how the neighborhood meeting is conducted. This includes procedures requiring written notification of surrounding property owners and affected neighborhood organizations a reasonable period of time before the meeting; that the meeting(s) be held in close proximity to the affected neighborhood or property, or at a convenient location; that the applicant explain the development proposal, provide neighbors an opportunity to ask questions, provide comments, and voice concerns; and encourage informal resolution of any outstanding issues.

3. Include a Completeness Determination Procedure

One problem identified during the interviews with stakeholders and city staff was that the review process often starts before staff has a chance to determine whether or not the application includes the basic submittal materials needed to conduct an adequate review. In a number of instances, this reportedly necessitated a delay in application reviews. Currently, the Development Ordinance only authorizes an "application completeness" standard for official zoning map amendments.

Many communities have benefited by including a subsection in the development ordinance authorizing the Planning Director (or a designee) to review submitted applications to determine whether they are "complete." Under this approach, only "complete" applications can be formally accepted for review and action by the city. The provision would be applicable to all development applications and state that the processing of an application by the city does not begin until after a formal determination that the application is complete.

Applications are “complete” when they contain all the relevant and appropriate application submittal requirements and the required fee. Since the determination of what constitutes a “complete” application is made by the city’s professional staff, appeals of completeness decisions would be taken to the Board of Adjustment. Task 7 of the UPDATE High Point project calls for the preparation of a procedures manual. The manual will set out the range of items necessary for any particular development application to be complete. The city’s Development Review Process initiative is also contemplating the review of application materials for completeness with the applicant or applicant’s representative before they leave the city offices. This way, there is no delay in processing times and incomplete applications can be returned to the applicant instead of remaining on site.

In the event the city decides not to complete a completeness review immediately upon application receipt, city staff should need no more than five working days to review and make such a “completeness” determination. The completeness determination provisions also establish rules for a deficient application, including a specified period within which a revised application must be submitted or be considered withdrawn.

4. Include Public Hearing Procedures

Although the current regulations require public hearings for a number of application reviews (rezonings, special exceptions, variances, and appeals), they do not include provisions outlining how such hearings are to be conducted. Including such provisions makes the development process more efficient by helping ensure people understand the role of hearings and how they can most effectively participate in them.

The current regulations also do not identify whether a required public hearing is a quasi-judicial hearing or not. North Carolina law deems some procedures as quasi-judicial, requiring quasi-judicial hearings that are subject to extra procedural requirements. It is important that all parties participating in a quasi-judicial proceeding be aware of the additional responsibilities and opportunities these requirements entail (e.g., sworn testimony, cross examination, findings of fact, declaration of ex-parte contact, etc.).

We recommend that provisions outlining basic rules of conducting both standard public hearings and quasi-judicial hearings be added to the new code’s common review procedures. Standard public hearing procedures appropriate for inclusion in the new code typically address:

- Who has the right to speak and/or present evidence;
- How the hearing can be continued;
- The order in which the applicant, staff, and the public may speak and respond to others; and
- How hearing proceedings are to be recorded and made available to the public.

Additional procedural requirements apply to quasi-judicial hearings and should be included in a separate set of procedural rules for quasi-judicial hearings.



Public hearing procedures help applicants and citizens understand the rules of participation.

2.3 KEY BENEFIT TWO: MAKE THE CODE MORE CUSTOMER-FRIENDLY

One of the recurring themes discussed during the interviews with staff and stakeholders was the perception that High Point is a “difficult place to develop or redevelop”, and this sentiment was shared among members of several different groups of stakeholders, even those having some affiliation with city government. Regardless of whether the perception is or is not true, it does exist across a wide segment of the professionals involved in or with the business community interviewed as a part of the UPDATE High Point effort. Some of the examples described by stakeholders include:

- Requirements for extraneous review by multiple city boards;
- Conflict between staff comments from different city departments during development review;
- Application of city requirements from policy documents or unwritten sources;
- Provision of additional (or new) staff review comments during review of revised application submittals;
- City expectations for the provision of “site amenities” (in addition to public infrastructure system upgrades) in developments with slender profit margins;
- Requirements for “sidewalks to nowhere”;
- Building code requirements triggered during reuse of an existing building that make the project cost prohibitive;
- Significant deference given by city staff to larger projects, while smaller projects are held to a higher level of scrutiny; and
- Inability of an applicant to know the status of a pending application or set of plans under review.

CUSTOMER-FRIENDLINESS RECOMMENDATIONS

- A. Prepare a Procedures Manual
- B. Revise Internal Procedures for Greater Efficiency
- C. Provide some Relief from Infrastructure Requirements in Targeted Areas
- D. Educate about the NC Rehabilitation Code
- F. Establish a Project Liaison or Ombudsman

Generally, and as part of the UPDATE High Point effort, the city is attempting to address this perception, through the Development Review Process initiative described in Part 1 of this code assessment. We suggest a variety of other actions to help address this problem, including:

- Making the Development Ordinance more user-friendly as a means of ensuring applicants are aware of all applicable requirements;
- Adding more flexibility and incentives into the Development Ordinance to make development in the city less expensive; and
- Calibrating the development standards to better recognize urban, suburban, or rural contexts.

In addition to these modifications, we also suggest the city consider taking the following steps to help make the updated Development Ordinance and the associated development review process more “customer-friendly”:

- Preparation of a stand-alone procedures manual that sets out the procedural review steps for each application and provides information to applicants on where to find other requirements not included in the Development Ordinance;

- Continued revision of the city’s development review procedures to ensure efficient and predictable development review outcomes for all applicants;
- The addition of new provisions in the Development Ordinance that reduce or waive infrastructure requirements for infill or redevelopment in target areas, such as the mixed-use centers or neighborhoods in the core city;
- Development of an education program intended to inform landowners and applicants about the NC Rehabilitation Code and how to apply its provisions (instead of the building code) to reuse of existing structures; and
- Establishment of program for key city staff to serve as project liaisons for applicants, or appointment of an ombudsman to help applicants navigate the development review process.

A. PREPARE A PROCEDURES MANUAL

PART 3: ADVISORY & DECISION-MAKING BODIES

3.1 CITY ORGANIZATION CHART

The following flow chart illustrates the city's organizational structure. The elected City Council elects the City Manager and sets city policies. The City Manager directs the various departments of the city through a variety of department managers and staff officers. The departments most directly involved in the development process include the Planning Department, Engineering Department, Public Utilities Department, and the Permits and Inspections Department, as well as other departments that may be involved in the development review process.

The Planning Department is managed by the city's Planning Director, who reports to the City Administrator. The Planning Director is responsible for the Permits and Inspections Department, and the Engineering Design Manager, the Engineering Department, and the City Engineer.

3.2 GUIDE TO ADVISORY AND DECISION-MAKING RESPONSIBILITIES

The city relies on elected officials, appointed officials, and city staff to review and decide permit and development approval applications. The summary table in this section is adopted from the City Council Article 2 of the current ordinance, but includes some additions from other parts of the city code of ordinances, such as the subdivision ordinance in Chapter 33.

The table lists all the advisory and decision-making bodies with review responsibilities in the zoning ordinance, the subdivision ordinance, and other parts of the city code of ordinances. The advisory and decision-making bodies are listed down the left side of the table, and the type of applications are listed down the top side of the table. The cells in the table indicate the responsibilities (i.e., decision, recommendation, or advisory) of each advisory and decision-making body. For example, applications for a use permit are decided by the City Council (as indicated by the "C" in the cell corresponding to the City Council following review and recommendation by both the Planning Director and the Planning Commission (shown as an "R" in the table)).

Users can determine the review procedure and relevant advisory and decision-making bodies responsible for reviewing a particular type of application by finding the appropriate procedure on the left-hand side of the table, and then reading across the table to determine who reviews and decides the application. Reviewers should place their recommendations and decisions, and decision dates (if any) below recommendations and decisions.

PROCESS	APPROVAL AND DECISION-MAKING BODIES									
	D = Decision	R = Review (Responsible for Review)	A = Advisory (Advised of a Prior Decision)	C = City Council	PC = Planning Commission	CE = City Engineer	ED = Engineering Department	PD = Planning Director	PU = Public Utilities Department	PI = Permits and Inspections Department
Table 1 Development Plan	D	R	R							
Table 2 Development Plan	R	R	R							
Minor Subdivision (includes fill and topsoil or conditions on subdivisions)	D	R	R							

Task 7 of the UPDATE High Point project is the preparation of an administrative or procedures manual. A separate administrative manual, or “user’s guide,” is a useful tool that explains to development applicants and the public how the review of development applications is conducted in High Point. The structure and contents of the manual depend largely on the manual’s audience. Some communities prepare manuals that are simply resource guides for applicants. Other communities prepare manuals that are intended to explain planning concepts and planning-related activities to citizens who know very little about the planning and development process. Some manuals are a blend of these approaches.

A procedures manual explains the development review procedures and typically includes additional resources for applicants that are not included in the Development Ordinance.

In most cases, these manuals include revised application forms and checklists, sections explaining how to use the new regulations, and in some cases, comparisons between the old and new development

regulations. The manual can also include resources for applicants, such as process descriptions, completeness determination elements, contact numbers, fee schedules, review schedules and deadlines, example submittals, and other materials that are relevant to the development review process but should not necessarily be included in the adopted Development Ordinance. There is also the possibility of including some information that would be of benefit to general citizens such as which activities require a building permit, which actions require the work to be completed by a general contractor, or how to report code violations.

As the UPDATE project progresses we will be adding to the “wish list” of items to include in the procedures manual. Work will commence on the structure and contents of the procedures manual after preparation of the public hearing draft of the Development Ordinance.

B. REVISE INTERNAL APPLICATION PROCESSING

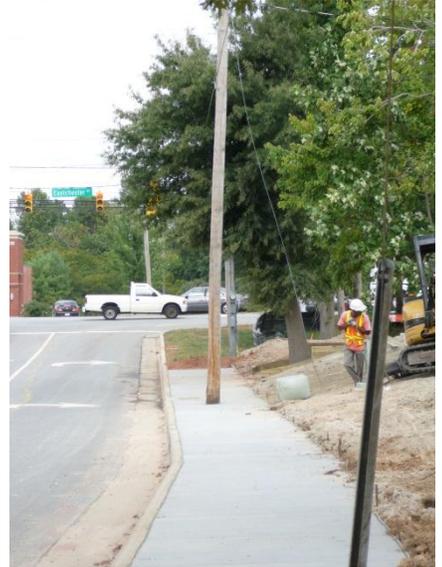
One of the ongoing initiatives described in Part 1 of this Code Assessment is the Development Review Process initiative. The purpose of this effort is to bring greater predictability, efficiency, and timeliness to the development review process. This effort is expected to continue as revisions to the Development Ordinance are prepared, and will be a significant part of the city’s strategy to address perceptions regarding the difficulty of developing in High Point. The Procedures Manual described

above would be an appropriate document to describe specific changes to the development review process. We suggest the city continue to pursue this initiative with the goal of solidifying recommended changes to development review procedures in advance of the public hearing draft version of the Development Ordinance by the summer of 2013 so that these changes may be properly reflected in the updated Development Ordinance.

C. REDUCE OR WAIVE SOME INFRASTRUCTURE REQUIREMENTS FOR REDEVELOPMENT/INFILL IN TARGETED AREAS

One issue for the city's consideration is ways to offset the higher costs and lower profit margins associated with infill and redevelopment (especially in core city areas). The central premise of the Core City Plan is the need to foster increased infill and redevelopment in the under-utilized urban portions of the city. Conventional wisdom indicates that to be successful, infill and redevelopment must be at least equally attractive from a private investment standpoint as development in greenfield portions of the city (if not more so).

Most development professionals concede that today, in High Point, infill and redevelopment is often more difficult and costly than greenfield development (for a variety of reasons), and that profit margins are often lower on infill and redevelopment projects. In recognition of these issues, the city should consider ways in which it could make redevelopment and infill more competitive from a profit margin standpoint as a way to spur the private sector into undertaking more of this kind of development. One of the key ways the city might accomplish this is to relax or waive some of the public infrastructure requirements or expectations placed upon developers and undertake required improvements with public funds (generated through bonds, tax increment financing, or other methods that are not part of the development process). This kind of approach can send the signal to the development community that High Point is serious about growth and development within the urban core.



Regardless of these incentives, the city should continue to require the submittal of 'as-built' drawings for all public infrastructure created or modified as part of development. In addition, the city should explore inclusion of water/sewer capacity fees for some developments, provided issues related to applicability, timing of assessment, and the ability to waive fees in target development areas like the core city.

D. SPONSOR SOME EDUCATIONAL PROGRAMS ON THE NC REHABILITATION CODE

One topic related to redevelopment, infill, and re-use of urban sites that came up several times during stakeholder interviews is the cost of complying with building code requirements triggered during re-use or redevelopment of an existing building within the core city area. These costs can render re-use or redevelopment of existing buildings cost prohibitive and put the core city at a disadvantage from a cost of development standpoint relative to greenfield or peripheral sites. One potential method of relief from this issue may be through the North Carolina Rehabilitation Code which does provide some relief from building code requirements for development activity within existing buildings.

The city already employs building inspectors who are knowledgeable about application of the Rehabilitation Code, but these professionals are not authorized by the state to design redevelopment projects for applicants. One solution to this problem (though not part of the UPDATE High Point

project) is for the city to sponsor educational sessions intended to explain the mechanics of the Rehabilitation Code to real estate brokers, real estate agents, design professionals, developers seeking to redevelop/renovate existing structures, and potential development applicants. This approach will help to inform interested parties of the options that are available to them. These educational efforts should be institutionalized and on-going until such time as the city is no longer hearing complaints from prospective developers about building code requirements.

E. ESTABLISH A STAFF PROJECT LIAISON OR OMBUDSMAN

Finally, the city might wish to consider as a part of the Development Review Process initiative the designation of a city staff member as a project liaison to assist applicants during the development review process. A slightly different approach is the appointment of an ombudsman, with the following responsibilities:

- Helping applicants resolve problems with their applications;
- Investigating complaints regarding development review issues;
- Helping the applicant and city staff identify and evaluate options for positive action;
- Recommending changes in development review policies or procedures for a positive effect for all applicants; and
- Handling any questions concerning services, process, contacts, or general suggestions related to the development review process.

2.4 KEY BENEFIT THREE: IMPLEMENT THE CORE CITY PLAN

In February 2007, the city adopted the Core City Plan, a forward-looking document intended to provide the policy framework for the redevelopment and revitalization of the city's central business district, historic and core neighborhoods, transportation corridors, and industrial areas. The central premise of the plan is that the city's current Development Ordinance did not address the urban character and challenges of the core city, and as such, many of the plan's recommendations call for changes to the Development Ordinance to better fit the core city's character. In general, the plan also addresses the following major areas:

- Redevelopment, in many instances, at higher densities (in targeted areas), and with more use-mixing;
- Establishment of new districts for the city core, neighborhood centers and major institutions to address changing realities;
- Reduced emphasis on use and more focus on form through new design standards and flexible dimensional requirements;
- Preservation and protection of established neighborhood character;
- Improvements to the pedestrian environment along key corridors and within neighborhood centers; and
- Modifications to the development standards (e.g., parking, landscaping, etc.) to better recognize the core city's urban environment.



The core city area along Main Street.

CORE CITY PLAN IMPLEMENTATION RECOMMENDATIONS:

- A. Encourage More Use-Mixing
- B. Modify the Zoning Districts
- C. Adopt New Mixed-Use Design Standards
- D. Establish New Community Form Standards
- G. Recognize Urban Character
- H. Apply Contextual Dimensional Standards

To achieve these goals, the plan recommends a number of changes to the Development Ordinance. As discussed earlier, the city has started to make some of the changes through the adoption of new regulations in 2010. First, a new Main Street district has been adopted for the lots lining North and South Main Street just outside the central business district. It seeks to restore many of the uses common to traditional downtowns, such as high-density residential, office, retail, and entertainment uses. Second, a Mixed-Use Center Overlay (WMX) district for a portion of Washington Street near the central core has been adopted. It is intended to provide an anchor for the surrounding neighborhood through the provision of neighborhood-serving commercial and personal service uses coupled with higher density residential uses (the Washington Street MX is the first of eight such districts intended for the neighborhood centers identified in the Core City Plan).

In 2009 city staff prepared a new showroom overlay district (called the Market District) which was intended to foster showroom development in key areas of the historic central business district (and also limit the expansion of furniture showrooms in areas beyond the Market District). The City Council considered the proposed district in early 2010, but made the decision not to adopt it in light of the difficult economic conditions.

However, much work still needs to be done to implement the recommendations of the Core City Plan. It includes:

- Encouraging mixed-uses, a wider range of allowable residential use types, and the ability to locate low-intensity, neighborhood-serving commercial uses within medium- and high-density residential areas;
- Modifying the zoning districts to:
 - Add a new institutional district that allows these uses to incrementally expand, subject to a pre-approved master plan;
 - Update the industrial districts to recognize and allow for orderly adaptive re-use, where appropriate; and
 - Add a basic mixed-use district;³⁷
- Establishing new community form standards to foster pedestrian orientation and circulation, better connect neighborhoods, and ensure more transportation choice;
- Preparing new basic design standards for mixed-use structures;
- Updating the parking, landscaping, screening and lighting standards to account for the urban context of the core city and maintaining compatibility between uses; and
- Adding additional flexibility in the form of administrative adjustments and the use of contextual dimensional standards in key redevelopment contexts.³⁸

Each of these initiatives recommended by the Core City Plan is discussed in more detail below.

A. ENCOURAGE MORE USE-MIXING

One of the primary recommendations of the Core City Plan is to encourage and allow for mixed-use development in the core city in order to promote a vibrant, urban, pedestrian-oriented area. One of the primary problems is the current Development Ordinance frustrates and hinders mixed-use development. For example, prior to the adoption of the Main Street (MS) district, the Washington Street Mixed Use Center (WMX) overlay, and the Traditional Neighborhood (TN) district, the city had no mixed-use districts other than the planned unit development floating zones.

An even larger impediment to use-mixing is the line-up of allowable uses in Table 4-7-1, Permitted Use Schedule. As can be seen in the table, multi-family and townhouse uses are not allowed within any of the base business districts except the Central Business (CB) and Main Street (MS) districts. Interestingly, single- and two-family uses are allowed within both industrial districts, but are not allowed within any of the business districts (except for the CB district). Accessory dwelling units are allowed in almost every district- except the business districts (accessory dwelling units are allowed within the CB district). In addition to these limitations, the city's line-up of available residential use types is limited. The permitted use schedule lacks a variety of residential use types, such as live/work

³⁷ The basic mixed-use district is not included in the Core City Plan recommendations, but we suggest adding it to address isolated lots where a mixed-use district would be beneficial.

³⁸ Additional changes related to protection of neighborhood character are discussed in Section 2.5, *Protect and Revitalize Neighborhoods and Gateways*.

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SECTION 2.4 KEY BENEFIT THREE: IMPLEMENT THE CORE CITY PLAN

units, attached residential, upper-story residential (over a nonresidential use), mansion apartments, and other more modern residential use types that could increase housing diversity. A wider range of available residential use types would permit the city more opportunities to locate residences within the business districts, and increase the potential for more mixed-use development. Single-family residential districts, particularly in the core city area, should be revised to permit a wider range of different housing types, including duplexes and small-scale multi-family uses (four units or less) by-right in cases where such uses are configured to appear as single-family homes (through controls on massing, entry placement, parking location, and site configuration).



Mixed-use development in the historic downtown.

A related problem with the permitted use schedule is that virtually no retail, office, or personal service uses are allowed within any of the residential districts anywhere in the city. This is an impediment to the establishment of functioning neighborhoods since it limits the provision of neighborhood-serving business uses within residential areas.

Based on the limitations in the use schedule with respect to the range of allowable residential use types, the accommodation of residential uses within nonresidential districts, the inability to accommodate small-scale, neighborhood-serving retail and service uses in the residential districts, and the lack of mixed-use alternatives, significant changes to the current Development Ordinance are necessary to achieve the use-mixing goals of the Core City Plan. The city has begun to take the first steps through the establishment of the MS and WMX districts and the refinements to the range of allowable densities through the recent Core City Plan amendments, but the range of allowable residential uses must also be broadened to allow for slightly higher-density residential use types that can be accommodated within traditional single-

family neighborhood settings (e.g. mansion apartments, live/work units, and two-to-four-family housing). In addition, some of the existing residential neighborhoods need to allow for limited neighborhood-serving retail and service uses as a means of building more functional neighborhoods where residents can work, shop, and recreate close to home. The ability to locate residential uses within nonresidential districts also needs to be addressed. We also suggest the city consider the establishment of a basic Mixed-Use (MX) District to accommodate mixed-use developments outside of the Main Street corridor or designated mixed-use centers.

B. MODIFY THE ZONING DISTRICTS

As discussed earlier, the Core City Plan calls for the establishment of several new zoning districts, including:

- A new zoning district or districts to accommodate mixed-use centers at key intersections around the core city area to provide neighborhood-serving nonresidential and higher density residential use types;
- A new zoning district for the major institutions in the core city (High Point Regional Hospital area, High Point University, and Guilford Technical Community College) to address the long term growth and compatibility of these uses.

As mentioned above, city staff has already begun the task of adding new districts to the development ordinance to address the urban nature found in the core city area, as directed by the Core City Plan.

1. Main Street and Mixed-Use Center Overlay Districts



The Washington Street corridor.

The Main Street (MS) District and the first Mixed-Use Center (MX) Overlay are important first steps towards addressing the need for higher-density mixed-use districts consistent with the urban nature of the central core.

One aspect for consideration as the city moves forward with these efforts is the possibility of using base zoning districts to address Core City Plan recommendations instead of overlay districts. We suggest the city consider base districts (as was done for the new Main Street District) as a means of limiting the complexity of the Development Ordinance.

The Washington Street MX occupies land currently zoned Central Business (CB), but the new standards are intended to replace most (but not all) of the CB

standards. As a result, new development within the Washington Street MX will need to maintain consistency with both the CB and the MX designations. The situation becomes even more complicated in cases where there are other overlay districts in place, such as historical overlays or water-supply watershed overlays. In these situations, new development would need to maintain consistency with multiple overlay standards that could potentially conflict with each other. One of the reasons we suggest the application of a base district in this context is that simplification could facilitate and encourage new development and redevelopment. Typically, efforts to encourage development are best served by removing complexity and adding clarity to development regulations. In North Carolina, it is common for overlay district regulations to be applied in addition to all base zoning district provisions; or in other words, overlays typically add additional regulations.

2. Institutional District

Another recommendation in the Core City Plan is one or more institutional zoning districts be added to the Development Ordinance for the medical district around High Point Regional Hospital, High Point University, and Guilford Technical Community College satellite campus on South Main Street. Each of these land uses has a unique character quite different from the other nonresidential uses in the core city area, and consequently does not necessarily fit well with the other districts.³⁹

The character of these uses, their alternative configurations (relative to their surroundings), and their evolution in the community can lead to serious conflicts with adjacent land uses. The expansion of student housing at High Point



High Point University campus expansion.

³⁹ While the Core City Plan calls for nonresidential structures to be built to the street on small blocks with intersections at regular intervals, these institutional land uses are developed with an inward-focused campus setting.

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University is an excellent example of the kinds of compatibility problems that can result from expansion. We suggest the city consider implementing a hybrid institutional zoning district for these three areas that is comprised as either:

- A planned development district, that includes tailored development standards for each of the three specific institutions and approval of a master plan of each specific institution as part of district approval; or
- A base zone district, which divides each of the three institutions into interior and perimeter areas, and regulates them accordingly (as is suggested in the University Area Plan). Standards for the interior areas are minimal, while the perimeter of each area is regulated more strictly because of development’s potential for off-site impacts.

3. Industrial District

The Core City Plan also includes recommended modifications to the area’s industrial districts, which are concentrated in the southwestern quadrant of the core city. The two key issues the plan indicates need to be addressed are the vacant sites and obsolete buildings. The plan calls for making existing industrial areas more “park-like” through the use of higher quality materials, orienting buildings toward the street, screening loading and storage functions from adjacent streets, and prohibiting chain link fencing along primary facades. The standards also need to consider how adaptive re-use of the structures by new residential and commercial uses can be accommodated without negatively impacting viable industrial operations in these areas.

4. Mixed-Use District

In addition to the line-up of new districts already completed by the staff, we also suggest establishment of a new mixed-use base district for use in areas outside of the core city. This district can be used to establish neighborhood centers in the city’s periphery or along key transportation corridors.

C. ADOPT NEW MIXED-USE DESIGN STANDARDS

As part of its recommendations for the establishment of a series of new mixed-use districts across the core city area, the Core City Plan also recommends policies and guidance on the range of mixed-use design standards that should be applied to new uses and redevelopment within the mixed-use districts. The following standards are a sampling of the types of mixed-use design standards that might be incorporated into the Development Ordinance to address this plan recommendation.

TABLE 2-4: PROPOSED MIXED-USE DESIGN STANDARDS

STANDARD	POTENTIAL REQUIREMENTS
Building Orientation	Buildings shall be oriented parallel to and shall face a street
Building Placement	Buildings shall be located adjacent to the front lot line or the right-of-way edge (except that average setbacks may be used in areas transitioning to established single-family uses)
Primary Entrance	Primary entrances shall face the street from which the building derives its street address; secondary entrances may face other streets or parking areas
Parking Location	Parking shall be located to the side or rear of a building; in cases where adjacent uses accommodate surface parking in front of the building, the mixed-use building shall be set away from the surface parking (located in the rear of a building or on the side away from the surface parking)
Cross Access	Surface parking lots shall connect to adjacent parking lots, to the maximum extent practicable
Ground-Floor Uses	Ground floor uses shall be occupied by retail, commercial, office, personal service, or some other active use; ground-floor residential uses shall be limited to the side or rear of the building
Use-Mix	Mixed-use developments shall include two or more different use classifications, and in no instance shall any single use type occupy more than 90 percent of a vertically-integrated building or 90 percent of the total floor

TABLE 2-4: PROPOSED MIXED-USE DESIGN STANDARDS

STANDARD	POTENTIAL REQUIREMENTS
	area of a horizontally-mixed site
Façade Articulation	Building facades shall include projections or recesses with a minimum reveal of at least 12 inches with a minimum width of ten feet every 30 feet of facade
Façade Modulation	Building facades over 40 feet wide shall be modulated into a series of store fronts with a minimum width of twelve feet
Glazing	Primary facades and side facades facing streets shall include glazing over at least 60 percent of the first floor facade
Tinted or Reflective Glass	Heavily tinted or reflective glass shall be prohibited on the first floor
Roof-Based Equipment	Flat roofs shall include parapets of a minimum height sufficient to screen all roof-based equipment
Roof Form	Roof forms (flat, pitched, or other) shall be configured to be compatible with adjacent residential uses (if appropriate)
Minimum Height	Mixed-use buildings shall be at least two stories or 27 feet in height ⁴⁰
Maximum Height	Mixed-use buildings shall not exceed 4½ stories or 65 feet in height
Outdoor gathering areas	Buildings may be setback from the right-of-way to accommodate outdoor dining or public gathering spaces

D. ESTABLISH NEW COMMUNITY FORM STANDARDS

Another important aspect of community design is circulation of automobiles and pedestrians in and around developments. The Core City Plan includes a series of recommendations related to sidewalks, bike lanes, crosswalks, and traffic calming techniques in neighborhoods and along key corridors. One of the key challenges to the implementation of effective community form standards in urban areas is the fact that urban areas are already built or established, and as such, retrofitting is often required. Retrofitting can be complicated by existing structures, established context, and the problem of project funding.



Community form standards can help make streets more pedestrian friendly.

Despite the challenges, the core city does need and might benefit from community form standards to provide guidance for redevelopment and to inform capital improvement efforts. These provisions could be intended for application to new development or redevelopment on private lands and the rights-of-way immediately abutting these lands. The range of potential standards might include regulations to:

- Establish sidewalks of between five and 15 feet in width on both sides of every street (except alleys or where an alternative pedestrian pathway provides superior pedestrian circulation);
- Utilize six-to-eight-foot-wide planting strips adjacent to arterial and collector streets, with street trees in planter pits with on-center spacing no more than 40 feet apart adjacent to local

⁴⁰ NOTE: This may need to be reconsidered in light of economic conditions and the need to encourage mixed-use redevelopment.

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streets (placement of the planting strips will depend on the width of the right-of-way and existing conditions on adjacent lots);

- Include mid-block pedestrian crossings on blocks exceeding 1,000 feet in length;
- Provide at least one on-site improved connection to the public sidewalk system every 400 feet of street frontage;
- Provide pedestrian-scaled street/sidewalk lighting;
- Include bicycle amenities (e.g., parking facilities, bike lockers, etc.) in larger nonresidential, mixed-use, and multi-family developments; and
- Require cross access between surface parking lots for nonresidential and multi-family uses.

In addition, we suggest the city consider new requirements to address vehicular circulation for new developments of significant size (e.g., two acres or more) where land is re-subdivided or significant modifications to the existing street network are proposed. Requirements could include standards for traffic calming (e.g., roundabouts, 25 mph design speeds, minimum street widths, and short block lengths), street connectivity, and alleys. Alleys can be encouraged in-lieu of street-loaded driveways for lots of 55 feet or less in width.

E. RECOGNIZE URBAN CHARACTER

The Core City Plan recognizes the failure of the current dimensional and development standards (e.g., parking, landscaping, screening, etc.) in the Development Ordinance to accommodate urban development forms. The plan calls for the establishment of new flexible dimensional provisions to address existing urban site conditions. It recognizes the current regulations are largely suburban in nature and contemplate the establishment of significant areas of surface parking, landscaping buffers that segregate uses, streetscape landscaping to buffer uses from fast-moving traffic, streets intended primarily for the efficient movement of automobiles, building walls that are set back from lot lines or street rights-of-way, exterior lighting intended for automobile-oriented environments, service area screening requirements for stand-alone dumpsters, and other suburban aspects.

Urban contexts like the core city area are traditionally more dense, and occupied by a diverse array of uses with scaled-down buffers. Urban contexts include structures typically located on smaller lots with less flexibility to accommodate site features such as parking, landscaping, and service functions. To address the distinctions in character between the urban core city area and suburban contexts, the city should consider modifying the Development Ordinance to include development standards that are more flexible and capable of dealing with the physical context in the core city's urban environment. To accomplish the Core City Plan's policy direction, we suggest the city consider modifying the Development Ordinance in the following ways:

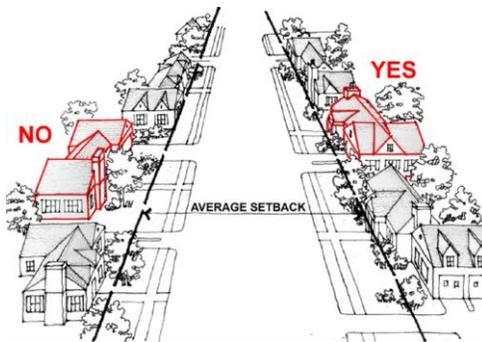
- Reduce the number of uses that require special use permits, where appropriate, to simplify the development review process;
- Reduce parking requirements to recognize on-street parking resources;



Urban sites have different contexts and need more urban development standards.

- Require off-street surface parking provided in the CB district to be paved and landscaped in accordance with the landscaping provisions applicable in other portions of the city;
- Establish flexible, performance-based buffering requirements;
- Establish exemptions or modifications to some open space standards in the core city area, and allow urban features like plazas, roof gardens, and atriums to be credited towards open space requirements;
- Reduce or waive some public infrastructure requirements (particularly those pertaining to system-wide capacity) to make redevelopment in these areas more attractive to develop or redevelop from a cost perspective;
- Utilize street trees and planters within rights-of-way to meet some landscaping requirements;
- Reduce minimum exterior lighting standards and maximum lighting heights;
- Exempt mid-block uses from service area screening requirements;
- Use build-to lines and maximum setbacks instead of minimums; and
- Elevate lot coverage limitations.

Adding flexibility in development standards will help ensure the core city remains a viable location for new development or redevelopment.



Contextual dimensional standards help maintain existing character.

F. ADD CONTEXTUAL DIMENSIONAL STANDARDS

Contextual standards are used by many communities in mature, built areas where the established development context differs from the minimum dimensional or development standards that apply to lots in the area. The Core City Plan points out that many of the district dimensional requirements do not mimic the established development patterns in the core city neighborhoods, resulting in many nonconformities which impede redevelopment. This situation has even affected the Community Development and Housing Department's ability to provide affordable housing to residents in these areas.

Contextual standards are typically flexible and rely on consistency with adjacent existing development instead of fixed numbers or requirements. For example, contextual standards

might include a maximum front setback provision for a district that requires development to be within 125 percent of the established front setback for existing buildings along the same block face instead of a rigid fixed dimensional standard. Similar kinds of provisions may be established for other setbacks, building heights, lot coverage, lot area, lot width, and other dimensional provisions.

We suggest the city consider the use of contextual standards in the core city area to address the Core City Plan recommendations.

2.5 KEY BENEFIT FOUR: PROTECT AND REVITALIZE NEIGHBORHOODS AND GATEWAYS

For a variety of reasons, the preservation and revitalization of existing neighborhoods as well as the city’s gateway corridors (e.g., Eastchester Drive-NC 68, West Wendover Avenue, Interstate 85 Business, the Five Points area adjacent to US 311/I-74, etc.) are key goals of the Core City Plan and the Community Growth Vision Statement.

Corridor plans developed for Eastchester Drive-NC 68, West Wendover Avenue, and Interstate 85 Business over the 1990s called for continued growth and development at the gateways that contributes to the city’s unique sense of place and encourages new investment in the city.

The Core City Plan has expressed that regulatory actions need to take place to encourage revitalization and protection of the physical characteristics of the established neighborhoods in the core city area.

Clearly, the Development Ordinance can be supplemented with provisions that help protect neighborhood character and assist in establishing a stronger sense of place along the gateway corridors, while at the same time providing for more balanced development through incentives. For the neighborhoods, these provisions include:

- New neighborhood compatibility standards to help maintain compatibility between dissimilar land uses;
- Infill standards that ensure new infill development (including single-family residential) is consistent with its surroundings; and
- Neighborhood conservation overlay districts that help maintain established character and context.

NEIGHBORHOOD AND GATEWAY RECOMMENDATIONS:

- A. Establish Neighborhood Compatibility Standards
- B. Establish Infill Standards
- C. Add a Neighborhood Conservation Overlay District
- D. Gateway Corridor Overlay District Changes

For the gateway corridors, they involve new gateway overlays that help the city establish and maintain distinctive entrances or gateways around the city that distinguish it from surrounding jurisdictions. Each is described in more detail below.

A. ESTABLISH NEIGHBORHOOD COMPATIBILITY STANDARDS

Neighborhood compatibility standards are provisions intended to address edge areas where incompatible uses border one another (e.g., multi-story, mixed-use structures adjacent to single-family residential dwellings). Neighborhood compatibility standards help maintain land use and aesthetic compatibility across these edge areas by addressing building mass, appearance, operational aspects, lighting, signage heights, and sensitive siting of site features like parking, vehicular accessways, service areas, and outdoor activities.

We suggest the city consider establishing a set of neighborhood compatibility standards in its Development Ordinance to protect the character of the established single-family neighborhoods in the core city area, as well as other established neighborhoods throughout the city. If used, the neighborhood compatibility standards could apply to any new development of a nonresidential use (e.g., commercial or office uses), mixed-use development, or multi-family and townhouse development when it abuts or is across the street from existing single-family residential development. The table below includes a sampling of the types of neighborhood compatibility standards adopted by other jurisdictions for the city’s consideration:

TABLE 2-5.1: POTENTIAL NEIGHBORHOOD COMPATIBILITY STANDARDS

STANDARD	POTENTIAL REQUIREMENTS
Building Façade Standards	Construct a similar roof type as single-family development in terms of slope and arrangement, to prevent abrupt changes in roof form
	Use colors on the exterior surfaces of buildings that are compatible with nearby single-family residences
	Orient porches, balconies, outdoor use areas, and other site attributes such as vending machines associated with attached residential development away from adjacent single-family residential uses
	Use similarly sized and patterned architectural features such as windows, doors, awnings, arcades, pilasters, cornices, wall offsets, building materials, and other building articulations included on adjacent single-family development
Building Dimension Standards	Buildings over 35 feet be stepped back in height from adjacent single-family homes, so that the tallest part of the structure does not abut a single-family residential use
	Buildings be no higher than 55 feet when adjacent or within a certain distance from a single-family residential home
Site Design Standards	When dealing with multi-building developments on one or more lots, establish a continuum of use intensity where uses of moderate intensity are sited between high-intensity uses and low-intensity uses (e.g., office uses between retail and detached residential), as they relate to adjacent single-family development
Lot Size Consistency	Standards that require lot sizes to remain within 175 percent of any adjacent single-family lots bounding a development
Parking and Driveway Area Standards	Parking spaces be oriented away from (or parallel to) single-family residences so that headlights do not project directly into yards
	A ten-foot-wide fully-opaque vegetated buffer or a comparable buffer be required between single-family residences and nonresidential uses
	Parking for developments over 10,000 square feet be located interior to the site, and a minimum distance from single-family development
	Adjoining parking lots serving nonresidential or mixed-use buildings be interconnected
	Parking structure facades adjacent to single-family residences receive enhanced design treatment to soften their visual impact
Loading and Refuse Storage Area Standards	Not be located within a certain distance from single-family development
	Be fully screened from view of single-family development using materials that are the same as, or of equal quality to, the materials used for the principal building, which are compatible with the materials used for the single-family development
	Be incorporated into the overall design of the building and landscaped so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets
	Be located within buildings when the building served is over 5,000 square feet
Lighting Standards	Reduced footcandle values by 1/3 at lot lines in transition areas
Signage Standards	Reducing the sign area and maximum height of all signs in transition areas by 25 percent of that normally allowed
Open Space Set-Aside Standards	When open space is required, locating it in the transition area between the nonresidential/multi-family use and single-family area unless there is a compelling reason for it to be located elsewhere on the site
Operational Standards	Curtail outdoor dining or other activities after 9:00 PM on weeknights and 11:00 PM on weekends
	Limit trash collection or other service functions to only between the hours of 7:00 AM and 7:00 PM
	Require amplified music, singing, or other forms of noise audible at the property line be extinguished (including noise from the typical production process associated with the use) after 9:00 PM Sunday through Thursday nights and 11 PM Friday and Saturday nights

B. ESTABLISH INFILL STANDARDS

While neighborhood compatibility standards are intended to address compatibility issues between dissimilar uses, infill standards are focused on maintaining compatibility between existing development and new development of the same type within built neighborhoods or districts. The following table includes a sampling of the various forms of infill regulations adopted by other jurisdictions the city

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might consider including in the Development Ordinance. The regulations are organized into three groups:

- Standards applicable to all infill development;
- Standards applicable to residential development; and
- Standards applicable to nonresidential development.

Mixed-use development may follow either set of standards depending upon the surrounding context.

Many of the infill standards require new infill development be consistent with established context in terms of dimensional requirements, site features, and building mass. Context is measured as the average distance or size of a particular attribute for all buildings along the block face of an infill site. The applicant is the party responsible for determining the block face average for a particular standard. The city’s GIS web site (http://pdweb.high-point.net/website/chp_map/) allows users to determine distances with an acceptable amount of accuracy for determining compliance with these requirements. In cases where most of the lots along a block face are vacant, the opposite block face is used. Buildings on corner lots are considered part of the block face where the primary entrance is located.

It is typical for most jurisdictions to apply these kinds of standards only within the established portions of the city. Some communities with infill standards allow new development or redevelopment to deviate from these standards through a special exception process or through an amendment to the official zoning map to establish a planned development district.

TABLE 2-5.2: POTENTIAL INFILL DESIGN STANDARDS

STANDARD	POTENTIAL REQUIREMENTS
GENERAL STANDARDS FOR ALL INFILL DEVELOPMENT	
Building Orientation	The long axis of the building shall be consistent with the orientation of other structures on the same block face
Primary Entrance	Primary entrances shall face the street from which the building derives its street address
Building Height	Building heights shall not exceed 125 percent of the average height of the buildings on the same block face
Building Footprint	Building footprints shall not exceed 150 percent of the average building size on the same block face
Roof Form	Except for religious institutions, roof form shall follow the predominate form in place on the same block face. Buildings may incorporate differing roof forms
Front and Corner Side Setbacks	Buildings shall be within 125 percent of the average front or corner side setback for buildings on the same block face
Street Trees	New infill development shall follow established street tree species and spacing patterns where these patterns have already been established along a block face
STANDARDS FOR RESIDENTIAL INFILL	
Raised Foundations	For structures setback 10 feet or more from ROW: 18" For structures set back less than 10 feet from ROW: 24"
Front Façade Width	Between 70 and 130 percent of existing widths of buildings along the same block face
Windows and Doors	Vertically-oriented and aligned between floors
Front Porches	Required when 70 percent or more of similar structures along the block face include front porches
Garages/Car Ports ⁴¹	Placement of garages carports should be compatible with the surrounding development.
STANDARDS FOR NONRESIDENTIAL INFILL	
Front Façade Width	Between 30 and 150 percent of the front façade width for similar uses along same block face
Windows	Heavily tinted or mirrored glass shall be prohibited on any building side facing a street

⁴¹ This issue needs additional consideration by the Advisory Committee, Planning and Zoning Board and City Council.

C. ADD A NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT

One of the recommendations in the City Core Plan is to protect the city's existing neighborhoods through the establishment of neighborhood conservation areas.

Neighborhood conservation overlay (NCO) districts are developed to implement specific small area or neighborhood plans. They are not intended to be applied as historic districts. They can be an appropriate tool to use in both stable traditional neighborhoods and neighborhoods at risk—to improve, re-build, preserve, and protect desired neighborhood character. Other communities are using NCO districts to replace more restrictive base district dimensional requirements as a means of encouraging redevelopment. In addition, a growing number of jurisdictions across the country are using NCO districts as an alternative to historic district designation to protect and maintain the physical features that define the character of neighborhoods without the need to establish more complex and controversial historic designations.



Emerywood is a neighborhood that may be a candidate for a NCO district.

Flexibility and efficiency are important attributes of NCO districts as compared to historic districts. Whereas the primary purpose of a historic district is to protect the historic integrity of an area (usually by preventing or discouraging demolition and requiring appropriate renovation or highly compatible new construction), NCO districts are more flexible. NCO standards typically require infill and redevelopment to comply with modest development standards addressing subjects such as building height, setbacks, roof pitch, garage location and setbacks, front porches, driveway access, street trees, and landscaping to maintain neighborhood character. Typically, detailed architectural design standards as found in most historic districts are not included. Applications for development or redevelopment are reviewed administratively by the planning director for compliance with the applicable NCO standards (rather than by a review board).

We suggest the city consider adding a NCO district framework to the Development Ordinance for the purpose of protecting existing neighborhoods. The NCO can be used to add standards to protect areas, or as a way to apply flexibility to encourage redevelopment. The establishment of an NCO district is typically done at the direction of the City Council or through neighborhood petition following completion of a neighborhood or small area planning process that is intended to discern the particular characteristics that are intended for protection. An NCO is established through the rezoning process like any other overlay, and different NCO overlays can be prepared for different neighborhoods or areas of the city. The provisions proposed here would establish the regulatory framework for the creation of individual NCO overlays at a later date based on criteria developed during the respective neighborhood or small area planning processes.

D. GATEWAY CORRIDOR OVERLAY DISTRICT CHANGES

Section 9-4-4(c) of the current Development Ordinance includes provisions related to the city's existing scenic corridor overlay district. The district includes a set of regulations that provide a general framework for all scenic corridor overlays in the city as well as specific standards for the Eastchester Drive/NC 68 Scenic Corridor. The corridor overlay is intended to create a visually-pleasing impression of the city as a means of influencing the perception of individuals or firms considering investment in the community. The overlay seeks to address the appearance of development and

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access management issues (as well as tree protection requirements along Eastchester/NC 68) along individual corridor segments.

The current overlay provisions require preparation and approval of a corridor plan by City Council prior to preparation of individual corridor overlay standards. To date, the city has prepared and adopted corridor plans for portions of Eastchester Drive/NC 68, West Wendover Avenue, and Interstate 85 (Business). Many of the goals and policies within these plans are fairly general.

The Eastchester Drive overlay includes requirements for maintaining existing trees within streetyard areas for the purpose of screening; requirements for screening stormwater retention ponds, service areas, and mechanical equipment; unity of design requirements for multi-building or multi-tenant developments; prohibition of some building materials like metal building or vertical siding; and appearance requirements for residential subdivision entrances abutting the corridor. The district also includes a summary table of signage, landscaping and setback standards that includes two optional configurations for portions of the corridor.

If the city decides to move forward with the preparation of additional scenic corridor overlay districts for the other corridors or expansions to the Eastchester Drive district, we suggest the district be re-named to the Gateway Corridor (GCO) Overlay District and new standards be added that include provisions to:

- Prohibit inappropriate forms of institutional development;
- Incentivize maintenance of existing vegetation adjacent to the corridor right-of-way as a means of further screening new development and maintaining a consistent appearance along the corridor;
- Place limits on the amount of surface parking that can be placed between the corridor and a front building facade;
- Require drive-throughs, canopies, service areas, and accessory structures (e.g. canopies, stand-alone automated teller machines, etc.) to the side or rear of buildings;
- Require all freestanding signage to be monument signage;
- Establish building height limits that restrict heights to two stories adjacent to the corridor and allow additional height with distance from the corridor right-of-way;
- Place limits on the amount of lighting glare visible from the corridor right-of-way;
- Require parking lot cross-access, shared access, and incentives for consolidation of existing driveways, access, and curb cuts;
- Restrict the ability to grandfather existing development or simple changes in use from compliance with landscaping, signage, and access requirements; and
- Enhance retrofitting requirements.



West Wendover Avenue is a gateway corridor with a corridor plan in place.

2.6 KEY BENEFIT FIVE: PROMOTE MORE LIVABLE AND SUSTAINABLE DEVELOPMENT IN GREENFIELD AREAS

The Core City Plan focuses on growth and development policies in High Point's core city. As discussed in the Introduction, another major area in the city outside the core city are High Point's suburban, greenfield, and rural areas, which have been developing at a fast pace. The key policy direction provided about growth and development in this area (as indicated in the Land Use Plan and the Community Growth Vision Statement) is that development should be encouraged that is both livable and sustainable.

The definition of livability is location-specific, but most agree that communities where residents can meet their daily needs to live, work, shop, and play with a minimum of travel are desirable. Cities with sufficient open space resources to provide for recreational opportunities, relief from the built environment, and adequate habitat are livable. Clean air, clean water, and adequate natural resources are important elements of livability.

Sustainability involves the ability of a community to meet the needs of its present population, while ensuring that future generations have the same or better opportunities. There are increasing concerns that as a society we are using resources at a faster rate than we are replenishing them and thereby creating communities that are not sustainable in the long run—which will lead to fewer choices for future generations.

More specifically, the Land Use Plan designates environmental protection as one of the key development issues for the city, focusing on the need for greater tree preservation, more diligent protection for open space and stronger watershed protection.

Planning new neighborhoods with convenient parks and recreation facilities, sufficient and well-maintained infrastructure and linked open spaces are also key objectives in the Community Growth Vision Statement. The Community Growth Vision Statement also calls for the development of neighborhoods where residents can meet their daily needs in well-designed and well-connected communities. The Bikeway, Greenway, and Trails Master Plan calls for open spaces and neighborhoods that are linked by a series of greenways.

In some respects, it appears the current Development Ordinance might not have encouraged the development template contemplated by the city's policy direction for the city's suburban and greenfield areas.⁴²

Development quality in the current Development Ordinance is addressed through basic requirements for parking, landscaping, buffering, and signage. These standards are somewhat basic relative to "best

LIVABLE AND SUSTAINABLE DEVELOPMENT RECOMMENDATIONS:

- A. Modernize Parking Standards
- B. Clarify Landscaping Standards
- C. Clarify Open Space Set Aside Standards
- D. Incorporate new Conservation Subdivision Standards
- E. Incorporate Tree Protection Incentives
- F. Add Community Form Standards
- G. Add Commercial Design Standards
- H. Add Multi-Family Design Standards
- I. Add Exterior Lighting Provisions
- J. Add Fencing Provisions
- K. Add new Use-specific Standards for Sustainable Development Features
- L. Modernize Performance Guarantee Provisions

⁴² Greenfield areas are the vacant and under-developed suburban and peripheral portions of the city outside the boundaries addressed by the Core City Plan.

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practices,” both in North Carolina, the southeast and the nation. For example, the existing regulations include:

- Parking standards with limited flexibility, few incentives to encourage more pedestrian-oriented parking design, and insufficient standards regarding parking location;
- Modest interior and perimeter parking lot landscape standards;
- No incentives for tree preservation on private lands (except within streetyards in the scenic corridor overlay);
- No open space set-aside requirements;
- Limited exterior lighting standards;
- Minimal fencing standards;
- No community form standards (other than basic street and sidewalk provisions);
- No basic design standards for residential, nonresidential, or mixed-use developments outside of the traditional neighborhood district;
- No distinctions between urban and suburban development contexts;
- Outdated performance guarantee provisions that do not sufficiently address guarantees for public and private features or maintenance guarantees for public infrastructure; and
- No conservation subdivision process (though there are provisions for residential cluster subdivisions in low density districts).

The following sections describe changes to the current Development Ordinance the city might consider to address these issues in an effort to encourage more livable and sustainable neighborhoods and related development within its suburban and greenfield areas.

A. MODERNIZE PARKING STANDARDS

The current parking and loading standards are located in 9-5-6. Compared to many codes, they are fairly modern in both the form and content. They are well organized and allow developers and property owners some degree of flexibility. Nevertheless, the standards can be further improved and modernized. For example, while the code provides some flexibility for an applicant to request alternative parking arrangements, including off-site parking and shared parking, many communities have more expansive provisions that include additional alternatives such as deferred parking, and credit for some on-street spaces. Basic configuration and design provisions might also be broadened and modernized to include stacking lanes for drive-throughs and “throat” lanes for large parking lots. The summary table could be updated to ensure every use is included, and that the section on commercial parking in residential areas is updated.

The current standards do not distinguish between core city and greenfield areas of the city. These kinds of distinctions are common in modern development codes, and typically include lower off-street parking requirements for urban developments (due to smaller lot sizes and a



Parking provisions have a huge effect on the appearance and livability of a community.

higher availability of on-street parking and other off-site alternatives). In addition, the new parking provisions might allow increased flexibility mechanisms in urban areas (such as a higher distance threshold between a use and allowable off-site parking) in recognition of the desire to develop these sites.

In addition, and based on comments from interviewees, the city might also consider encouraging more pedestrian-friendly parking arrangements and fostering more livable development through the following modifications to the parking standards:

- Reductions in the amount of required parking for uses generally, based on “best practices” across the nation;
- Clarification of the surfacing, marking, and configuration requirements;
- Use of caps, or limits on the maximum number of spaces for some/all uses (e.g., mixed-use, retail, office, and multi-family);
- Requirements that a portion of the required surface parking in targeted areas of the community (e.g., along commercial corridors or mixed-use activity centers) or certain zoning districts be located on the sides or rear of buildings;
- Requirements to break-up large parking lots into “rooms” or “pods” and incorporate pedestrian-friendly features like sidewalks and more landscaping; and
- Requirements in targeted locations for bicycle parking facilities and other transit-related facilities.

Many communities across the country are moving towards these kinds of standards as a means to promote a higher quality visual environment, reduce automobile dependency, and help address environmental concerns.

B. CLARIFY LANDSCAPING STANDARDS

Adequate landscaping is one of the key elements many communities use to “raise the bar” for development quality, in an effort to make neighborhoods and development more livable, make the community “greener,” and establish an aesthetically-pleasing built environment. Effective plantings soften transitions between buildings, screen parking and service areas, buffer incompatible uses from one another, and assist in dealing with stormwater runoff quality. Trees provide shade for parking areas and buildings, soften the built environment, and help define public realm along streets.

The current landscape standards are found in both Chapter 5 and Chapter 7 of the Development Ordinance, and include some basic standards for streetscapes, vehicle service area landscaping and screening. A list of recommended plants is included in the Appendices.

We suggest the city consider the following modifications to the current landscape standards to strengthen the Development Ordinance’s landscaping



Landscaping standards can improve the visual quality of development

requirements in an effort to create a more livable and environmentally-sound community:

- Consolidate all landscaping standards into a single section;
- Expand the basic planting standards to include species diversity requirements, use of drought tolerant plants (to minimize need for irrigation), use of low water loss irrigation techniques (except for single-family development), prohibition of invasive species, and the incorporation of modern flexibility concepts such as aggregate caliper inch (ACI) requirements tied to linear distance measurements in buffers and streetscapes;
- Increase the general planting standards for parking lots to include requirements for perimeter screening with shrubs and standards for landscape island plantings;
- Establish new configuration standards requiring large parking areas (e.g., over 100 spaces) to be broken up into a series of “rooms” or “pods” separated by landscaping;
- Shift to more flexible, performance-based perimeter buffer standards including increased options for achieving suitable buffering on smaller lots in infill areas and along commercial corridors;
- Include basic site landscaping requirements designed to soften building foundations and provide transitions to pedestrian areas for nonresidential and multi-family buildings;
- Recognize distinctions between industrial and other forms of nonresidential development;
- Add requirements to integrate stormwater management facilities into a site as amenities, or fully screen them from all views
- Include an alternative landscaping plan provision that offers additional flexibility for sites with difficult configurations or topographical issues; and
- Add maximum and minimum slope standards and require appropriate ground cover on steep grades within required landscape yards and buffer areas.

In addition to these changes, we suggest the new landscaping provisions include better maintenance, inspection, and enforcement provisions.

C. ADD OPEN SPACE SET-ASIDE AND GREENWAY STANDARDS

The Community Growth Vision Statement establishes a goal of protecting the city’s natural resources. Specifically, one of the key objectives in the Growth Vision Statement is to “preserve and link open spaces where opportunities exist, and leverage them as community and economic assets.” Given this goal, the city might consider some refinements to its existing open space set-aside regulations as a way to upgrade development quality and establish “greener” development policies.

Specifically, several modifications to the Development Ordinance might be considered to implement these goals. The first is to apply the open space set-aside standards in a more broad-based fashion –



Open space set-aside areas located near the center of a development form a focal point for the development they serve.

to all development (both residential and nonresidential), not just single-family residential subdivisions. The second is to distinguish the open space set-aside standard based on geographical location (the core city area and possibly other infill areas versus all other locations in the city) and development type – single- and multi-family residential and nonresidential (office and commercial) development. The third is to base the set-aside standard as a percent of the development site, not the number or intensity of development. A number of communities have adopted an open space set-aside standard of 15 to 30 percent for residential development and 10 to 20 percent for non-residential development.

Based on “best practices” in other communities, we suggest that if the city wants to adopt such standards the following standards be considered as a starting point for discussion:

- The core city area and targeted infill areas:
 - Residential development (10%);
 - Office and commercial districts (5%);
- All other locations in the city:
 - Residential development (20%); and
 - Office and commercial districts (12%).

We also suggest that if open space set-aside standards are integrated in the Development Ordinance, they recognize open space resources are different within urban contexts than suburban contexts. For example, many communities with open space set-aside standards allow plazas, fountains, street furnishings, pedestrian amenities, roof gardens, and atriums as open space resources in urban areas. In suburban and greenfield areas, open space set-asides are used to protect significant natural features, wetlands, flood-prone areas, and other natural lands. In cases where a development could configure required open space as greenway land, this should be encouraged. The standards might also include a fee-in-lieu process for situations where provision of open space resources is not practical. The existing rules governing the location and quality of open space set-asides could be refined to ensure the open space being set-aside is usable and functional for active and passive forms of recreation. These refined standards help ensure open spaces become an amenity rather than “leftovers” that are not easily developed. In residential subdivisions, for example, standards could ensure that open space adds amenity and focus to a neighborhood in the form of an open green, a centrally located park, or creating a “tot lot” with play equipment.

Finally, the city could also consider, for residential subdivision development, requiring the developer to provide lands for public recreation purposes to serve the residents of the subdivision or pay an in-lieu fee for that purpose as described in the Parks and Recreation Master Plan.

In 2010, the city adopted the Bikeway, Greenway, and Trails Master Plan that calls for the expansion of the greenway network throughout the city. In response to this adopted plan, the Development Ordinance should incorporate new standards for the dedication of land for greenways in areas identified in the plan. In addition, the city should consider the possibility of requiring or incentivizing the construction of greenway trail segments on dedicated lands as part of the development process. Lands dedicated for greenways and construction of greenway segments should be credited towards the city’s open space requirements.

D. INCORPORATE A NEW CONSERVATION SUBDIVISION PROCEDURE

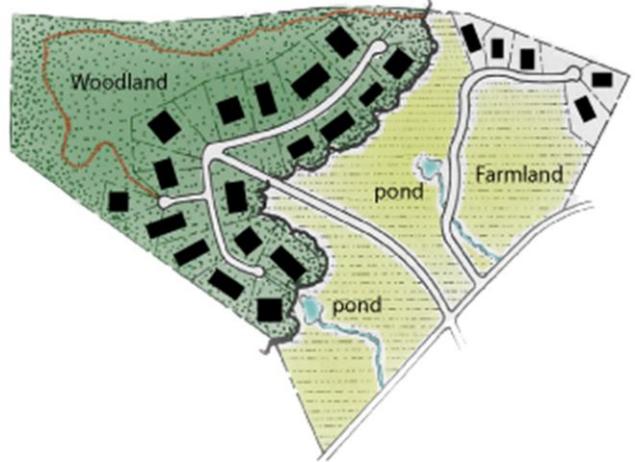
Section 9-4-11 sets out the dimensional requirements for single-family residential cluster subdivisions in the agricultural and single-family residential districts. While the cluster subdivision option allows a portion of a subdivision to be set aside as open space, there is no guidance as to the type of land to be set aside, how the development should or should not interact with the set aside area, and how the area is to be maintained. In light of these issues (and the desire to make the Development Ordinance

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more environmentally-sound) we suggest the new code replace the cluster subdivision procedure with a conservation subdivision procedure.

The conservation subdivision option would be available to single-family development to use on a voluntary basis, and will be applied and used during the subdivision process in low-density residential areas. Conservation subdivisions are designed to permit single-family residential development that allows variations in lot area and setback standards if the landowner agrees, as part of the development approval process, to set-aside a significant portion of the site in open space. Generally, a conservation subdivision has three primary characteristics: smaller building lots; more open space; and protection of natural features. Within this framework, the rules for site development emphasize setting aside and conserving the most sensitive areas of a site, with the development of building lots on the remaining less sensitive areas. In most cases, by locating development on smaller lots and maintaining open space, it is possible to achieve similar densities as with a conventional subdivision, with the added benefit accruing both to the residents of the subdivision and to the public at large - open space, the protection of natural features, and a more compact development form.



Conservation subdivisions can be used to preserve farmland or protect sensitive natural resource areas.

The key conservation subdivision standards would:

- Limit application of the option to single family development in the lower density districts;
- Require those who use the option develop a minimum of 10 acres of land;
- Require a minimum of 50 percent of the site be set aside in contiguous open space;
- Allow an increase in maximum densities as well as smaller minimum lot area requirements and lot widths;
- Allow active agricultural uses and activities to take place within the open space set-aside; and
- Establish standards for the ownership and maintenance of the open space set-aside.

E. ADD TREE PROTECTION INCENTIVES

One of the key development issues in the Land Use Plan is environmental protection, and more specifically greater tree preservation, particularly street trees and use of trees in buffers to buffer incompatible uses. The existing Development



Tree protection incentives maintain a portion of the existing tree canopy after development, which can be used to meet landscaping requirements.

Ordinance does not include any standards or incentives for the protection of trees on private property except within streetyard areas on lots in the Eastchester Scenic Corridor overlay. Tree protection is limited to public tree preservation, as provided in Chapter 7. While these provisions should be maintained (as well as the Urban Forestry Committee in its capacity related to public tree protection), the city might also consider including new incentives to protect trees on private lands by offering accelerated credit towards landscaping requirements if the requirements are met through the retention of existing tree cover. Several jurisdictions across the Southeast provide 1.25 times the actual cumulative total of tree diameter that is retained during and after development for use in meeting landscaping requirements. This is a good way to allow a developer to save some money by configuring their development to save trees. It also benefits the community by helping to save larger trees on development sites

If the city establishes tree protection incentives, it is also important to include standards that address tree protection during construction to ensure protected trees are not unintentionally harmed, as well as new standards for mitigation and inspection.

F. ADD COMMUNITY FORM STANDARDS

A community’s development form plays an important role in defining the livability of its neighborhoods and commercial areas. The most fundamental features of development form are: blocks; streets and streetscapes; street connections, and pedestrian ways.

High Point’s current regulations do not address these issues. If the city is interested in addressing these issues, we suggest it consider including a basic set of community form standards in the Development Ordinance that apply to all new development outside the core city area. The table below sets out a range of community form standards that have been adopted in other communities for consideration:

TABLE 2-6.1: POTENTIAL COMMUNITY FORM STANDARDS	
STANDARD	POTENTIAL REQUIREMENTS
Street Design Standards	Ensure better consistency with NCDOT design and construction standards
	Require private streets to be built to public street design and construction standards
	All “local” streets be designed for maximum speeds (e.g., of 25 miles an hour)
	Street widths be minimized
	Traffic circles, raised crosswalks, a grid pattern, or a modified grid pattern be encouraged
	New development be designed and located to accommodate arterial and collector streets identified on the city’s thoroughfare plan
	Development be designed and located to front onto a street
	Require curb and gutter on all streets except in a conservation subdivision
Street Connectivity Standards	Application of a street connectivity index, to ensure a minimum level of street connections
	Cul-de-sacs not exceed a maximum length of 500 feet, and provide pedestrian access to any adjacent pedestrian system or other local streets
	Minimum external street connectivity, by requiring a roadway connection be provided for new development at least every 1,250 to 1,500 feet for each direction (north, south, east, west) in which the development abuts a similar or compatible use
Minimum Number of Entry Points	Require at least two ingress/egress points from all subdivisions with 50 units or more
	Require one additional entry for every 200 dwellings
	Limitations on placement of driveways within 500 linear feet of an entrance/exit to the subdivision
Traffic Calming Techniques	Interrupt long straight street segments over 1,200 feet in length
	Utilize street jogs, off-sets, and roundabouts
	Require curvilinear street design along portions of grid streets

TABLE 2-6.1: POTENTIAL COMMUNITY FORM STANDARDS

STANDARD	POTENTIAL REQUIREMENTS
	Ensure HOAs do not prohibit on-street parking in their covenants, conditions, and restrictions (CC&R) documents Use chicanes, neck-downs, and medians along wide streets
Sidewalks	Allow alternatives to sidewalks when an alternative (such as a greenway or multi-purpose trail) is available and would offer increased pedestrian connection Sidewalks be provided on both sides of every street, except in cases where environmental or topographic features make such provision impractical, when a nearby trail or other public pedestrian way can serve the same function as a sidewalk, or the development lies on an arterial or major collector road, and there are no connecting sidewalks within 500 feet, or when a fee-in-lieu is appropriate Connections be made to existing or planned sidewalks at the property boundaries Sidewalks be provided along both sides of every street designated as a transit route New non-residential and multi-family development provides at least one improved internal pedestrian access to the public right-of-way
Lot Access Standards	Ensure flag and cul-de-sac lots are configured to maintain adequate minimum access to accommodate driveways and public infrastructure (where necessary) Recognize the ability of a corner lot to reorient driveways to one side or another in an effort to preserve safety or traffic carrying capacity Driveways not have direct access to arterial streets unless no alternative means of access (e.g. alleys or parallel access streets) exists, and it is unreasonable or impractical to require a parallel access street from an adjacent arterial Driveway access to collector streets be limited Driveway access in residential zoning districts be prohibited from areas with lot widths that are 50 feet or less for pedestrian safety and aesthetic purposes (access to be provided by alleys)
Block Design Standards	The average block length in a development (when blocks are used) not exceed 800 feet, with a maximum block length of 1,000 feet -- except in cases where environmental constraints (e.g. wetlands, streams, and severe slopes) make it impossible or impracticable to design such block lengths
Cross Access Standards	All non-residential and multi-family development be designed to allow for cross access (across or through vehicular use areas) to adjacent properties with compatible uses (to encourage shared parking and shared access to streets) -- except in situations where environmental, topographic, or safety hazard issues make it impossible or impracticable

G. ADD COMMERCIAL DESIGN STANDARDS

The current Development Ordinance does not include minimum design standards for commercial development. Consequently, quality commercial development in the city often results only through negotiation or landowner willingness. In many cases, where commercial uses are permitted “by right” they often lack many of the basic features that help establish a strong sense of place, pedestrian orientation, and human-scale. Addressing this concern is identified as an objective in the Community Growth Vision Statement. It was also identified by some stakeholders during the project kick-off meetings as an issue of concern that should be addressed in the Development Ordinance. The specific concerns identified with respect to existing commercial development in the city include:

- Large buildings without visual breaks in their mass;
- Buildings oriented to parking lots rather than to streets;
- Streets fronted by buildings with blank walls and parking lots;
- The mismatch of scale and height between large commercial buildings and nearby residential structures;
- A lack of screening for parking, loading, and service areas; and

- A lack of controls to ensure the compatibility of commercial and office development located at the edge of residential development.

To address these concerns, and implement the goals and policies of the city’s plans, the city might consider including in the Development Ordinance a basic set of commercial design standards that apply to all new commercial development outside the core city area. The table below includes a sampling of the types of standards that have been adopted in other jurisdictions to address these issues, for consideration:

TABLE 2-6.2: POTENTIAL COMMERCIAL DESIGN STANDARDS	
STANDARD	POTENTIAL REQUIREMENTS
Building Orientation Standards	Buildings front streets (not parking lots)
	Buildings orient around a central spine street or accessway (for multi-building developments)
	Buildings maintain visual rhythm along streets through building spacing standards for outbuildings
	Buildings comply with limitations on auto-oriented uses (e.g., gas stations, convenience stores, and surface parking lots) on corner lots along major streets
Building Massing Standards	Prohibit blank walls on building sides facing streets
	Establish requirements for wall offsets and projections for longer facades (i.e., over 30 feet long)
	Require roof line changes reflecting the required façade massing changes, such as roof planes
	Set out minimum glazing standards
	Establish side face design by requiring all side facades facing residential development be broken up to prevent an uninterrupted faced plane to extend greater than 40 feet in length through the use of façade off-sets, pilasters, roof-line changes, or a combination of these approaches
	Establish requirements for “four-sided” architecture for outbuildings
Roof Standards	Provide new roof form requirements aimed at breaking up flat roofs and providing visual interest
	A variety of three or more sloping roof planes with greater than or equal to one foot of vertical rise for every three feet of horizontal run
	All roof vents, pipes, antennas, and other roof penetrations (with the exception of chimneys) be located on the rear elevations or configured so as to have a minimal visual impact as seen from the street
On-Site Pedestrian Circulation Standards	All roof-based mechanical equipment be screened from view from the street and existing single-family development
	The development connect with the public sidewalk system, if it is adjacent
	Standards for incorporating pedestrian pathways in large parking areas
	Inclusion of safety elements such as raised or differentiated crosswalks
Parking, Garages, and Service Area Standards	Requirements for provision of public gathering spaces for buildings or developments over a certain size
	A certain portion of the off-street surface parking be located to the side or rear of a structure in targeted areas or zoning districts,
	Where surface parking areas are adjacent to a public right-of-way, such areas be peripherally screened by a year-round complete screen composed of low shrubs, shade trees, fences, walls, or any combination of the above, a minimum of three feet in height above grade
	When walls or fences are provided, walls be constructed of stone, brick or concrete with a stucco or similar exterior finish, and fences be made of wood or black colored cast metal
Outdoor Storage Standards	Landscaping, such as shrubs and/or trees, be provided between any wall or fence and the right-of-way
	Controls limiting visibility of outdoor storage, mechanical equipment, and service areas from streets and single-family residential uses
	Outdoor storage, dumpsters and mechanical equipment to be fully screened from view
Operational Standards	Limitations on the amount of primary façade that could be occupied by outdoor sales display
	Limitations on the hours of operations for uses with outdoor components located adjacent to existing residential uses

H. ADD MULTI-FAMILY DESIGN STANDARDS

The current Development Ordinance has some standards in Section 9-4-11 that address multi-family development, but there is room for improvement. As mentioned previously, there are numerous city policies, goals, and objectives aimed at accommodating a wider range of residential use types and densities, particularly within the core city area. Ensuring that new multi-family development contributes to greater livability and sustainability in greenfield areas might require a comprehensive set of multi-family design standards. The following table provides a sample of the types of standards that have been adopted by other jurisdictions, for consideration:

TABLE 2-6.3: POTENTIAL MULTI-FAMILY DESIGN STANDARDS	
STANDARD	POTENTIAL REQUIREMENTS
Building Orientation	Encourage buildings to be oriented toward the street, and some buildings front common open space areas
Building Form Standards	New types of building forms, including triplexes, two-family homes served by a common primary entrance, and mansion apartments (four to seven units located in a single building designed to appear as a large single-family home)
Vehicular Use Area Location Standards	Requiring garages and surface parking areas be located to the side or rear of multi-family buildings
Transitional Standards	Limitations on the size of multi-family structures within 100 feet of single-family residences, including a maximum building size, maximum building length, limitations on the number of units in a single building (i.e., six units), and minimum separations in multi-building developments
Massing Standards	Provide articulations on the front of the building when the length of the front facade of a home exceeds a certain distance
Storage Standards	Multi-family units to be served by on-site enclosed storage, based on the size of the unit
Open Space Set-Aside Standards	Multi-family developments to provide a certain amount of on-site active recreation features (e.g., playground equipment, courts, pools, etc.) in open space areas

I. ADD EXTERIOR LIGHTING PROVISIONS

The spillover of light and glare from buildings and parking lots can be a serious annoyance to neighbors, pedestrians, and passing motorists. The city’s current regulations, however, provide only a minimal exterior lighting provision in Section 9-5-1(a). In an effort to improve livability, a number of codes in North Carolina and the Southeast have adopted exterior lighting standards to address neighborhood compatibility and aesthetic concerns. This is something the city might consider.

If new exterior lighting standards are established, they should be measurable, and address glare, direction, shielding, spillover, maximum height, and maximum on-site levels of light to enhance safety as well as address compatibility and aesthetic concerns. In addition, the new standards could set out specific lighting standards for uses often responsible for excessive brightness and glare such as gasoline station canopies, car sales establishments, convenience stores, and similar uses. The following table provides a sample of the types of standards that have been adopted by other jurisdictions, for consideration.

TABLE 2-6.4: POTENTIAL EXTERIOR LIGHTING STANDARDS	
STANDARD	POTENTIAL REQUIREMENTS
Hours of Illumination	Public and institutional uses, commercial uses, and industrial uses that are adjacent to existing residential development or vacant land in residential districts shall turn off all exterior lighting—except lighting necessary for security or emergency purposes—by 10:00 P.M. or during non-operating hours
Maximum Lighting Height	Except for outdoor sports fields or performance areas, the height of outdoor lighting, whether mounted on poles or walls or by other means, shall be no greater than 20 feet in residential districts
Illumination Direction	In all districts, lighting shall be directed downward. In addition, upwardly-directed lighting shall not be used to illuminate structures, except for low-wattage architectural lighting
Sign Lighting	Lighting fixtures illuminating signs shall comply with the standards of this section, and such fixtures shall be aimed and shielded so that direct illumination is focused exclusively on the sign face

TABLE 2-6.4: POTENTIAL EXTERIOR LIGHTING STANDARDS

STANDARD	POTENTIAL REQUIREMENTS
Exemptions for a Security Plan	Government facilities, parks and open areas, public safety, and other uses where sensitive or dangerous materials are stored may submit to the Planning Director a site security plan proposing exterior lighting that allows deviation from the standards
Shielding, Exterior	Light fixtures in excess of 60 watts or 100 lumens shall use full cut-off lenses or hoods to prevent glare or spillover from the site onto adjacent lands and streets
Shielding, Interior	No interior light source shall be positioned, aimed, or configured so as to result in the light source being visible from land occupied by existing residential development.
Shielding, Canopies	No light source in a canopy structure shall extend downward further than the lowest edge of the canopy ceiling
Maximum Illumination Levels	Most regulations establish maximum illumination levels for all outdoor lighting and indoor lighting visible from outside

J. ADD FENCING PROVISIONS

Along with exterior lighting requirements, fencing requirements also have a significant impact on a city's aesthetics. The city's current code has no general fencing appearance standards. Section 9-5-1(d) specifies that where screening is required it shall be of an acceptable screening material approved by the Enforcement Officer. The code does not specify what materials are considered acceptable. Many communities that have initiated efforts to improve development quality have added or modified fencing and wall standards. This is another area the city might consider modifying to achieve a higher-quality built environment. Such standards could include prohibition of certain types of fencing materials in front and side-yards beyond those already under consideration by the city (e.g., prohibitions on metal slat fencing or chain link fences in front yards and along public streets), height limitations (e.g., up to six feet in residential areas and 10 feet in commercial areas), and required landscaping in front of fences located within 20 feet of a public street. It should be noted, however, that if new fence standards are prepared, they must be carefully tailored for infill and mixed-use projects so that they do not thwart compact development or create barriers to connectivity. The following table provides a sample of the types of standards that have been adopted by other jurisdictions, for consideration.

TABLE 2-6.5: POTENTIAL FENCING AND WALL STANDARDS

STANDARD	POTENTIAL REQUIREMENTS
Location	Fences are permitted on the property line between two or more parcels of land held in private ownership
Temporary Fences	Temporary fences for construction sites or a similar purpose shall comply with the requirements of the building code adopted by the city and the standards of the zoning code
Visibility Clearance	Fences and walls shall be placed outside of required sight triangles or areas needed for visibility
Height Requirements	(a) Residential Districts In residential districts, fences and walls shall not exceed a height of four feet in front yards and that part of side yards located between a side street right-of-way and the side of a structure, or a height of six feet in side and rear yards (b) Nonresidential and Mixed-Use Districts In nonresidential and mixed-use districts, fences and walls shall not be permitted in front setback areas, and shall not exceed a height of six feet in the remainder of front yards and ten feet in side or rear yards, unless the fence in the side or rear yard is located within 20 feet of a public right-of-way, in which case it shall not exceed a height of six feet
Customary Materials	Fences and walls shall be constructed of any combination of treated wood posts and planks, rot-resistant wood (such as cypress or redwood), wrought iron, decorative metal materials, brick, stone, masonry materials, or products designed to resemble these materials. All other fence materials are prohibited
Maintenance Required	All fences and walls shall be maintained in good repair and in a safe and attractive condition—including, but not limited to, the replacement of missing, decayed, or broken structural and decorative elements. All fences and walls shall receive regular structural maintenance to prevent and address sagging and weathering of surfaces visible from the public right-of-way

K. ADD NEW USE-SPECIFIC STANDARDS FOR SUSTAINABLE DEVELOPMENT FEATURES (WIND, SOLAR, GEOTHERMAL, COMMUNITY GARDENS, ETC.)

As technology has progressed in recent years, the costs of alternative energy generating devices has declined, relative to the long-term costs associated with more traditional forms of energy. Devices such as small-scale wind energy conversion (WEC) devices, photovoltaic (PV) solar panels, and geothermal heat pumps have become more common as accessory uses, particularly to single-family homes. In addition to small-scale facilities, we are also seeing large-scale utilities that take advantage of alternative forms of energy. The new Development Ordinance should be revised to include new standards for both small-scale alternative energy devices as accessory uses and large-scale alternative energy devices as principal uses.

L. MODERNIZE PERFORMANCE GUARANTEE PROVISIONS

Section 9-6-9 of the current Development Ordinance sets out the city's sureties and improvement guarantee standards. These provisions apply to situations when an applicant is seeking approval of a final plat or occupation of a building prior to completion of all required public infrastructure. The standards require that applicants seeking a final plat or certificate of occupancy must post a guarantee of 115 percent of the public improvement costs. The current standards do not include a maintenance guarantee, nor do they sufficiently apply to private site infrastructure like stormwater facilities or landscaping.

Modern development ordinances in the Southeast typically seek performance guarantees of 150 percent or more of the infrastructure costs to help hedge against inflation and administration costs of liquidating the guarantee and completing any infrastructure left unfinished by an applicant. Further, modern jurisdictions typically require a maintenance guarantee for a one-year warranty period following the acceptance of public infrastructure. This fee is intended to deflect any costs the city may incur in making repairs to infrastructure during or shortly after the warranty period. In most cases, maintenance guarantees amount to around 25 percent of the infrastructure costs.

In addition to the these guarantees, more and more jurisdictions are also requiring performance guarantees for various private site improvements like stormwater management facilities or required landscaping that remains unfinished at the time the applicant seeks to obtain final plat or certificate of occupancy approval. The current Development Ordinance includes surety standards for stormwater and landscaping, but these provisions would benefit from revision to be more consistent with modern best practice concerning clarity, surety amount, and release. We suggest the city consider amending its performance guarantee provisions to allow additional flexibility for applicants while at the same time ensuring that the city's interests are protected.

Finally, the standards need to be amended to specify the preparation of a performance agreement that is subject to prior approval by the City Attorney and that specifies the timeframe within which the improvements are to be completed.

2.7 KEY BENEFIT SIX: CREATE ADDITIONAL FLEXIBILITY AND INCENTIVES

A number of modern development codes employ flexibility provisions and incentives to encourage preferred development forms. The establishment of flexible provisions is expressed as a desirable objective in the city's Land Use Plan, particularly in focal areas like the NC 68 corridor and the area around Clinard Farms Road. The Core City Plan encourages the use of flexibility provisions to address existing nonconformities and reinforce the urban context. The Community Growth Vision Statement calls for the implementation of zoning incentives to encourage job growth and commercial uses. We suggest the city consider incorporating the following flexibility provisions and regulatory incentives into its Development Ordinance to assist in reaching its growth and development goals:

- Establishment of parking, landscaping, and community form standards that are calibrated to better recognize the need for greater flexibility in the core city area versus the greenfield portions of the community;
- Use of a two-tiered administrative adjustment process to allow administrative approval of minor adjustments and greater modifications where compensating public benefits are provided to help achieve city goals;
- Allowing alternative forms of compliance when proposals meet or exceed minimum code standards;
- Inclusion of incentives like density bonuses, additional height, reduced parking, or landscaping for preferred development forms;
- Use of contextual dimensional standards in the core city and other strategic areas to stimulate redevelopment by minimizing nonconformities;
- Linking minimum compliance on nonconforming sites to the level of redevelopment investment being made;
- Including incentives in the form of accelerated credit towards landscaping requirements for the retention of existing trees during and after development; and
- Use of a system of incentives (such as density bonuses, additional building height, increased lot coverage, and other incentives) for developments that incorporate green building features like compliance with LEED building standards, use of alternative forms of energy, restoration or enhancement of riparian buffers, or other features like rainwater harvesting.

FLEXIBILITY AND INCENTIVES:

- A. Calibrate Standards for Urban Contexts
- B. Two-Tiered Administrative Adjustment Process
- C. Alternative Forms of Compliance
- D. Incentives for Preferred Development Forms
- E. Contextual Dimensional Standards to Stimulate Redevelopment
- F. Scaled Compliance with Standards
- G. Incentives for Retention of Existing Vegetation
- H. Incentives for the Inclusion of Green Building Features

Each is discussed in more detail below:

A. CALIBRATE STANDARDS FOR URBAN CONTEXTS

As mentioned earlier, High Point has a dual personality development template – the core city is urban with a grid street pattern, uniform blocks, buildings with consistent setbacks, consistently-sized lots, and generally higher-density development patterns than other parts of the community. The area outside the core city is more suburban in nature, with curvilinear streets, blocks that follow

topographic changes, larger ranges in lot size, shape, and configuration, and less regularity in building placement and architecture.

Many times, when development standards calibrated for suburban contexts are applied in urban areas, they result in nonconformities. That is the case in the core city today. In addition, they can result in an inefficient use of available land for parking, open space, buffers, or similar site features. In some cases, they may result in a disruption in the rhythm of building façades along block faces as buildings are separated by swaths of landscaping and surface parking.

These kinds of problems can be avoided when development standards include a sufficient amount of flexibility to address urban versus suburban contexts. For example, perimeter landscaping buffer requirements can include an alternative configuration in urban areas that does not require a minimum width, or which allows a reduction in plant counts when fences or walls are used. Likewise, streetscape buffers can be replaced by requirements for street trees in tree wells along streets in urban areas. Passive open space requirements that are important for maintaining livability in suburban areas can be replaced by requirements for urban plazas, fountains, roof gardens, or similar pedestrian features in urban areas. Off-street parking requirements can be reduced or waived (as is already done in the Central Business (CB) district) in urban settings. Community form requirements related to block width, street width, and access spacing can be reduced to maintain urban character.

We suggest the city consider modifying its Development Ordinance so that it better recognizes and takes into account these kinds of contextual differences between the core city areas and the suburban greenfield areas outside the core city.

B. TWO-TIERED ADMINISTRATIVE ADJUSTMENT PROCESS

Section 2.2 of this code assessment includes discussion on a proposed two-tiered administrative adjustment process, which is a procedure similar to the city's current modifications procedure found in Section 9-9-10 of the current Development Ordinance.

Administrative adjustments are a way for the city to address applications for development on difficult sites, unintended consequences from application of the development standards, conflicts between the development regulations and other regulatory provisions, or which recognize development proposals that use alternative approaches that exceed minimum quality standards. Administrative adjustments allow developments to deviate from numerical standards like setbacks, bulk characteristics, parking counts, sign face area, or similar development standards when such deviations are necessary to allow permitted development, preserve trees, maintain consistency with surroundings, or establish development in closer alignment with city goals than would result through strict adherence with the normal standards.

Section 2.2 recommends establishment of a two-tiered approach to adjustments, where minor adjustments (type I) are approved administratively by the Planning Director and larger adjustments (type II) are decided upon by the Technical Review Committee. A decision on either a type I or type II administrative adjustment may be appealed to the City Council.

Such a provision should provide needed flexibility to the application of the development standards ordinance and relieve some of the nonconformities in the core city area.

C. ALTERNATIVE FORMS OF COMPLIANCE

One modern trend in development codes is to include provisions that allow an alternative form of compliance for one or more development standards. For example, off-street parking standards often include the ability to submit an alternative parking plan that proposes a reduction in the total number of spaces, more spaces than are allowed, or an alternative parking configuration that differs from code standards (with regard to placement, paving materials, or similar features), which can be

approved if it is consistent with long-range planning goals or the intent of the Development Ordinance and specific approval criteria. In some cases, these kinds of alternative plans can be submitted for almost any development standards (e.g., landscaping, screening, lighting, fencing, signage). The process involves the submittal of an alternative plan that describes the alternative form of compliance and how it meets or exceeds the minimum standards in the ordinance. If used, it is important to establish specific criteria in the Development Ordinance to establish parameters for the type of alternative compliance that is acceptable.

D. INCENTIVES FOR PREFERRED DEVELOPMENT FORMS

Another tool the city might consider including in its Development Ordinance is a set of regulations that reward projects with preferred types of development. Preferred development might consist of projects that:

- Include vertically-integrated mixed uses;
- Redevelopment or infill in designated core city areas;
- Exceed minimum design standards;
- Provide additional open space resources beyond the minimum required;
- Provide affordable housing; or
- Include structured parking (in urban areas).

Incentives for preferred development could include density bonuses, the ability to exceed height limits, deviation from maximum or minimum parking standards, the ability to exceed lot coverage limitations, or other modifications. Additional consideration of the range of preferred building forms and associated incentives will be developed as the project progresses.

E. CONTEXTUAL DIMENSIONAL STANDARDS TO STIMULATE REDEVELOPMENT

Today, there are numerous lots in the city that do not conform with the minimum lot area or width requirements due to rezonings, annexations, or changes to district standards, particularly in the residential neighborhoods in the core city. These nonconformities create a substantial disincentive to redevelop due to the fact the landowner is required to show “hardship” and gain approval of a variance at a public hearing before redevelopment. Ways in which communities have addressed the problems that we suggest the city consider for its Development Ordinance are identified below:

- Remove minimum setbacks in some key redevelopment areas (like the core city area) for many residential use types;
- Remove minimum lot area requirements in some of the key residential districts in favor of new regulations that control maximum lot coverage and density;
- Adopt contextual standards that require development to maintain setbacks that are consistent with 125 percent of the average setbacks for similar uses on the same block face (unless an administrative adjustment is obtained).

F. SCALED COMPLIANCE WITH STANDARDS

The current Development Ordinance does not address nonconforming site features (e.g., nonconforming landscaping, signage, parking, screening, fencing, design, etc.), but more and more codes do. The city might consider including a provision in its Development Ordinance to address nonconforming site elements in areas outside the core city. Typically, such procedures require that specified site elements be brought into conformance with new regulations based on a sliding scale,

PART 2: DIAGNOSIS

SECTION 2.7 KEY BENEFIT SIX: CREATE ADDITIONAL FLEXIBILITY AND INCENTIVES

when a structure is substantially remodeled, when the floor area of a building is enlarged, or when a use changes. The amount of compliance to be achieved is tied to the amount of investment made. For example, remodeling efforts costing less than 25 percent of the structure's assessed value might not trigger the need to address any nonconforming site features, but remodeling with a cost in excess of 75 percent of the assessed value might require full compliance. Remodeling activities falling between 25 and 75 percent of the structure's assessed value might require an applicant to bring the site's compliance up to current standards by a percentage amount equivalent to the amount being spent.

Sites changing uses might be required to achieve full compliance with the standards. Finally, the standards usually include an important "safety valve" provision that allows for a waiver of requirements in cases where there are physical constraints on the site that prevent upgrading certain nonconforming elements (e.g., where there is insufficient room to accommodate all required parking spaces).

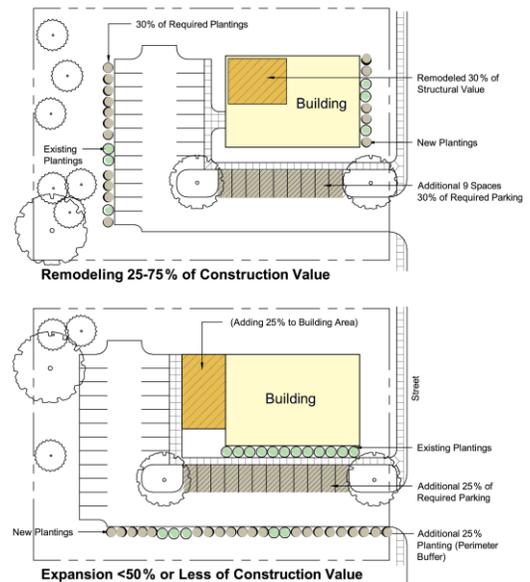
G. INCENTIVES FOR RETENTION OF EXISTING VEGETATION

As discussed in Section 2.5, Protect Neighborhoods and Revitalize Gateways, outside the Eastchester scenic corridor overlay, the city's current Development Ordinance has no provisions that mandate or incentivize the retention of existing vegetation. Retention of existing vegetation for use as landscaping material is a benefit for the city because the site has larger, more mature vegetation (and better screening as a result), and a win for an applicant since they did not have to purchase as much new landscaping material. To ensure the saving of existing trees, the city should consider providing accelerated credit towards landscaping requirements for the retention of existing trees. Instead of inch-for-inch credit, the new Development Ordinance could offer credit for each inch of existing tree diameter retained during and after the development process. This approach provides a viable incentive to save trees.

H. INCENTIVES FOR INCLUSION OF GREEN BUILDING FEATURES

Increasingly, communities nationwide are realizing that good development should be environmentally-sound, or "green". There are increasing concerns that as a society we are using resources at a faster rate than we are replenishing them and are creating communities that will not remain livable in the long run. The challenges of energy independence, sufficient water supply, poor community health, and food security are all related to this issue.

In addition to environmental issues, a "green" community is also healthy from a social and economic perspective. This could mean providing affordable housing and adequate day care facilities in the community where people work, setting the stage for local businesses to operate, and designating land for "green collar" jobs that support green building practices like building retrofits, solar panel manufacturing and installation, and recycling facilities.



Example application of nonconforming site provisions for parking and landscaping.

We suggest that as part of the UPDATE project we review the existing Development Ordinance to identify potential obstacles to green building concepts such as solar power or water conservation, and remove any impediments to these kinds of activities. Use-specific standards for these kinds of development features should also be established.

In addition, we suggest the code include a series of incentives for development that incorporates green building features. The incentives could take the form of density bonuses, additional building height, additional lot coverage, reductions in parking or other development standards, reduced application fees, or even expedited application review. These incentives would be offered commensurate with the provision of a range of different green building features provided by an applicant from a menu of allowable techniques included in the code. Such techniques could include LEED (Leadership in Energy and Environmental Design) certification, use of green roofs or other rainwater harvesting techniques, use of on-site generated electricity, provision of additional open space that exceeds minimum requirements, enhancement or upgrade to existing riparian buffers or other on-site natural features, protection of steep slopes, or a number of other aspects. We suggest that a menu of acceptable green building techniques be included in the new Development Ordinance, and that the ability to take advantage of a range of density or other bonuses be tied to provision of these features. The amount of bonus available would be commensurate with the cost (or value) of the green building feature provided. This approach helps applicants to recover some of the costs of green building features while helping the city to become more livable and environmentally sound.



Green roofs are an example of a green building feature that could be provided as a means of gaining additional density or building height.

PART 3: ANNOTATED OUTLINE

Part III of this code assessment provides an overview of what the proposed structure and general substance of the Development Ordinance would look like if the suggestions identified in Part II are addressed. As part of the review and discussion of this report, the city can consider this proposed structure and format.

The following pages present a general outline of a revised Development Ordinance. We view this annotated outline, and the previous diagnosis as vehicles for helping to define expectations about what could be accomplished through the UPDATE High Point process. In addition to providing a road map for a new Development Ordinance, the outline provides an organizing framework for continued discussions of key zoning and development regulation issues. This material is presented as a starting point for subsequent discussions. The sidebar provides the suggested framework of chapters. In addition to the revised text and structure, the new Development Ordinance will include a summary table of contents at the beginning of the document, chapter-based tables of contents, and an index at the back of the document.

The structure and contents of each of the chapters is listed on the following pages.

DEVELOPMENT ORDINANCE STRUCTURE:

- Article 1 General Provisions
- Article 2 Administration
- Article 3 Zoning Districts
- Article 4 Use Regulations
- Article 5 Development Standards
- Article 6 Environmental Standards
- Article 7 Subdivision Standards
- Article 8 Nonconformities
- Article 9 Enforcement
- Article 10 Definitions

3.1 CHAPTER 1: GENERAL PROVISIONS

General Commentary: This chapter contains important general provisions that are relevant to the Development Ordinance as a whole. While most of these provisions are traditional, all would be specifically tailored to High Point. The chapter plays an important part in making the ordinance user-friendly by including certain overarching principles and establishing a clear basis for the authority by which the ordinance is adopted, its administration, and its substantive regulations. Many provisions that are now located in various places throughout the existing regulations are consolidated here.

A. TITLE

This is a standard section that is not located in the existing Development Ordinance (hereinafter "existing ordinance"). It sets forth the official name by which the Development Ordinance may be cited (e.g., "The Development Ordinance of the City of High Point") as well as any acceptable shortened references (e.g., "the DO," or "this DO" or "DO").

B. AUTHORITY

This is a new section and contains references to the statutory basis for zoning and subdivision in High Point (G.S. §160A Chapter 19 Parts I and II). It will state that the ordinance consolidates the city's zoning and subdivision regulatory authority under the North Carolina General Statutes.

C. GENERAL PURPOSE AND INTENT

A general purpose and intent section can inform decision-makers in future years about the intent of the City Council when they adopted the ordinance. This section replaces Section 9-1-3, Purpose. This section will include statements from the enabling legislation in Chapter 160A of the General Statutes as well as relevant goal statements from the city's long range planning documents as well as a statement related to the importance of economic development. Individual purpose statements related to districts, design standards, or procedures will be relocated to reside with those provisions.

D. APPLICABILITY AND JURISDICTION

This section builds on the existing provisions found in Section 9-1-5 of the existing ordinance and makes clear who is subject to the regulations of the ordinance. In particular, it clarifies that the city, city-controlled entities, colleges and universities, special districts within the city, and all private development are all subject to the ordinance. In addition, the section clarifies that state and county buildings will need to comply with the ordinance (in accordance with G.S. §160A-392), and that development not subject to G.S. §160A-392 (e.g. activities of the federal government) is strongly encouraged to comply with the standards.

E. CONFORMANCE WITH ADOPTED PLANS

This is a new section and sets out the requirements for development to be in compliance with the city's Land Use Plan, Core City Plan, Community Growth Vision Statement, relevant small area plans (like the Northwest Area Plan), and any other applicable planning documents. The section will explain how compliance with the plan requirements will be evaluated.

F. RELATIONSHIP WITH OTHER LAWS, COVENANTS OR DEED RESTRICTIONS

This is a new section that provides that, in case of conflict between the ordinance and other legislative enactments of the state or city, the stricter provision shall apply. The section clarifies that the city will not be responsible for monitoring or enforcing private easements, covenants and restrictions, though

it may inquire into private easements and restrictions in reviewing development plans for the purpose of ensuring consistency with city requirements.

G. OFFICIAL ZONING MAP

This section incorporates by reference the City of High Point Official Zoning Map (as is done in Section 9-1-11 of existing ordinance) as well as any related maps, such as the watershed maps. The section also provides for amendment of the map upon the approval of a rezoning application. It will also clarify that the city's official zoning map is now maintained in a digital format.

The section will include a standard provision establishing the rules governing how the city assigns the zoning district classification of newly-annexed lands under the ordinance.

The section will also incorporate the provisions in the existing ordinance that relate to boundary interpretation. The section will clarify the Planning Director's authority to interpret the map and determine where the boundaries of the different zoning districts fall if in dispute. The section also provides that appeals from the Planning Director's interpretations of district boundaries may be made to the Board of Adjustment (BOA).

The section will also outline the transition to the new zoning districts with the adoption of the new ordinance by including a summary table of the former zoning districts along with the corresponding new zoning districts and zoning overlays being adopted with the new code.

The translation of former zoning districts to new zoning districts is intended to increase efficiency by reducing the total number of zoning districts, and ensure that the districts that are carried forward do not overlap with one another. State law recognizes the need for jurisdictions to translate and modernize their zoning districts from time to time, and this translation is allowable for standard base zoning and overlay districts provided the proper notification and public hearing forum is provided prior to the change. The proposed zoning district table on Page 3-10 sets out the current base and overlay districts and how they could be treated in a new development ordinance.

H. TRANSITIONAL PROVISIONS

The proposed Transitional Provisions section is a new section that expands on the approach in the existing ordinance by establishing that:

- Violations of the current regulations continue to be violations under the new ordinance (unless they are no longer considered violations) and are subject to the penalties and enforcement provisions set forth in new Article 9-9, *Enforcement*.
- Completed applications that are already in the development approval pipeline at the time of the adoption of the new ordinance may be processed under the provisions of the prior zoning ordinance. In the event that an applicant seeks to proceed under the standards in the new ordinance (instead of the regulations in place at the time the application was originally submitted), the application would need to be withdrawn and resubmitted.
- Special use permits, variances, conditional rezonings, preliminary plats, statutorily-vested development and building permits are governed by the terms and conditions of their approvals, and the rules in existence at the time of their approval. If, however, they fail to comply with the terms and conditions of their approval or fail to meet established time frames, their approval expires, and development of the site subject to the permits must comply with the requirements of the new ordinance.
- Applications submitted after the effective date of the new ordinance are subject to the procedures and standards of the new ordinance.

I. VESTED RIGHTS

This section will carry forward some of the provisions from Section 9-3-18, Vested Rights in the existing ordinance.

J. SEVERABILITY

This standard provision builds on the provisions set forth in Section 9-1-13 and declares that if any part of the ordinance is ruled invalid, the remainder of the ordinance is not affected and continues to apply.

3.2 CHAPTER 2: ADMINISTRATION

General Commentary: This is a consolidated chapter containing all information on the various review and decision-making bodies in the city (e.g., City Council, Planning and Zoning Commission, Board of Adjustment, Historic Preservation Commission, Technical Review Committee, and city staff). The chapter also includes the common review procedures section that sets out the application submittal and review process. The chapter also includes detailed information on the various individual permit review procedures (map amendments, site plans, building permits, etc.). This information will be consolidated, streamlined, and conformed to all recent changes in the development review process made by the city.

A. ADMINISTRATIVE AND DECISION-MAKING BODIES

The first section in the new Administration Chapter is a section that identifies the administrative and decision-making entities and persons responsible for the review and administration of development under the ordinance. It is our experience that provisions such as these help to establish clear lines of authority in the city’s decision-making procedures. This section will identify the specific responsibilities relative to the ordinance of each review board or staff person. The table in this section provides an overview of the review structure proposed in the new ordinance.

TABLE 2-1: PROPOSED DEVELOPMENT REVIEW STRUCTURE ^{43 44}							
D = DECISION R= RECOMMENDATION C = COMMENT A = APPEAL <> = PUBLIC HEARING							
PROCEDURE	REVIEW AND DECISION-MAKING BODIES						
	CITY COUNCIL	PLANNING & ZONING COMMISSION	BOARD OF ADJUSTMENT	HISTORIC PRESERVATION COMMISSION	TECHNICAL REVIEW COMMITTEE	PLANNING DIRECTOR	ENGINEERING SERVICES DIRECTOR
AMENDMENTS							
Land Use Plan Amendment ⁴⁵	<D>	<R>				R	
Text Amendment	<D>	<R>				R	
Official Zoning Map Amendment	<D>	<R>		R ⁴⁶		R	
Conditional Rezoning	<D>	<R>				R	
Planned Development ⁴⁷	<D>	<R>			C ⁴⁸	R	
SITE PLANS / SUBDIVISIONS							
Site Plan	<A>				D		

⁴³ This table is a summary of all city administrative and decision-making bodies as well as the proposed permit review procedures. The Planning Director is suggested as the official authorized to interpret the ordinance and the official zoning map (instead of the BOA). These changes are proposed to streamline and simplify the ordinance.

⁴⁴ All recommendations made by city staff includes the preparation of a staff report along with the recommendation.

⁴⁵ This procedure carries forward Section 9-3-9 of the current Development Ordinance, but adds some criteria, and indicates that if a land use plan amendment is required prior to an official zoning map amendment, the land use plan amendment must occur first.

⁴⁶ The HPC provides a recommendation on applications associated with a historic district or landmark.

⁴⁷ This is a new process for planned developments that follows the revisions discussed in Section 2.2 G. 3 of the diagnosis. The new procedure requires preparation of a master plan and a terms and conditions statement similar to current requirements.

⁴⁸ Comments made by the TRC on planned development applications focus on infrastructure issues, and whether or not services are available.

TABLE 2-1: PROPOSED DEVELOPMENT REVIEW STRUCTURE ^{43 44}							
D = DECISION R= RECOMMENDATION C = COMMENT A = APPEAL <> = PUBLIC HEARING							
PROCEDURE	REVIEW AND DECISION-MAKING BODIES						
	CITY COUNCIL	PLANNING & ZONING COMMISSION	BOARD OF ADJUSTMENT	HISTORIC PRESERVATION COMMISSION	TECHNICAL REVIEW COMMITTEE	PLANNING DIRECTOR	ENGINEERING SERVICES DIRECTOR
Preliminary Subdivision	<A>				D		
Final Plat/Exclusion Map ⁴⁹	<A>					D	
PERMITS / CERTIFICATES							
Special Use Permit	<D>	<R>		R ⁵⁰		R	
Land Disturbing Permit			<A>				D
Building Permit			<A>			D	
Zoning Compliance Permit ⁵¹			<A>			D	
Certificate of Occupancy ⁵²			<A>			D	
Certificate of Appropriateness			<A>	D		R	
Temporary Use Permit ⁵³			<A>			D	
Land Use Compliance Clearance ⁵⁴			<A>			D	
Floodplain Development Permit			<A>				D
Sign Permit			<A>			D	
Vested Rights Certificate	<D>	<R>				R	
MODIFICATIONS/APPEALS							
Type I Administrative Adjustment ⁵⁵	A					D	

⁴⁹ An exclusion map is a procedure used by the city to determine if a proposed subdivision is exempt from the city's subdivision review procedures.

⁵⁰ The HPC provides a recommendation on applications associated with a historic district or landmark.

⁵¹ This is the cross-check for compliance/consistency with the ordinance and any applicable conditions prior to issuance of a building permit or development activity in cases where no building permit is required.

⁵² This is the certificate of compliance process described in Section 9-3-6(a), but it has been renamed to prevent confusion associated with the new zoning compliance permit. The certificate of occupancy is issued after construction is completed. The zoning compliance certificate is issued before a building permit is issued. In cases where no building permit is required, or where occupancy is not possible (e.g., a fence), the zoning compliance permit is the only permit issued.

⁵³ The temporary event permit in Section 9-3-3(f) of the current ordinance is proposed for re-naming to the temporary use permit and used to permit events and temporary uses or structures.

⁵⁴ See page 2-13.

⁵⁵ This procedure renames and changes the Modification process in Section 9-9-10 in the current ordinance. The new procedure establishes two tiers of adjustments; one minor (type I) and one for larger adjustments (type II). It authorizes the Planning Director to review and decide type I adjustments and TRC to review and decide the type II adjustments. Both the type I and type II administrative adjustments may be appealed to the City Council. While the current procedure lacks a threshold for modification, the administrative adjustment procedure would include thresholds for both the type I and type II adjustment to make the procedure more predictable. The city may wish to treat administrative adjustments necessary to accommodate infill or redevelopment in the core city area slightly differently by allowing a more significant adjustment to be reviewed and decided administratively as a means of incentivizing redevelopment.

TABLE 2-1: PROPOSED DEVELOPMENT REVIEW STRUCTURE ^{43 44}							
D = DECISION R= RECOMMENDATION C = COMMENT A = APPEAL <> = PUBLIC HEARING							
PROCEDURE	REVIEW AND DECISION-MAKING BODIES						
	CITY COUNCIL	PLANNING & ZONING COMMISSION	BOARD OF ADJUSTMENT	HISTORIC PRESERVATION COMMISSION	TECHNICAL REVIEW COMMITTEE	PLANNING DIRECTOR	ENGINEERING SERVICES DIRECTOR
Type II Administrative Adjustment ⁵⁶	A				D	R	
Special Exception			<D>			R	
Variance ⁵⁷			<D>			R	
Watershed Variance ⁵⁸	D				D		
Street Name Change		<D>				R	
Appeal ⁵⁹			<D>			C	
OTHER PROCEDURES							
Interpretation			<A>			D	
Development Agreement ⁶⁰	<D>	<R>				R	
Beneficial Use Determination ⁶¹	<D>	<R>				C ⁶²	
Street Abandonment	<D>	<R>			C	R	
Right-of-Way Encroachment	<D>				C	R	
Easement Reconveyance ⁶³					R	D	

B. COMMON REVIEW PROCEDURES

In the current zoning ordinance, several of the procedures for development applications (like public notice or appeal provisions) are set forth in individual permit processes. The modern trend in zoning administration is to consolidate these procedures – which is what this section on “common review

⁵⁶ As is discussed in the previous footnote, the type II administrative adjustment allows for larger adjustments than the type I. It also requires a sketch plan or concept plan (if not associated with a site plan or subdivision application) that is reviewed and decided by the TRC. This approach can also be calibrated to geographic areas, where some modifications that would normally be type II adjustments can be treated as type I adjustments for the purpose of providing incentives for redevelopment.

⁵⁷ This procedure includes flood damage prevention variances.

⁵⁸ Based on the state’s water supply watershed regulations, there are two forms of watershed variance: a major and a minor. Major variances are more substantial, and are decided by the Environmental Management Commission (following review by TRC and approval by the City Council), and minor variances, which are less significant and may be approved by TRC.

⁵⁹ Appeals are taken to the court of jurisdiction.

⁶⁰ This is a new provision that allows landowners to request the city to enter into development agreements related to the development of their property, subject to the requirements of the N.C.G.S.

⁶¹ This is a new procedure consistent with United States Supreme Court decisions, which provides for nonjudicial relief to a property owner who believes the application of the ordinance results in a takings of his or her property.

⁶² The City Attorney will counsel the Planning Director, the Planning and Zoning Commission, and the City Council on a request for a beneficial use determination.

⁶³ Following a decision on the reconveyance request by the Planning Director, the City Attorney prepares a quitclaim deed that is signed by the Mayor and then recorded in the Register of Deeds by city staff.

procedures” does. It guides the potential applicant through the rules governing who is authorized to submit applications, application content requirements and fees, through the actual application submittal and review stage (the pre-application conference, neighborhood meetings, application submission and completeness determination, staff review, scheduling the public hearing (if one is required) and public notification). Flow charts or other diagrams are included as aids to understanding the review process. See Key Benefit One in the diagnosis for more information on the common review procedures section.

C. STANDARDS AND REQUIREMENTS FOR DEVELOPMENT APPLICATIONS

This third section in the Administration Article includes the specific review standards that are applied to each individual application for development approval, other unique procedural review requirements for each individual application if there are additional or different procedures apart from the common review procedures, and the rules governing minor modifications and amendments. It broadens the line-up of current procedures by adding information on Interpretations, and new permit procedures, including a Temporary Use Permit, and more. Each permit procedure will include a review process flowchart. See Section 2.2 G. of the diagnosis for more information on the individual development review procedures.

3.3 CHAPTER 3: ZONING DISTRICTS

General Commentary: As discussed in Part II, Diagnosis, we recommend revising the zoning district regulations in the new ordinance to better organize the zoning district standards and make them more “user-friendly” than those found in the current Development Ordinance. In order to accomplish these objectives, we recommend the following structural changes to the zoning districts in the new ordinance:

- Revise the current zoning district structure to consolidate overlapping districts and more closely follow best practices with regard to district streamlining;
- Consolidate and streamline some residential and nonresidential districts, where possible, to simplify ordinance administration and promote use-mixing;
- Establish a new mixed-use base district for use throughout the city;
- Include a new institutional district to address the long-term growth and viability of High Point University, High Point Regional Hospital, and Guilford Technical Community College;
- Revise the commercial zoning districts into a new three-tier structure that more closely links the type of use and level of intensity to the district where authorized (Neighborhood Business (NB); General Business (GB); and Retail Center (RC));
- Substantially modify the existing Corporate Park (CP) district and rename Employment Center (EC) district, to allow for an array of employment type uses, with additional development standards to improve the aesthetics of this type of development.
- Establish a new Parks and Conservation (PC) district that is intended to be applied to public park lands and other public lands that are protected for conservation and resource protection purposes.
- Set out a series of five planned development districts (four new districts (planned development-core city; planned development-suburban-residential; planned development-suburban-commercial; and planned development-suburban-employment center) and one current district (planned development-TN)) that recognizes the different development characteristics and needs between the core city and suburban areas of the community, and allows additional flexibility in uses and development standards in favor of high quality mixed-use developments that surpass the minimum requirements of the ordinance;
- Establish a series of new overlay districts to address issues on lands within certain gateway corridors and established residential neighborhoods; and
- Organize and present district-based information in a graphic format that includes intent statements, photographic examples of typical development types, dimensional standards graphic depictions of building envelopes, and typical lot patterns (see Appendix D for an example from another community).
- The table below includes a proposed district line-up for the city’s consideration.

TABLE 3-2: PROPOSED ZONING DISTRICT TABLE	
CURRENT ZONING DISTRICTS	POTENTIAL ZONING DISTRICTS IN NEW ORDINANCE
RESIDENTIAL DISTRICTS	
Agricultural (AG)	Rural ⁶⁴

⁶⁴ This district consolidates the city’s most rural districts. It allows agricultural and residential uses on 5-acre lots as well as conservation subdivisions to protect environmentally-sensitive areas.

TABLE 3-2: PROPOSED ZONING DISTRICT TABLE	
CURRENT ZONING DISTRICTS	POTENTIAL ZONING DISTRICTS IN NEW ORDINANCE
Residential Single Family – 40 (RS-40)	
Residential Single Family – 20 (RS-20)	Residential Single Family – 20 (RS-20)
Residential Single Family – 15 (RS-15)	Residential Single Family – 12 (RS-12) ⁶⁵
Residential Single Family – 12 (RS-12)	
Residential Single Family – 9 (RS-9)	Residential Single Family – 7 (RS-7) ⁶⁶
Residential Single Family – 7 (RS-7)	
Residential Single Family – 5 (RS-5)	Residential Single Family – 5 (RS-5)
Residential Multifamily – 5 (RM-5)	Residential Multi-Family – 5 (RM-5)
Residential Multifamily – 8 (RM-8)	Residential Multi-Family – 12 (RM-12) ⁶⁷
Residential Multifamily – 12 (RM-12)	
Residential Multifamily – 18 (RM-18)	Residential Multi-Family – 26 (RM-26) ⁶⁸
Residential Multifamily – 26 (RM-26)	
BUSINESS DISTRICTS	
General Office Moderate Intensity (GO-M)	Office & Institutional (OI) ⁶⁹
General Office High Intensity (GO-H)	
Limited Office (LO)	Transitional Office (TO) ⁷⁰
Neighborhood Business (NB)	Neighborhood Business (NB) ⁷¹
Limited Business (LB)	
General Business (GB)	General Business (GB) ⁷²
Highway Business (HB)	
Shopping Center (SC)	Retail Center (RC) ⁷³

⁶⁵ These districts are consolidated for ease in administration. The dimensional requirements from RS-12 would be used as the district requirements to minimize creation of nonconformities.

⁶⁶ These districts are consolidated, in part, because their uses and dimensional standards are very similar, and RS-7 is not used very often. The new RS-7 district would require that the average size lot in a subdivision be 7,000 square feet.

⁶⁷ This district consolidation is proposed because the current districts are not widely used.

⁶⁸ This district consolidation is proposed for ease of administration. Lands in the current districts with densities exceeding the new base density might be considered for reclassification to other districts, where appropriate (e.g., to the new MX district, or the OI district).

⁶⁹ This district consolidation is proposed because of the similarities of uses allowed, and dimensional standards.

⁷⁰ The LO district is carried forward, but its name changed (Transitional Office) to more closely align with the district purpose, to serve as a transition district between single family residential neighborhoods and more intense retail areas. It is suggested that the current uses in the LO district be refined and limited to moderate density residential, office, and neighborhood serving retail and service uses, that floor area limits be applied to certain nonresidential uses, and that development standards be added to maintain the desired physical features of the district.

⁷¹ This district consolidation is proposed because of the similarities of uses allowed, and dimensional standards. It would be restricted to neighborhood serving type commercial uses; additional development standards would be added to ensure development is of a smaller-scale, neighborhood serving character.

⁷² This consolidated district would allow more intense commercial uses; auto sales, home improvement stores, and the like. It is contemplated the General Business (GB) district would have two applications -- one for the Core City and another for the suburban area of the city, where different development standards would apply.

⁷³ The current shopping center district is proposed to be renamed to retail center (RC). It would allow shopping center and other similar retail uses. It is contemplated that the district would have two applications, with different development standards for each -- one for the Core City and another for the suburban area of the city.

TABLE 3-2: PROPOSED ZONING DISTRICT TABLE	
CURRENT ZONING DISTRICTS	POTENTIAL ZONING DISTRICTS IN NEW ORDINANCE
Central Business (CB)	Central Business (CB)
	Mixed-Use (MX) [NEW] ⁷⁴
Corporate Park (CP)	Employment Center (EC) ⁷⁵
Light Industrial (LI)	Light Industrial (LI)
Heavy Industrial (HI)	Heavy Industrial (HI)
SPECIAL DISTRICTS	
Public and Institutional (PI) ⁷⁶	
	Institutional (I) [NEW] ⁷⁷
	Parks and Conservation (PC) [NEW] ⁷⁸
Main Street (MS) ⁷⁹	Main Street (MS)
PLANNED DEVELOPMENT DISTRICTS	
Planned Unit Development – Residential (PDR)	
Planned Unit Development – Mixed (PDM)	
Planned Unit Development – Limited (PDL)	
Traditional Neighborhood (TN)	Planned Development-Traditional Neighborhood (PD-TN)
	Planned Development-Core City (PD-CC) [NEW] ⁸⁰
	Planned Development-Suburban-Residential (PD-S-R) [NEW] ⁸¹

⁷⁴ This is a new mixed-use base district that would be a good addition to the city’s toolbox. It could be used to address Core City Plan recommendations regarding the eight mixed-use centers (instead of the overlay approach already taken for the Washington Street area, or in other areas where mixed-uses are desirable).

⁷⁵ It is suggested the Corporate Park district be substantially modified and renamed the Employment Center district. It would allow for an array of employment types uses, with additional development standards to improve the aesthetics of this type of development in the community.

⁷⁶ The existing PI district, which includes public school, public park, university, cemetery, and government uses, is proposed to be deleted and replaced with a new Institutional district and a new Parks and Conservation district. Public schools, cemeteries, and government uses are already allowed in other base zoning districts.

⁷⁷ This is a new Institutional district intended for application to large-scale institutional uses like High Point Regional Hospital, High Point University, and Guilford Technical Community College satellite campus on South Main Street. Each of these land uses has a unique character quite different from the other nonresidential uses in the core city area, and consequently does not necessarily fit well with the other districts (see discussion in Section Key Benefit Three of the diagnosis).

⁷⁸ This is a new district that is intended to be applied to public park lands and other public lands that are protected for conservation and resource protection purposes.

⁷⁹ This district was added as part of Text Amendment 08-02, adopted 3/17/08, and sets out the base zoning district provisions for the two portions of Main Street extending north and south from the central business district as identified in the Core City Plan.

⁸⁰ This is a new planned development district that is designed specifically for the core city area. It will be crafted to so that it can be applied to infill sites and allow mixed use development. In addition to the typical planned development standards, the regulations will include elements that emphasize urban design and ensure development is compatible with its context.

⁸¹ This is a new planned development district that is designed specifically for residential development on lands that are outside the core city area (the suburban- area of the community). It will also allow for modest amounts of neighborhood serving retail and service uses. It would include development standards to ensure a minimum level of quality.

TABLE 3-2: PROPOSED ZONING DISTRICT TABLE	
CURRENT ZONING DISTRICTS	POTENTIAL ZONING DISTRICTS IN NEW ORDINANCE
	Planned Development-Suburban-Commercial (PD-S-C) [NEW] ⁸²
	Planned Development-Suburban-Employment Center (PD-S-EC) [NEW] ⁸³
OVERLAYS	
Historic District (HD)	Local Historic Overlay (LHO) ⁸⁴
Scenic Corridor District (SR)	Gateway Corridor Overlay (GCO) ⁸⁵
Airport District (AR)	Airport Overlay (ARO)
Manufactured Housing District (MH)	Manufactured Housing Overlay (MHO)
Watershed Critical Area District (WCA)	Watershed Overlay (WSO)[1]
General Watershed Area District (GWA)	
Mixed-Use Center Overlay District (MUC) ⁸⁶	
	Neighborhood Conservation Overlay (NCO) [NEW] ⁸⁷
NOTES	
[1] Watershed critical areas are denoted on the watershed maps with a "C" as WCA.	

⁸² This is a new planned development district that is designed specifically for lands that are outside the core city area (the suburban- area of the community). It is a development option primarily for retail and office developments, but would also allow and encourage a mix of moderate and high density residential development, and related service uses, when residential uses are developed. It would include additional development standards to ensure a minimum level of aesthetics for this type of development in the community.

⁸³ This is a new planned development district that is designed specifically for lands that are outside the core city area (the suburban- area of the community). It would allow for an array of employment-type uses, along with moderate and higher density residential development, and modest amounts of retail uses. It would include additional development standards to ensure a minimum level of aesthetics for this type of development in the community.

⁸⁴ The three local historic district overlays in the current development ordinance would be carried forward.

⁸⁵ The name of the SCO district, which is intended to apply to the city's gateways, is changed to Gateway Overlay district to more closely align the district name with its purpose. (see discussion on gateway overlay districts in Section 2.4 D of the diagnosis).

⁸⁶ This overlay district was added as part of Text Amendment 08-02, adopted 3/17/08, and sets out the mixed-use center district provisions for the portion of Washington Street designated as Central Business (CB) that is located within the historic downtown. It is proposed that the new ordinance include mixed-use (MX) base zoning districts; if that is done, the existing MUC district would be absorbed in these new MX base zoning districts (without significant changes to its development standards).

⁸⁷ This is a new district framework for new individual conservation overlay districts developed after a neighborhood plan or area plan is completed. We anticipate there could be several different overlays developed, as is done in Raleigh.

3.4 CHAPTER 4: USE STANDARDS

General Commentary: While the zoning district regulations will be located in Article 9-3, Zoning Districts, the use regulations will be contained in Article 9-4, Use Standards. This chapter will reorganize High Point’s use regulations into five main sections.

A. USE TABLE

The heart of Article 4, Use Standards, is the summary use table. It builds on the current lists of uses defined in each zoning district section and includes a range of new uses not found in the current Development Ordinance. It also includes additional information related to any use-specific standards that may apply, and where those standards may be found.

B. USE CLASSIFICATIONS, CATEGORIES, AND TYPES

In an effort to provide better organization, precision, clarity, and flexibility to the uses in the zoning districts and the administration of the use table, the table and use regulation system will be organized

around the three-tiered concept of use classifications, use categories, and use types instead of the SIC code (which is the current organizational framework for the use regulations). Use classifications, the broadest category, organize land uses and activities into general use categories (agricultural uses, residential uses, public and institutional uses, commercial uses, and industrial uses). Use categories, the second level or tier in the system, is composed of groups of individual types of uses. Use categories are further divided into specific use types based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions. This three-tiered system of use classifications, use categories, and use types provides a systematic basis for assigning present

TABLE <>: TABLE OF ALLOWED USES													
P = PERMITTED S = SPECIAL EXCEPTION A = ALLOWED IN PD DISTRICT BLANK CELL = PROHIBITED													
USE CATEGORY	USE TYPE	ZONING DISTRICT									ADDITIONAL STANDARDS		
		RESIDENTIAL			NONRESIDENTIAL					PLANNED DEVELOPMENT			
		RSF	RTF	RMF	DC	RC	M C	C C	CN	PD-R		PD-C	
RESIDENTIAL USE CLASSIFICATION													
Household Living	Multi-family Dwelling			P		P		P			A	A	164.03-01(A)(1)
	Single-family Dwelling	P	P	P	P	P	P	P			A	A	166.05-02
	Two-family Dwelling		P	P	S	P	P	P			A	A	164.03-01(A)(2)
	Townhouse			P	P	P		P			A	A	166.05-03
	Residential unit over nonresidential use			P	P	P	P	P			A	A	
Group Living	Family Day Care Home	P	P	P		P	P	P			A	A	164.03-01(B)(1)
	Group Day Care Home	P	P	P		P	P	P			A	A	164.03-01(B)(2)
	Rooming House			P		P		P			A		164.03-01(B)(3)
INSTITUTIONAL USE CLASSIFICATION													
Schools	School, Private	P	P	P	P		P	P			A	A	
	School, Public	P	P	P	P		P	P			A	A	

Summary use tables can display the three-tiered approach to use classification. The “Residential Use” Classification (in blue) includes several use categories, like “household living” and “group living”. The household living use category includes several different specific use types (e.g., multi-family dwelling, single-family, etc.).

and future land uses into zoning districts.

C. USE-SPECIFIC STANDARDS

This section will consolidate the specific use standards located in separate district sections into one section. It will contain all of the special standards and requirements that apply to individual principal use types listed in the use table. The standards generally apply to uses regardless of whether they are permitted as a matter of right or are subject to the special use permit process. Additional standards will be added for new uses as appropriate.



D. ACCESSORY USES AND STRUCTURES

Accessory uses or structures are those uses that are subordinate to the principal use of a building or land, located on the same lot as the principal use, and customarily incidental to such use or structure. For example, an above- or below-ground swimming pool is typically considered an accessory structure to a single-family home. All of the regulations and standards governing accessory uses and structures will be located in this section, including those pertaining to home occupations and accessory dwelling units.

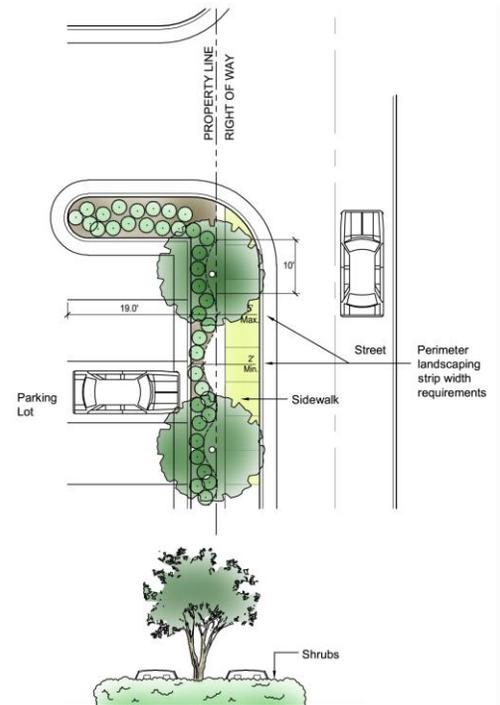
E. TEMPORARY USES AND STRUCTURES

Temporary uses are uses proposed to be located in a zoning district for a limited duration of time that are not identified as permitted uses. Temporary uses typically last for a shorter duration and are intended to attract large numbers of people at one time, such as concerts, fairs, circuses, large receptions or parties, and community festivals. The Temporary Use Permit procedure established in the Chapter 9-2, Administration, will be used to evaluate these uses, based on the standards and time limitations for temporary uses and special events established in this section.

3.5 CHAPTER 5: DEVELOPMENT STANDARDS

General Commentary: This chapter contains all of the development standards in the new ordinance related to the physical layout of new development with the exception of the environmental standards in Chapter 9-6, and subdivision standards, which are found in Chapter 9-7, Subdivision Standards. The proposed contents of Chapter 9-5, Development Standards, are discussed below. New or revised standards incorporated into this chapter are discussed in the diagnosis and include:

- New off-street parking and loading standards as described in the diagnosis;
- Revised landscaping standards that emphasize new standards for parking lots, performance-based buffers, site landscaping;
- New open space set-aside and greenway standards as described in the diagnosis;
- Revised fence and walls standards that focus on fence appearance and limiting fence heights;
- New exterior lighting standards as described in the diagnosis;
- New community form standards as described in the diagnosis;
- New commercial/office design standards;
- New multi-family design standards focusing on multi-family structure appearance;
- New neighborhood compatibility and infill standards for nonresidential and multi-family development abutting existing single-family development; and
- Carrying forward the existing signage standards with no substantive revision.



New parking and landscaping standards will help raise the bar for development quality.

A. OFF-STREET PARKING AND LOADING

This section replaces the provisions found in Section 9-5-6. The standards in this new section include revised, updated quantitative off-street parking requirements for uses matching the revised use table for consistency and ease of use. The permissible location of off-street parking areas will be set forth and differentiated by district and type of development. See Page 2-44 for more details on proposed changes.

B. LANDSCAPING STANDARDS

The current landscaping requirements in Section 9-5-11 will be upgraded and the general planting requirements increased. To improve clarity, graphics will be used, as appropriate, to explain the requirements for landscaping. See Page 2-45 for more details on the proposed changes to landscaping provisions. This section will also incorporate the proposed tree protection incentive provisions.

C. OPEN SPACE SET-ASIDES

One of the most significant changes we recommend is a shift from dedicated park land requirements to private common open space set-asides with an option for dedication at the city's discretion. See discussion of open space set-asides on Page 2-46 of the diagnosis. This section will also include any provisions related to park land and greenways.

D. FENCES AND WALLS

This is a new section that establishes minimum standards for perimeter fencing and walls. See Page 2-55 of the diagnosis for additional information.

E. EXTERIOR LIGHTING

This section adds new provisions addressing exterior lighting addressing glare, direction, shielding, spillover, maximum height, and maximum on-site levels of light with measurable limits for new exterior lighting. See Page 2-55 of the diagnosis for additional information.

F. COMMUNITY FORM STANDARDS

See discussion of community form standards on Page 2-50 of the diagnosis.

G. NEIGHBORHOOD COMPATIBILITY STANDARDS

See discussion of transitional standards on Page 2-37 of the diagnosis.

H. INFILL STANDARDS

See discussion of infill standards on Page 2-38 of the diagnosis.

I. COMMERCIAL DESIGN STANDARDS

See discussion of commercial design standards on Page 2-39-51 of the diagnosis.

J. MULTI-FAMILY DESIGN STANDARDS

See discussion of multi-family design standards on Page 2-53 of the diagnosis.

K. SIGNAGE

This section will set forth standards for signage in Section 9-5-16 of the current Development Ordinance with no substantive changes.

3.6 CHAPTER 6: ENVIRONMENTAL STANDARDS

General Commentary: This chapter will consolidate the various environmental protection regulations related to riparian buffers, watershed, stormwater control, flooding, and hazardous substances.

A. PUBLIC TREE PROTECTION

The section will carry forward the standards for trees on public lands in Sections 9-7-31 through 9-7-35 in the current Development Ordinance with no substantive modifications.

B. WATERSHED PROTECTION

This section will carry forward the applicability provisions, protection of fragile areas, and the general standards and requirements for development in water supply watershed areas with no substantive changes. The section will carry forward the low impact development alternative in Section 9-7-4 of the current zoning ordinance. Material related to the individual district boundaries will be consolidated with the overlay district material. Procedural material will be relocated to the procedures section in Chapter 9-2, Administration.

C. SOIL EROSION AND SEDIMENTATION

This section will carry forward the stormwater runoff control provisions from Sections 9-6-9 and 9-6-10 in the current Development Ordinance with no substantive changes. The section will include the home owner association provisions and other material related to stormwater detention facilities.

D. FLOOD DAMAGE PREVENTION

This section will consolidate the various flood damage prevention provisions with no substantive changes except those needed for greater clarity.

E. HAZARD AND TOXIC SUBSTANCES

This section carries forward the standards in Section 9-7-26 related to hazardous and toxic substances in the current Development Ordinance with no substantive changes.

3.7 CHAPTER 7: SUBDIVISION STANDARDS

General Commentary: One of the primary goals for this ordinance revision effort is to increase the user-friendliness of the document. Along these lines, this chapter will include the standards related to the subdivision of land and the provision of public utilities as a part of new development. The chapter will also include the standards and procedures related to performance guarantees and conservation subdivisions, which are proposed as a replacement to the current cluster subdivision provisions.

A. SUBDIVISIONS

This section will carry forward material from subdivision ordinance with several minor changes. The procedural material in the subdivision ordinance related to approval of plats will be replaced by the subdivision review procedures in Article 9-2, Administration. All of the submittal/plat requirements are recommended for relocation to the procedures manual.

B. PERFORMANCE GUARANTEES/BONDING

This section will modernize the improvement guarantees/bonding material from the subdivision ordinance as it relates to the performance guarantees for public improvements associated with new development. This section will include provisions related to guarantees of private site features such as landscaping or stormwater features. The section will also address maintenance guarantees. The standards will also be applied to development that is not subject to the subdivision standards.

C. CONSERVATION SUBDIVISION

This section will establish new standards for a conservation subdivision option. It will be available to single-family development to use on a voluntary basis, and will be applied and used during the subdivision process. Conservation subdivisions are designed to permit single-family residential development that allows variations in lot area and setback standards if the landowner agrees, as part of the development approval process, to set-aside a significant portion of the site in open space. Generally, a conservation subdivision has three primary characteristics: smaller building lots; more open space; and protection of natural features or working agricultural lands. Within this framework, the rules for site development emphasize setting aside and conserving the most sensitive or agriculturally productive areas of a site, with the development of building lots on the remaining less sensitive areas. In most cases, by locating development on smaller lots and maintaining open space, it is possible to achieve similar densities as with a conventional subdivision, with the added benefit accruing both to the residents of the subdivision and to the public at large - open space, the protection of natural features, and a more compact development form.

The key conservation subdivision standards will:

- Limit application of the option to single family development in the lower density districts;
- Require a minimum of 10 acres of land;
- Require a minimum of 50 percent of the site be set aside in contiguous open space;
- Allow an increase in maximum densities as well as smaller minimum lot area and lot widths; and
- Establish standards for the open space set-aside.

3.8 CHAPTER 8: NONCONFORMITIES

General Commentary: This chapter consolidates all the rules pertaining to nonconformities from the various different sections in the current zoning ordinance, including Section 9-4-17. The new chapter makes some significant enhancements to the existing regulations including a new sliding scale of compliance requirements for nonconforming site features like landscaping, parking, signage, etc. triggered by redevelopment.

A. GENERAL APPLICABILITY

1. Purpose and Scope

This subsection will establish that the chapter addresses legally established uses, structures, lots, and signs that do not comply with the requirements of the new ordinance.

2. Authority to Continue

All lawfully established nonconformities will be allowed to continue in accordance with the standards of this chapter.

3. Determination of Nonconformity Status

This new subsection will include a standard provision stating that the landowner, not the city, has the burden of proving the existence of a lawful nonconformity.

4. Minor Repairs and Maintenance

This subsection will state that routine maintenance of nonconforming structures will be allowed to keep nonconforming uses and structures in the same condition they were at the time the nonconformity was established. This rule will also be applied to structures housing nonconforming uses.

5. Change of Tenancy or Ownership

This section will state that change of tenancy or ownership will not, in and of itself, affect nonconformity status.

B. NONCONFORMING USES

This section will include provisions dealing with existing uses that no longer conform with the zoning district provisions where they are located. The city's current regulations with respect to nonconforming uses will be carried forward, with no substantive modifications.

C. NONCONFORMING STRUCTURES

This section will establish the key standards governing nonconforming structures. The section will address enlargement, abandonment, relocation, and reconstruction after damage.

D. NONCONFORMING LOTS OF RECORD

These provision address established lots of record that were platted prior to the effective date of the ordinance, but that do not meet the dimensional requirements of the district where they are located. It discusses the procedures for use of such lots of record when located in a residential district as well as redevelopment or reconstruction on such lots following a casualty (major damage). In addition, the standards specify that governmental acquisition of a portion of a lot in a residential district shall not render the lot nonconforming (even if it no longer meets the dimensional standards). Finally, the

section will deal with changes to nonconforming lots such as boundary line adjustments or assembly of multiple lots.

E. NONCONFORMING SIGNS

This section will carry forward the requirements established in Section 9-4-17(d) of the existing ordinance and any related revisions made to the sign regulations by the staff.

F. NONCONFORMING SITES

This new section adds provisions dealing with nonconformities in site elements, such as landscaping, lighting, access and on-site circulation, parking areas, and screening of elements like outdoor storage. Currently, the Development Ordinance does not specify when such nonconforming site features must be brought into conformity. This new section requires that specified site elements be brought into conformance on a sliding scale when the structure is substantially remodeled, or when the floor area of a building is enlarged by threshold percentages, with an important "safety valve" provision that allows for a waiver of requirements in cases where the site has physical constraints that prevent upgrading certain elements.

3.9 CHAPTER 9: ENFORCEMENT

General Commentary: This section will carry forward the provisions in Chapter 9-8, Enforcement, in the existing ordinance with some minor reorganization and reformatting to be consistent with the rest of the ordinance. By making it easier to understand the enforcement process, we hope to reduce the time, expense, and uncertainty of enforcing the ordinance.

A. PURPOSE

This section will set forth the purpose of the enforcement section.

B. COMPLIANCE REQUIRED

This section will state that compliance with all provisions of the ordinance is required.

C. VIOLATIONS

This section will explain that failure to comply with any provision of the ordinance, or the terms or conditions of any permit or authorization granted pursuant to the ordinance, shall constitute a violation of the ordinance. The section will include both general violations as well as identifying specific violations.

D. SOIL EROSION AND SEDIMENTATION CONTROL

This section will include the enforcement provisions associated with the city's stormwater and sedimentation provisions.

E. RESPONSIBLE PERSONS

This section will state that any person who violates the ordinance shall be subject to the remedies and penalties set forth in this chapter. "Person" will be defined broadly to include both human beings and business entities (firms and corporations).

F. ENFORCEMENT GENERALLY

This section will identify those persons responsible for enforcement of the provisions of the ordinance, as well as the general enforcement procedure. The Planning Director, the Engineering Services Director, and the Public Services Director shall be responsible for enforcement of the ordinance, as appropriate⁸⁸. This section will describe the enforcement process and include provisions for notice of violation, and procedures to deal with complaints filed by others regarding a perceived or potential violation.

G. REMEDIES AND PENALTIES

This section will include provisions detailing a range of penalties and remedies available to the city under North Carolina law.

⁸⁸ The Engineering Services Director is responsible for enforcing the flood damage and erosion control portions of the Development Ordinance. The Public Services Director enforces the watershed and stormwater portions of the ordinance. The Planning Director enforces the other zoning-related portions of the Development Ordinance.

3.10 CHAPTER 10: DEFINITIONS

General Commentary: The definitions chapter is the last one in the new ordinance. This section will carry forward many of the provisions and defined terms Chapter 2, Definitions, from the existing ordinance. It will enhance the definitions and use of definitions through:

- Including rules of construction and measurement,
- Incorporating a table of abbreviations,
- Adding encroachment standards, and
- Consolidating the numerous definitions spread throughout the ordinance.

Clear definitions of important words and phrases not only make life easier for those who must interpret and administer the ordinance and for those who must hear appeals of decisions made by staff -- they also make it much easier for the public to know what is required. The importance of good definitions as a key component of fairness to the public and consistency in decision-making has led to an increased interest in this seemingly mundane topic.

We will use the definitions found in the existing ordinance as a starting point for the definitions section, and add and revise definitions as necessary to ensure that the definitions do not contain substantive or procedural requirements. We will verify that key definitions conform to federal and North Carolina law and constitutional requirements. We will also add definitions, where necessary.

A. GENERAL RULES FOR INTERPRETATION

This section will address general issues related to interpretation of ordinance language, including:

- The meaning of standard terms such as "shall," "should," "will," and "may";
- The use of plural and singular nouns;
- The meaning of conjunctions;
- How time is computed; and
- Other general issues that arise in interpreting and administering the ordinance and its procedures.

B. RULES OF MEASUREMENT

This section will establish the rules for measuring bulk and dimensional requirements like height, width, setbacks and others, as well as how encroachments into required yards will be determined and regulated.

C. DEFINITIONS

This section will include definitions of terms used throughout the ordinance.

PART 4: APPENDICES

4-1. APPENDIX A: CITIZEN PREFERENCE SURVEY RESULTS

4-2. APPENDIX B: CITY PLAN AND GOAL COMPLIANCE MATRIX

4-3. APPENDIX C: ANALYSIS OF CURRENT DEVELOPMENT ORDINANCE

4-4. APPENDIX D: EXAMPLE GRAPHICS

4-5. APPENDIX E: UPDATE ADVISORY COMMITTEE COMMENTS

4.1 APPENDIX A: CITIZEN PREFERENCE SURVEY RESULTS

Recently, the City of High Point initiated the UPDATE High Point project, an effort to update the city's development regulations (known as the Development Ordinance). *UPDATE* is an acronym for Urban Placemaking to Develop and Transform the city's Economy, so the city is seeking to modify the Development Ordinance to establish higher quality urban environments as a means of stimulating greater economic development.

The first task in the effort is to "refresh" the code assessment (an evaluation of the city's current development regulations completed in 2009) and conduct citizen outreach in the form of a citizen preference survey. A citizen preference survey is an informal, nonscientific digital polling exercise where participants are asked a series of land use-related questions, and they record their level of agreement or disagreement with the statement or question on handheld keypad devices. Participants are then able to see a breakdown of the voting results for each of the questions or statements during the survey.

The goals for the survey are twofold – one is simply to reach out to the public and introduce the UPDATE High Point project in a non-technical and easy-to-understand way, the other is to gather input from city residents regarding their preferences for different land uses, design, and development issues as identified in the city's long-range planning guidance documents. For example, one of the city's key long-range planning documents is the Core City Plan adopted in 2007. The Core City Plan seeks to make the center of High Point area a more livable and vibrant place for city residents. To accomplish this, one of the primary plan objectives is the ability for residents in core city area to meet more of their daily needs for employment, shopping, living, and recreation without the need for an automobile. To realize this objective, the city needs to foster more mixed-use style development comprised of residential and nonresidential development in close proximity to one another (so that residents can walk or use alternative forms of transportation). Realization of this policy requires greater understanding and acceptance of small-scale, neighborhood-serving nonresidential development within residential neighborhoods. The preference survey allows respondents to weigh in with their opinions on the different types of development, development standards, or techniques to address design, configuration, and compatibility issues.



The citizen preference survey was administered six times in May/June 2012.



Emphasis was placed on collecting views from typically under-represented communities.

In May/June 2012, Clarion Associates, in collaboration with the Center for New North Carolinians (a part of UNCG), and the Center for Energy Research and Technology (a part of NC A&T), conducted a series of six citizen preference surveys with members of the public. Special emphasis was placed on ensuring members of under-represented communities had a meaningful opportunity to participate and share their views. Over 100 people participated in the effort.

The citizen preference survey includes a series of 13 questions that deal with various aspects of development, including use mixing, development compatibility issues, open space, perceived safety, and similar issues. The survey asks respondents to identify their level of agreement with a particular statement or question. Neither the survey nor

these results are intended to be scientific – rather, the goal of the survey is to introduce the UPDATE High Point

PART 4: APPENDICES

APPENDIX A: CITIZEN PREFERENCE SURVEY RESULTS

project to city residents and gain a deeper understanding of respondent's preferences for how the built environment looks or operates.

This report provides detail on the results of the survey, including a copy of the slide used in the survey, the respondents' preference rates, and a brief summary analysis of the responses. In addition to responses to survey questions, specific feedback from respondents was also collected. This information is summarized in table form following the individual slides.

The following pages depict the slides presented during the preference surveys (slides were identical for all six presentations). Each slide incorporates a series of common elements, including:

- A numbered question;
- The range of potential responses to the question, each with a corresponding number (for the keypads) – in addition, a range of emoticons (smiley faces) were also included for respondents who may not have a solid command of English;
- A graph of responses collected from the key pads for use in discussion of the survey results (during the survey, a question was posed, and respondents selected their individual responses on their keypads. The computer tallies the keypad responses and displays a graph of results for group discussion);
- A response counter (the blue circle with numbers) that enabled survey administrators to track the number of respondents who had entered responses to a particular question; and
- One or more photographs or illustrations used to help display the intent of the question or examples related to the question.

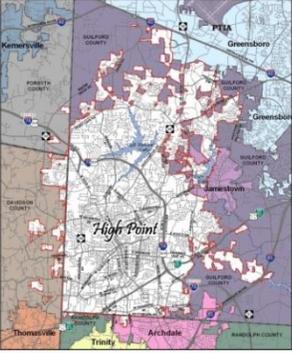
For the sake of simplicity, the results from all six of the different surveys are reported in a single table. Each of responses are grouped into one of three different categories: those who agreed or strongly agreed with a particular question, those who disagreed or strongly disagreed with a particular question, and those who were neutral or who had no opinion. As mentioned previously, there were just over 100 respondents in total for all six surveys, but respondents were not required to answer questions if they didn't wish to. As a result, the total number respondents for an individual question varies from question to question.

The second part of Appendix 4-1 includes the results of an additional citizen preference survey that was completed in 2008 as part of the original code assessment effort. This earlier survey did not use electronic keypads and focused more on design and appearance issues.

Together, the 2008 survey and the surveys conducted in 2012 provide a nonscientific but interesting snapshot of citizen's preferences. This information, when combined with other sources, will be used by the Clarion team to determine some of the key areas where the city's current Development Ordinance is succeeding or failing to produce desired results, and what changes, if any, are appropriate to consider as part of the UPDATE High Point effort.

As a final note, readers should not infer that the results of this survey are representative of the entire resident population of High Point.

1. Do you live in High Point?



1. Yes 89%
2. No 11%

0 of 5

QUESTION 1 RESPONSES	
Yes	89%
No	11%
Number of Respondents	95

This introductory question was used to give respondents practice using the keypad recording devices, and reveals that the vast majority of respondents live in High Point.

2. How long have you lived in High Point?

1. Less than 1 year
2. 1-5 years
3. More than 5 years
4. Don't live in High Point

0 of 5

0% 0% 0% 0%

QUESTION 2 RESPONSES	
Less than 1 year	12%
1-5 years	24%
More than 5 years	55%
Don't Live in High Point	9%
Number of Respondents	94

This slide shows that the majority of respondents have lived in the city for five years or longer.

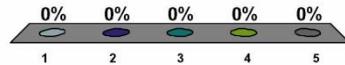
PART 4: APPENDICES

APPENDIX A: CITIZEN PREFERENCE SURVEY RESULTS

3. It is important for the City to know how I feel about the City's growth and development.

- 1. Strongly agree 
- 2. Agree 
- 3. No opinion 
- 4. Disagree 
- 5. Strongly disagree 

0 of 5



QUESTION 3 RESPONSES

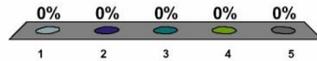
Agree or Strongly Agree	94%
Disagree or Strongly Disagree	2%
Neutral or No Opinion	4%
Number of Respondents	96

As expected, most respondents believe it is important for the city to be aware of their concerns and preferences regarding the city's growth and development.

4. I like neighborhood-serving businesses close to my home.



0 of 5



1. Strongly agree 2. Agree 3. No opinion 4. Disagree 5. Strongly disagree



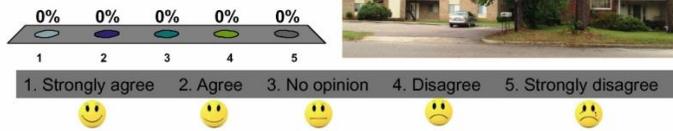
QUESTION 4 RESPONSES

Agree or Strongly Agree	82%
Disagree or Strongly Disagree	14%
Neutral or No Opinion	4%
Number of Respondents	98

This question was intended to gauge the desire for neighborhood-serving businesses in close proximity to one's home. Examples such as small restaurants, corner groceries, dry cleaning establishments, and similar uses were provided as examples. The overwhelming majority of respondents liked the idea of this kind of development pattern, but several respondents noted that the type of business was very important, and that some kinds of businesses (like large-scale retail or industrial uses) were not desirable in closer proximity to residential neighborhoods.

5. I would like to see different kinds of housing in my neighborhood.

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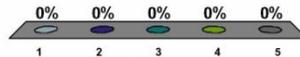
QUESTION 5 RESPONSES

Agree or Strongly Agree	44%
Disagree or Strongly Disagree	41%
Neutral or No Opinion	15%
Number of Respondents	95

This question asked respondents about their support for mixed residential dwelling types within single-family neighborhoods. Examples such as duplexes, townhouses, and apartments were mentioned as the kind of development they should consider. There was no clear consensus among respondents for a wider variety of housing types in single-family neighborhoods. Some felt that allowing apartment-style development would negatively impact single-family property values, due to maintenance, noise, and traffic issues.

6. I want commercial buildings to look like they 'fit in' with my neighborhood.

- 1. Strongly agree 😊
- 2. Agree 😊
- 3. No opinion 😊
- 4. Disagree 😞
- 5. Strongly disagree 😞



0 of 5

QUESTION 6 RESPONSES

Agree or Strongly Agree	46%
Disagree or Strongly Disagree	39%
Neutral or No Opinion	15%
Number of Respondents	98

This question asked respondents to think about how commercial or nonresidential buildings should look if they were allowed within residential neighborhoods. The sketch on the slide shows two different alternatives: the top image shows a commercial establishment bordering homes with no aesthetic treatment to address "fit" or compatibility with adjacent homes. The bottom example shows how the same commercial use could be configured to be more compatible with adjacent homes. Only by a slight margin the most respondents agreed that the kinds of treatment depicted in the lower image were important for nonresidential uses in residential neighborhoods.

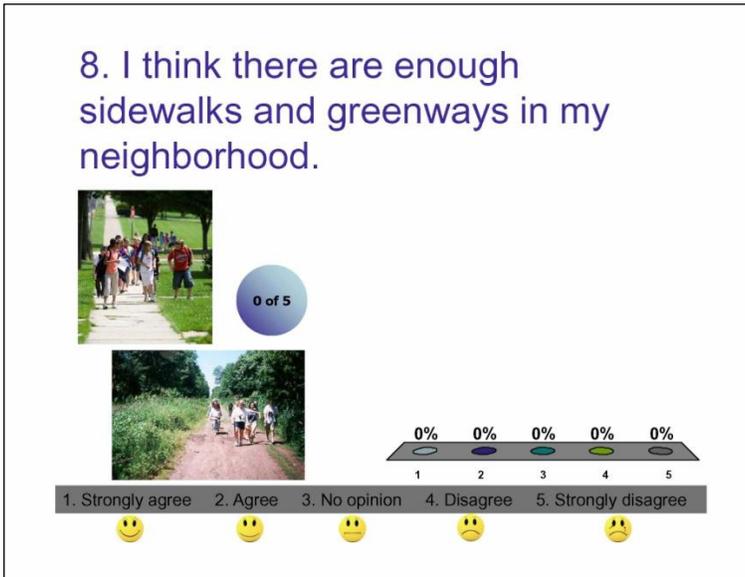
PART 4: APPENDICES

APPENDIX A: CITIZEN PREFERENCE SURVEY RESULTS



QUESTION 7 RESPONSES	
Agree or Strongly Agree	50%
Disagree or Strongly Disagree	42%
Neutral or No Opinion	8%
Number of Respondents	98

This question asked respondents their feelings regarding accessory apartments or accessory dwelling units on lots with a single-family home. While a small majority agreed with this kind of development, many respondents didn't agree. Those that disagreed with the statement were concerned that this kind of development would invite unwanted elements or could result in too much traffic within single-family neighborhoods.



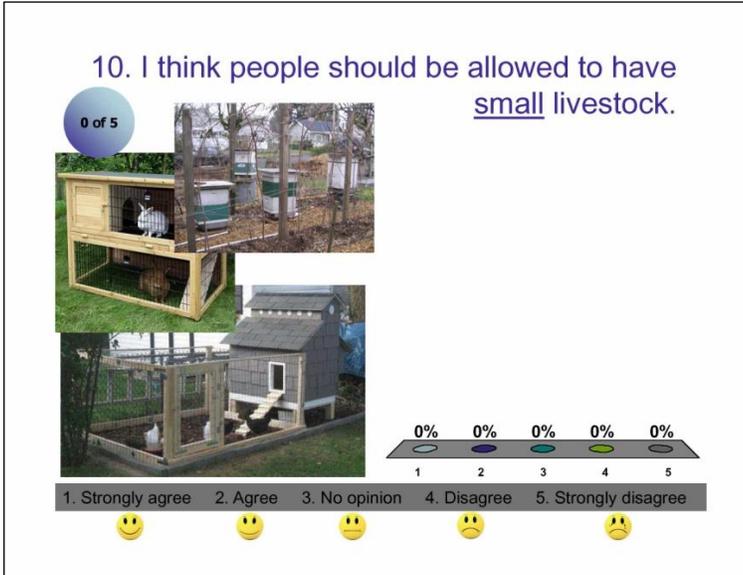
QUESTION 8 RESPONSES	
Agree or Strongly Agree	22%
Disagree or Strongly Disagree	69%
Neutral or No Opinion	9%
Number of Respondents	96

This question inquired if respondents felt sufficient sidewalks and greenways existed within their neighborhood. Almost three-quarters of the respondents disagreed with the statement, or felt that their neighborhood lacked sufficient sidewalk and greenway resources. Some respondents inquired if this question was intended to include bicycle lanes as well, and survey administrators indicated that it was intended to include such features.



QUESTION 9 RESPONSES	
Agree or Strongly Agree	27%
Disagree or Strongly Disagree	70%
Neutral or No Opinion	3%
Number of Respondents	96

This question is similar to question 8, but asked about recreation and gathering spaces. The images on the slide showed a playground, community garden, and gazebo with a picnic table. Again, around three-quarters of respondents disagreed with the statement, or felt that recreation and gathering resources were deficient in their neighborhood (though more respondents felt these resources were sufficient as compared to sidewalks and greenways).



QUESTION 10 RESPONSES	
Agree or Strongly Agree	25%
Disagree or Strongly Disagree	63%
Neutral or No Opinion	12%
Number of Respondents	94

This question asked respondents about their support for the keeping of livestock (bees, chickens, rabbits, or other animals used for food or the production of goods for sale...not pets) within single-family neighborhoods. Most respondents disagreed with the idea, citing concerns over odors and noise that were inconsistent with single-family neighborhood-style living. It is important to note that several respondents felt this kind of activity was acceptable on larger lot development in suburban and rural areas.

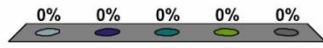
PART 4: APPENDICES

APPENDIX A: CITIZEN PREFERENCE SURVEY RESULTS

11. I should be allowed to park cars on my front lawn.



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1. Strongly agree 2. Agree 3. No opinion 4. Disagree 5. Strongly disagree



QUESTION 11 RESPONSES

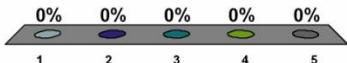
Agree or Strongly Agree	25%
Disagree or Strongly Disagree	70%
Neutral or No Opinion	5%
Number of Respondents	102

This question inquired about the right of residents to park automobiles on the front lawn, outside of paved or designated parking areas like the driveway. The majority of residents disagreed with the statement, indicating a lack of support for this kind of activity.

12. I feel safe in my neighborhood.



0 of 5



1. Strongly agree 2. Agree 3. No opinion 4. Disagree 5. Strongly disagree

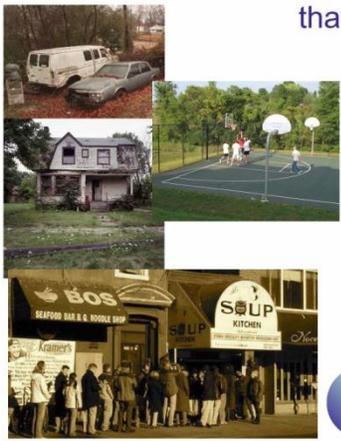


QUESTION 12 RESPONSES

Agree or Strongly Agree	71%
Disagree or Strongly Disagree	27%
Neutral or No Opinion	2%
Number of Respondents	100

This was a somewhat open-ended question that asked respondents if they generally felt safe in their neighborhood. Most respondents do feel safe within their neighborhoods. When asked why or why not, many respondents mentioned abandoned buildings and the presence of homeless persons or other law-breaking individuals as the cause for concern.

13. Are there things in your neighborhood that should be prohibited?



1. Yes
2. No

0%
0%

0 of 5

1 2

QUESTION 13 RESPONSES	
Yes	66%
No	34%
Number of Respondents	101

This was also an open-ended question (like question 12) and asked respondents if there were activities or uses of land within their neighborhoods that should not be allowed or should not take place. Less than three-quarters of respondents felt like such activities or uses were present. Respondents were then asked to give some examples of the kinds of activities or uses that should not be allowed. The table of written comments below includes these responses.

In addition to numeric answers to the questions, the citizen preference surveys asked respondents to elaborate on their responses or provide examples. The following information summarizes the respondent comments received. The key explains which groups provided comments. No comments were received for questions 1, 2, 6, 7, 9, or 11.

Key:	
	5/30/12 – Southside Recreational Center
	5/30/12 – GTCC
	5/31/12 – Southside Recreational Center
	5/31/12 – Latino Community Center
	5/31/12 – Southside Recreational Center
	6/5/12 – Washington Terrace Community Center

- 1.) Do you live in High Point?
- 2.) How long have you lived in High Point?
- 3.) It is important for the City to know how I feel about the City’s growth and development.

Group 6	<ul style="list-style-type: none"> • Be sure to get info on future meetings out to churches • Perhaps including a message in utility bill
---------	---

- 4.) I like neighborhood-serving businesses close to my home.

Group 1	<ul style="list-style-type: none"> • Good uses • Grocery Store close but not next door
---------	--

PART 4: APPENDICES

APPENDIX A: CITIZEN PREFERENCE SURVEY RESULTS

Group 3	<ul style="list-style-type: none">• McDonalds - no• The type of use is important• Distance is important
---------	---

5.) I would like to see different kinds of housing in my neighborhood.

Group 1	<ul style="list-style-type: none">• Like separate housing types due to noise and traffic• Rental apartments – no due to noise and traffic
Group 6	<ul style="list-style-type: none">• Different kinds of housing okay if in keeping with single-family• Mixed housing will decrease value of single family

6.) I want commercial buildings to look like they 'fit in' with my neighborhood.

7.) I am okay with single-family houses in my neighborhood also having a rental apartment.

8.) I think there are enough sidewalks and greenways in my neighborhood.

Group 2	<ul style="list-style-type: none">• Include bike lanes
Group 3	<ul style="list-style-type: none">• Not enough sidewalks

9.) My neighborhood has enough recreation & gathering spaces.

10.) I think people should be allowed to have small livestock.

Group 1	<ul style="list-style-type: none">• Would like to however maintenance costs / difficulties are too much
Group 6	<ul style="list-style-type: none">• Small livestock may be okay if on large lots, but should not be allowed on small urban lots

11.) I should be allowed to park cars on my front lawn

12.) I feel safe in my neighborhood

Group 2	<ul style="list-style-type: none">• Green St. not safe because of old houses• Kivett Drive new development makes people feel safer
Group 4	<ul style="list-style-type: none">• Theft and police did not come to look at the site• Breaking in during the day when people home• 2nd floor apartment and must climb stairs; people in stairways doing illegal activities• People breaking in and stealing; no help from landlord• Better communication needed• Need to build better relations with emergency service providers• Harassment from police and credibility of citizens in doubt• Reluctance to call police because of this• Police not responsible• More problems with police/neighbors than criminals

13.) Are there things in your neighborhood that should not be allowed?

Group 1	<ul style="list-style-type: none"> • Empty houses – overgrown lot • Boarded up//burned house • Working on cars at their home
Group 2	<ul style="list-style-type: none"> • “should not” is a little confusing; uses not want, motorcycles and noise at night
Group 3	<ul style="list-style-type: none"> • Boarded up houses • Junk cars (non-covered up) • Noise (train) • Prostitutes • Cars playing loud music or mufflers • If house has been boarded up for extended periods – make owner maintain, renovate or demolish
Group 4	<ul style="list-style-type: none"> • Vacant house and homeless and deaths inside house • Churches and traffic or people coming/going • Car racing on weekends and noise from that • Public / Section 8 housing residents selling drugs or prostitution • Need rules to stop landlords or landlord’s repair people from entering housing without consent • Abandoned houses and vagrants • Abuse of animals by neighbors
Group 5	<ul style="list-style-type: none"> • People loitering – loud noises • People partying and leaving trash or vandalism ; bottles – flat tires • Throwing trash into other’s yards • Improper stormwater drainage • Improper public behavior / apartment balcony or in front of window – the should be arrested
Group 6	<ul style="list-style-type: none"> • Junked cars • Burned out houses • Furniture/tall grass • Too many people living in one house • Recreation uses are ok – it gives kids something to do • Removal of run-down homes • Many abandoned houses—take too long to tear them down • Run-down church – nothing done about it across the street from an elementary school • Abandoned gas station – run-down

ORIGINAL 2008 CITIZEN PREFERENCE SURVEY

In September 2008, Clarion Associates conducted a citizen preference survey to help determine some of the desired long-term physical appearance and development characteristics for the City of High Point. The results of the survey will be used to help identify the areas where the city's development regulations are or are not supporting citizen preferences related to community appearance and form.

The survey included a series of 37 images illustrating a variety of conditions and design issues within the city. Images of existing city conditions as well as images from other communities depicting alternative approaches and best practices were included in the survey.

In order to help participants assess their preferences and stimulate discussion, some slides provided participants with two images and asked them to choose which image was preferred. Participants were also asked to identify the specifics about what they liked or disliked about the images. A few slides contained a single image, and participants were asked to comment on the planning concept depicted in the image. The images focused on six major themes:

- Community Form;
- Design Standards;
- Tree Protection and Landscaping;
- Natural Resources and Open Space;
- Fencing Standards; and
- Exterior Lighting Standards.

This summary provides detail on the results of the survey, and includes quotes from participants. Each page of this report addresses a particular concept, and includes the images used in the survey, the respondent's preference rate (where appropriate), quotes taken from the survey forms, and a summary analysis of the responses.

This information will be used by the Clarion team to determine some of the key areas where the City's current development regulations are succeeding or failing to produce desired results.

STREET TREES

PREFERENCE TOTALS	
Image "P"	82%
Image "J"	18%
No preference	0%



Image "P"



Image "J"

PARTICIPANT QUOTES

- "Creates an inviting walkway"**
- "Adds to beautification of the landscape."**
- "Better interaction between residents"**

- "Too 'cookie-cutter' looking"**
- "Poor use of land"**
- "No sidewalks"**
- "Preponderance of hard surfaces"**

Overall, 82% of participants preferred streetscapes where street trees are located close to the street (between the sidewalk and the street) (image "P"), as opposed to streetscapes where trees were located farther from the street right-of-way and within residents' yards. The majority of respondents indicated that well-maintained sidewalks with streetscapes serve as a buffer from the road, give the neighborhood a friendlier appearance and provide pedestrians with a safer walking area, thus allowing better neighbor interaction between residents. "Cookie-cutter" houses, a lack of sidewalks, a preponderance of hard surfaces, and the poor use of land were reasons given for not preferring image "J." Those that preferred the image without the street trees, worried that the trees would lift the sidewalks as they matured and block on-street parking.

GARAGE PLACEMENT

PREFERENCE TOTALS	
Image "V"	82%
Image "H"	18%
No preference	0%



Image "V"



Image "H"

PARTICIPANT QUOTES

"Garages are in the back"

"Less cluttered looking"

"Better curb appeal"

"Balanced architectural detail"

"Less balance in scale"

"Garages are detrimental to design"

"Light pollution from cars to townhouses facing the street"

Participants were shown two slides relating to garage placement and asked whether they preferred developments with garage doors to the rear of the homes or street-facing garage doors. Generally, participants preferred designs with alley-loaded garages in the rear of the houses rather than homes with street-facing garage doors located in the front of the house. They felt the image with the alley loaded garages had better "curb appeal", provided more privacy, and safer access to streets. The sidewalks also made the neighborhood feel more friendly and accessible. Those who preferred image "H", with the garages in the front felt that it was more "traditional," more similar to single-family homes, and liked the fact that the garage was accessed from the front of the home.

GARAGE PLACEMENT

PREFERENCE TOTALS

Image "D"	27%
Image "U"	63%
Image "AA"	0%



Image "D"

PARTICIPANT QUOTES

- "Gives you a sense of privacy"
- "Less emphasis on the garage"
- "The location of the front entrance and garage is better"



Image "U"

- "The front door defines the character of who lives there"
- "Focus is on the home as a living space"
- "More of a community look and appeal"



Image "AA"

- "Looks like storage units"
- "There's an abundance of cement"
- "Too much emphasis on the garage"

Between three images with garages in the front of the house, the majority of participants preferred the garage to be even with the front façade (Image "D") or behind the front façade plane (Image "U"), rather than in front of the home's façade (Image "AA"). With respect to the "garage-forward" design shown in Image "AA", participants felt the garage dominated the view, and took away the focus on the home as a living space, and resulted in with less of a community look and lessened appeal.

PART 4: APPENDICES

APPENDIX A: CITIZEN PREFERENCE SURVEY RESULTS

GRADING

PREFERENCE TOTALS	
Image "O"	100%
Image "T"	0%
No preference	0%



Image "O"



Image "T"

PARTICIPANT QUOTES

"Looks like a very established street"

"Protected, natural feel"

"More contours and character"

"Clear cutting destroys more natural habitat"

"Stark"

"Unnatural"

Participants overwhelmingly (100%) preferred the subdivision that was developed in concert with the natural terrain as opposed to mass grading. They liked that the development contoured with the land, appeared more natural looking, and appeared more established than housing which was built on land that had been unnaturally flattened via common mass-grading practices. They felt that the "stark", "unnatural" "clear-cutting" of the land destroyed the natural habitat and character of the land and development.

BUILDING ORIENTATION

PREFERENCE TOTALS

Image "A"	27%
Image "N"	73%
No preference	0%



Image "A"



Image "N"

PARTICIPANT QUOTES

- "Modern looking, artistic appeal"**
- "New structure built adjoining older property"**
- "High-rise, glitzy architecture"**
- "Over-powering to the surrounding environment"**

- "Nicely designed, traditional touches"**
- "Fits better into the existing area"**
- "Creates vertical space without imposing itself"**

The majority of participants preferred a building with individual vertically-oriented windows (Image "N") to one with horizontally-oriented glass window bands (Image "A"). They felt the building in Image N was less expansive, had a softer feel, was more traditionally designed, and created vertical space without imposing itself as much as the other building. The building with horizontal window bands was viewed as too sterile, had a modern "glitzy" architecture, and was overpowering to the surrounding environment. The 27% that preferred the horizontal building, however, liked the more modern, artistic appeal of the building and the way it interacted with the adjoining, older property.

RECENT DEVELOPMENT



(Note: This is an image of Vermillion, a mixed-use neo-traditional development in Huntersville, NC. The image shows attached residential and live/work units in the foreground).

PARTICIPANT QUOTES

“Creates a ‘village’ type feeling”

“Would be good for small, individual businesses that are not obtrusive to the neighborhood concept”

“Promotes better land use—walkability vs. vehicle miles traveled”

“Reminds me of the neighborhoods I knew growing up in a different part of the country”

Participants liked the live-work and multi-use aspect of the development, as well as the fact that the development promotes more-efficient land use. Several participants also thought this would be particularly beneficial for individual businesses in the area and that the businesses would blend in well with the surrounding residential development. They felt the “village” feeling is warm, inviting, and evokes a strong feeling of “community,” and the porch was mentioned as being particularly helpful in evoking these feelings. The “bland” uniformity of the buildings and townhouses was the major critique of the participants. One participant wanted to see more open space, more trees and more character to the development.

TREE PROTECTION

PREFERENCE TOTALS	
Image "Z"	55%
Image "I"	45%
No preference	0%



Image "Z"



Image "I"

PARTICIPANT QUOTES

"Like natural landscape uses"

"Existing vegetation is always better when possible"

"More finished looking and more organic"

"New plantings will look much better 15 years down the road"

"Allows for more appealing landscape"

"Aesthetic design in concert with building appearance"

Participants were split as to whether they preferred standards that require developers to keep as much of the existing tree cover as possible or development that simply includes new landscaping. The 45% of participants who preferred new landscaping felt new plantings would allow for aesthetic design in concert with the new building appearance, as well as plantings that both enhance the building site and allow for more appealing landscape scenery. Those who preferred existing vegetation, felt that the destruction of the natural landscape was detrimental to the environment, and that it will take years before the landscaping makes it look like the building "belongs." One participant suggested that the ordinance allow for both options—standards that require new landscaping that fills in amongst existing trees.

FENCES



PARTICIPANT QUOTES

“Landscape is needed to hide fences”

“Shrubs and trees should be placed in front of fencing to enhance curb appeal”

“Always use vegetation to soften hard surfaces”

“Ugly, naked fence is a poor choice of design”

“It needs grassy planted area with low plantings next to the street.”

With this image, the primary concern of participants was the lack of landscaping in front the fence. The majority felt greenery and foliage could hide an ugly fence and cover up a poor choice of fence design, and that vegetation should always be used to soften hard surfaces.

FENCES

PREFERENCE TOTALS	
Image "K"	81%
Image "S"	9%
No preference	0%



Image "K"



Image "S"

PARTICIPANT QUOTES

- "Traditional, looks better"
- "Appropriate style and scale"
- "More 'private' feeling"

- "Chain link fence is never appropriate in the front"
- "Prison-like appearance"
- "Too institutional looking"

When comparing front yard fence opacity, participants overwhelmingly (81%) preferred a front yard picket fence to a chain-link fence, which was viewed as too institutional, unattractive, and with a "prison-like" appearance. The picket fence was viewed as more appropriate in style and scale, of higher quality, with a more "private" feeling. Participants who found the chain-link fence more appealing did not explain the reasoning behind the selection.

PART 4: APPENDICES

APPENDIX A: CITIZEN PREFERENCE SURVEY RESULTS

EXTERIOR LIGHTING

PREFERENCE TOTALS	
Image "R"	30%
Image "C"	70%
No preference	0%



Image "R"



Image "C"

PARTICIPANT QUOTES

"Add more lighting in return for safer environment"

"Harsh!"

"This might be an area that needs to be seen from a highway"

"Ambient, softer lighting"

"Less glare and more inviting"

"Less impact on residential neighborhoods"

With respect to exterior lighting, the majority of participants were concerned with glare and safety. While the majority did prefer a more ambient, softer lighting that would have less impact on residents and residential neighborhoods, many were also concerned that exterior lighting that was too dim would be unsafe for patrons and would not be visible from the highway. While the majority preferred image "C", many also felt that "maybe a little brighter [lighting] wouldn't hurt" the environment or residential surroundings.

FRONTING OPEN SPACE



PARTICIPANT QUOTES

- "Provides an attractive entry into the neighborhood"**
- "The landscaping is wonderful"**
- "I can visualize it being used as a common area for mingling and visiting"**
- "Although it's very manicured, it's really nice—a village green sort of look"**
- "It really divides the people on either side of the street"**

The majority of the participants liked the configuration of open space in this neighborhood setting, finding it appealing and useful for recreation. They felt it provided an attractive entry into the neighborhood, with wonderful landscaping and provided a "feeling of mutual setting" as well as a common area for mingling and visiting among neighbors. The variation in plantings and the street light were also seen as appealing. Some, however, expressed concern that the green space was artificial, too manicured, and not really useful at all. They also felt that, since it divided the road, it caused more impervious surfaces and separated the houses from the ones across the street. Some participants also expressed a desire for "strategically-placed" benches on the lawn.

PART 4: APPENDICES

APPENDIX A: CITIZEN PREFERENCE SURVEY RESULTS

MATERIALS

PREFERENCE TOTALS	
Image "Y"	10%
Image "E"	90%
No preference	0%



Image "Y"



Image "E"

PARTICIPANT QUOTES

"Looks cheaply made"

"Too square"

"Vinyl siding is ugly, though economic considerations may prohibit the brickwork"

"Facing property should be like face"

"Higher standards of development—more curb appeal"

Participants were also asked their opinion of three materials sets: a material change at the corner (Image "Y"), a 2-foot material return past the building's corner (not pictured), and no material change at the corner (Image "E"). The vast majority—90%—preferred the image that was all brick, with no material change at the corner. While they did find Image "E" to be more attractive and have better "curb appeal," many were also concerned with the economic costs associated with the brick work, and the higher standard of development.

BUILDING FACADES

PREFERENCE TOTALS	
Image "G"	100%
Image "X"	0%
No preference	0%



Image "G"



Image "X"

PARTICIPANT QUOTES

"Has more visual interest"
"Charming, inviting, projects individuality"
"Variation of composition—has a much more pleasant appearance"

"Horizontal eye-line"
"It is not attractive"
"Box-like appearance"

All participants—100%—preferred buildings that have facades with projections and recesses as opposed to buildings with flat facades and material changes alone. They felt the variation of composition provided relief with human scale, and more visual interest than did the flat roof, with a "horizontal eye-line." They found the detailing of the contoured façade to be more charming, pleasant, inviting, and projected individuality in a way that the "box-like appearance" of the flat façade does not.

TRANSITIONS



PARTICIPANT QUOTES

YES!

“Underground utilities”

“More appeal and better blending with residential uses”

“Respects the integrity of the residential development”

“Architectural softening of commercial building is appealing”

“Modern and more conducive to the neighborhood”

NO!

“Looks awful next to people’s homes”

“Looks boxy”

Participants overwhelmingly preferred the “YES” panel to the “NO” panel. Overall, they appreciated architectural design that softens the commercial buildings and respects the integrity of adjacent residential development with design and materials that are more congruent with residential uses. Underground utilities were also viewed favorably, as well as the lack of overhead street lights.

TRANSITIONS

PREFERENCE TOTALS	
Image "AB"	36%
Image "M"	45%
No preference	18%



Image "AB"



Image "M"

PARTICIPANT QUOTES

"A good multi-use transition—an attractive appearance without completely hiding the house"

"Good job of blending"

"Overwhelms existing homes"

"Respects the nature of the existing structures"

"Makes use of unused land"

"Better blending of uses"

"Cool looking residence"

Participants were split when given images with varying transitions. While a few participants were concerned that the nonresidential development in image "AB" was too high and overwhelmed the existing homes, 36% of participants felt that it was a good multi-use transition, enhanced the view, and blended in well with the surrounding environment. The 45% who found image "M" to be more appealing, felt that the development better respected the nature of the existing structures, made better use of unused land, and was better designed than the building in image "AB."

INFILL DEVELOPMENT



(Note: The closer building in the foreground is “infill”, or the newer construction in an established neighborhood).

PARTICIPANT QUOTES

“I like the matching styles and the attempt to fit into the existing neighborhood”

“Makes use of an area that might otherwise be a blighted area or deserted building”

“The infill sort of mimics the traditional structure, but doesn’t quite get there”

“Good use of land”

“Good use of blending, but the new building could better match the existing building”

When asked about infill development, most participants were concerned with how well the new development blends in with, and matches the surrounding development. While the participants appreciated the good use of land and the fact that the development makes use of an area that might otherwise be blighted or deserted, many felt the development looked too new and like a “cheap imitation” of the surrounding development. Others appreciated the uniformed height, the equal setback, the attempt to match the surrounding development and liked that the newer structure was more modern and more appealing.

FOUNDATIONS

PREFERENCE TOTALS	
Image "W"	100%
Image "B"	0%
No preference	0%



Image "W"



Image "B"

PARTICIPANT QUOTES

- "Works with existing terrain"**
- "Allows for more individuality"**
- "Looks sturdier and better built"**
- "Adds appearance of value and life expectancy to homes"**

- "Cheap looking and plain"**
- "Box-on-a-lot"**
- "Will the trees live?"**

All of the participants preferred the raised foundations in Image "W" to the slab foundations seen in Image "B." They found the raised foundations to have a more "grounded" feel, appeared sturdier and better built, provided "floor flexibility" and crawl space, and increased character interest through the foundation detail. They also felt the raised foundations added appearance of value and life expectancy to the homes. As with the grading, participants also appreciated that the development worked with the existing terrain and helped with drainage.

BIG BOX DEVELOPMENT

PREFERENCE TOTALS

Image "AC"	100%
Image "AD"	0%
No preference	0%



Image "AC"

"Would blend better in a traditional neighborhood"

"It utilizes the green landscaping to soften the rear appearance"

"Traditional, balanced, good scale, and good landscaping"



Image "AD"

"Massive looking"

"Looks like the monolith room '2001: Space Odyssey' by comparison"

"Overpowering"

All participants preferred the building designed to appear as a multi-use development to the standalone single-use "big-box" development. They felt the multi-use development fit better into the surrounding neighborhood, had a more traditional feel, and utilized green landscaping to soften the appearance and architectural lines. The stand alone big box development was "massive" in comparison, and though it was a nicely-designed building, there was too much "hardscape" overpowering the environment.

SHOPPING CENTER "OUTPARCELS"



PARTICIPANT QUOTES

"Prettier than your average shopping center"

"The architecture is well placed"

"Architecturally pleasing"

"Shrubbery might be too large"

"Would the vegetation be safe—as far as break-ins?"

The majority of participants found this image appealing. They thought the building had nice architecture, and was "prettier than your average shopping center." There was some concern, however, about a lack of directional signage, as well as landscaping upkeep. Several people felt the shrubs might be too large and might facilitate break-ins.

PART 4: APPENDICES

APPENDIX A: CITIZEN PREFERENCE SURVEY RESULTS

DUMPSTER SCREENING

PREFERENCE TOTALS

Image "L"	36%
Image "Q"	36%
No preference	27%



Image "L"



Image "Q"

PARTICIPANT QUOTES

"Less eye-catching, and less obviously a dumpster screen"

"Dumpsters don't need roofs"

"Neater appearance"

"Blends more with surroundings"

"Better screened—no reason why dumpster screens should be ugly"

Participants were split on what dumpster screening image they preferred (36% apiece), with 27% of participants having no preference between the two. Those that preferred image "L" liked that it was less eye-catching, had a neater appearance, and was less obviously a dumpster screen. Those who preferred image "Q", liked the landscaping around the dumpster better, and thought it blended in more with the surroundings.

LANDSCAPING

PREFERENCE TOTALS	
Image "V"	100%
Image "F"	0%
No preference	0%



Image "V"



Image "F"

PARTICIPANT QUOTES

"Warm, more inviting"

"Emphasis on vegetation is good"

"Enhances the appearance of the building making it more user-friendly"

"Too bare, looks cheap"

"Plain and cold"

"Too much pavement and no parking strips"

When asked to compare a commercial site with internal landscaping versus one with just streetscaping, participants overwhelmingly preferred the site with internal landscaping. They felt the landscaping enhanced the appearance of the building, created a more user-friendly building, and softened the lines of the building. The site without internal landscaping looked "too bare and cheap" with "too much pavement."

4.2 APPENDIX B: CITY PLAN AND GOAL COMPLIANCE MATRIX

The following matrix details the range of policies from the Land Use Plan for the High Point Area, the Growth Vision Statement, and the Core City Plan that are relevant to the city's development regulations. The information in the right column provides additional detail about how a particular goal, objective, or policy might be addressed through a code update.

LAND USE PLAN FOR THE HIGH POINT PLANNING AREA	
DESCRIPTION	POTENTIAL CODE REVISION
OBJECTIVES	
1. ENCOURAGE THE PRESERVATION OF EXISTING TREES ALONG THE CITY'S GATEWAY CORRIDORS AND WITHIN STREET RIGHTS-OF-WAY AND AREAS OF FOREST COVER	ESTABLISH A NEW ACCELERATED CREDIT SYSTEM FOR USE OF EXISTING TREES TO MEET LANDSCAPING REQUIREMENTS.
2. PROTECT AND PRESERVE ENVIRONMENTALLY SENSITIVE LOCATIONS INCLUDING DESIGNATED OPEN SPACE AND WATERSHED CRITICAL AREAS FROM INAPPROPRIATE DEVELOPMENT	ESTABLISH NEW REGULATIONS FOR OPEN SPACE SET-ASIDES FOR NEW DEVELOPMENT, INCLUDING SPECIFICATIONS FOR LOCATION, TYPE, AND USE; PROVIDE FOR PERVIOUS PARKING SURFACES IN APPROPRIATE AREAS; EXPLORE THE POTENTIAL FOR WIDER STREAM BUFFERS.
3. PROVIDE OPPORTUNITIES FOR AN ADEQUATE SUPPLY OF AFFORDABLE HOUSING AT APPROPRIATE LOCATIONS CONVENIENT TO EMPLOYMENT, SHOPPING AND SERVICE AREAS	ALLOW A WIDER VARIETY OF RESIDENTIAL USE TYPES (INCLUDING MULTI-FAMILY USES) WITHIN SOME RESIDENTIAL DISTRICTS, AND EASE THE RESTRICTIONS ON RESIDENTIAL DEVELOPMENT WITHIN NONRESIDENTIAL ZONING DISTRICTS. ALLOW ACCESSORY DWELLING UNITS IN MOST RESIDENTIAL DISTRICTS. ESTABLISH A NEW MIXED-USE ZONING DISTRICTS.
4. PROTECT THE CITY'S OLDER, ESTABLISHED NEIGHBORHOODS, AND PROMOTE THEIR REVITALIZATION THROUGH NEEDED INFRASTRUCTURE IMPROVEMENTS AND NEW RESIDENTIAL INVESTMENT	PREPARE NEIGHBORHOOD COMPATIBILITY STANDARDS TO PROTECT RESIDENTIAL NEIGHBORHOODS FROM INCOMPATIBLE DEVELOPMENT; INCLUDE NEW RESIDENTIAL INFILL DESIGN STANDARDS TO ADDRESS BUILDING DESIGN, ORIENTATION, SIZE, HEIGHT, AND COMPATIBILITY; ADD A NEIGHBORHOOD CONSERVATION OVERLAY DISTRICT FRAMEWORK TO FURTHER PROTECT NEIGHBORHOOD CHARACTER IN QUALIFYING AREAS.
5. MAINTAIN AN APPROPRIATE BALANCE BETWEEN THE SIZE, LOCATION AND DENSITY OF NEW DEVELOPMENT AND THE AVAILABILITY AND DEMANDS UPON THE PUBLIC SERVICES AND FACILITIES REQUIRED TO SERVE THAT DEVELOPMENT	ADD APPROPRIATE CRITERIA TO THE DEVELOPMENT REVIEW PROCEDURES TO ENSURE INFRASTRUCTURE IMPACT IS BEING CONSIDERED. CONSIDER REDUCTIONS OR WAIVERS FROM PUBLIC INFRASTRUCTURE REQUIREMENTS FOR REDEVELOPMENT OR INFILL IN TARGET AREAS.
7. EVALUATE THE LOCATION AND ADEQUACY OF EXISTING AND PROPOSED PARKS AND RECREATIONAL FACILITIES WHEN CONSIDERING NEW DEVELOPMENT	
8. STIMULATE MORE EFFICIENT USE OF THE CITY'S LAND RESOURCES BY ENCOURAGING INFILL, MIXED-USE, CLUSTER DEVELOPMENT AND HIGHER RESIDENTIAL DENSITIES AT APPROPRIATE LOCATIONS	ESTABLISH ONE OR MORE MIXED-USE DISTRICTS THAT INCENTIVIZE HIGHER-DENSITY DEVELOPMENT IN APPROPRIATE LOCATIONS; ALLOW DENSITY BONUSES FOR PREFERRED DEVELOPMENT FORMS OR IN PREFERRED LOCATIONS; INCLUDE A CONSERVATION SUBDIVISION PROVISION THAT ALLOWS FOR REDUCED LOT SIZES AND RETENTION OF EXTRA OPEN SPACE; MODERNIZE PLANNED DEVELOPMENT REGULATIONS TO MAKE DEVELOPMENT MEETING CITY EXPECTATIONS EASIER TO REALIZE.
9. WHERE FEASIBLE AND APPROPRIATE, PROVIDE A TRANSITION IN LAND USES BETWEEN MORE AND LESS INTENSIVE LAND USES	ADD TRANSITIONAL CRITERIA TO REZONING APPROVAL CRITERIA; INCLUDE LAND USE TRANSITIONS STANDARDS WITHIN PLANNED DEVELOPMENT REGULATIONS; UTILIZE NEIGHBORHOOD COMPATIBILITY DESIGN STANDARDS TO ADDRESS COMPATIBILITY ISSUES IN CASES WHERE REZONINGS ARE NOT REQUIRED.
10. TARGET APPROPRIATE ESTABLISHED NEIGHBORHOODS AND AREAS ADJOINING THE CENTRAL BUSINESS DISTRICT AND INDUSTRIAL LOCATIONS FOR CONSERVATION AND REVITALIZATION ACTIVITIES INCLUDING PUBLIC AND PRIVATE INVESTMENT	BROADEN THE RANGE OF ALLOWABLE USES AND EASE DIMENSIONAL REQUIREMENTS FOR PREFERRED FORMS OF DEVELOPMENT IN TARGET REDEVELOPMENT AREAS; ADOPT A CONSERVATION OVERLAY FRAMEWORK FOR USE IN AREAS NEEDING PROTECTION.
11. ENHANCE THE AESTHETIC APPEARANCE OF HIGH POINT BY PRESERVING THE SCENIC QUALITY OF ITS MAJOR GATEWAY STREETS AND TRAVEL CORRIDORS AND BY	INTEGRATE DESIGN STANDARDS BASED ON CURRENT BEST PRACTICES; REVISE AND MODERNIZE THE COMMERCIAL DISTRICTS TO INCLUDE BASIC DESIGN STANDARDS TO ADDRESS SIZE OF STRUCTURES,

PART 4: APPENDICES

APPENDIX B: CITY PLAN AND GOAL COMPLIANCE MATRIX

LAND USE PLAN FOR THE HIGH POINT PLANNING AREA	
DESCRIPTION	POTENTIAL CODE REVISION
PROVIDING APPROPRIATE LANDSCAPED BUFFERS AND TRANSITIONAL USES BETWEEN LOW AND HIGH-INTENSITY LAND USES	ARCHITECTURAL COMPATIBILITY, LANDSCAPING, AND STREET ORIENTATION; UPGRADE MINIMUM DEVELOPMENT QUALITY STANDARDS RELATED TO LANDSCAPING, EXTERIOR LIGHTING, AND SITE LAYOUT.

GROWTH VISION STATEMENT	
DESCRIPTION	POTENTIAL CODE REVISION
GOAL 1: PRESERVE AND ENHANCE HIGH POINT'S MOST IMPORTANT NATURAL AND CULTURAL RESOURCES	
OBJECTIVE 1A: PRESERVE AND LINK OPEN SPACES WHERE OPPORTUNITIES EXIST, AND LEVERAGE THEM AS COMMUNITY AND ECONOMIC ASSETS	INSTITUTE NEW OPEN SPACE SET-ASIDE AND GREENWAY REQUIREMENTS FOR ALL DEVELOPMENT – ALLOW PEDESTRIAN FEATURES TO QUALIFY IN URBAN AREAS; INCLUDE CRITERIA FOR WHAT AREAS SHOULD BE SET ASIDE DURING THE DEVELOPMENT PROCESS.
OBJECTIVE 1B: PRESERVE AND LINK ENVIRONMENTALLY SENSITIVE LANDS SUCH AS FLOODPLAINS, WETLANDS, AND STEEP SLOPES	
OBJECTIVE 1C: PROTECT THE CITY'S WATER SUPPLY THROUGH COMPATIBLE USE AND DESIGN INNOVATIONS, AND MINIMIZING DISTURBANCE OF LAND	MAINTAIN CONSISTENCY WITH STATE WATERSHED REQUIREMENTS, BUT AUGMENT STREAM BUFFER WIDTHS, INCLUDE INCENTIVES FOR PRESERVATION OF EXISTING TREES, AND ALLOW INNOVATIVE BMPS (E.G. RAIN GARDENS, LEVEL SPREADERS, ETC.) TO QUALIFY AS STORMWATER MANAGEMENT DEVICES.
OBJECTIVE 1D: PRESERVE AND REVITALIZE KEY HISTORIC LANDMARKS AND UNIQUE AREAS IN HIGH POINT	REVIEW THE CURRENT COA REVIEW PROCESS AND STANDARDS FOR BETTER CONSISTENCY WITH BEST PRACTICES IN PRESERVATION.
OBJECTIVE 1E: EXPLORE A VARIETY OF REGULATORY TOOLS TO PRESERVE BOTH COMMERCIAL AND RESIDENTIAL HISTORIC AREAS MERITING SUCH PROTECTION	REVIEW THE CURRENT HISTORIC DISTRICT PROVISIONS AND CERTIFICATE OF APPROPRIATENESS PROCEDURE TO ENSURE MAXIMUM EFFICIENCY.
OBJECTIVE 1F: ENCOURAGE PRIVATE SECTOR EFFORTS TOWARD NATURAL AND CULTURAL RESOURCE CONSERVATION BY CREATING INCENTIVES AND SECURING FUNDING SOURCES	SUPPLEMENT OPEN-SPACE SET-ASIDE STANDARDS WITH LOCATIONAL CRITERIA FOR "SAVE" AREAS; CREDIT OPEN SPACE AND TREE SAVE AREAS TOWARDS OTHER CODE REQUIREMENTS.
OBJECTIVE 1G: PROMOTE DEVELOPMENT AND INFRASTRUCTURE THAT REFLECTS AND REINFORCES HIGH POINT'S CULTURE AND HISTORY	REVIEW THE RANGE OF ALLOWABLE USES TO ENSURE CREATION OF PREFERRED DEVELOPMENT IS AS EASY AS POSSIBLE.
GOAL 2: IMPROVE HIGH POINT'S OLDER URBAN NEIGHBORHOODS, WHILE ENSURING BETTER FUTURE NEIGHBORHOODS	
OBJECTIVE 2B: STABILIZE OLDER NEIGHBORHOODS BY OFFERING A RANGE OF NEW HOUSING TYPES, COST RANGES, AND BOTH RENTAL AND PURCHASE OPTIONS, WITH AN EMPHASIS ON AFFORDABLE HOUSING AND NEIGHBORHOOD CHARACTER	BROADEN THE RANGE OF ALLOWABLE RESIDENTIAL USE TYPES; EASE DIMENSIONAL REQUIREMENTS CONTRIBUTING TO NONCONFORMING STATUS; ALLOW ACCESSORY DWELLING UNITS; ADOPT INFILL AND TRANSITIONAL STANDARDS TO PROTECT THE CHARACTER IN ESTABLISHED AREAS.
OBJECTIVE 2D: DEVELOP AN EXTENSIVE NETWORK OF SIDEWALKS THROUGHOUT ALL NEIGHBORHOODS, AND PROVIDE GREENWAYS WHERE OPPORTUNITIES EXIST	ESTABLISH SIDEWALK PROVISION STANDARDS FOR NEW DEVELOPMENT/REDEVELOPMENT THAT ENSURE CONNECTION TO EXISTING SIDEWALK SYSTEMS; ALLOW GREENWAYS TO SUBSTITUTE FOR SIDEWALKS (WHERE APPROPRIATE) AND CREDIT GREENWAYS TOWARDS OPEN SPACE REQUIREMENTS.
OBJECTIVE 2E: PROVIDE RETAIL, SERVICE AND DINING OPPORTUNITIES WITHIN A WALKABLE DISTANCE TO MOST RESIDENTS	DEVELOP MIXED-USE STANDARDS, DESIGN GUIDELINES; REVISE AND MODERNIZE THE COMMERCIAL DISTRICTS TO INCLUDE SOME BASIC DESIGN STANDARDS TO ADDRESS SIZE OF STRUCTURES, ARCHITECTURAL COMPATIBILITY, LANDSCAPING, LIMITATIONS ON FIRST-FLOOR RESIDENTIAL USES, INCIDENTAL RESIDENTIAL DEVELOPMENT ON UPPER STORIES, AND STREET ORIENTATION APPROPRIATE FOR AN URBAN, WALKABLE CONTEXT; INCLUDE MINIMUM PEDESTRIAN CIRCULATION STANDARDS FOR NEW DEVELOPMENT.

GROWTH VISION STATEMENT	
DESCRIPTION	POTENTIAL CODE REVISION
OBJECTIVE 2F: PURSUE MEASURES TO INCREASE SECURITY AND THE PERCEPTION OF SAFETY IN NEIGHBORHOODS WHERE CRIME IS AN ISSUE	ESTABLISH ON-SITE EXTERIOR LIGHTING PROVISIONS FOR NEW DEVELOPMENT/REDEVELOPMENT AND CONSIDER INTEGRATING CPTED PROVISIONS, WHERE APPROPRIATE.
OBJECTIVE 2G: PLAN NEW NEIGHBORHOODS BASED ON THE PRINCIPLES OF DISCERNABLE BOUNDARIES, VARIED HOUSING TYPE OPTIONS, BOTH OLDER AND NEW HOUSING, MIXED-USE NEIGHBORHOOD CENTERS, CONVENIENT PARKS AND RECREATION FACILITIES, SUFFICIENT AND WELL-MAINTAINED SIDEWALKS AND INFRASTRUCTURE, AND RESPECT FOR THE NEIGHBORHOOD'S ARCHITECTURAL CHARACTER	ENSURE PLANNED DEVELOPMENT AND SUBDIVISION REGULATIONS REQUIRE APPROPRIATE DEVELOPMENT FORMS.
OBJECTIVE 2H: REDIRECT A PORTION OF HIGH POINT'S FUTURE RESIDENTIAL GROWTH TO THE CORE CITY TO REVITALIZE THE AREA	PROVIDE INCENTIVES FOR NEW RESIDENTIAL DEVELOPMENT WITHIN THE CORE CITY AREA; ALLOW MIXED-USE DEVELOPMENT.
GOAL 3: CREATE MORE MIXED-USE AREAS, WHILE REINFORCING EXISTING ONES, TO MINIMIZE TRAFFIC, MAXIMIZE THE UTILIZATION OF INFRASTRUCTURE, AND SO PEOPLE CAN LIVE, WORK, AND PLAY IN ONE LOCATION	
OBJECTIVE 3A: REVITALIZE AND EXPAND MIXED-USE AREAS THROUGH BUILDING REHABILITATIONS AND NEW INFILL DEVELOPMENT	ENSURE DISTRICT REGULATIONS SUPPORT MIXED-USE INFILL.
OBJECTIVE 3B: ESTABLISH NEW OR REDEVELOPED MIXED-USE AREAS AT KEY INTERSECTIONS WHERE SUITABLE LAND USE AND DEVELOPMENT PATTERNS EXIST	ESTABLISH NEW MIXED-USE DISTRICTS, AND CONSIDER PRE-DESIGNATING APPROPRIATE AREAS WITH MIXED-USE DISTRICT CLASSIFICATIONS.
OBJECTIVE 3C: ATTRACT COMMERCIAL TENANTS THAT WILL OFFER DAILY GOODS AND SERVICES TO NEARBY NEIGHBORHOODS	CONSIDER INCENTIVES FOR RESIDENT-SERVING BUSINESSES (E.G., PARKING REDUCTIONS, INCREASED SIGN AREA, ETC.).
OBJECTIVE 3D: INCLUDE HIGH-DENSITY RESIDENTIAL DEVELOPMENT AS A COMPONENT OF EXISTING AND NEW MIXED-USE AREAS FOR THE PURPOSES OF UTILIZING LAND EFFICIENTLY, PAIRING PEOPLE WITH CONVENIENT GOODS AND SERVICES, SUPPORTING THE COMMERCIAL USES, AND MINIMIZING TRAFFIC	ESTABLISH MINIMUM THRESHOLDS FOR PROVISION OF RESIDENTIAL DWELLING UNITS AS PART OF MIXED-USE DEVELOPMENT/REDEVELOPMENT.
OBJECTIVE 3E: APPLY DEVELOPMENT STANDARDS TO ENSURE THAT MIXED-USE AREAS ARE HUMAN SCALED, PEDESTRIAN FRIENDLY, AND PHYSICALLY INTEGRATED THROUGH MIXED-USE BUILDINGS AND BUILDINGS THAT FRONT ONTO STREETS RATHER THAN LARGE PARKING LOTS THAT SEPARATE BUILDINGS AND THEIR USES	INCORPORATE DESIGN STANDARDS FOR MIXED-USE DEVELOPMENT/REDEVELOPMENT.
OBJECTIVE 3F: ENCOURAGE MIXED USE CENTERS AS AN ALTERNATIVE TO "STRIP COMMERCIAL" CORRIDORS THAT WOULD USE LAND INEFFICIENTLY, GENERATE UNNECESSARY TRAFFIC, AND CREATE TRAFFIC CONGESTION AND SAFETY CHALLENGES BECAUSE OF FREQUENT DRIVEWAYS AND THEIR ASSOCIATED TURNING MOVEMENTS	ESTABLISH A NEW MIXED-USE BASE DISTRICT FOR USE THROUGHOUT THE CITY. ADDRESS LIMITATIONS IN THE USE SCHEDULE WITH RESPECT TO THE RANGE OF ALLOWABLE RESIDENTIAL USE TYPES, THE ACCOMMODATION OF RESIDENTIAL USES WITHIN NONRESIDENTIAL DISTRICTS, THE INABILITY TO ACCOMMODATE SMALL-SCALE, NEIGHBORHOOD-SERVING RETAIL AND SERVICE USES IN THE RESIDENTIAL DISTRICTS, AND THE LACK OF MIXED-USE ALTERNATIVES IN THE BUSINESS DISTRICTS. EXPAND THE RANGE OF ALLOWABLE RESIDENTIAL USES THAT CAN BE ACCOMMODATED WITHIN TRADITIONAL SINGLE-FAMILY NEIGHBORHOOD SETTINGS (E.G., MANSION APARTMENTS, LIVE/WORK UNITS, AND TWO-TO-FOUR-FAMILY DWELLINGS). IN THE HIGHER-DENSITY BASE RESIDENTIAL DISTRICTS. ALLOW FOR LIMITED NEIGHBORHOOD-SERVING RETAIL AND SERVICE USES. ALLOW FOR RESIDENTIAL USES WITHIN NONRESIDENTIAL DISTRICTS ON A "BY-RIGHT" BASIS.
GOAL 4: MAKE DOWNTOWN HIGH POINT AND ITS ENVIRONS A VIBRANT, DIVERSE AND MIXED-USE ENVIRONMENT	
OBJECTIVE 4B: AS A SUPPLEMENT OR ALTERNATIVE TO THE EXISTING DOWNTOWN CORE, DEVELOP NORTH MAIN BETWEEN APPROXIMATELY THE MAIN LIBRARY AND EASTCHESTER AS "UPTOWN" TO FUNCTION AS A	REVIEW THE CURRENT MAIN STREET DISTRICT FOR CONSISTENCY WITH BALANCE OF NEW ORDINANCE.

PART 4: APPENDICES

APPENDIX B: CITY PLAN AND GOAL COMPLIANCE MATRIX

GROWTH VISION STATEMENT	
DESCRIPTION	POTENTIAL CODE REVISION
TRADITIONAL DOWNTOWN	
OBJECTIVE 4C: MAKE THE HIGH POINT MARKET MORE COMPETITIVE BY ENHANCING PEDESTRIAN ACCESS, TRANSIT AND OTHER SERVICES TO THE SHOWROOMS	ADOPT COMMUNITY FORM STANDARDS FOR NEW DEVELOPMENT/REDEVELOPMENT.
OBJECTIVE 4D: ESTABLISH MORE RETAIL SHOPS, SERVICES, RESTAURANTS, AND ENTERTAINMENT THROUGH ZONING AND/OR INCENTIVES	ENSURE ZONING DISTRICTS ALLOW DESIRED USES; ADD INCENTIVES FOR PREFERRED DEVELOPMENT (E.G., ADDITIONAL DENSITY OR INTENSITY, ADDITIONAL HEIGHT, ETC.).
OBJECTIVE 4E: CREATE MORE RENTAL AND FOR-PURCHASE HOUSING, BOTH AS NEW DEVELOPMENT AND WITHIN EXISTING OLDER BUILDINGS	ENSURE ADEQUATE INCENTIVES FOR DIFFERENT FORMS OF RESIDENTIAL USE TYPE, INCLUDING ACCESSORY UNITS.
OBJECTIVE 4F: INTRODUCE NEW USES AND CREATIVE INDUSTRIES, INCLUDING ARTIST STUDIOS AND LIVING SPACE, SMALL BUSINESS INCUBATORS, AND LIVE/WORK UNITS, AND SUPPORT THEM THROUGH ZONING	MODERNIZE THE ZONING DISTRICTS AND USES.
OBJECTIVE 4G: IMPROVE DOWNTOWN HIGH POINT'S STREETSAPES BY PROVIDING BUILDINGS WITH HUMAN-SCALED FACADES AND GROUND FLOOR TRANSPARENCY, AND STREETScape FURNISHINGS THAT ARE ATTRACTIVE, FUNCTIONAL, WELL-LOCATED AND HUMAN-SCALED	ADD MINIMUM DESIGN STANDARDS FOR DEVELOPMENT/REDEVELOPMENT WITHIN THE DOWNTOWN.
OBJECTIVE 4H: CREATE PUBLIC SPACES WITH A VARIETY OF SCALES, DESIGNS AND FUNCTIONS, AND COUPLE THEM WITH USES THAT WILL HELP TO ACTIVATE THEM, SUCH AS CIVIC USES, RETAIL AND HOUSING	SUPPLEMENT THE CODE WITH OPEN SPACE STANDARDS THAT ALLOW PUBLIC GATHERING AREAS AND PEDESTRIAN FEATURES TO BE CREDITED TOWARDS OPEN SPACE STANDARDS IN URBAN AREAS.
GOAL 5: BALANCE THE EFFICIENT MOVEMENT OF VEHICLES WITH THE NEEDS OF PEDESTRIANS, ALTERNATIVE TRANSIT MODES, AND AESTHETIC QUALITY	
OBJECTIVE 5A: TRANSFORM MAJOR THOROUGHFARES FROM BARRIERS INTO ATTRACTIVE AND USER-FRIENDLY CORRIDORS THAT PULL AREAS TOGETHER THROUGH BOULEVARD TREATMENTS SUCH AS LANDSCAPED MEDIANS AND CROSSWALKS	ENSURE THE SUBDIVISION REGULATIONS ADDRESS PEDESTRIAN CONNECTION; ESTABLISH COMMUNITY FORM STANDARDS TO ADDRESS PEDESTRIAN CIRCULATION
OBJECTIVE 5B: FOCUS PARTICULAR ATTENTION ON THE APPEARANCE OF KEY GATEWAYS INTO HIGH POINT TO CONVEY TO VISITORS A POSITIVE FIRST AND LAST IMPRESSION OF THE COMMUNITY	BROADEN THE SCENIC CORRIDOR OVERLAY TO AREAS BEYOND EASTCHESTER DRIVE.
OBJECTIVE 5D: DEVELOP NEW STREETS AND RETROFIT EXISTING STREETS IN ACCORDANCE WITH DESIGN STANDARDS INTENDED TO BALANCE EFFICIENT VEHICULAR FLOW WITH OTHER PLANNING OBJECTIVES, SUCH AS CREATING PEDESTRIAN-FRIENDLY ENVIRONMENTS	INCLUDE COMMUNITY FORM STANDARDS THAT ADDRESS TRAFFIC CALMING, ALLEYS, AND SIDEWALKS.
OBJECTIVE 5EE: REQUIRE THAT STREET SYSTEMS CONNECT WITH ONE ANOTHER WHENEVER POSSIBLE TO MOVE ALL MODES OF TRAFFIC EFFICIENTLY, TO AVOID CONGESTION ALONG KEY CORRIDORS, TO IMPROVE TRAFFIC AND PEDESTRIAN SAFETY, AND TO ENHANCE EMERGENCY MANAGEMENT ACCESS	INCORPORATE NEW STREET CONNECTIVITY INDEX PROVISIONS AND STREET STUB STANDARDS.
OBJECTIVE 5G: AS AN ALTERNATIVE MEANS OF TRANSPORTATION, EXPAND THE GREENWAY SYSTEM AND ADD BIKE LANES TO KEY ROADS LINKING ACTIVITY CENTERS AND IMPORTANT DESTINATIONS	ADD COMMUNITY FORM STANDARDS THAT ALLOW GREENWAYS TO BE CREDITED TOWARDS SIDEWALK REQUIREMENTS.
OBJECTIVE 5H: LIMIT EXTREMELY LARGE-SCALED STORES—"BIG BOX RETAIL"—TO KEY STREET INTERSECTIONS TO BEST ACCOMMODATE THEIR POTENTIALLY HIGH TRAFFIC VOLUMES	ESTABLISH NEW DESIGN STANDARDS FOR LARGE FORMAT RETAIL BUILDINGS.
GOAL 6: KEEP HIGH POINT'S ECONOMY STRONG AND MAKE IT MORE DIVERSIFIED	
OBJECTIVE 6B: GIVEN THE DIRECT ECONOMIC BENEFITS DERIVED FROM THE HIGH POINT MARKET, AS WELL AS THE	ENSURE THE NEW DEVELOPMENT ORDINANCE SUPPORTS THE FURNITURE MARKET AND RELATED BUSINESSES

GROWTH VISION STATEMENT	
DESCRIPTION	POTENTIAL CODE REVISION
INVALUABLE INTERNATIONAL RECOGNITION IT BRINGS TO THE COMMUNITY, CONTINUE EFFORTS TO SUSTAIN, PROMOTE AND SUPPORT THE HIGH POINT MARKET	
OBJECTIVE 6F: PRIORITIZE MEASURES TO ENHANCE HIGH POINT'S OVERALL QUALITY OF LIFE TO RETAIN AND EXPAND EXISTING INDUSTRIES AND TO ATTRACT NEW ONES	ADD NEW ENVIRONMENTAL AND QUALITY OF LIFE PROVISIONS LIKE ENVIRONMENTAL PROTECTION AND DESIGN STANDARDS.

CORE CITY PLAN	
DESCRIPTION	POTENTIAL CODE REVISION
DISTRICTS & CORRIDORS	
SHOWROOM DISTRICT - SHOULD PROTECT THE ECONOMIC VITALITY OF THE FURNITURE SHOWROOMS	EXAMINE THE CB DISTRICT TO ENSURE IT ADDRESSES SHOWROOMS APPROPRIATELY
DOWNTOWN MIXED-USE DISTRICT - SHOULD FUNCTION MORE LIKE A CONVENTIONAL DOWNTOWN, WITH A MIXTURE OF USES, AND AVOID BECOMING A SINGLE-USE AREA LACKING AROUND-THE-CLOCK VITALITY, BUT PERMIT EXISTING SHOWROOMS TO CONTINUE	CONSIDER DESIGN STANDARDS FOR NEW BUILDINGS IN THE CB DISTRICT TO ADDRESS PEDESTRIAN ORIENTATION AND HUMAN-SCALE FAÇADE TREATMENTS.
MEDICAL DISTRICT - SHOULD ACCOMMODATE THE EXISTENCE AND FUTURE GROWTH OF THE HOSPITAL-ANCHORED MEDICAL DISTRICT WITH A CAMPUS-LIKE INWARD ORIENTATION, LESS FOCUS ON STREETS, MORE FOCUS ON FORMAL OPEN SPACES, AND EDGES THAT PROJECT AN ATTRACTIVE FACE TO THE REST OF THE COMMUNITY	ESTABLISH A SINGLE INSTITUTIONAL DISTRICT THAT REQUIRES INITIAL PREPARATION AND ADOPTION OF A MASTER PLAN FOR THE DEVELOPMENT WITHIN THE DISTRICT – THEN ALLOW NEW DEVELOPMENT TO BE REVIEWED AND APPROVED ADMINISTRATIVELY IF IT IS CONSISTENT WITH THE MASTER PLAN. PROMOTE CAMPUS-STYLE DEVELOPMENT IN LOW-TO-MID-RISE BUILDINGS WITH EMPHASIS ON SUFFICIENT TRANSITIONAL AND BORDER TREATMENTS ALONG DISTRICT EDGES TO MAINTAIN COMPATIBILITY WITH, OR EFFECTIVELY BUFFER, ADJACENT DEVELOPMENT.
HIGH POINT UNIVERSITY DISTRICT - SHOULD ACCOMMODATE THE EXISTENCE AND FUTURE GROWTH OF THE UNIVERSITY WITH A CAMPUS-LIKE INWARD ORIENTATION, LESS FOCUS ON STREETS, MORE FOCUS ON FORMAL OPEN SPACES, AND EDGES THAT PROJECT AN ATTRACTIVE FACE TO THE REST OF THE COMMUNITY	
GUILFORD TECHNICAL COMMUNITY COLLEGE DISTRICT - SHOULD ACCOMMODATE THE EXISTENCE AND FUTURE GROWTH OF GTCC WITH A CAMPUS-LIKE INWARD ORIENTATION, LESS FOCUS ON STREETS, MORE FOCUS ON FORMAL OPEN SPACES, AND EDGES THAT PROJECT AN ATTRACTIVE FACE TO THE REST OF THE COMMUNITY	
MIXED-USE CENTERS (GENERAL) - SHOULD CREATE DIVERSE, MIXED-USE AREAS WHERE PEOPLE CAN WORK, SHOP AND PLAY, AND FOR HIGH-DENSITY HOUSING SO RESIDENTS CAN EASILY ACCESS GOODS AND SERVICES.	ENSURE NEW DEVELOPMENT TAKES PLACE IN ACCORDANCE WITH THE APPROPRIATE SUB-AREA PLANS LISTED IN THE CORE CITY PLAN.
NORTH MAIN/UPTOWN MIXED-USE CORRIDOR - SHOULD REINFORCE THE CORE CITY'S EXISTING COMMERCIAL SPINE ALONG MAIN STREET, WITH ADDITIONAL COMPATIBLE USES (INCLUDING OFFICES, HIGH-DENSITY HOUSING, AND INSTITUTIONAL USES)	ENCOURAGE MORE MIXED-USES AND RESIDENTIAL DEVELOPMENT, NEW DESIGN STANDARDS TO ADDRESS PEDESTRIAN ORIENTATION, AND PROMOTE DEVELOPMENT FORMS THAT WILL CREATE "ACTIVITY NODES" ALONG THE CORRIDOR
SOUTH MAIN MIXED-USE CORRIDOR - SHOULD REINFORCE THE CORE CITY'S EXISTING COMMERCIAL SPINE ALONG MAIN STREET, WITH ADDITIONAL COMPATIBLE USES (INCLUDING OFFICES, HIGH-DENSITY HOUSING, AND INSTITUTIONAL USES)	
INDUSTRIAL DISTRICT - SHOULD PROTECT THE EXISTENCE AND FUTURE GROWTH OF INDUSTRIES, AS INDUSTRIAL PARKS	ENHANCE OVERALL APPEARANCE AND IMAGE USING DESIGN GUIDELINES TO LIMIT USE OF CHAIN LINK, SCREEN SURFACE PARKING AND SERVICE ACTIVITIES, PROMOTE USE OF HIGH-QUALITY MATERIALS, EMPHASIS ON ENTRY FEATURES, AND
TWO DISTRICTS: RAIL-ORIENTED DISTRICT AND NON-RAIL-	

PART 4: APPENDICES

APPENDIX B: CITY PLAN AND GOAL COMPLIANCE MATRIX

CORE CITY PLAN	
DESCRIPTION	POTENTIAL CODE REVISION
ORIENTED	RELOCATE OVERHEAD UTILITIES WHERE PRACTICAL.
RESIDENTIAL DISTRICTS - SHOULD PROTECT AND ENHANCE THE QUALITIES OF NEIGHBORHOODS BY ALLOWING FOR A RANGE OF HOUSING TYPES (SINGLE-FAMILY, MULTIFAMILY, TOWNHOUSES) AT HIGH TO MODERATE DENSITIES (WITH HIGHER DENSITY HOUSING LOCATED NEAR MIXED-USE CENTERS, DOWNTOWN, PARKS, AND KEY STREET CORRIDORS), SMALL-SCALE NEIGHBORHOOD COMMERCIAL USES AT KEY INTERSECTIONS (WITH PARKING LOCATED BEHIND BUILDINGS), PARKS AND INSTITUTIONAL USES, AND COMPATIBILITY PROVIDED THROUGH DESIGN STANDARDS	REVISE THE CURRENT RESIDENTIAL DISTRICTS TO ALLOW A BROADER ARRAY OF USE TYPES (INCLUDING ACCESSORY DWELLINGS), EASE DIMENSIONAL REQUIREMENTS IN FAVOR OF CONTEXTUAL STANDARDS, ALLOW SMALL-SCALE RESIDENT-SERVING COMMERCIAL IN STRATEGIC LOCATIONS, ADOPT NEW MINIMUM DESIGN STANDARDS TO PROMOTE COMPATIBILITY, INCLUDE NEW COMMUNITY FORM STANDARDS TO HELP ESTABLISH SIDEWALKS, STREET TREES, AND ENCOURAGE GREATER PEDESTRIAN ORIENTATION. UTILIZE NEW NEIGHBORHOOD COMPATIBILITY AND INFILL DESIGN STANDARDS TO HELP ENSURE NEW DEVELOPMENT REMAINS COMPATIBLE WITH EXISTING DEVELOPMENT. ESTABLISH A FRAMEWORK FOR NEIGHBORHOOD CONSERVATION OVERLAY DISTRICTS IN AREAS WHERE ESTABLISHED CHARACTER MAY BE IN JEOPARDY.
PUBLIC POLICY RECOMMENDATIONS	
RESIDENTIAL DEVELOPMENT	
REVISE DISTRICT SETBACK, LOT SIZE, FRONTAGE, AND LOT WIDTH REQUIREMENTS TO REFLECT PREVAILING TRADITIONAL PATTERNS OF OLDER NEIGHBORHOODS, DEVIATING FROM THE EXISTING PATTERN ONLY IF THE EFFECT OF CREATING NONCONFORMITIES IS OUTWEIGHED BY THE ADVANTAGES OF CHANGING THE PATTERN	UTILIZE CONTEXTUAL DIMENSIONAL STANDARDS WHERE APPROPRIATE.
REFORMULATE SETBACK REQUIREMENTS AS "BUILD-TO LINES" OR SET A LIMITED MAXIMUM-MINIMUM RANGE TO AVOID GAPS IN THE TRADITIONAL PATTERN AS PROPERTIES ARE DEVELOPED OR REDEVELOPED	USE AVERAGE FRONT SETBACKS TO MAINTAIN CONSISTENT STREET EDGES.
APPLY OVERLAY ZONING WITH DIFFERING DIMENSIONAL STANDARDS TO NEIGHBORHOODS IN SAME ZONING DISTRICT BUT WITH VERY DIFFERENT DIMENSIONAL PATTERNS	ALLOW OVERLAY ZONING DISTRICTS (SUCH AS THE NEIGHBORHOOD CONSERVATION OVERLAY) TO OVER-RIDE BASE ZONING DISTRICT DIMENSIONAL REQUIREMENTS.
ADJUST DIMENSIONAL STANDARDS FOR HISTORIC DISTRICTS TO REFLECT THE AS-BUILT PATTERN AND TO ENSURE EXISTING STRUCTURE ARE NOT UNNECESSARILY MADE NONCONFORMING—EITHER BY CHANGING THE STANDARDS OF A COINCIDENTAL BASE DISTRICT OR APPLYING REVISED DIMENSIONAL STANDARDS AS PART OF THE HISTORIC OVERLAY DISTRICT REGULATIONS	UTILIZE CONTEXTUAL DIMENSIONAL STANDARDS, WHERE APPROPRIATE.
APPLY BUILDING DESIGN GUIDELINES TO NEIGHBORHOODS TO ENSURE THAT NEW DEVELOPMENT AND CHANGES TO EXISTING DEVELOPMENT CONTINUES THE TRADITIONAL STREETScape PATTERN AND CHARACTER	ADD COMMUNITY FORM STANDARDS IN RESIDENTIAL NEIGHBORHOODES.
COMMERCIAL DEVELOPMENT	
REVISE CB DISTRICT TO REFLECT ESTABLISHMENT OF TWO DISTINCT DOWNTOWN DISTRICTS (SHOWROOM DISTRICT AND DOWNTOWN MIXED-USE DISTRICT)	ESTABLISH NEW DISTRICTS AND STANDARDS.
APPLY DESIGN AND FORM STANDARDS TO THE DOWNTOWN DISTRICTS, THE MAIN STREET CORRIDORS, AND THE PROPOSED MIXED-USE CENTERS, TO ENSURE A QUALITY STREETScape AND PEDESTRIAN ORIENTATION (E.G., REQUIRE TRANSPARENT GROUND FLOOR WINDOWS, LIMIT GROUND FLOOR USES TO RANGE OF ACTIVE USES, PROHIBIT BLANK WALLS FACING SIDEWALK) [COULD USE OVERLAY DISTRICT TO DO SO]	APPLY NEW COMMERCIAL AND MIXED-USE DESIGN STANDARDS, AND COMMUNITY FORM STANDARDS.
FORMULATE A SET OF LANDSCAPING AND PARKING STANDARDS FOR THE DOWNTOWN DISTRICTS (INSTEAD OF THE CURRENT EXEMPTIONS) THAT ARE TAILORED TO A DENSE, BUSINESS-ORIENTED URBAN DOWNTOWN CONTEXT [APPLY AS AN OVERLAY TO DENSEST DOWNTOWN AREAS]	REVISE THE PARKING, LANDSCAPING, AND BUFFERING STANDARDS TO ADDRESS INTENSE URBAN CONDITIONS

CORE CITY PLAN	
DESCRIPTION	POTENTIAL CODE REVISION
MOVE THE NORTH MAIN CORRIDOR FROM THE GB DISTRICT INTO A NEW DISTRICT	REFINE THE MAIN STREET DISTRICT TO ENSURE IT ACCOMMODATES TRADITIONAL DOWNTOWN USES LIKE STREET-LEVEL COMMERCIAL DEVELOPMENT, RESIDENTIAL, AND OFFICE USES. PLACE A GREATER EMPHASIS ON HUMAN-SCALE DESIGN AND PEDESTRIAN ORIENTATION.
REVISE THE GB DISTRICT TO ALLOW HIGH-DENSITY HOUSING AND INSTITUTIONAL USES AND EVALUATE APPROPRIATENESS OF PERMITTED NONRESIDENTIAL USES	REVISE MOST NONRESIDENTIAL DISTRICTS TO ALLOW RESIDENTIAL USES AND OTHER FORMS OF USE MIXING BY RIGHT.
REMOVE HEAVY COMMERCIAL USES (E.G., THOSE INVOLVING VEHICULAR STORAGE, SALES, OR REPAIR) FROM GB DISTRICT [AND FROM ALONG ARTERIAL STREETS SERVING AS ENTRIES TO THE DOWNTOWN (E.G., SOUTH MAIN STREET)]	
CONSIDER ADOPTING A SPECIAL HOSPITAL DISTRICT TO ACCOMMODATE MEDICAL USES, OTHER HOSPITAL-RELATED USES, RETAIL, AND GENERAL OFFICES AS AN ALTERNATIVE TO GO-H AND GO-M ZONING, WITH DESIGN AND FORM STANDARDS TO ENSURE A QUALITY STREETScape AND PEDESTRIAN ORIENTATION (E.G., PROHIBIT PARKING BETWEEN BUILDINGS AND STREET, GENERALLY HAVE BUILDINGS FRONT ON STREETS (BUT ALLOW FOR VARIATIONS NECESSARY TO ACCOMMODATE BUILDING ACCESS))	ADD A NEW INSTITUTIONAL ZONING DISTRICT THAT REQUIRES A MASTER PLAN BE PREPARED AND REVIEWED AS AN AMENDMENT TO THE ZONING MAP – ALL SUBSEQUENT DEVELOPMENT CAN BE REVIEWED ADMINISTRATIVELY, PROVIDED IT IS CONSISTENT WITH THE APPROVED MASTER PLAN
REVISE LB DISTRICT TO BETTER CARRY OUT ITS INTENT OF SERVING NEARBY RESIDENTIAL AREAS WITH MODERATE INTENSITY SHOPPING AND SERVICES; ADD COMMERCIAL DEVELOPMENT STANDARDS TO LIMIT NEGATIVE IMPACTS ON SURROUNDING RESIDENCES [LB DISTRICT COULD FORM THE STARTING POINT FOR MIXED-USE CENTER ZONING DISTRICTS]	REVISE THE LB DISTRICT TO EMPHASIZE RESIDENT-SERVING BUSINESSES SUBJECT TO DESIGN STANDARDS.
ZONING DISTRICTS	
REVISE AREAS ZONED RM-8 AND RM-12 TO REFLECT THEIR DOMINANT SINGLE-FAMILY USES, WITH MULTI-FAMILY USES ALLOWED AS NONCONFORMING USES OR AS SPECIAL USES WITH DESIGN AND PERFORMANCE STANDARDS ENSURING NO NEGATIVE IMPACT ON SINGLE-FAMILY HOMES; REVISE DIMENSIONAL STANDARDS (SETBACKS, MINIMUM LOT SIZE) TO ACCOMMODATE THE SMALL LOT SIZE AND RELATIVELY HIGHER DENSITY OF SINGLE-FAMILY HOMES IN THESE AREAS (> 5 DU/AC)	RE-MAP TO APPROPRIATE ZONE TO MATCH PREDOMINANT USE.
REVISE HI AND LI DISTRICTS TO PROVIDE FOR RAIL-ORIENTED USES IN AREAS ALONG RAIL CORRIDOR	ADJUST THE DISTRICT STANDARDS TO INCLUDE APPROPRIATE DESIGN PROVISIONS
CREATE DEVELOPMENT STANDARDS TO ADDRESS VISUAL QUALITY IMPACTS OF LI DISTRICT DEVELOPMENT ON NEIGHBORHOODS	
ADD DESIGN STANDARDS TO INDUSTRIAL DISTRICTS FOR BUILDING MATERIALS, ENTRIES, AND LANDSCAPING; REGULATE PARKING AND LOADING/UTILITY AREAS TO IMPROVE THEIR APPEARANCE FROM THROUGH ROADS AND ADJACENT RESIDENTIAL DISTRICTS	
REVISE TN DISTRICT REGULATIONS SO THEY ARE EASIER TO APPLY: SUMMARIZE DESCRIPTIONS IN A TABLE; REDUCE PROCEDURAL AND SUBSTANTIVE STANDARDS INTO A MATRIX; REDUCE PROCEDURAL HURDLES IN COMPARISON TO CONVENTIONAL SUBURBAN-STYLE DEVELOPMENT BY RIGHT	REVISE ALL THE PLANNED DEVELOPMENT DISTRICT PROVISIONS FOR INCREASED SIMPLICITY AND INCLUDE OPPORTUNITIES FOR ALTERNATIVE MINIMUM COMPLIANCE
PERMITTED USES	
REVIEW ALLOWABLE USES IN EACH DISTRICT WITH GOAL OF EXPANDING THE RANGE OF USES	MODERNIZE THE USE PROVISIONS TO INCLUDE MODERN USES, REMOVE OBSOLETE USES, AND BROADEN THE RANGE OF ALLOWABLE USES WHERE APPROPRIATE (E. G. RESIDENTIAL USES IN COMMERCIAL AND OFFICE DISTRICTS)

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APPENDIX B: CITY PLAN AND GOAL COMPLIANCE MATRIX

CORE CITY PLAN	
DESCRIPTION	POTENTIAL CODE REVISION
ELIMINATE PROVISIONS ALLOWING ONLY ONE USE TYPE OR PRINCIPAL USE PER BUILDING OR DEVELOPMENT SITE	INCLUDE NEW ACCESSORY USE PROVISIONS TO ALLOW ADDITIONAL USES
ADD LIVE-WORK UNITS TO USES LIST AND ALLOW BY RIGHT OR AS SPECIAL USE IN APPROPRIATE DISTRICTS, IN A VARIETY OF FORMS AND SETTINGS (WITHIN SINGLE-FAMILY HOMES, IN COMMERCIAL DOWNTOWN BUILDINGS, OR IN LOFT OR WAREHOUSE SPACE IN INDUSTRIAL AREAS), DEPENDING ON THE ZONING DISTRICT; USE IN AREAS THAT DO NOT SUPPORT TRADITIONAL FAMILY HOUSING AS A TRANSITION BETWEEN COMMERCIAL/INDUSTRIAL AREAS AND RESIDENTIAL NEIGHBORHOODS	ADD A LIVE/WORK USE AND ALLOW IN HIGHER-DENSITY RESIDENTIAL DISTRICTS.
CONSIDER ALLOWING ACCESSORY DWELLING UNITS BY RIGHT IN ADDITIONAL DISTRICTS, PARTICULARLY SOME SINGLE-FAMILY DISTRICTS IN THE CORE CITY (E.G., RS-15, RS-12, RS-9, AND RS-7) TO DENSIFY AREAS WITH UNDERUTILIZED INFRASTRUCTURE AND PUBLIC FACILITIES, REDUCE SPRAWL, PROMOTE HOUSING AFFORDABILITY, AND PROMOTE REINVESTMENT IN EXISTING NEIGHBORHOODS; ADOPT DEVELOPMENT STANDARDS TO ENSURE ACCESSORY UNITS ARE COMPATIBLE WITH OWNER-OCCUPIED HOUSING; CONSIDER ALLOWING THEM ONLY WHEN EITHER THE PRINCIPAL UNIT OR THE ACCESSORY UNIT IS OWNER-OCCUPIED AND STANDARDS EXIST TO ENSURE ACCESSORY UNITS ARE COMPATIBLE WITH THE PRIMARY UNIT	ALLOW ACCESSORY DWELLING UNITS IN MOST RESIDENTIAL DISTRICTS AS AN ACCESSORY USE.
REMOVE OFF-SITE PARKING LOTS AS A PERMITTED PRINCIPAL USE IN RESIDENTIAL DISTRICTS IN AREAS NEAR GTCC, THE MEDICAL CENTER, OR UNIVERSITY CAMPUS	REVISE THE PARKING PROVISIONS TO PREVENT OFF-SITE PARKING WITHIN 1,000 FEET OF THE INSTITUTIONAL DISTRICT
CREATE A NEIGHBORHOOD CONSERVATION OVERLAY ZONING DISTRICT TO PRESERVE NEIGHBORHOOD CHARACTER AND OLDER HOUSING STOCK (LESS RESTRICTIVE THAN HISTORIC DISTRICTS)	ESTABLISH A FRAMEWORK FOR NEW CONSERVATION OVERLAY DISTRICTS TO BE ESTABLISHED FOLLOWING PREPARATION OF A DETAILED AREA PLAN
ADOPT ADDITIONAL SCENIC CORRIDOR OVERLAY DISTRICTS (E.G., AS PLANNED ALONG WEST WENDOVER AVENUE AND BUSINESS I-85)	REVISE THE EASTCHESTER DRIVE OVERLAY FOR APPLICATION IN OTHER PARTS OF THE CITY

4.3 APPENDIX C: SECTION-BY-SECTION ANALYSIS OF CURRENT CODE

This appendix includes a summary matrix of the current Development Ordinance. The first column sets out section name and number. The second column includes a brief description of the section, and the third column lists the possible disposition were the city to update the current Development Ordinance in a manner consistent with Part II, Diagnosis, and Part III, Annotated Outline.

SECTION-BY-SECTION ANALYSIS OF CURRENT DEVELOPMENT ORDINANCE		
SECTION NUMBER AND NAME	DESCRIPTION	POTENTIAL DISPOSITION IN UPDATED UNIFIED DEVELOPMENT ORDINANCE (ORDINANCE)
CHAPTER 1: PURPOSE AND AUTHORITY		
9-1-1 SHORT TITLE	ORDINANCE TITLE	CARRY FORWARD IN ARTICLE 9-1, GENERAL PROVISIONS, OF THE NEW ORDINANCE WITH REVISIONS TO REFLECT NEW TITLE.
9-1-2 REPEALS AND ENACTMENT	REPEALS EXISTING INCONSISTENT ORDINANCES AND ESTABLISHES THE EFFECTIVE DATE	CARRY FORWARD IN ARTICLE 9-1, GENERAL PROVISIONS, OF THE NEW ORDINANCE WITH REVISIONS TO REFLECT NEW EFFECTIVE DATE.
9-1-3 PURPOSE	SETS OUT THE BASIC PURPOSES OF THE REGULATIONS, AND INCLUDES SEVERAL DIFFERENT SETS OF PURPOSE STATEMENTS, INCLUDING: ZONING AND SUBDIVISION PURPOSES DERIVED FROM THE NC GENERAL STATUTES, PURPOSES FOR VARIETY OF DEVELOPMENT REGULATIONS (E.G., CLUSTER SETBACKS, PARKING, LANDSCAPING, SIGNAGE, WATERSHED PROTECTION, FLOOD DAMAGE PREVENTION, SIDEWALK, AND TREE CONSERVATION), AND PURPOSES FOR SIX DIFFERENT OVERLAY DISTRICTS	THE GENERAL PURPOSES FOR THE ZONING AND SUBDIVISION REGULATIONS WILL BE UPDATED AND CARRIED FORWARD IN NEW ARTICLE 9-1, GENERAL PROVISIONS. ADDITIONAL PURPOSE STATEMENTS FROM THE CITY'S ADOPTED PLANNING DOCUMENTS (LIKE THE CORE CITY PLAN) WILL BE INTEGRATED. PURPOSE STATEMENTS FOR INDIVIDUAL DEVELOPMENT STANDARDS OR DISTRICTS WILL BE RELOCATED TO THE APPROPRIATE SUB-SECTION IN ARTICLE 9-3, ZONING DISTRICTS, ARTICLE 9-5, DEVELOPMENT STANDARDS, OR ARTICLE 9-6, ENVIRONMENTAL STANDARDS. FOR EXAMPLE, PURPOSE STATEMENTS FOR FLOOD DAMAGE PROTECTION WILL BE INCLUDED WITH THE FLOOD DAMAGE PROTECTION STANDARDS.
9-1-4 JURISDICTION	SETS OUT WHERE THE ORDINANCE APPLIES	CARRY FORWARD IN ARTICLE 9-1, GENERAL PROVISIONS, OF THE NEW ORDINANCE, CLARIFY APPLICATION TO THE ETJ, AND COMBINE WITH AUTHORITY PROVISIONS.
9-1-5 AUTHORITY	SETS OUT REFERENCES TO THE STATE ENABLING AUTHORITY TO REGULATE DEVELOPMENT	CARRY FORWARD IN ARTICLE 9-1, GENERAL PROVISIONS, OF THE NEW ORDINANCE, COMBINE WITH JURISDICTION PROVISIONS, AND INCLUDE REFERENCES TO THE CITY CHARTER AND ANY SPECIAL LEGISLATION.
9-1-6 ABROGATION	EXPLAINS THE ORDINANCE IS NOT INTENDED TO REPEAL IMPAIR OR INTERFERE WITH ANY EXISTING COVENANTS, DEED RESTRICTIONS, OR AGREEMENTS	THIS SECTION WILL BE MODIFIED INTO A NEW TRANSITION SECTION IN ARTICLE 9-1, GENERAL PROVISIONS, TO DESCRIBE HOW VARIOUS PRE-EXISTING DEVELOPMENT APPROVALS AND APPLICATIONS FOR DEVELOPMENT APPROVAL WILL BE ADDRESSED BY THE NEW ORDINANCE. THE SUBSECTION WILL ALSO INCLUDE A SUMMARY TABLE CLARIFY HOW EXISTING ZONING DISTRICTS WILL BE TRANSLATED INTO NEW ZONING DISTRICTS (AS APPROPRIATE). EXISTING LANGUAGE RELATED TO EXISTING PRIVATE AGREEMENTS WILL BE RELOCATED INTO A NEW SECTION ON RELATIONSHIP TO OTHER PLANS, DOCUMENTS, AND RULES.
9-1-7 INTERPRETATION OF ORDINANCE	THIS SECTION ADDRESSES CONFLICT WITH STATE OR FEDERAL LAWS, AND SETS OUT RULES OF INTERPRETATION RELATED TO NUMBER ROUNDING	THE PROVISIONS RELATED TO MINIMUM STANDARDS AND CONFLICT WILL BE RELOCATED INTO A NEW SECTION ON CONFLICTING PROVISIONS IN ARTICLE 9-

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APPENDIX C: SECTION-BY-SECTION ANALYSIS OF CURRENT CODE

SECTION-BY-SECTION ANALYSIS OF CURRENT DEVELOPMENT ORDINANCE

SECTION NUMBER AND NAME	DESCRIPTION	POTENTIAL DISPOSITION IN UPDATED UNIFIED DEVELOPMENT ORDINANCE (ORDINANCE)
	AND DENSITY CALCULATIONS	1, GENERAL PROVISIONS. LANGUAGE RELATED TO RULES OF MEASUREMENT WILL BE RELOCATED TO A SECTION ON RULES OF MEASUREMENT IN ARTICLE 9-10, DEFINITIONS.
9-1-8 RULES OF INTERPRETATION AND CONSTRUCTION	SETS OUT RULES OF WORD INTERPRETATION AND CONSTRUCTION	CARRY FORWARD IN ARTICLE 9-10, DEFINITIONS, AND SUPPLEMENT AS NEEDED.
9-1-9 COMPLIANCE	REQUIRES THAT DEVELOPMENT COMPLY WITH THE ORDINANCE	RELOCATE TO SECTION ON JURISDICTION AND APPLICABILITY IN ARTICLE 9-1, GENERAL PROVISIONS.
9-1-10 RELATION TO THE COMPREHENSIVE PLAN	REQUIRES THE ADMINISTRATION, ENFORCEMENT OF THE ORDINANCE BE ACCOMPLISHED WITH CONSIDERATION OF RECOMMENDATIONS PRESENTED IN THE DOCUMENTS COMPRISING THE COMPREHENSIVE PLAN	RELOCATE TO NEW SECTION ON RELATIONSHIP TO OTHER PLANS, DOCUMENTS, AND RULES IN ARTICLE 9-1, GENERAL PROVISIONS.
9-1-11 ESTABLISHMENT OF OFFICIAL ZONING MAP	INCORPORATES THE OFFICIAL ZONING MAP BY REFERENCE AND CLARIFIES THE OFFICIAL COPY	CARRY FORWARD IN ARTICLE 9-1, GENERAL PROVISIONS, OF NEW ORDINANCE, AND INCORPORATE WITH ANY OTHER MAPS THAT MAY BE ASSOCIATED WITH THE ZONING REGULATIONS, SUCH AS WATERSHED MAPS, FIRM MAPS, OR AIRPORT ZONING MAP.
9-1-12 INTERPRETATION OF DISTRICT BOUNDARIES	ENUMERATES RULES FOR BOUNDARY INTERPRETATION WHERE UNCERTAINTY EXISTS AS TO THE BOUNDARIES OF ANY DISTRICT SHOWN ON THE OFFICIAL ZONING MAP	CARRY FORWARD IN ARTICLE 9-1, GENERAL PROVISIONS, OF NEW ORDINANCE, BUT AUTHORIZE THE PLANNING DIRECTOR TO INTERPRET THE OFFICIAL ZONING MAP IN ACCORDANCE WITH THE INTERPRETATION PROCEDURE ESTABLISHED IN ARTICLE 9-2, ADMINISTRATION.
9-1-13 SEVERABILITY	IF ANY PART OF THE ORDINANCE IS HELD INVALID OR UNCONSTITUTIONAL, SUCH A DECISION SHALL NOT AFFECT THE VALIDITY OF THE REMAINING PARTS	CARRY FORWARD IN ARTICLE 9-1, GENERAL PROVISIONS, OF NEW ORDINANCE.
9-1-14 APPENDICES	STATES THAT THE APPENDICES ARE SUPPLEMENTAL MATERIALS THAT ARE SEPARATE FROM THE ORDINANCE AND MAY THEREFORE BE ADDED TO, MODIFIED, OR REMOVED AS APPROPRIATE	MOST OF THE MATERIAL WOULD BE RELOCATED TO A PROCEDURES MANUAL, AND ILLUSTRATIONS WOULD BE EMBEDDED IN THE DOCUMENT TEXT.
CHAPTER 2: DEFINITIONS		
9-2-1 DEFINITION INDEX	INDEXES THE DEFINITIONS USED IN THE ORDINANCE	REPLACE WITH INDEX FOR ENTIRE DOCUMENT.
9-2-2 DEFINITIONS	DEFINES TERMS USED IN THE ORDINANCE	REMOVE FUNCTIONAL GROUPS IN FAVOR OF ALPHABETICAL LISTING OF ALL TERMS. RELOCATE DEFINITIONS DEALING WITH LOTS, SETBACKS, RULES OF MEASUREMENT TO THE SECTION ON RULES OF MEASUREMENT IN ARTICLE 9-10. REMOVE STANDARDS FROM DEFINITIONS (E.G., MANUFACTURED HOME), AND ENSURE ALL USES, PROCEDURES, BODIES, REFERENCED DOCUMENTS, AND TERMS ARE DEFINED.
CHAPTER 3: PERMITS AND PROCEDURES		
9-3-1 PERMIT REQUIRED	ESTABLISHES THAT NO PERSON SHALL UNDERTAKE ANY DEVELOPMENT ACTIVITY SUBJECT TO THE ORDINANCE WITHOUT FIRST OBTAINING A PERMIT	RELOCATE TO SECTION ON APPLICABILITY AND JURISDICTION IN ARTICLE 9-1, GENERAL PROVISIONS.
9-3-2 PERMIT EXEMPTIONS	SPECIFIES CERTAIN EXEMPTED ACTIVITIES WHERE PERMITS ARE NOT REQUIRED	REMOVE THIS SECTION IN FAVOR OF LISTING INDIVIDUAL PERMIT EXCEPTIONS WITH THE PERMIT PROCEDURES IN ARTICLE 9-2, ADMINISTRATION.

SECTION-BY-SECTION ANALYSIS OF CURRENT DEVELOPMENT ORDINANCE

SECTION NUMBER AND NAME	DESCRIPTION	POTENTIAL DISPOSITION IN UPDATED UNIFIED DEVELOPMENT ORDINANCE (ORDINANCE)
9-3-3 PERMITS	OUTLINES GENERAL APPLICATION REQUIREMENTS AS WELL AS THE PURPOSE AND PROCEDURE FOR LAND-DISTURBING PERMITS, BUILDING OR SIGN PERMITS, LAND USE PERMITS, FLOOD PLAIN DEVELOPMENT PERMITS, TEMPORARY EVENT PERMITS, AND PERMITS TO CONDUCT ACTIVITIES WITHIN WATER QUALITY CONSERVATION EASEMENTS	RELOCATE THE GENERAL APPLICATION REQUIREMENTS TO THE COMMON REVIEW PROCEDURES IN ARTICLE 9-2, ADMINISTRATION. SUPPLEMENT THESE PROVISIONS WITH ADDITIONAL INFORMATION ON APPLICATION COMPLETENESS AND FEES. THE BUILDING PERMIT AND SIGN PERMIT WILL BE CARRIED FORWARD. THE LAND DISTURBING PERMIT WILL BE CONSOLIDATED WITH THE FLOOD PLAIN DEVELOPMENT PERMIT AND THE PERMIT ASSOCIATED WITH ACTIVITY IN A WATER QUALITY CONSERVATION EASEMENT. THE LAND USE PERMIT WILL BE RENAMED TO A ZONING COMPLIANCE PERMIT, AND THE TEMPORARY EVENT PERMIT WILL BE RENAMED TO THE TEMPORARY USE PERMIT (AND BROADENED TO ADDRESS BUILDINGS AND USES).
9-3-4 PERMIT ISSUANCE	ESTABLISHES AN ORDER OF ISSUANCE FOR MANY PERMITS (E.G., LAND-DISTURBING PERMIT ARE ISSUED PRIOR TO OTHER PERMITS)	THIS MATERIAL WOULD BE RELOCATED TO THE APPROPRIATE PERMIT PROCEDURE, OR DISTRICT PROVISIONS IN THE CASE OF AIRPORT-RELATED APPLICATIONS.
9-3-5 PERMIT EXPIRATION	PROVIDES A TIMELINE FOR SIGN AND LAND DISTURBING PERMIT EXPIRATION	
9-3-6 CERTIFICATES AND REPORTS	OUTLINES REQUIREMENTS FOR CERTIFICATES OF COMPLIANCE, TEMPORARY CERTIFICATES OF COMPLIANCE, EROSION CONTROL SITE INSPECTION REPORTS, CERTIFICATES OF FLOOR ELEVATION/FLOODPROOFING, CERTIFICATES OF VESTED RIGHTS, AND CERTIFICATES OF APPROPRIATENESS	CERTIFICATES OF COMPLIANCE (INCLUDING TEMPORARY), VESTED RIGHTS CERTIFICATES, AND CERTIFICATES OF APPROPRIATENESS WILL BE CARRIED FORWARD (AND POSSIBLY RENAMED) IN THE SECTION ON INDIVIDUAL PERMIT PROCEDURES IN ARTICLE 9-2, ADMINISTRATION. EROSION CONTROL SITE INSPECTIONS WILL BE RELOCATED TO ARTICLE 9-9, ENFORCEMENT, AND THE FLOOR ELEVATION/FLOODPROOFING CERTIFICATE REQUIREMENT WILL BE RELOCATED TO THE FLOODPLAIN DISTRICT PROVISIONS.
9-3-7 PERMIT/ CERTIFICATE COMPLIANCE AND PHASING	ALLOW PROJECTS TO BE DEVELOPED IN PHASES AS LONG AS COMPLIANCE IS ACHIEVED IN EACH PHASE	THIS MATERIAL WILL BE ADDRESSED IN THE INDIVIDUAL PERMIT PROVISIONS IN ARTICLE 9-2, ADMINISTRATION.
9-3-8 DEDICATION OR RESERVATION OF RIGHT-OF-WAY	DEFINES RIGHT-OF-WAY TRANSFER PROCEDURES	THIS SECTION WILL BE RELOCATED TO ARTICLE 9-7, SUBDIVISIONS.
9-3-9 SURETIES OR IMPROVEMENTS GUARANTEES	REQUIRES SURETIES OR IMPROVEMENT GUARANTEES FOR PUBLIC INFRASTRUCTURE IN VARIOUS FORMS FROM DEVELOPERS	THIS SECTION WILL BE RELOCATED TO ARTICLE 9-7, SUBDIVISIONS, AND LIMIT THE FORMS OF ACCEPTABLE LETTERS OF CREDIT TO LETTERS OF CREDIT THAT DO NOT HAVE TO BE RENEWED ON A CONTINUING BASIS.
9-3-10 OVERSIZED IMPROVEMENTS	ALLOWS THE CITY TO REQUIRE INSTALLATION OF OVERSIZED UTILITIES OR EXTENSION OF UTILITIES ON ADJACENT PROPERTY WHEN IT IS IN THE INTEREST OF FUTURE DEVELOPMENT.	THIS SECTION WILL BE RELOCATED TO ARTICLE 9-7, SUBDIVISIONS.
9-3-11 SITE PLAN PROCEDURES	SETS OUT SUBMISSION AND APPROVAL REQUIREMENTS AND PROCEDURES FOR SITE PLANS	CARRY FORWARD THE SITE PLAN PROCESS WITH SEVERAL CHANGES, INCLUDING: RELOCATION OF SUBMITTAL REQUIREMENTS TO THE PROCEDURES MANUAL; ADJUSTMENT OF REVIEW TIMING WITH ANY REVISED CITY PROCEDURES RELATED TO STORMWATER, EROSION CONTROL, ACCESS, ETC.; INCLUDE CRITERIA FOR REVIEW, PROCEDURE FOR AMENDMENT, AND CROSS REFERENCES TO THE VESTED RIGHTS CERTIFICATE PROCESS.

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SECTION-BY-SECTION ANALYSIS OF CURRENT DEVELOPMENT ORDINANCE

SECTION NUMBER AND NAME	DESCRIPTION	POTENTIAL DISPOSITION IN UPDATED UNIFIED DEVELOPMENT ORDINANCE (ORDINANCE)
9-3-12 ZONING MAP AMENDMENTS	SETS OUT THE PROCEDURE FOR HOW ZONING BOUNDARIES MAY BE AMENDED, SUPPLEMENTED, CHANGED, MODIFIED, OR REPEALED	CARRY FORWARD THE MAP AMENDMENT PROCESS WITH SEVERAL CHANGES, INCLUDING: CLARIFICATION THAT TEXT AMENDMENT APPLICATIONS FOLLOW A SIMILAR PROCESS; CLARIFICATION THAT APPLICATIONS REQUIRING LAND USE PLAN AMENDMENTS SHALL ONLY BE APPROVED FOLLOWING AMENDMENT OF THE LAND USE PLAN; RELOCATION OF APPLICATION SUBMITTAL, COMPLETENESS, CONVERSION, WITHDRAWAL, NOTICE, HEARING PROCESS, AND CONTINUANCE TO THE COMMON REVIEW PROCEDURES IN ARTICLE 9-2, ADMINISTRATION. CARRY FORWARD THE PRE-APPLICATION REQUIREMENTS, AND BROADEN THE NEIGHBORHOOD INFORMATIONAL MEETING REQUIREMENTS TO APPLY TO ANY REZONING REQUEST SEEKING A MORE INTENSE DISTRICT. ADD APPROVAL CRITERIA, PROVISIONS FOR AMENDMENT, AND A PROCEDURE FOR REVERSION TO PRIOR DISTRICT UPON EXPIRATION (IF SUCH EXPIRATION IS APPLICABLE).
9-3-13 CONDITIONAL USE DISTRICTS AND CONDITIONAL USE PERMITS	SETS OUT GENERAL REQUIREMENTS AND PROCEDURES FOR CONDITIONAL USE DISTRICTS AND CONDITIONAL USE PERMITS	CARRY FORWARD THE CURRENT CONDITIONAL REZONING PROCEDURE WITH NO SUBSTANTIVE CHANGES.
9-3-14 SPECIAL USE PERMITS	SETS OUT PROCEDURE FOR SPECIAL USE PERMITS	CARRY FORWARD WITH ONLY MINOR ADJUSTMENT FOR CONSISTENCY WITH NEW ORDINANCE FORMAT.
9-3-15 TEXT AMENDMENTS	SETS OUT THE PROCEDURE FOR HOW THE TEXT OF THE ORDINANCE MAY BE AMENDED	CONSOLIDATE WITH THE MAP AMENDMENT PROCESS.
9-3-16 ESTABLISHMENT OF ORIGINAL ZONING	SETS OUT PROCEDURE FOR THE ESTABLISHMENT OF ORIGINAL ZONING	RELOCATE WITH PROVISIONS RELATED TO OFFICIAL ZONING MAP AND ANNEXATION IN ARTICLE 9-1, GENERAL PROVISIONS.
9-3-17 ZONING CHANGES IN HISTORIC DISTRICTS	OUTLINES PROCESS FOR REQUESTS FOR CHANGES IN ZONING CLASSIFICATION, CONDITIONAL USE PERMITS OR SPECIAL USE PERMITS FOR PROPERTY WITHIN A HISTORIC DISTRICT	RELOCATE TO APPROPRIATE PROCEDURE INFORMATION IN ARTICLE 9-2, ADMINISTRATION.
9-3-18 VESTED RIGHTS	OUTLINES THE PROCEDURES FOR ESTABLISHING VESTED RIGHTS	RELOCATE TO NEW VESTED RIGHTS CERTIFICATE PROCEDURE IN ARTICLE 9-2, ADMINISTRATION.
9-3-19 LAND USE PLAN AMENDMENTS	SETS OUT THE PROCEDURE FOR HOW AMENDMENTS TO THE ADOPTED LAND USE PLAN SHALL BE PROCESSED AND CONSIDERED IN ACCORDANCE WITH THE ORDINANCE	RELOCATE TO MAP AMENDMENT PROCEDURE IN ARTICLE 9-2, ADMINISTRATION.
9-3-20 STREET NAME CHANGE REQUESTS	OUTLINES GENERAL REQUIREMENTS AND PROCEDURE FOR STREET NAME CHANGE REQUESTS	RELOCATE TO SPECIFIC PROCEDURES SECTION IN ARTICLE 9-2, ADMINISTRATION.
9-3-21 FEES	DEALS WITH PERMIT-FEE RELATED PROVISIONS	RELOCATE TO THE PROCEDURES MANUAL.
CHAPTER 4: ZONING		
9-4-1 DISTRICTS ESTABLISHED	ESTABLISHES THAT ALL PROPERTY WITHIN THE JURISDICTION IS WITHIN A ZONING DISTRICT	RELOCATE WITH PROVISIONS RELATED TO OFFICIAL ZONING MAP AND ANNEXATION IN ARTICLE 9-1, GENERAL PROVISIONS.
9-4-2 DISTRICT DESCRIPTIONS	ESTABLISHES AND SETS OUT THE PURPOSE STATEMENTS FOR THE GENERAL, CONDITIONAL USE, FLOATING, AND OVERLAY DISTRICTS	THIS MATERIAL WILL BE CARRIED FORWARD IN NEW ARTICLE 9-3, ZONING DISTRICTS. EACH BASE ZONING DISTRICT WILL HAVE ITS OWN SUBSECTION WITH ITS PURPOSE STATEMENTS, DIMENSIONAL STANDARDS, AN EXAMPLE OF PREFERRED BUILDING FORM, TYPICAL LOT LAYOUT PATTERN, A THREE-DIMENSIONAL DEPICTION OF DIMENSIONAL STANDARDS AND PREFERRED BUILDING FORMS, AND ANY DISTRICT-SPECIFIC STANDARDS (E.G., THE STANDARDS FOR SOME NONRESIDENTIAL DISTRICTS IN SECTION 9-4-5(C) OF THE CURRENT ORDINANCE). DISTRICT RENAMING AND

SECTION-BY-SECTION ANALYSIS OF CURRENT DEVELOPMENT ORDINANCE

SECTION NUMBER AND NAME	DESCRIPTION	POTENTIAL DISPOSITION IN UPDATED UNIFIED DEVELOPMENT ORDINANCE (ORDINANCE)
		CONSOLIDATION WILL BE CONSISTENT WITH THE ANNOTATED OUTLINE. CONDITIONAL AND OVERLAY DISTRICTS WILL BE RELOCATED TO THEIR OWN SECTIONS IN ARTICLE 9-3, ZONING DISTRICTS.
9-4-3 FLOATING DISTRICTS	SETS OUT REQUIREMENTS FOR THE PLANNED UNIT DEVELOPMENT DISTRICTS	THE FLOATING DISTRICTS WILL BE CONVERTED TO PLANNED DEVELOPMENT DISTRICTS, AND PLACED WITHIN THEIR OWN SECTION IN ARTICLE 9-3, ZONING DISTRICTS. THE SECTION WILL INCLUDE GENERAL STANDARDS FOR ALL PLANNED DEVELOPMENT DISTRICTS, PLUS DISTRICT-SPECIFIC REQUIREMENTS FOR EACH OF THE FOUR PROPOSED PLANNED DEVELOPMENT DISTRICTS. THE TN DISTRICT WILL BE CARRIED FORWARD IN A SIMPLIFIED FORM.
9-4-4 OVERLAY DISTRICT REQUIREMENTS	ESTABLISHES PROCEDURES AND REQUIREMENTS FOR THE HISTORIC, SCENIC CORRIDOR, THE AIRPORT, THE MANUFACTURED HOUSING, AND THE WATERSHED OVERLAY DISTRICTS.	THIS MATERIAL WILL BE RELOCATED TO A NEW SECTION ON OVERLAY DISTRICTS IN ARTICLE 9-3, ZONING DISTRICTS, WITH ONLY MINOR REVISIONS. NEW CONSERVATION OVERLAY AND INSTITUTIONAL OVERLAY DISTRICTS WILL BE ADDED. INCORPORATE THE AIRPORT OVERLAY DISTRICT CHANGES FROM TEXT AMENDMENT 11-10.
9-4-5 DISTRICT USE REQUIREMENTS	SETS OUT PERMITTED USES SUMMARY SCHEDULE, PROVIDES THE RULES FOR INTERPRETING THE SCHEDULE, AND INCLUDES THE DISTRICT-SPECIFIC STANDARDS FOR THE NONRESIDENTIAL DISTRICTS	THE SUMMARY USE TABLE AND PROVISIONS FOR INTERPRETING IT WILL BE RELOCATED TO ARTICLE 9-4, USE STANDARDS. USE OF THE STANDARD INDUSTRIAL CLASSIFICATION (SIC) CODE SYSTEM FOR USE CLASSIFICATION WILL BE ABANDONED IN FAVOR OF A 3-TIER USE CLASSIFICATION SYSTEM. THE MATERIAL WILL BE SUPPLEMENTED WITH A DETAILED EXPLANATION OF ALL USE CATEGORIES AND USE TYPES TO AID IN FUTURE CLASSIFICATIONS OR INTERPRETATION OF THE ORDINANCE. DISTRICT-SPECIFIC STANDARDS WILL BE RELOCATED TO THE INDIVIDUAL DISTRICT MATERIAL IN ARTICLE 9-3, ZONING DISTRICTS.
9-4-11 DISTRICT DIMENSIONAL REQUIREMENTS	OUTLINES A WIDE VARIETY OF DIMENSIONAL, MEASUREMENT, CLUSTER, ZERO LOT LINE, AND WATERSHED STANDARDS BY RESIDENTIAL OR NONRESIDENTIAL DISTRICT	ALL OF THIS MATERIAL WILL BE RELOCATED TO VARIOUS NEW LOCATIONS. BASIC DISTRICT DIMENSIONAL STANDARDS FOR RESIDENTIAL AND NONRESIDENTIAL DISTRICTS WILL BE RELOCATED TO THE VARIOUS DISTRICT PROVISIONS IN ARTICLE 9-3, ZONING DISTRICTS. THE CLUSTER DEVELOPMENT MATERIAL WILL BE MODIFIED AND INCLUDED WITHIN NEW CONSERVATION SUBDIVISION PROVISIONS, ADJUSTED TO BE AN ALLOWED USE (INSTEAD OF A SPECIAL USE), BUT LIMITED TO THE LEAST DENSE RESIDENTIAL DISTRICTS, AND RELOCATED TO THE CONSERVATION SUBDIVISION STANDARDS IN ARTICLE 9-7, SUBDIVISIONS. ZERO SIDE SETBACK WILL BE REMOVED AS A BY-RIGHT OPTION BUT CAN STILL BE ADDRESSED VIA THE ADMINISTRATIVE ADJUSTMENT PROCESS. MULTI-FAMILY DIMENSIONAL STANDARDS WILL BE INCORPORATED INTO THE DISTRICT DIMENSIONAL STANDARDS. THE USE-SPECIFIC MULTI-FAMILY STANDARDS IN SECTION 9-4-11(B)(4) WILL BE RELOCATED TO THE MULTI-FAMILY USE STANDARDS IN

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SECTION NUMBER AND NAME	DESCRIPTION	POTENTIAL DISPOSITION IN UPDATED UNIFIED DEVELOPMENT ORDINANCE (ORDINANCE)
		ARTICLE 9-4, USE STANDARDS. LOT REDUCTIONS FOR LOTS ADJACENT TO WATERSUPPLY WATERSHED (STREAM BUFFERS) AREAS WILL BE INCORPORATED INTO THE WATERSHED OVERLAY DISTRICT PROVISIONS.
9-4-12 SUPPLEMENTARY DIMENSIONAL REQUIREMENTS	OUTLINES ADDITIONAL DIMENSIONAL STANDARDS, INCLUDING PREVAILING STREET SETBACKS AND ENCROACHMENTS	MOST OF THIS MATERIAL IS PROPOSED FOR RELOCATION TO THE RULES OF MEASUREMENT IN ARTICLE 9-10, DEFINITIONS.
9-4-13 ACCESSORY USE, BUILDING AND STRUCTURE REQUIREMENTS	INCLUDES THE REQUIREMENTS FOR ACCESSORY USES, BUILDINGS AND STRUCTURES.	THIS MATERIAL WILL BE RELOCATED TO THE SECTION ON ACCESSORY USES IN ARTICLE 9-4, USE STANDARDS.
9-4-14 FENCES	SETS OUT REQUIREMENTS FOR ALL FENCES	THIS MATERIAL WILL BE RELOCATED TO THE SECTION ON FENCES AND WALLS IN ARTICLE 9-5, DEVELOPMENT STANDARDS. ADDITIONAL PROVISIONS WILL BE ADDED REGARDING MAXIMUM FENCE HEIGHTS BY DISTRICT AND LOT LOCATION, AS WELL AS MINIMUM APPEARANCE STANDARDS WHEN THE FENCE OR WALL IS PROXIMATE TO A PUBLIC STREET.
9-4-16 ZONE LOT REQUIREMENTS	OUTLINES PRINCIPAL BUILDINGS PER ZONE LOT AND STREET ACCESS REQUIREMENTS AS WELL AS REQUIREMENTS FOR INTEGRATED MULTIPLE USE DEVELOPMENTS.	PROVISIONS RELATED TO GROUP DEVELOPMENT ARE NOT PROPOSED FOR INCLUSION IN THE NEW ORDINANCE. THE BALANCE OF THE MATERIAL ON STREET ACCESS PROVISIONS AND MULTIPLE-USE DEVELOPMENTS WILL BE RELOCATED TO ARTICLES 9-5, DEVELOPMENT STANDARDS, AND 9-7, SUBDIVISIONS, AS APPROPRIATE. SECTION 160A-383 OF THE NCGS AUTHORIZES LOCAL GOVERNMENTS TO REQUIRE ROADWAY DEDICATION AND INFRASTRUCTURE IMPROVEMENTS WITHOUT NEED OF THE GROUP DEVELOPMENT PROCESS.
9-4-17 NONCONFORMING SITUATIONS	ESTABLISHES THE PROCEDURES AND PRACTICES FOR NONCONFORMING LOTS OF RECORD, NONCONFORMING USES OF LAND, NONCONFORMING STRUCTURES, SIGNS, AND NONCONFORMING SITUATIONS RESULTING FROM GOVERNMENT ACTION.	THIS MATERIAL WILL BE REVIEWED FOR CONSISTENCY WITH STATE LAW AND BEST PRACTICE AND RELOCATED TO ARTICLE 9-8, NONCONFORMITIES. AN ADDITIONAL SET OF PROVISIONS ON NONCONFORMING SITE FEATURES AND THE RULES FOR REACHING COMPLIANCE WILL BE INCLUDED ALONG WITH THE STANDARDS FOR NONCONFORMING SIGNS.
9-4-18 LOT SIZE REDUCTION PROHIBITIONS	PROHIBITS LOT REDUCTIONS FOR BOTH SINGLE LOTS AND ZONE LOTS WITH AN EXEMPTION FOR MUNICIPAL, STATE, OR FEDERAL ACQUISITION OF LAND.	THIS MATERIAL WILL BE RELOCATED TO THE PROVISIONS RELATED TO NONCONFORMING LOTS IN ARTICLE 9-7, NONCONFORMITIES.
9-4-19 SPECIAL-PURPOSE LOTS	OUTLINES STREET FRONTAGE, MINIMUM LOT AREA, AND MINIMUM LOT DIMENSION FOR FAMILY OR CHURCH CEMETERIES, SEWAGE LIFT STATIONS, AND SIMILAR UTILITY USES.	THIS MATERIAL WILL BE RELOCATED TO THE USE-SPECIFIC STANDARDS FOR THESE USES IN ARTICLE 9-4, USE STANDARDS.
CHAPTER 5: ZONING, OTHER STANDARD		
9-5-1 DEVELOPMENT STANDARDS FOR ALL USES	SETS OUT STANDARDS FOR OUTDOOR LIGHTING, SCREENING, AND SIDEWALKS	THE OUTDOOR LIGHTING WILL BE SUBSTANTIALLY AUGMENTED WITH NEW STANDARDS FOR HEIGHT, GLARE, COLOR, DIRECTION, INTENSITY, ETC. THE SCREENING STANDARDS WILL BE RELOCATED INTO THE LANDSCAPING OR FENCING AND WALLS STANDARDS (AS APPROPRIATE) IN ARTICLE 9-5, DEVELOPMENT STANDARDS. SIDEWALK STANDARDS WILL BE RELOCATED TO THE COMMUNITY FORM STANDARDS IN ARTICLE 9-5, DEVELOPMENT STANDARDS, AND SUPPLEMENTED WITH NEW REQUIREMENTS FOR PEDESTRIAN CONNECTIVITY, PEDESTRIAN CIRCULATION ON MULTI-FAMILY AND

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SECTION NUMBER AND NAME	DESCRIPTION	POTENTIAL DISPOSITION IN UPDATED UNIFIED DEVELOPMENT ORDINANCE (ORDINANCE)
		NONRESIDENTIAL SITES, A NEW FEE-IN-LIEU PROCEDURE, AND ADDITIONAL STANDARDS ABOUT WHERE SIDEWALKS ARE REQUIRED.
9-5-2 DEVELOPMENT STANDARDS FOR INDIVIDUAL USES	SETS OUT GENERAL RULES AND DEVELOPMENT STANDARDS FOR INDIVIDUAL USES	USE-SPECIFIC STANDARDS FOR INDIVIDUAL PRINCIPAL USES WILL BE CARRIED FORWARD IN THE USE-SPECIFIC STANDARDS IN ARTICLE 9-5, USE STANDARDS. ACCESSORY USE PROVISIONS (E.G., ACCESSORY DWELLING UNITS, DISABLED MOTOR VEHICLES, HOME OCCUPATIONS, LIVESTOCK, NEWS STANDS, SATELLITE DISHES, PORTABLE STORAGE CONTAINERS, ETC.) AND TEMPORARY USES (E.G., TREE SALES, YARD SALES, ETC.) WILL BE RELOCATED TO THE APPROPRIATE SECTIONS ON ACCESSORY OR TEMPORARY USES IN THE SAME CHAPTER.
9-5-6 GENERAL PROVISIONS	INCLUDES THE OFF-STREET PARKING, LOADING, AND STACKING STANDARDS	REVIEW THE CURRENT STANDARDS FOR CONSISTENCY WITH MODERN TRENDS AND BEST PRACTICES. REVISE PARKING COUNTS, AND ENSURE ALL LISTED USES HAVE CORRESPONDING PARKING STANDARD. ADD CAPS FOR SOME STRATEGIC USES OR LOCATIONS. INCREASE OPPORTUNITIES FOR PARKING FLEXIBILITY IN CERTAIN LOCATIONS THROUGH ALTERNATIVE PARKING PLANS. REVIEW AND REVISE PARKING STANDARDS FOR COMMERCIAL/RECREATIONAL VEHICLES IN RESIDENTIAL DISTRICTS.
9-5-11 LANDSCAPING REQUIREMENTS	SETS OUT THE LANDSCAPING STANDARDS FOR THE CITY	CARRY FORWARD THE STANDARDS IN THE LANDSCAPING SECTION OF ARTICLE 9-5, DEVELOPMENT STANDARDS, AND REVISE TO INCLUDE NEW PERFORMANCE-BASED BUFFERING STANDARDS, NEW STANDARDS FOR PERIMETER SCREENING AND INTERIOR LANDSCAPING IN PARKING LOTS. INCLUDE NEW STANDARDS FOR ON-SITE LANDSCAPING MINIMUM AND MAXIMUM SLOPE STANDARDS AND PROVISIONS FOR STREETSCAPES OR STREET TREES (DEPENDENT UPON URBAN OR SUBURBAN CONTEXT). CARRY FORWARD AND MODIFY THE STANDARDS FOR ALTERNATIVE LANDSCAPING PLANS, SITE INSPECTION, AND MONITORING.
9-5-16 GENERAL REGULATIONS	ESTABLISHES THE SIGNAGE STANDARDS	THIS SECTION WILL BE CARRIED FORWARD WITH NO SUBSTANTIVE CHANGES IN THE SIGNAGE SECTION OF ARTICLE 9-5, DEVELOPMENT STANDARDS. THE MATERIAL RELATED TO NONCONFORMING SIGNS WILL BE RELOCATED TO ARTICLE 9-8, NONCONFORMITIES.
CHAPTER 6 SUBDIVISIONS: PROCEDURES AND STANDARDS		
9-6-1 EXCLUSION DETERMINATION	REQUIRES PROPERTY OWNERS TO SUBMIT MAPS, DEED, ETC., IN SUFFICIENT DETAIL TO PERMIT A CONCLUSIVE DETERMINATION BY THE ENFORCEMENT OFFICER IF A PROPOSED DIVISION OF LAND MEETS ONE OR MORE OF THE EXCLUSIONS OF A "SUBDIVISION"	
9-6-2 COORDINATION WITH OTHER PROCEDURES	ESTABLISHES THAT AN APPLICANT MAY START THE SUBDIVISION APPROVAL PROCESS SIMULTANEOUSLY WITH APPLICATIONS FOR LAND-DISTURBING PERMITS OR OTHER APPLICATIONS FOR APPROVALS REQUIRED FOR A PARTICULAR PROJECT	RELOCATE TO THE SUBDIVISION PROCEDURE IN ARTICLE 9-2, ADMINISTRATION, EXCEPT THE SECTIONS ON DEDICATION AND ACCEPTANCE WILL BE RELOCATED TO THE SUBDIVISION MATERIAL IN ARTICLE 9-7, SUBDIVISIONS.
9-6-3 APPROVAL REQUIRED	ESTABLISHES THAT ALL SUBDIVISIONS INCLUDING CONDOMINIUMS WITHIN THE CITY MUST COMPLY WITH THIS CHAPTER	

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SECTION NUMBER AND NAME	DESCRIPTION	POTENTIAL DISPOSITION IN UPDATED UNIFIED DEVELOPMENT ORDINANCE (ORDINANCE)
9-6-4 PRE-APPLICATION CONFERENCE	STRONGLY ENCOURAGES EVERY SUBDIVISIONS APPLICANT TO SCHEDULE A PRE-APPLICATION CONFERENCE WITH PLANNING AND DEVELOPMENT STAFF PRIOR TO THE SUBMISSION OF A PRELIMINARY PLAT	RELOCATE TO THE SUBDIVISION PROCEDURE IN ARTICLE 9-2, ADMINISTRATION.
9-6-5 SUBMISSION OF PLANS	OUTLINES SUBMISSION AND STEERING PROCEDURE	
9-6-6 SKETCH PLAN	OUTLINES WHEN A SKETCH PLAN IS NEEDED	
9-6-7 PRELIMINARY PLAT	OUTLINES REQUIREMENTS AND APPROVAL PROCEDURE FOR PRELIMINARY PLATS	
9-6-8 STREET AND UTILITY CONSTRUCTION	REQUIRES STREET AND UTILITY CONSTRUCTION PLANS FOR ALL STREET, WATER, SANITARY SEWER, AND STORM SEWER FACILITIES; SETS OUT APPROVAL PROCEDURE	RELOCATE TO THE SUBDIVISION PROCEDURE IN ARTICLE 9-2, ADMINISTRATION.
9-6-9 PERMANENT RUNOFF CONTROL STRUCTURES AND SOIL EROSION AND SEDIMENTATION CONTROL DEVICES	SETS OUT PROCEDURE AND RESPONSIBILITIES FOR PERMANENT RUNOFF CONTROL STRUCTURES AND SOIL EROSION AND SEDIMENTATION CONTROL DEVICES	RELOCATE THIS MATERIAL TO A NEW SECTION ON STORMWATER MANAGEMENT IN ARTICLE 9-6, ENVIRONMENTAL STANDARDS.
9-6-10 OWNERS ASSOCIATIONS	SETS OUT PROCEDURES FOR THE ESTABLISHMENT OF HOMEOWNERS ASSOCIATIONS, THE SUBMISSION OF OWNERS ASSOCIATION DECLARATIONS, THE INSPECTION AND APPROVAL OF IMPROVEMENTS, AND THE CONVERSION OF NONCONFORMING DEVELOPMENTS	
9-6-11 FINAL PLAT	REQUIRES A FINAL PLAT FOR ALL SUBDIVISIONS EXPECT FOR GROUP DEVELOPMENTS NOT ENTAILING EASEMENT DEDICATION, RIGHT-OF-WAY DEDICATION, OR PERMANENT RUNOFF CONTROL STRUCTURE	RELOCATE TO THE SUBDIVISION PROCEDURE IN ARTICLE 9-2, ADMINISTRATION.
9-6-12 RECORDATION OF FINAL PLATS	REQUIRES THAT A FINAL PLAT MUST BE RECORDED IN THE OFFICE OF THE REGISTER OF DEEDS WITHIN SIXTY (60) DAYS.	
9-6-16 SUBDIVISION STANDARDS	DETAILS GENERAL STANDARDS AS WELL AS STANDARDS FOR LOT DIMENSIONS AND STANDARDS, STREETS, BLOCK LENGTH, SIDEWALKS, UTILITIES, DRAINAGE, FLOOD DAMAGE PREVENTION, SITES FOR PUBLIC USES, AND PLACEMENT OF MONUMENTS	RELOCATE THIS MATERIAL TO THE SUBDIVISION DESIGN STANDARDS SECTION IN ARTICLE 9-7, SUBDIVISIONS. SOME STANDARDS MAY BE ADJUSTED FOR CONSISTENCY WITH NEW COMMUNITY FORM RELATED TO PEDESTRIAN AND VEHICULAR MOBILITY.
CHAPTER 7 ENVIRONMENTAL REGULATIONS		
9-7-1 APPLICABILITY	DEFINES HOW TO DETERMINE WHETHER THE WATERSHED PROTECTION REQUIREMENTS APPLY TO A PARTICULAR PROPERTY AND ALLOWS FOR EXEMPTIONS	THIS MATERIAL WILL BE RELOCATED TO THE SECTION ON WATERSHED PROTECTION IN ARTICLE 9-6, ENVIRONMENTAL STANDARDS.
9-7-2 INCORPORATION OF WATERSHED MAPS	INCORPORATES THE WATERSHED MAP BY REFERENCE	THIS SECTION WILL BE RELOCATED TO THE OFFICIAL ZONING MAP SECTION IN ARTICLE 9-1, GENERAL PROVISIONS.
9-7-3 PROTECTION OF FRAGILE AREAS	DETAILS PROTECTION STRATEGIES LIKE LAND DISTURBANCE MINIMIZATION, FLOODPLAIN PROTECTION, SURFACE WATER BUFFERS, SLOPE AND BUFFER PROTECTION, AND ADDITIONAL PROTECTION IN WATERSHED CRITICAL AREAS	THIS MATERIAL WILL BE RELOCATED TO THE SECTION ON WATERSHED PROTECTION IN ARTICLE 9-6, ENVIRONMENTAL STANDARDS. ANY CHANGES RELATED TO STREAM BUFFERS OR OTHER PROVISIONS WILL BE INCORPORATED, OTHERWISE, NO SUBSTANTIVE CHANGES ARE PROPOSED.
9-7-4 LOW IMPACT DESIGN	OUTLINES THE MAJOR GOALS AND OBJECTIVES OF THE LOW IMPACT DESIGN MEASURES IN HIGH POINT	
9-7-5 GENERAL STANDARDS AND RESTRICTIONS	OUTLINES GENERAL STANDARDS AND RESTRICTIONS BASED ON DENSITY AND INTENSITY, DETAILS METHODS OF STORMWATER	

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SECTION NUMBER AND NAME	DESCRIPTION	POTENTIAL DISPOSITION IN UPDATED UNIFIED DEVELOPMENT ORDINANCE (ORDINANCE)
	CONTROL, AND OUTLINES REQUIREMENTS FOR PARTICIPATION IN A REGIONAL STORMWATER CONTROL PROGRAM AND CONSTRUCTION OF IMPROVEMENTS	
9-7-6 WATER SUPPLY OVERLAY DISTRICT DESCRIPTION AND BOUNDARIES	ESTABLISHES THE WATERSHED CRITICAL AREA OVERLAY DISTRICT AND THE GENERAL WATERSHED AREA OVERLAY DISTRICT	RELOCATE THIS MATERIAL TO THE OVERLAY DISTRICTS SECTION IN ARTICLE 9-3, ZONING DISTRICTS. CONSOLIDATE THE GWA AND THE WCA INTO A SINGLE OVERLAY (BUT RETAIN CRITICAL AREA DESIGNATIONS ON THE WATERSHED ZONING MAP). INCLUDE MINOR REVISIONS FOR GREATER CLARITY, BUT NO SUBSTANTIVE CHANGE IS PROPOSED. INCORPORATE THE CHANGES TO THE WATERSHED PROTECTION PROVISIONS IN TEXT AMENDMENT 11-06.
9-7-7 GENERAL WATERSHED AREA OVERLAY (GWA) STANDARDS AND RESTRICTIONS	DEFINES THE SPILL RISK REDUCTION REQUIREMENTS AND BUILT-UPON AREA LIMITS FOR THE GENERAL WATERSHED AREA OVERLAY DISTRICT	
9-7-8 WATERSHED CRITICAL AREA OVERLAY DISTRICT (WCA) STANDARDS AND RESTRICTIONS	DEFINES THE REQUIREMENTS OF THE WATERSHED CRITICAL AREA OVERLAY DISTRICT STANDARDS AND RESTRICTIONS	
9-7-9 INDIVIDUAL WATER SUPPLY WATERSHEDS	DEFINES SPECIFIC REQUIREMENTS FOR OAK HOLLOW LAKE, CITY LAKE, OAKDALE RESERVOIR, RANDLEMAN RESERVOIR AND UWHARRIE (LAKE REECE)	
9-7-10 WATERSHEDS ACCOUNTING	ESTABLISHES THE RANDLEMAN LAKE GWA BUILT-UPON AREA LIMITS AND REQUIRES THE ENFORCEMENT OFFICER TO KEEP A RECORD OF ALL WATERSHED VARIANCES.	
9-7-11 GENERAL PROVISIONS	SETS OUT GENERAL PROVISIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL, ALSO INCLUDES BASIC REQUIREMENTS, BASIC OBJECTIVES AND VARIOUS DESIGN AND PERFORMANCE STANDARDS AND DEFINES WHEN THE PROVISIONS ARE APPLICABLE	RELOCATE THIS PROCEDURAL MATERIAL TO THE LAND DISTURBING PERMIT PROCEDURE IN ARTICLE 9-2, ADMINISTRATION.
9-7-16 FLOOD DAMAGE PREVENTION REGULATIONS	DETAILS FLOODPLAIN DEVELOPMENT APPLICATION, PERMIT AND CERTIFICATION REQUIREMENTS, CORRECTIVE PROCEDURES, VARIANCE PROCEDURES AND PROVISIONS FOR FLOOD HAZARD REDUCTION	THE MATERIAL RELATED TO A FLOOD PLAIN DEVELOPMENT PERMIT IS RELOCATED TO THE INDIVIDUAL PROCEDURES PORTION OF ARTICLE 9-2, ADMINISTRATION. THE DEVELOPMENT STANDARDS WOULD BE RELOCATED TO THE SECTION ON FLOOD HAZARD AREAS IN ARTICLE 9-6 ENVIRONMENTAL STANDARDS.
9-7-21 DONATION PROVISIONS (FOR GREENWAYS)	DEFINES HOW LAND DONATED TO AND ACCEPTED BY THE CITY OF HIGH POINT IN FEE-SIMPLE WILL BE TREATED WITH REGARDS TO DENSITY CREDITS AND SETBACKS	RELOCATE THESE PROVISIONS TO THE OPEN SPACE STANDARDS SECTION IN ARTICLE 9-5, DEVELOPMENT STANDARDS.
9-7-26 GENERAL PROVISIONS (HAZARDOUS & TOXIC SUBSTANCES)	OUTLINES APPLICABILITY, GENERATOR REGULATIONS, HANDLER REGULATIONS, PROCEDURES FOR REQUEST FOR HAZARDOUS OR TOXIC SUBSTANCE HANDLER SPECIAL USE PERMITS, REVOCATION OF HAZARDOUS OR TOXIC SUBSTANCE SPECIAL USE PERMIT, LIABILITY, BONDING AND PRIVILEGE LICENSES	RELOCATE THIS MATERIAL TO THE SECTION ON HAZARDOUS AND TOXIC SUBSTANCE STANDARDS IN ARTICLE 9-6, ENVIRONMENTAL STANDARDS. INCLUDE A CROSS REFERENCE IN THE USE STANDARDS PORTION OF ARTICLE 9-4, USE STANDARDS, THAT REQUIRES HAZARDOUS OR TOXIC SUBSTANCE GENERATORS OR HANDLERS TO COMPLY WITH THE STANDARDS IN THIS SECTION.
9-7-31 APPLICABILITY (CITY TREE CONSERVATION)	ESTABLISHES THE JURISDICTION OF THE ORDINANCE AND THE RIGHTS OF THE CITY TO PLANT, PRUNE, MAINTAIN AND REMOVE ANY TREE, PLANT OR SHRUB ON CITY OWNED OR CONTROLLED PROPERTY	THIS MATERIAL WILL BE RELOCATED TO THE PUBLIC TREE PROTECTION STANDARDS IN ARTICLE 9-6, ENVIRONMENTAL STANDARDS.
9-7-32 TREE MAINTENANCE AND PROTECTION (CITY TREE CONSERVATION)	OUTLINES REQUIREMENTS ON TREE TOPPING, REMOVAL OF DAMAGED OR INFESTED TREES, UNAUTHORIZED REMOVAL OR DAMAGE, AND PROTECTION DURING CONSTRUCTION	

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9-7-33 TREE PLANTING, PRUNING AND REMOVAL	REQUIRES PRIOR AUTHORIZATION WITH CERTAIN EXEMPTIONS AND WAIVERS	
9-7-34 GUIDELINES AND STANDARDS FOR TREE PLANTING, PRUNING AND REMOVAL	AUTHORIZES THE URBAN FORESTRY COMMITTEE TO DEVELOP, ADOPT AND MAINTAIN GUIDELINES AND SPECIFICATIONS FOR TREE PLANTINGS, AND STANDARDS AND PRACTICES FOR TREE CONSERVATION AND MAINTENANCE	
9-7-35 APPEALS	ESTABLISHES AN APPEALS PROCESS	
CHAPTER 8 ENFORCEMENT		
9-8-1 VIOLATIONS	DEFINES VIOLATIONS AS DEVELOPMENT WITH PERMIT, DEVELOPMENT INCONSISTENT WITH PERMIT, VIOLATION BY ACT OR OMISSION, USE IN VIOLATION, SUBDIVIDE IN VIOLATION, AND CONTINUE A VIOLATION	RELOCATE THIS MATERIAL TO ARTICLE 9-9, ENFORCEMENT, AND SUPPLEMENT WITH ALL OTHER ORDINANCE VIOLATIONS.
9-8-2 INSPECTIONS AND INVESTIGATIONS	EMPOWERS THE ENFORCEMENT OFFICER TO CONDUCT INSPECTIONS, CONDUCT INVESTIGATIONS, AND REQUIRE WRITTEN STATEMENTS, CERTIFICATES, CERTIFICATIONS, OR THE FILING OF REPORTS.	RELOCATE TO THE GENERAL ENFORCEMENT PROVISIONS SECTION IN ARTICLE 9-9, ENFORCEMENT.
9-8-3 ENFORCEMENT PROCEDURE	OUTLINES THE NOTICE, APPEAL, AND DECISION PROCESS	
9-8-4 REMEDIES	ALLOWS ANY OR ALL OF THE FOLLOWING TO BE USED TO ENFORCE THE ORDINANCE: INJUNCTION, CIVIL PENALTIES, DENIAL OR PERMIT OR CERTIFICATE, CONDITIONAL PERMIT OR TEMPORARY CERTIFICATE, STOP WORK ORDERS, REVOCATION OF PERMITS, CRIMINAL PENALTIES	RELOCATE TO THE REMEDIES AND PENALTIES SECTION IN ARTICLE 9-9, ENFORCEMENT, AND ENSURE ALL AMOUNTS ARE CONSISTENT WITH STATE STANDARDS.
9-8-5 CIVIL PENALTIES – ASSESSMENT AND PROCEDURES	ESTABLISHES PROCEDURE FOR CIVIL PENALTIES	
9-8-6 CIVIL PENALTIES – SOIL EROSION AND SEDIMENTATION CONTROL	ESTABLISHES SPECIFIC CIVIL PROCEDURES AND PENALTIES FOR SOIL EROSION AND SEDIMENT CONTROL ISSUES	RELOCATE TO THE SOIL EROSION AND SEDIMENTATION ENFORCEMENT SECTION IN ARTICLE 9-9, ENFORCEMENT.
9-8-7 CRIMINAL PENALTY – SOIL EROSION AND SEDIMENTATION CONTROL	ESTABLISHES CRIMINAL PENALTIES FOR SOIL EROSION AND SEDIMENT CONTROL ISSUES	
9-8-8 INJUNCTIVE RELIEF – SOIL EROSION AND SEDIMENTATION CONTROL	OUTLINES WHEN THE CITY COUNCIL MAY SEEK INJUNCTIVE RELIEF FOR SOIL AND SEDIMENT CONTROL ISSUES	
9-8-9 OTHER POWERS AND ACTION	AFFIRMS THE CITY COUNCIL MAY EXERCISE ANY AND ALL ENFORCEMENT POWERS GRANTED TO IT BY STATE LAW OR COMMON LAW AND THAT NOTHING IN THE ORDINANCE SHALL PROHIBIT THE CONTINUATION OF PREVIOUS ENFORCEMENT ACTIONS	RELOCATE TO THE REMEDIES AND PENALTIES SECTION IN ARTICLE 9-9, ENFORCEMENT, AND ENSURE ALL AMOUNTS ARE CONSISTENT WITH STATE STANDARDS.
9-8-10 REMEDIES – CUMULATIVE AND CONTINUOUS	AFFIRMS THAT ALL REMEDIES SHALL BE CUMULATIVE AND DEFINES A CONTINUOUS VIOLATION AS A REPEAT VIOLATION WITHIN A TWO YEAR PERIOD	
CHAPTER 9 ADMINISTRATION		
9-9-1 ADMINISTRATIVE PROCEDURES	OUTLINES GENERAL, NOTICE, ORGANIZATION, ALTERNATE MEMBER, TERM, ABSENCE AND ATTENDANCE, AND COMPENSATION PROCEDURES	RELOCATE THE NOTICE MATERIAL TO THE SECTION ON COMMON REVIEW PROCEDURES AND THE GENERAL DECISION-MAKING BODY INFORMATION TO A NEW SECTION IN ARTICLE 9-2, ADMINISTRATION.

SECTION-BY-SECTION ANALYSIS OF CURRENT DEVELOPMENT ORDINANCE

SECTION NUMBER AND NAME	DESCRIPTION	POTENTIAL DISPOSITION IN UPDATED UNIFIED DEVELOPMENT ORDINANCE (ORDINANCE)
9-9-2 THE PLANNING AND ZONING COMMISSION	ESTABLISHES THE PLANNING AND ZONING COMMISSION PURSUANT TO STATE LAW AND DESCRIBES ITS MEMBERSHIP, OFFICERS, AND POWERS AND DUTIES	RELOCATE THIS MATERIAL TO THE SECTION ON THE PLANNING AND ZONING COMMISSION IN ARTICLE 9-2, ADMINISTRATION. ADJUST THE RESPONSIBILITIES FOR CONSISTENCY WITH PART III, <i>ANNOTATED OUTLINE</i> .
9-9-3 TECHNICAL REVIEW COMMITTEE	ESTABLISHES THE TECHNICAL REVIEW COMMITTEE AND DESCRIBES ITS MEMBERSHIP, OFFICERS, POWERS AND DUTIES	RELOCATE THIS MATERIAL TO THE SECTION ON THE TECHNICAL REVIEW COMMITTEE IN ARTICLE 9-2, ADMINISTRATION. ADJUST THE RESPONSIBILITIES FOR CONSISTENCY WITH PART III, <i>ANNOTATED OUTLINE</i> .
9-9-5 HISTORIC PRESERVATION COMMISSION	ESTABLISHES THE HISTORIC PRESERVATION COMMISSION AND DESCRIBES ITS MEMBERSHIP, OFFICERS, POWERS AND DUTIES	RELOCATE THIS MATERIAL TO THE SECTION ON THE HISTORIC PRESERVATION COMMISSION IN ARTICLE 9-2, ADMINISTRATION.
9-9-6 BOARD OF ADJUSTMENT	ESTABLISHES THE BOARD OF ADJUSTMENT AND DESCRIBES ITS MEMBERSHIP, OFFICERS, POWERS AND DUTIES	RELOCATE THIS MATERIAL TO THE SECTION ON THE PLANNING AND ZONING COMMISSION IN ARTICLE 9-2, ADMINISTRATION. ADJUST THE RESPONSIBILITIES FOR CONSISTENCY WITH PART III, <i>ANNOTATED OUTLINE</i> . MATERIAL RELATED TO THE INDIVIDUAL APPEAL, VARIANCE, AND SPECIAL EXCEPTION PROCEDURES WILL BE RELOCATED TO THE APPROPRIATE INDIVIDUAL PERMIT PROCEDURE SECTION IN ARTICLE 9-2, ADMINISTRATION
9-9-7 URBAN FORESTRY COMMITTEE	ESTABLISHES THE URBAN FORESTRY COMMITTEE AND DESCRIBES ITS MEMBERSHIP, OFFICERS, POWERS AND DUTIES	THE URBAN FORESTRY COMMITTEE WILL CONTINUE TO DEAL WITH TREES ON PUBLIC LANDS IN THE NEW CODE.
9-9-9 ENFORCEMENT OFFICER	CREATES THE ENFORCEMENT OFFICER AND DESCRIBES ITS DUTIES	RELOCATE THIS MATERIAL TO THE SECTION ON THE CITY STAFF IN ARTICLE 9-2, ADMINISTRATION. ADJUST THE RESPONSIBILITIES FOR CONSISTENCY WITH PART III, <i>ANNOTATED OUTLINE</i> .
9-9-10 MODIFICATIONS	AUTHORIZES THE TECHNICAL REVIEW COMMITTEE TO APPROVE MODIFICATIONS TO STANDARDS UNDER CERTAIN CONDITIONS	REPLACE WITH THE PROPOSED ADMINISTRATIVE ADJUSTMENT PROCESS AND RELOCATE TO THE REVIEW PROCEDURES SECTION IN ARTICLE 9-2, ADMINISTRATION.
9-9-11 WATERSHED VARIANCE	OUTLINES PROCEDURE AND CONDITIONS FOR A WATERSHED VARIANCE	RELOCATE TO THE VARIANCE SECTION IN ARTICLE 9-2, ADMINISTRATION.
9-9-12 APPEALS	OUTLINES PROCEDURE FOR APPEALS	RELOCATE TO THE REVIEW PROCEDURES SECTION IN ARTICLE 9-2, ADMINISTRATION.

4.4 APPENDIX D: EXAMPLES

This is an example of how key zoning district information could be displayed in the new Development Ordinance. The page includes textual detail on the district intent, photographic examples of typical development, typical lotting patterns, and graphic and tabular depictions of dimensional standards. The following pages include examples of other graphic techniques that could be considered by the city.

Chapter 3: Zoning Districts
SECTION 3.4: RESIDENTIAL BASE ZONING DISTRICTS
Subsection 3.4.2: Single-Family Residential-Mainland (SFM) District

3.4.2. Single-Family Residential-Mainland (SFM) District¹¹

SFM SINGLE-FAMILY RESIDENTIAL MAINLAND

A. DISTRICT PURPOSE

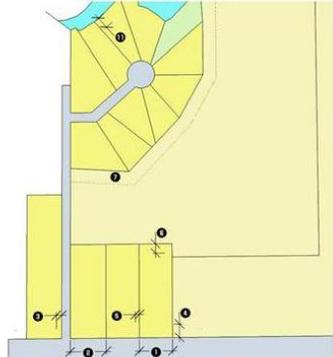
The Single-Family Residential-Mainland (SFM) district is established to accommodate low density residential neighborhoods and supporting uses on mainland Currituck County outside of full service areas. The district is intended to accommodate residential development in ways that will not interfere with agricultural activity, interrupt scenic vistas from the Caratoke Highway, or place undue stress on the county's educational infrastructure. A variety of residential use types are allowed in the district, including single-family detached homes, manufactured homes on their own lots, detached accessory dwelling units, as well as duplexes (with a use permit). The district accommodates agriculture, equestrian uses, minor utilities, as well as various neighborhood-supporting institutional uses such as parks, open space, religious institutions, schools, and similar uses. This district also includes the conservation subdivision option with the ability to accommodate up to two units per acre in full service areas designated on the future land use map of the Land Use Plan. Major utilities require approval of a use permit, while commercial, office, and industrial uses are prohibited.



B. LOT PATTERNS




C. LOT CONFIGURATION



All subdivisions visible from the Caratoke Highway right-of-way shall provide a highway buffer in accordance with Section 3.11.

3.11

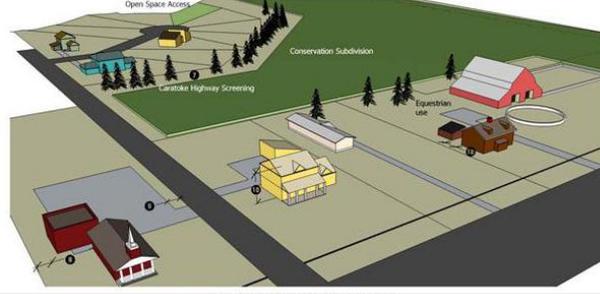
CURRITUCK COUNTY, NC UNIFIED DEVELOPMENT ORDINANCE
PUBLIC REVIEW DRAFT | AUGUST 2011

Chapter 3: Zoning Districts
SECTION 3.4: RESIDENTIAL BASE ZONING DISTRICTS
Subsection 3.4.2: Single-Family Residential-Mainland (SFM) District

D. TYPICAL BUILDING FORMS



E. BUILDING CONFIGURATION



F. DIMENSIONAL STANDARDS

TD = Traditional Development CS = Conservation Subdivision Development

	TD	CS		TD	CS
Max. Gross Density – Traditional Dev. (du/ac)	1.0	-	Min. Front Setback (ft) [3]	20	N/A
Max. Gross Density – Conservation Subdivisions	-	1.5	Min. Corner Side Setback (ft) [4]	20	N/A
In Limited Service Areas (du/ac)	-	2.0	Min. Major Arterial Street Setback (ft)	50	50
In Full Service Areas (du/ac)	0.40	N/A	Min. Side Setback (ft)	10	N/A
Max. FAR (%)	N/A	10	Min. Rear Setback (ft)	25	N/A
Min. Lot Area (sf ft)	40,000	N/A	Min. Agriculture Setback (ft) [5]	50	50
Max. Lot Area (acres)	N/A	10	Min. Accessory Use Setback (ft) [6]	10	3
Min. Lot Width, Interior Lot (ft) [1]	125	N/A	Min. Driveway/Parking Setback (ft)	10	N/A
Min. Lot Width, Corner Lot (ft)	135	N/A	Min. Fill Setback from all Lot Lines (ft)	10	10
Max. Lot Depth	[2]	N/A	Max. Building Height (ft)	35	35
Max. Lot Coverage (%)	30	N/A	Min. Wetland/Surface Water Setback (ft)	50	50
			Min. Spacing Between Buildings (ft)	10	3

[1] All lots shall maintain a minimum street frontage of 35 feet
 [2] Lot depth shall not exceed four times the lot width.
 [3] Front setbacks shall be measured from ultimate ROW line
 [4] Driveways shall provide access from street with less traffic
 [5] Applied to subdivisions approved after (UDO effective date)
 [6] Prohibited in front of principal building when principal building is less than 300 feet from street

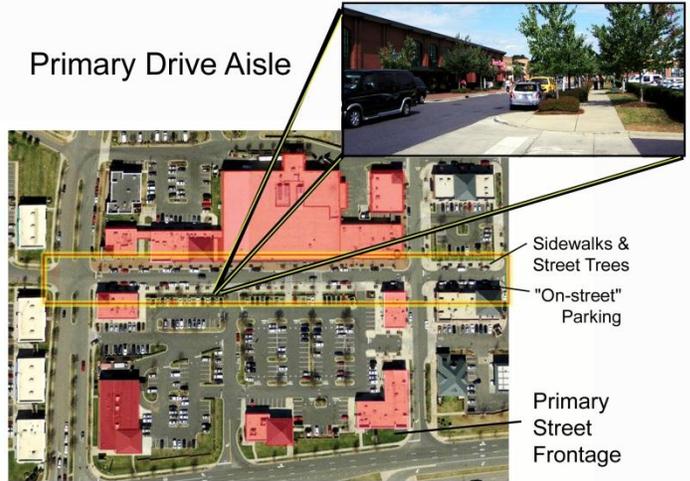
3.12

CURRITUCK COUNTY, NC UNIFIED DEVELOPMENT ORDINANCE
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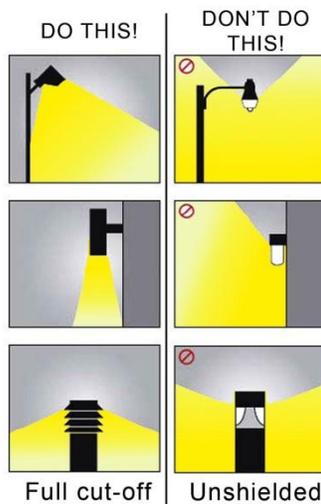
Compatible Nonresidential/Residential Transition



- ① Lower finished floor elevation helps reduce visual mass
- ② Pitched roof eases transition between larger and smaller structures
- ③ Off-street parking to rear of building maintains residential character
- ④ Uniform front setback maintains consistent building wall along street
- ⑤ Low-profile signage maintains residential character
- ⑥ Square, divided-light windows are consistent with residential context
- ⑦ Story-line configured to repeat adjacent building heights
- ⑧ Identical exterior materials helps different buildings "fit" together
- ⑨ Deep eaves and corbels add visual interest



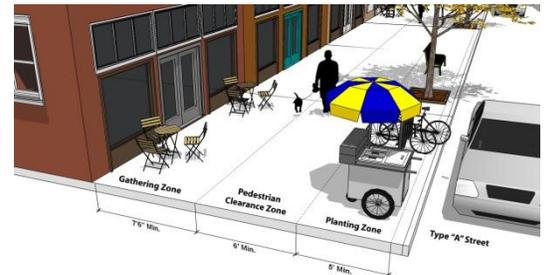
Offsets



Pilasters



Color Changes



4.5 APPENDIX E: UPDATE ADVISORY COMMITTEE COMMENTS

The following table summarizes comments from various UPDATE Advisory Committee members received during and after the UAC's review of the refreshed Code Assessment on August 27, 2012. Duplicative comments have not been repeated, and most comments have been paraphrased for the sake of brevity. In addition, UAC comments have been organized by key benefit (as listed in the refreshed Code Assessment). The table also includes an "other" category (when a particular comment did not relate to one of the six key benefits). In some cases, comments are followed by text in red that is provided as a response to a question or comment.

UAC ADVISORY COMMITTEE COMMENTS ON CODE ASSESSMENT	
KEY BENEFIT 1: MAKE THE CODE MORE USER FRIENDLY	
1	Keep language for specific requirements clear and concise and not subject to interpretation
2	Clarify how Beneficial Use Determination supports private property rights (it allows negotiation between the city and a landowner in an effort to avoid legal action)
3	A Zoning Compliance Permit adds another step
4	Minor Site Plan and Minor Subdivision procedures should be retained
5	All rezonings do not require citizen meetings. Developers know when a meeting is necessary
KEY BENEFIT 2: MAKE THE CODE MORE CUSTOMER-FRIENDLY	
6	The primary focus of the UPDATE process should be to attract and retain community investment and economic development
7	Reduce, rather than increase, the number of steps for development approval
8	The Procedures Manual could be confused as ordinance or written policy (it is written policy, but not an ordinance); Code Assessment should clarify
9	Shouldn't the Land Use Compliance Certificate Procedure be the same as the pre-application meeting?
10	Support idea of a NC Rehabilitation Code education program
11	Endorse the idea of a staff project ombudsman
KEY BENEFIT 3: IMPLEMENT THE CORE CITY PLAN	
12	To allow appropriate application, a clear line should be established between urban (Core City) and suburban (greenfield) areas of the city
13	Industrial design standards will increase costs (these are not being contemplated)
14	Limiting showrooms to a Market District will unnecessarily constrain the furniture industry (a Market District is not being proposed)
15	Strongly object to elimination of Market District and downtown mixed-use district (mixed-use district is not proposed for elimination)
16	Duplexes and multi-family in single-family districts may not be acceptable to a large majority of residents
17	Requiring a master plan for institutional districts is not practical
18	The "significant size" threshold of two acres for imposition of vehicular circulation requirements is too low
19	Landscaping standards for parking lots in the CB district should be relaxed, not made more stringent. Some members felt landscaping would needlessly increase expense; others felt additional impervious surface would increase stormwater runoff.
20	Consider drafting a form-based code for the southwest quadrant of the Core City
21	We would like to protect existing trees of 18" in diameter or larger in the southwest quadrant of the Core City
22	We would like provisions for the preservation of landscapes, open space, use of native plants, and "heavy" landscaping and street trees in the southwest quadrant of the Core City
23	The West High Street Historic District should not be zoned industrial
24	Some UAC members feel the 2-story minimum height for mixed-use is inappropriate, other believe it should be kept, but only in the North Main Street area
KEY BENEFIT 4: PROTECT AND REVITALIZE NEIGHBORHOODS AND GATEWAYS	
25	Gateway and neighborhood conservation overlays should be adapted to specific local conditions (this is what is proposed)
26	Will ordinance define a block face? (yes)
27	What percent of landowners must be in agreement to pursue neighborhood conservation overlay district application (51% of owners)
28	What does "prohibit inappropriate forms of institutional development" mean? (institutional uses that are inconsistent with the stated purpose and intent of the gateway overlay district)
29	ATMS should be the first thing a visitor entering the city sees
30	Two-story building height limits in gateways is too short

PART 4: APPENDICES

APPENDIX E: UPDATE ADVISORY COMMITTEE COMMENTS

UAC ADVISORY COMMITTEE COMMENTS ON CODE ASSESSMENT	
31	Endorse compatibility standards for infill development, especially residential infill
32	Considerable discussion of garage location standards for residential infill. Some felt the market should decide, others thought it important. One suggestion was the use of contextual garage placement standards applied to front facades
KEY BENEFIT 5: PROMOTE MORE LIVABLE AND SUSTAINABLE DEVELOPMENT IN GREENFIELD AREA	
33	Balance amenities and beautification requirements with the ability to retain/attract investment
34	Parking regulation proposals, as written, are vague
35	Requirements to make stormwater facilities amenities or fully screen them provides no flexibility or incentives (applicant is free to choose which approach, and amenity features credited towards open space requirements)
36	Minimum and maximum slope standards are problematic (standards requiring minimum or maximum slopes are not proposed)
37	Proposed open space requirements are excessive
38	Greenway dedication and construction should be incentivized not required
39	Community form standards should be reviewed for compatibility with current policy
40	Architectural design standards increase the cost of building, owning, and renting commercial, retail, and industrial space
41	Multi-family design standards are solutions in search of a problem
42	Omit /remove multi-family and industrial architectural design standards (no design standards for industrial uses are proposed)
43	Fencing and wall standards completely eliminate chain link anywhere in the city
44	Performance guarantee provisions must meet timing requirements of developers, prudent dollar values, and be attainable
45	Disappointment from some UAC members at removal of tree protection requirements and mass grading limitations
46	AG district should not be consolidated with the RS-40 district should remain a stand-alone district
47	Majority of UAC felt private streets serving single-family development should comply with public street standards, but this should not be required for streets serving multi-family uses
48	Concerns expressed about sidewalk requirements on both sides of some streets, like cul-de-sacs
KEY BENEFIT 6: CREATE ADDITIONAL FLEXIBILITY AND INCENTIVES	
49	Incentivize desired outcomes
50	Tools for sustainable neighborhood development should be incentives (they are)
51	Approve idea of providing relief from infrastructure, especially transportation
52	Endorse the inclusion of incentives to make infill easier than greenfield development
53	Endorse alternative forms of compliance
54	Need to see more specifics on the type of preferred development forms
OTHER COMMENTS	
55	The city should use the Greensboro Land Development Ordinance as a starting point for the updated Development Ordinance and modify it for High Point
56	Empower the UAC to have an equal voice with city staff on developing the updated UDO
57	The City Council should direct the staff to meet frequently with the UAC and treat them as full partners in updating the UDO
58	Who will test the draft ordinance? (the consultant, following completion of the third draft installment but before the public hearing draft version is produced) How will the results be reported? (at two public workshops) Who defines 'success'? (the citizens of High Point and the City Council)
59	City Project is incorrectly characterized as a citizen's initiative
60	We need a clear vision of what is uniquely High Point
61	The greenway master plan document should be made available to the public (find it at http://www.hpdot.net/hpmo/plans/LRTP2035/Section_10_Appendix/HP_Master_Plan_Final_209_SL.pdf)
62	How can the Southwest Renewal Foundation coordinate its planning efforts with UPDATE? (through participation on the UAC)