



**UPDATE**

**HIGH POINT**

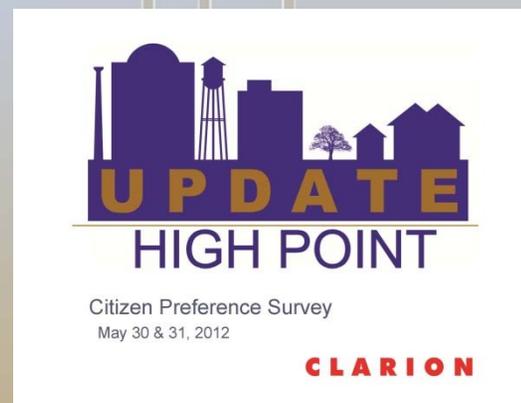
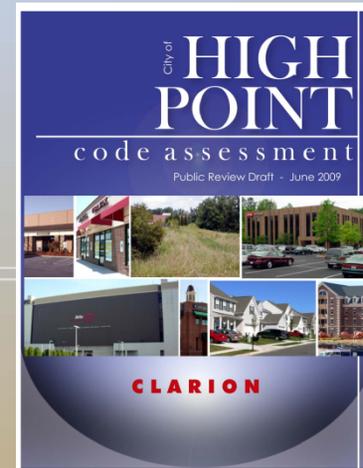
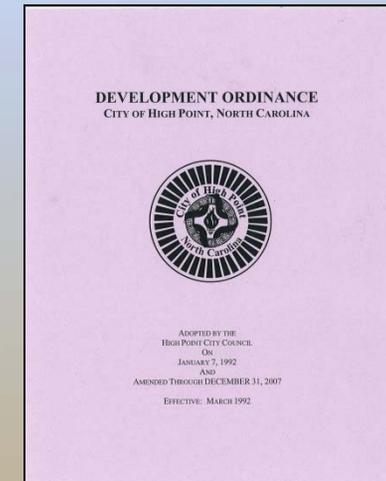
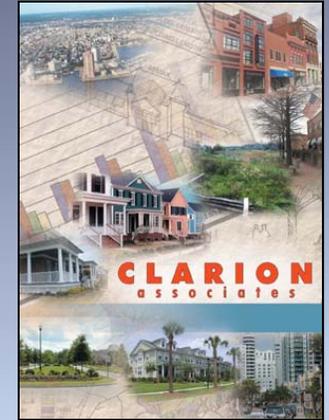
Public Forum

June 5, 2012

**CLARION**

# Presentation Overview

- Who We Are – The Clarion Team
- UPDATE Project Description
- 2009 Code Assessment
- Preference Survey



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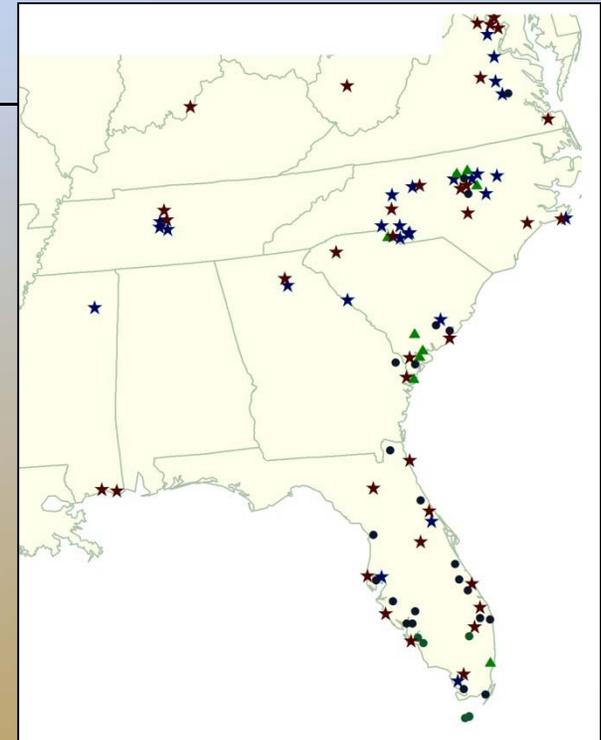
# The Clarion Team

## Profile

- Code-drafting and growth strategies firm
- Offices in North Carolina, Florida, & Colorado
- 15+ planners, attorneys, & urban designers
- Extensive experience in High Point and other NC communities
- Experts in “re-tooling” development codes for redevelopment
- Experts in national best practice

## Key Personnel

- Craig Richardson, Esq., Project Director
- Chad Meadows, AICP, Project Manager
- Stephen Sizemore, AICP, Esq.
- Leigh Anne King, AICP, LEED AP

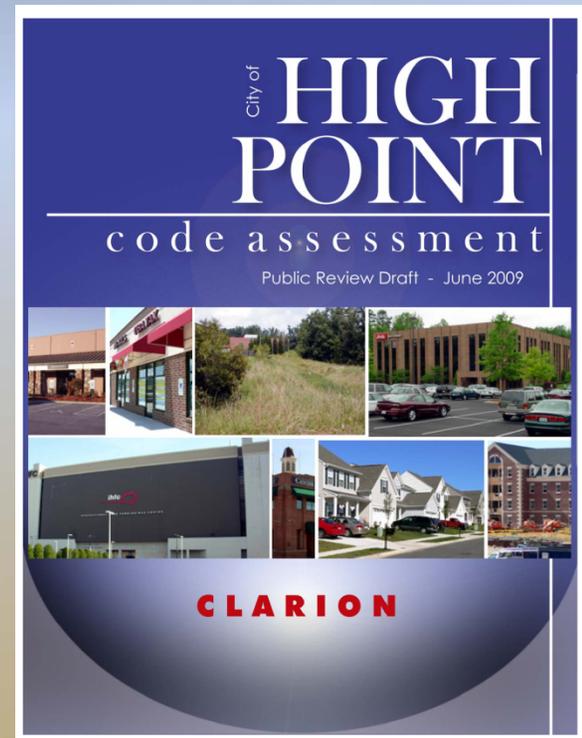


# UPDATE Project Description

- **Urban Placemaking to Develop and Transform the Economy of High Point**
- **Re-write of High Point's Development Ordinance**
- **Funded by a Federal H.U.D. grant**
- **Approximately two years to complete**
- **Project steps:**
  1. Update 2009 Code Assessment (underway)
  2. Update Development Ordinance (3 increments of related chapters)
  3. Prepare new design standards
  4. Test the ordinance
  5. Public hearing process
  6. Training (staff, officials, public)
  7. Prepare new Procedures Manual

# 2009 Code Assessment

- **Considered by City Council in 2009**
- **Describes benefits from updating the Development Ordinance (Diagnosis)**
- **Provides a “Road Map” for the Updated Development Ordinance (Annotated Outline)**
- **Key Finding: Regulations should be tailored to city’s different contexts**



# Key Benefit 1: Increase User-Friendliness

- Enhance Structure and Organization
- Integrate Graphics and Tables
- Revise Development Review Structure
  - Common Procedures
  - Streamline/Improve Procedures
- Clarify Code Language
- Consolidate and Modernize Zoning Districts

**Dynamic Headers**

**White Space**

**Footers**

**Figure Captions**

**Nested Text with headings and sub-headings**

**Illustrations of text provisions**

**Article 36.3 Zoning Districts**  
Section D Residential Use Zoning Districts  
Subsection 1 Mixed Residential 5 (MR-5) District

**4. MIXED RESIDENTIAL 5 (MR-5) DISTRICT**

**PURPOSE**  
The Mixed Residential 5 (MR-5) District is established to provide a medium density residential housing type and an arrangement of moderate to high densities, including single-family detached buildings, town-to-four-family buildings, multi-family buildings, and other residential developments that may include single-family attached buildings, and are for low development subject to the requirements of this Ordinance. MR-5 districts may also include mixed-use facilities such as shops, complementary residential uses, day-care facilities, post offices, public facilities, day care facilities, and transit and local neighborhood transit stations.

**DIMENSIONAL STANDARDS<sup>1)</sup>**

Dimensional Standard	Single-Family Detached (SFD)	Single-Family Attached (SFA)	Two- to Four-Family (TF)	Multi-Family (MF)	All Other Permitted Uses (A)	Accessory Structures
Lot area (per acre, min. sq. ft.)	5,000 sq. ft. (1.18 acre)	5,000	10,000	10,000 per unit	5,000	N/A
Lot width (min. ft.)	30	30	30	30	30	N/A
Open residential density (max. dwelling units/acre)	13	10	12	18	8	N/A
Lot coverage (max. % of lot area)	65	65	65	65	65	0
Height (max. ft.)	30	30	30	25, 18 village, 12 village, 8 family, 6 family, 4 family, 3 family, 2 family, 1 family	30	10
Front and corner side setbacks (min. ft.)	25, 10	25, 10	25, 10	25, 10	25, 10	5
Side setbacks (min. ft.)	10	10	10	10	10	5
Rear setbacks (min. ft.)	10	10	10	10	10	5
Setback between buildings	N/A	N/A	30	30	30	30

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**Article 36.3 Zoning Districts**  
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**2) Accessory structures** are areas that do not exceed the lesser of 1,200 square feet in size or 25% of the allowable lot coverage. The maximum height of an accessory structure shall be limited to the height of the building with which it is associated.

**Figure 36.3-1 MR-5 Typical Lot Pattern**

**Figure 36.3-2 MR-5 Typical Building Form**

**Figure 36.3-3 MR-5 Typical Building/Lot Configuration (revised)**

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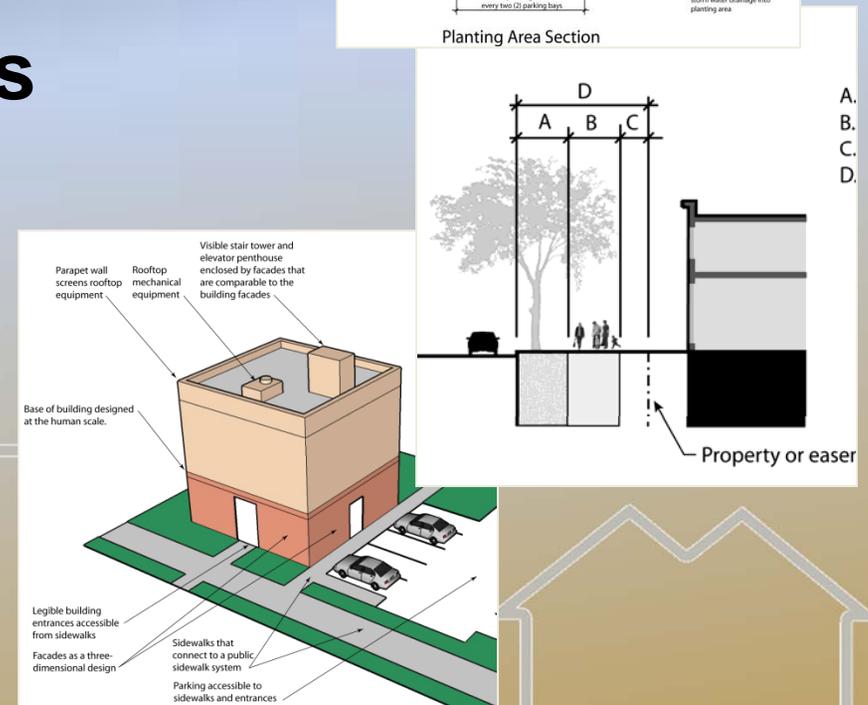
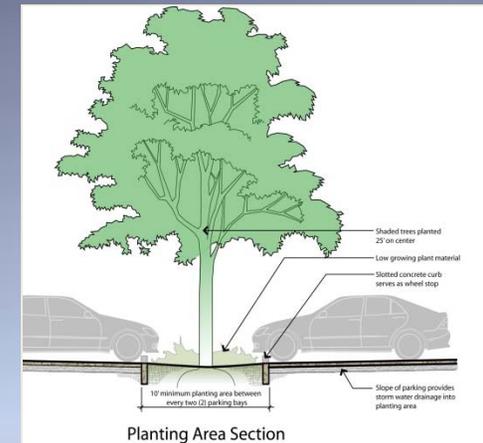
# Key Benefit 3: Protect/Revitalize Neighborhoods

- Establish Transitional Standards
- Establish Infill Standards
- Add a Neighborhood Conservation Overlay District
- Incorporate Gateway Corridor Overlay Districts



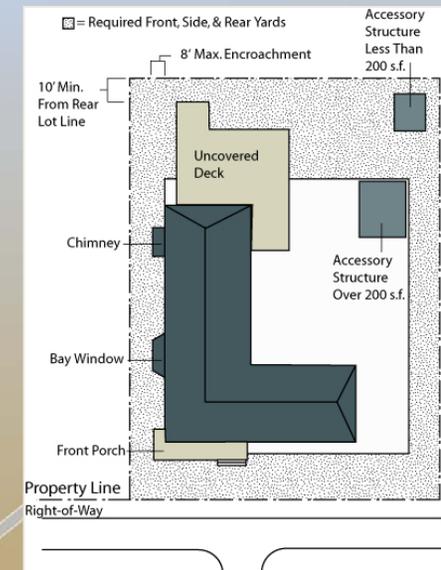
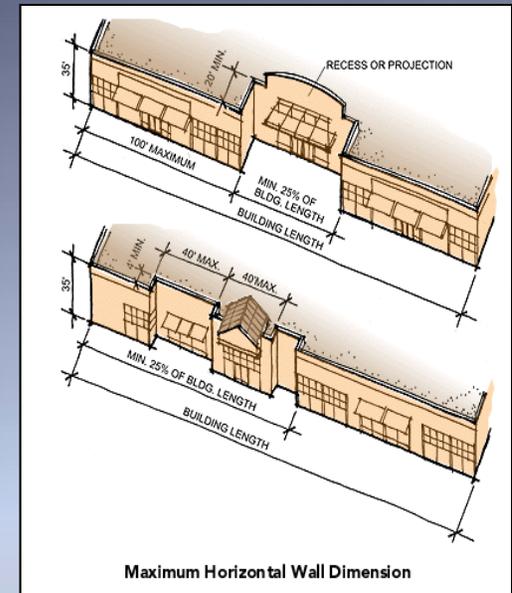
# Key Benefit 4: Promote More Livable Development in Greenfield Areas

- Modernize Parking Standards
- Clarify Landscaping Standards
- Open Space Set-asides
- Nonresidential Design Standards
- Lighting / Fencing Standards



# Key Benefit 5: Add Flexibility and Incentives

- Standards for Urban Context
- Two-Tiered Administrative Adjustment Process
- Alternative Forms of Compliance
- Incentives for Preferred Development
- Contextual Dimensional Standards in Target Areas
- Link Redevelopment Compliance with Investment



# Next Steps...

- **Preference survey following this presentation**
- **Code Assessment refreshed over the summer**
- **Drafting to commence in early fall**
- **For more information:**
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# Questions/Comments



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