



CITY OF HIGH POINT NEW DEVELOPMENT ORDINANCE SUMMARY (ZONING, ENVIRONMENTAL & SUBDIVISION REGULATIONS)

General

- Detailed headers make it easy to find sections
- Use of graphics to help illustrate concepts and standards
- Reduced size of document by almost 100 pages (631 to 544)
- Reorganized and reformatted to increase user-friendliness
- Hyperlinks are provided where there are references to other sections and defined terms
- Incorporated regulations to enhance development opportunities inside the core city
- After adoption the document will be maintained online in a searchable format as well as a printable pdf format

Chapter 1 - General Provisions

- Covers the transitions from the old ordinance to the new ordinance
 - Transitions for pending and approved applications
 - Translation table of old zoning districts to the new districts [Section 1.9]

Chapter 2 - Administration

- Consolidated powers and duties of review authorities [Section 2.2]
 - City Council, Planning and Zoning Commission, Technical Review Committee, Planning Director, etc.
- Consolidated development review procedures
 - Summary table of all development review procedures [Section 2.1]
 - Includes section location, review requirements and who it is reviewed by
 - Standard review procedures [Section 2.3]
 - Relevant to all development review procedures
 - Public notification, pre-application meeting, citizen meeting, etc.
 - Development review procedures (two types)
 - Procedures subject to a decision-making body [Section 2.4]
 - 18 procedures - zoning map amendment, text amendment, variance, etc.
 - Procedures subject to staff review and decision [Section 2.5]
 - 14 procedures - building permit, site plan, preliminary plat, etc.
 - Codified some previously uncoded procedures

- R-O-W encroachment, easement reconveyance, development agreement
- Added some new procedures
 - Beneficial use determination, reasonable accommodation, administrative adjustment (type I/II)

Chapter 3 - Zoning Districts

- Reduced from 38 districts to 28
 - Combined
 - Residential single family
 - RS-40, RS-20, RS-15, and RS-12 to R-3
 - RS-9 and RS-7 to R-5
 - Old number represented square feet per lot, new number represents dwelling units per acre
 - Residential multi-family
 - RM-8 and RM-12 to RM-16
 - RM-18 and RM-26 to RM-26
 - Number represents dwelling units per acre
 - Business Districts
 - General Office Moderate Intensity (GO-M) and General Office High Intensity (GO-H) to Office Institutional (OI)
 - Neighborhood Business (NB) and Limited Business (LB) to LB
 - General Business (GB) and Highway Business (HB) to GB
 - Changed Market Showrooms to permitted in GB if within 1,000 feet of Central Business (CB)
 - Split Public and Institutional (PI) into Institutional (I) and Parks and Natural Resources (PNR)
 - Separates large institutional campus style development from parks and other natural resources (e.g. Hospital, HPU, etc.)
 - Reduced planned development districts from 4 to 2
 - Differentiates between inside core city (PD-CC) and outside core city (PD-P)
- New District layout
 - Purpose statement, dimensional standards, district standards and diagrams are all together for each zoning district
 - Different dimensional standards for inside the core city and outside the core city

Chapter 4 - Uses

- Principal Use Table and Use Classifications
 - Simplified uses into a 3-tier structure – no more SIC codes
 - Use classifications (5)
 - Use categories (28)
 - Use types (100)
 - Principal Use Table [Section 4.1.9]
 - Reduced use types from over 400 to 100
 - Reduced number of uses requiring a Special Use Permit from 61 to 18
 - Within zoning districts some uses are permitted inside the core that are not permitted outside the core as a way of incentivizing development in the core
 - District use prohibition noted by use
 - Additional use standards section references by use
 - Use Classifications, Use Categories and Use types [Section 4.2]
 - In place of SIC codes this section:
 - Divides the uses into 5 main Classifications
 - Agricultural, Residential, Institutional, Commercial, Industrial
 - Describes the general characteristics of the 28 use categories
 - Defines each use type
 - Lists exceptions - what use types are not included in that category and where they can be found
- Use Standards [Section 4.3]
 - Use standards that are specific to a particular use type (formerly called development standards)
 - Reduced number of uses with standards from 75 to 60

Chapter 5 - Development Standards

- Chapter about how things look and operate
- All development standards consolidated into one chapter
 - Lot access, parking, landscaping, signage, etc.
- New cross-access requirements [Section 5.2.3]
 - Applies to commercial and industrial uses that front thoroughfares
- Off street parking and loading [Section 5.4]
 - Reduced and simplified parking space requirements
- Landscaping [Section 5.5]
 - Species diversity requirements
 - Reduced landscape yards in the core city
 - Increased and simplified credit for existing vegetation

- Consolidated screening requirements [Section 5.6]
- Carries forward current standards for signage [Section 5.7]
- Consolidated sidewalk requirements [Section 5.9]
- New exterior lighting requirements [Section 5.10]
 - Limits light trespass
 - Standards for specific uses
- New open space requirements [Section 5.12]
 - Applies to higher density developments
- New development types section [Section 5.14]
 - Standards applied holistically to different forms of development
 - Standards are mandatory, but use of development types are optional
 - Conservation Subdivision
 - AGR and R-3 districts only
 - Corner Retail
 - RM-26 and TO districts only
 - Large Retail
 - > 50,000 square feet for a single tenant
 - > 150,000 square feet for multiple tenants
 - Multiple lot development (formerly IMUD)
 - Pocket neighborhood
 - Core city only
- New sustainability incentives [Section 5.15]
 - Voluntary incentives for new development to conserve natural resources
 - Allows increased development intensity for inclusion of sustainable development features
 - Sustainable features include
 - Energy conservation, LEED certification, water conservation, building configuration, site configuration
 - Must meet the required number of features to qualify for the incentives

Chapter 6 - Environmental Standards

- Carries forward current standards for public trees, watershed protection, soil erosion/sedimentation, flood damage prevention
- Environmental protection standards are primarily regulated at the federal and state level

Chapter 7 - Subdivision Standards

- Carries forward current subdivision standards and home owners association requirements
- Financial Guarantees [Section 7.2]
 - Revised to meet changes in state law
 - Differentiated between performance guarantee and maintenance warranty

- Increased performance guarantee amount from 115% to 125%
- Maintenance warranty 25% of cost for 1 year
- Incorporated greenway dedication in accordance with the adopted Bikeway, Greenway and Trails Master Plan [Section 7.4]
 - Applicable to subdivisions and group developments
 - Dedication only required within the floodplain or special flood hazard area
 - City may reserve outside floodplain through City acquisition
 - Density credited for land within the greenway
- Codified reservation of public land [Section 7.5]

Chapter 8 - Nonconformities

- Carries forward current provisions for nonconforming uses, structures, lots and signs

Chapter 9 - Enforcement

- Carries forward current enforcement provisions for violations, remedies and penalties
- Increased civil penalties for violations

Chapter 10 - Measurement and Definitions

- General rules of interpretation [Section 10.1]
 - Computation of time, delegation of authority, mandatory and discretionary terms, etc.
- Rules of measurement [Section 10.2]
 - How to measure lots, setbacks, density, etc.
- Definitions [Section 10.4]
 - Terms used in the ordinance are defined
 - Defined terms located throughout the document are hyperlinked to the definition