UPDATE

HIGH POINT

Development Ordinance Presentation

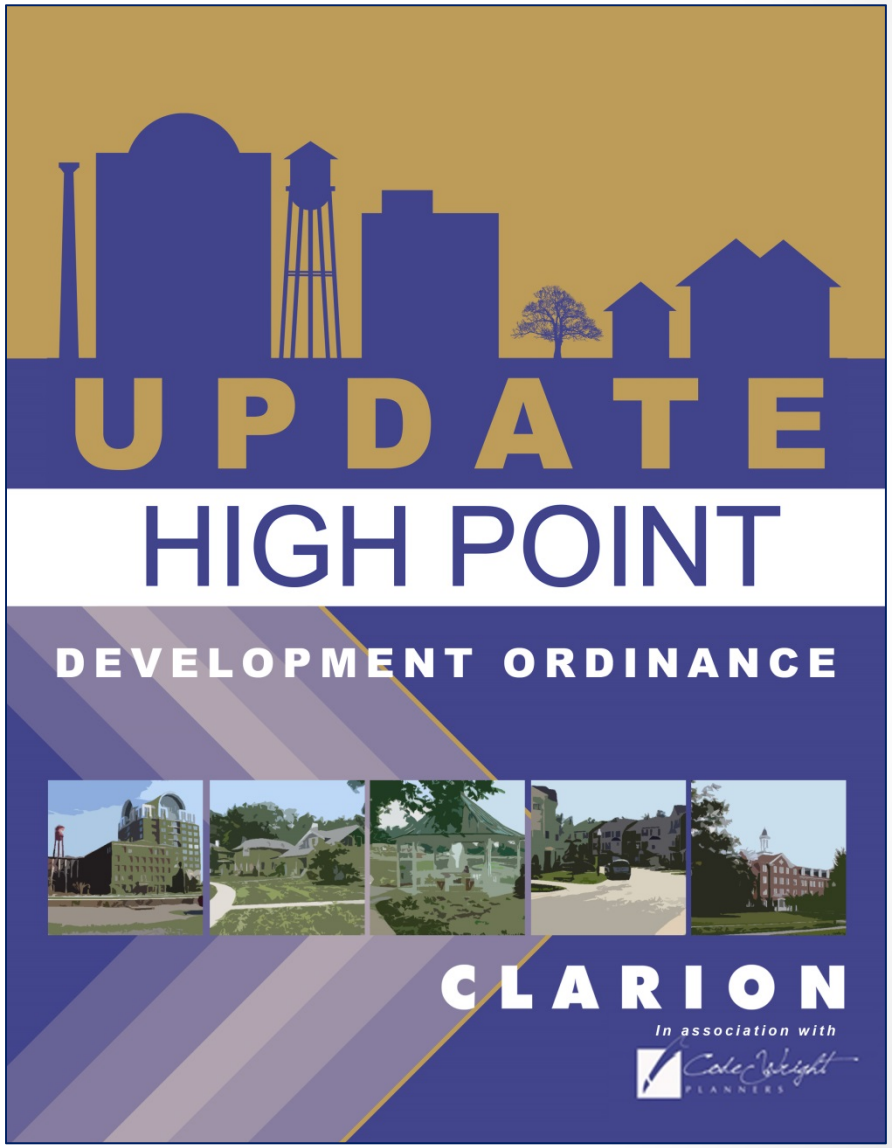
CLARION

In association with

Code Wright PLANNERS

Presentation Overview

1. Introduction to Zoning
2. Following the Rules
3. UPDATE Project



Introduction to Zoning

Zoning = Rules to Protect the Health, Safety, and Welfare of the Public

Where Zoning Comes From

STATE OF NORTH CAROLINA

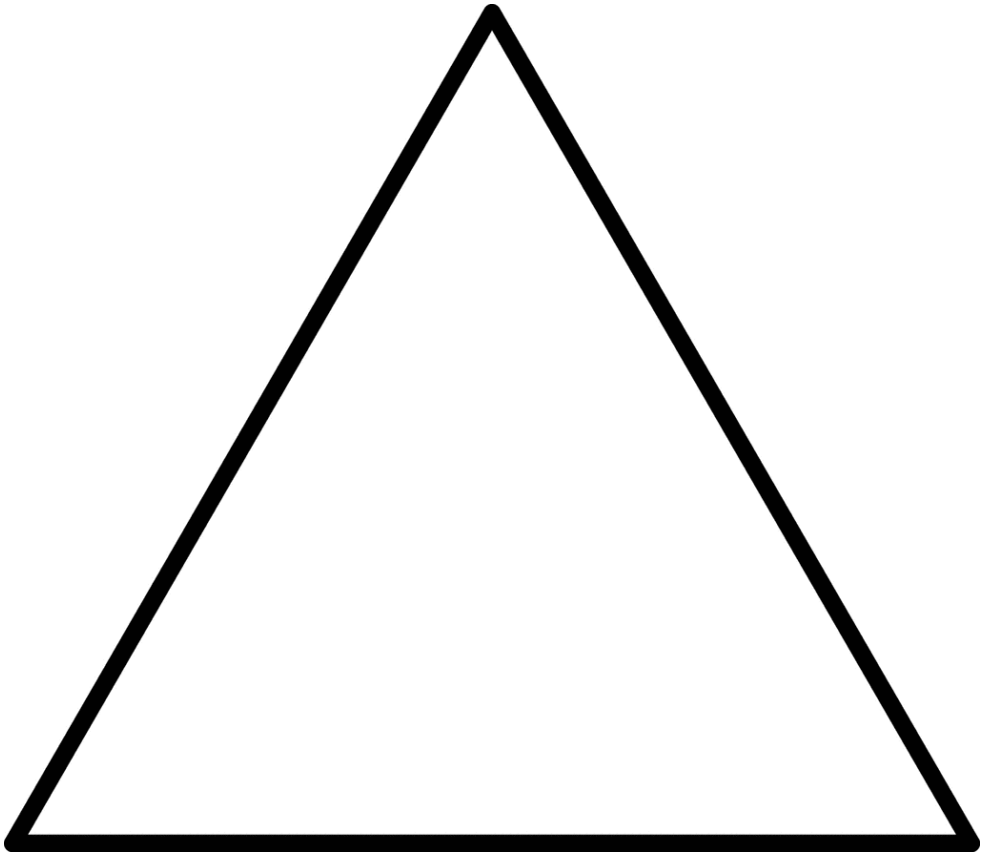
↓

City of High Point
City Council

↓

High Point Planning & Development Department

COMPREHENSIVE PLAN:
Says what citizens want



DEVELOPMENT ORDINANCE:

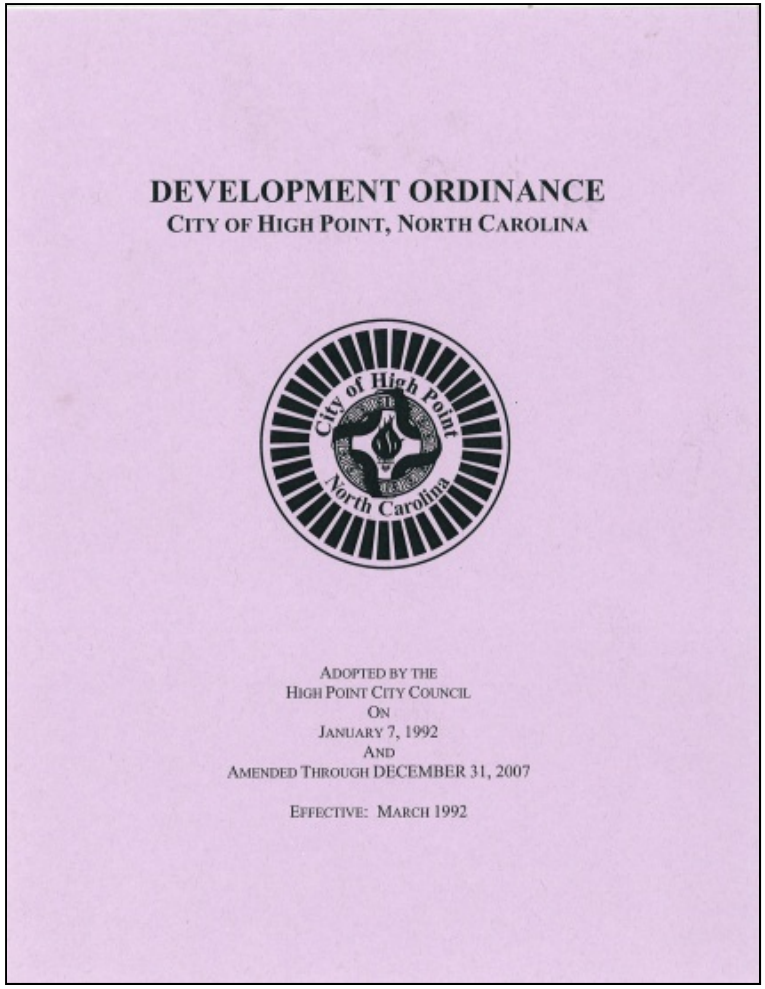
Rules for Development

ZONING MAP:

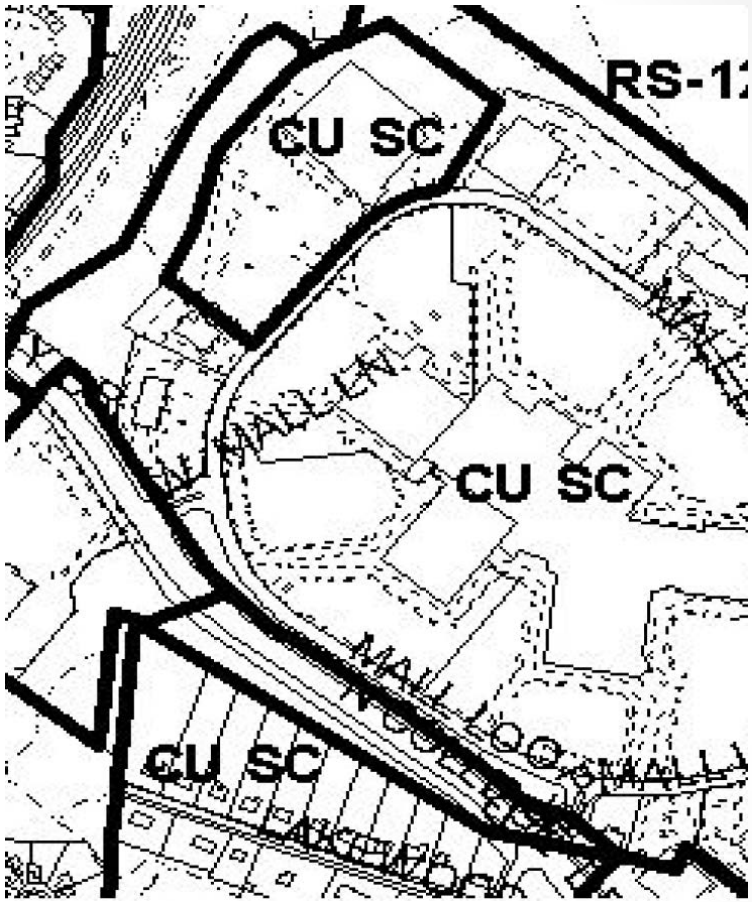
Where Allowed

Introduction to Zoning

- **Zoning = rules governing what can be built**
  - What uses can be located in city
  - What kind of buildings are allowed
  - Where buildings can be located on a site



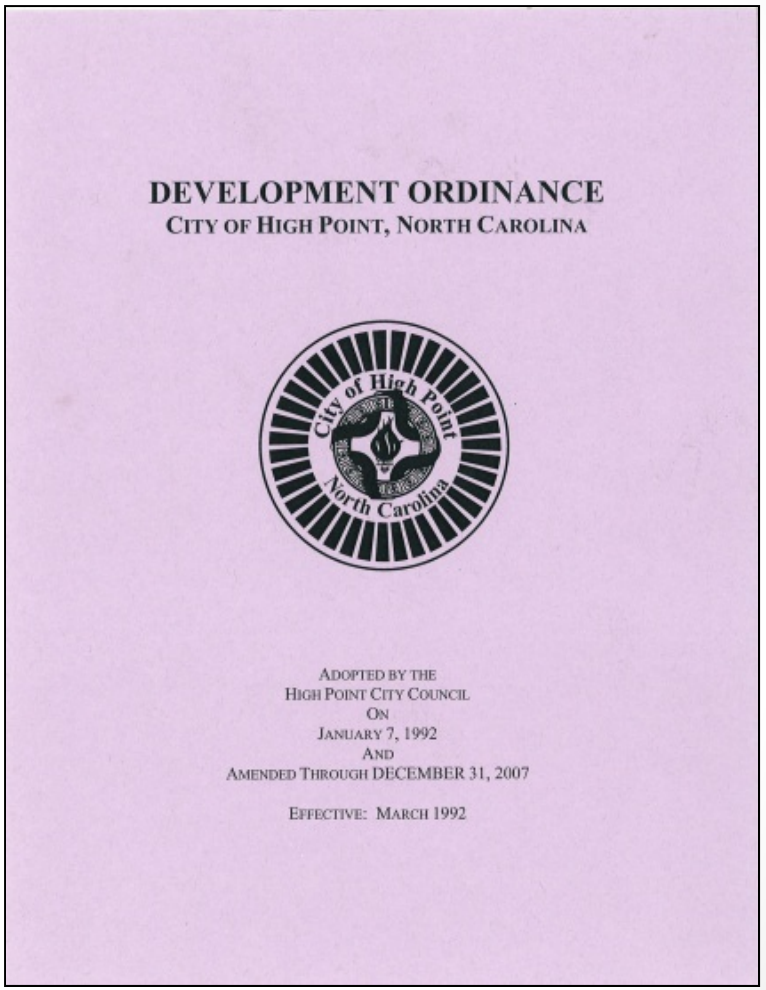
Development Ordinance



Zoning Map

Development Ordinance

- Procedures
- Review Bodies
- Zoning Districts
- Standards (Rules)
- Definitions



Following the Rules

- The Development Ordinance sets the rules for:
  - **How** a Building can be Built (construction rules)
  - What the Building Must **Include** (windows, doors, mechanical)
  - **Where** a Building can be Built (setbacks)
  - What can Happen **Inside** a Building (allowable use)
  - What **Surrounds** the Building (parking, landscaping, fencing)

Following the Rules

- Landowners **MUST** get permits for buildings and some uses, like:
  - Building a house
  - Building a fence
  - Adding a deck or porch
  - Adding an apartment inside a home
  - Installing a new driveway
  - Having a home business
  - Putting up a sign
  - Keeping livestock
  - Selling products to the public

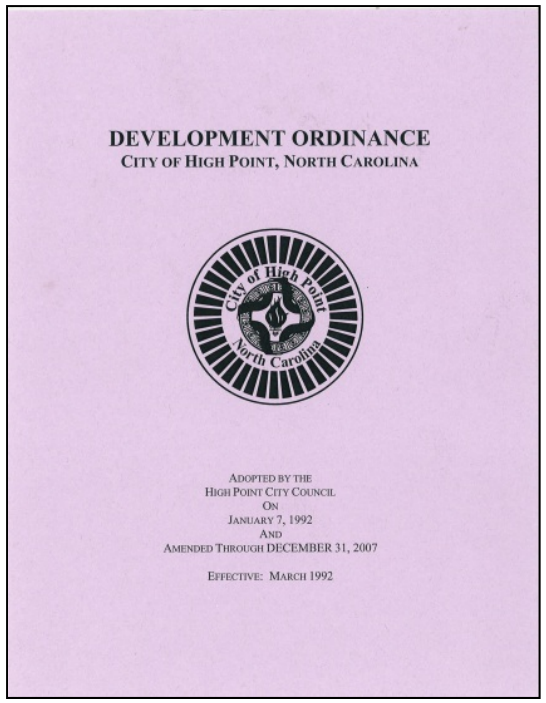
Getting a Permit

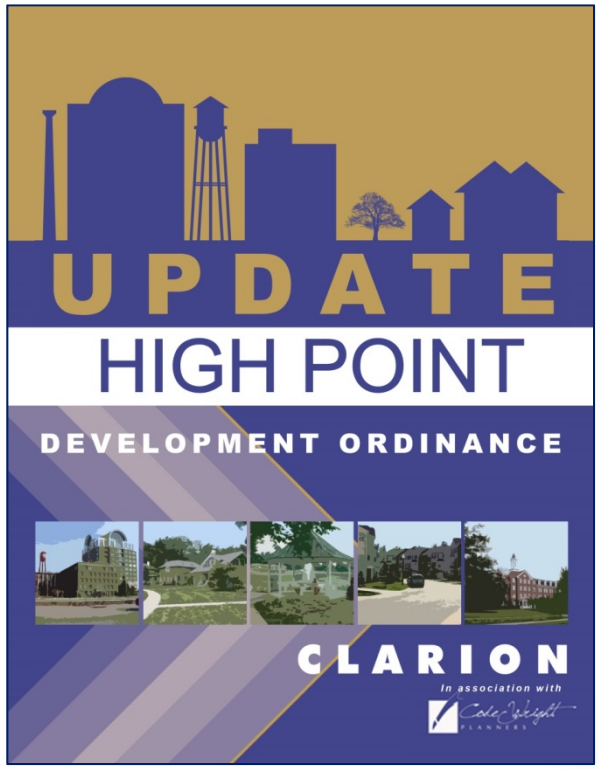
1. Gather Your Information
2. Visit the Planning Department
3. Talk with Planning Staff
4. Complete the Application(s)
5. Obtain Required Approvals
6. Hire Professionals
7. Get Inspections (if required)
8. Follows the Rules of Operation

Planning Department
211 Hamilton Street
(336) 883-3328

The UPDATE Project

- High Point is in the process of updating its Development Ordinance





Updated Development Ordinance Structure

- Chapter 1: General Provisions
- Chapter 2: Administration
- Chapter 3: Zoning Districts
- Chapter4: Use Standards
- Chapter 5: Development Standards
- Chapter 6: Environmental Standards
- Chapter 7: Subdivisions
- Chapter 8: Nonconformities
- Chapter 9: Enforcement
- Chapter 10: Measurement and Definitions

3.4.2. TRANSITIONAL OFFICE (TO)[vii]

TO TRANSITIONAL OFFICE DISTRICT

A. District Purpose

The TO district is intended to provide a transition between residential neighborhoods and higher intensity office and commercial development. The TO district accommodates minor office uses in small buildings that are generally similar to the character of residential development, institutional use types, a wide variety of residential development (including single-family dwellings, live/work units, and multi-family uses).

B. Dimensional Standards

Standard		Reference #	Outside Core City Area				Inside Core City Area			
			SF Detached	Two-Family	SF Attached & Multi-family	All Other Uses	SF Detached	Two-Family	SF Attached & Multi-family	All Other Uses
Maximum Density (units/acre)			n/a		5	5 [1]	n/a		5.5	5.5 [1]
Minimum Lot Area (square feet)		❶	7,000 [2]	12,000	26,000 [3]	n/a	7,000 [4]	10,000 [4]	26,000 [3]	n/a
Minimum Lot Width (feet) [5]	Interior lot	❷	50		75 + [6]	50	50 [4]		75 + [6]	50
	Corner lot	❸	70			70	70 [4]			70
Minimum Street Setback (feet)	Front	❹	25		25		25 [4]		15 [4]	
	Side	❺	15				15 [4]			
Minimum Side Setback (feet)		❻	5		n/a	n/a	5 [4]		n/a	n/a
Minimum Rear Setback (feet)		❼	20				10 [4]			
Minimum Perimeter Setback (feet)	Adjacent to Residential District	❽	n/a		20 [7]		n/a		15 [7]	
	Adjacent to Non-residential District	❾			0/5 [7] [8]				0/5 [7] [8]	
Maximum Building Height (feet)		❿	50		50		50			

[1] Includes mixed-use development.
[2] May be between 75% and 125% of the district minimum lot area, provided the development as a whole maintains an average lot area that equals or exceeds the district minimum.
[3] Minimum development size.
[4] Lesser of: zoning district minimum or between 75% and 125% of the average for lots on the same block face (See Section 10.2.3.D, Dimensional Standards in the Core City.
[5] All development shall comply with the City's Driveway Ordinance requirements.
[6] For developments with more than 3 units, minimum lot width is increased by 5 feet per unit up to a maximum width of 120 feet.
[7] In a group development, applied only to buildings along the perimeter of the development.
[8] No setback is required, but if provided, it shall be at least 5 feet.

C. Typical Building Forms

[placeholder]

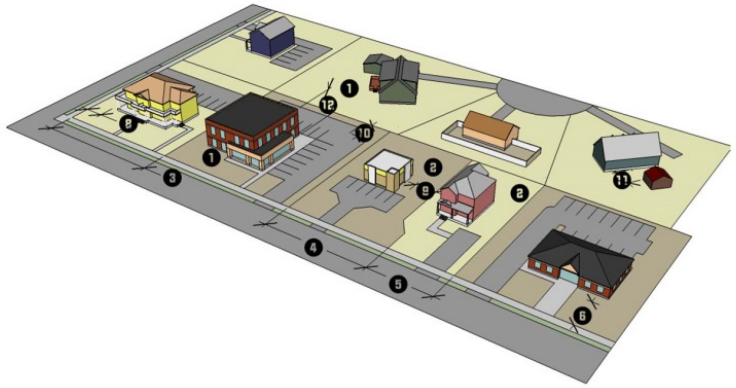
[placeholder]

D. Typical Lot Patterns

E. District Dimensions

[placeholder]

F. Typical Building Configuration



G. District Standards

1. **Drive-Throughs**
   Drive through lanes and windows are prohibited.
2. **Outdoor Storage**
   Outdoor storage of materials, supplies, products, or equipment is prohibited for all nonresidential uses. Nothing shall prohibit the outdoor display of merchandise for sale in accordance with Section 4.3.<>, Outdoor Display.

TABLE 4.1.9: PRINCIPAL USE TABLE

P=Permitted P*=Permitted only inside Core City area S=Permitted with special use O=Overlay required
Permitted uses may be subject to additional zoning district standards in Chapter 3.

Use Category	Use Type	RS-40 / R-3	RS-20	RS-15	RS-12	RS-9 / R-5	RS-7 / R-7	RS-5	RM-5	RM-8	RM-12	RM-18	RM-26 / RM-16 / RM-26	LO / TO	GO-M	GO-H / OI	NB	LB / LB	GB	HB / GB	SC / RC	CB	CP / EC	LI	HI	AG / RU	PI / I	PC	MS	MX	District Use Prohibition	Additional Standards
		Residential												Business												Special						
Household Living	Family care home	P				P	P	P	P	P	P	P	P	P	P	P						P				P					ARO Zone 1-2	4.3.2. B.1
	Live/work dwelling									P	P	P	P	P	P	P	P	P	P	P	P	P							P	P	ARO Zone 1-2	4.3.2. B.2
	Manufactured dwelling	O				O	O	O	O																	P					ARO Zone 1-3	4.3.2. B.3
	Multi-family dwelling								P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P		P	P	ARO Zone 1-2	4.3.2. B.4
	Triplex/quadplex					P*	P*		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P		P	P	ARO Zone 1-2	4.3.2. B.5
	Single-family attached dwelling								P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P		P	P	ARO Zone 1-2	4.3.2. B.6
	Single-family detached dwelling	P				P	P	P	P	P	P	P	P	P	P	P										P					ARO Zone 1-2	
	Duplex dwelling					P*	P	P	P	P	P	P	P	P	P	P															ARO Zone 1-2	4.3.2. B.8

Ordinance Improvements

- More user-friendly
- Faster, easier reviews
- More predictable
- More flexibility in Core City
- Functional neighborhoods
- Easier to get around without a car

Home Business

- Called a “Home Occupation”
- Permit **is** required
- Must be inside the home
- No outdoor storage
- Allows up to 1 commercial vehicle associated with the business
- Day care also requires a license from the state government

Keeping Livestock

- Chickens, rabbits, pigeons, & bees
- Single-family homes only (no apartments)
- Up to 5 hens allowed (no roosters)
- No pigs allowed
- Must be in enclosure in back yard
- No commercial sales

Different Kinds of Housing

- Idea is to allow more kinds of housing in neighborhoods
- Duplex, Triplex, Quadplex
- Live/Work
- Accessory dwelling units

Sidewalks & Greenways

- Sidewalks on both sides of major streets, one side of other streets
- City has a new greenway map, and requires land for greenways to be saved

Recreation Spaces

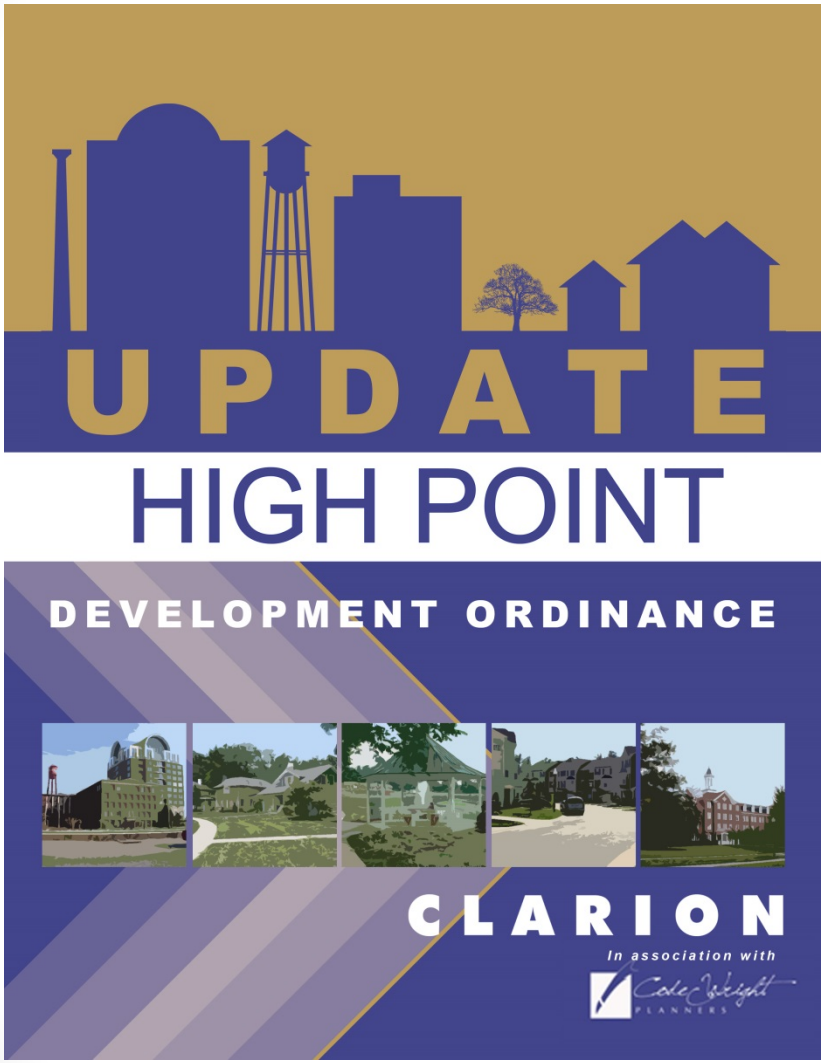
- Two kinds: city parks & open space within a development
- Open space required as part of apartment & townhouse developments
- Must be accessible to residents in the development

Parking on the Front Lawn

- Each single-family home must have at least 2 spaces
- Spaces must be paved or covered by gravel
- Spaces may not block walkways or sidewalks

Adoption Process

- City will be conducting public hearings as part of adopting the new Ordinance
- The public hearings are YOUR chance to participate
- The City needs to hear from you about how the Ordinance can be improved



For More Information

- www.updatehighpoint.com
- Heidi Galanti, Project Manager
  (336) 883-3328

QUESTIONS?