



UPDATE

HIGH POINT

December 2015

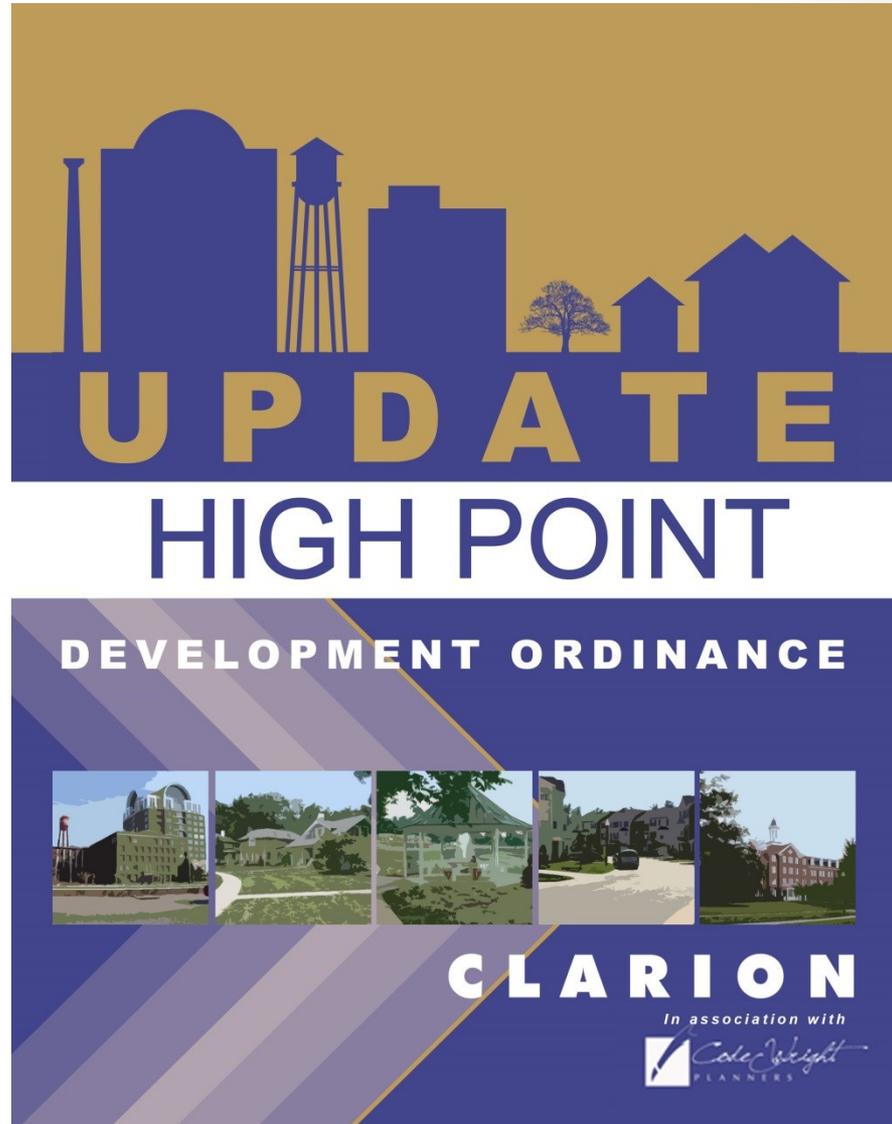
CLARION

In association with



Presentation Overview

1. Project Introduction
2. Ordinance Summary
3. Next Steps
4. Questions & Comments

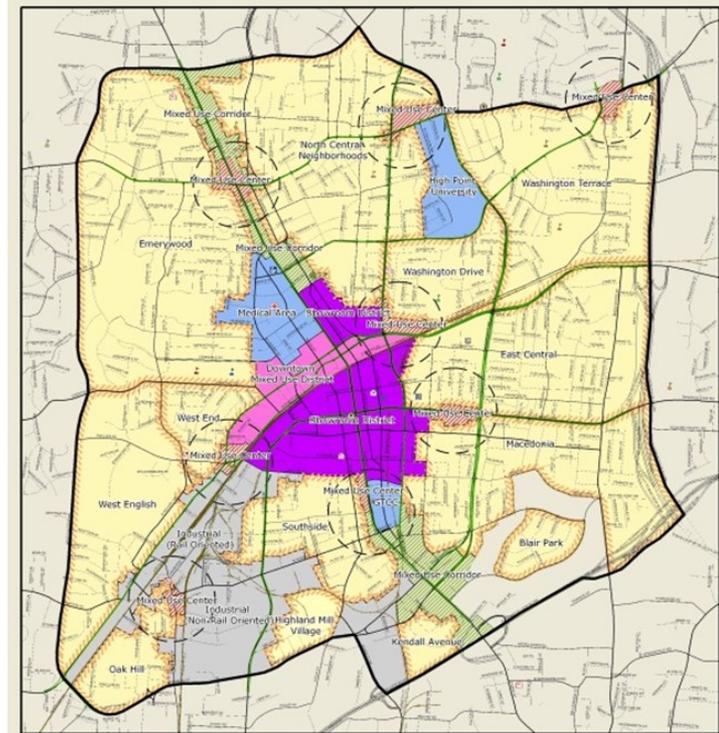


UPDATE Introduction

- 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
- Over three years to complete
- Public hearing draft available for review
- Public outreach and adoption process is underway

Project Themes

- Increase User- and Customer-Friendliness
- Implement Core City Plan
- Protect/Revitalize Neighborhoods
- Promote More Livable Development in Greenfield Areas
- Add Flexibility and Incentives



Updated Development Ordinance Structure

- **Chapter 1:** General Provisions
- **Chapter 2:** Administration
- **Chapter 3:** Zoning Districts
- **Chapter 4:** Uses
- **Chapter 5:** Development Standards
- **Chapter 6:** Environmental Standards
- **Chapter 7:** Subdivision Standards
- **Chapter 8:** Nonconformities
- **Chapter 9:** Enforcement
- **Chapter 10:** Measurement and Definitions

Chapter 1: General Provisions

FUNCTION

Establishes authority and framework for the updated Development Ordinance

STRUCTURE

- 1.1. Title
- 1.2. Authority
- 1.3. General Purpose and Intent
- 1.4. Applicability
- 1.5. Conformance With City Adopted Policy Guidance
- 1.6. Development Guide
- 1.7. Relationship to Other Laws, Agreements or Rights
- 1.8. Transitional Provisions
- 1.9. Transition to New Zoning Districts
- 1.10. Vested Rights
- 1.11. Severability

CHAPTER 1

General Provisions

Key Changes:

1. Expansion of the purpose and intent statements
2. Describes in greater detail the relationship of the city's adopted policy guidance to the Development Ordinance
3. Establishes Development Guide and describes its purpose and contents
4. Establishes transitional provisions
5. Includes table summarizing how the current zoning districts will be translated to the new zoning districts
6. Includes vested rights provisions

Chapter 2: Administration

FUNCTION

Consolidates provisions related to procedural review of development

STRUCTURE

- 2.1. Summary Development Review Table
- 2.2. Review Authorities
- 2.3. Standard Review Procedures
- 2.4. Review Procedures Subject to Decision Making Body Review and Decision
- 2.5. Review Procedures Subject to Staff Review and Decision

CHAPTER 2

Administration

Key Changes:

1. Sets out a summary table of procedures
2. Describes powers, duties, composition, and rules of procedures for the city's review authorities
3. Establishes standard review procedures
4. Broadens pre-application and neighborhood meeting provisions
5. Adds new procedures
6. Codifies several procedures already in use by city
7. Removes minor subdivision, minor site plan, and replaces IMUD with Multiple-lot development type

PROCEDURE	SECTION REFERENCE	PRE-APPLICATION CONFERENCE	CITIZEN INFORMATION MEETING	REVIEW AUTHORITIES							
				STAFF				DECISION-MAKING BODIES			
				PLANNING AND DEVELOPMENT DIRECTOR	ENGINEERING SERVICES DIRECTOR	TECHNICAL REVIEW COMMITTEE (TRC)	URBAN FORESTRY COMMITTEE (UFC)	HISTORIC PRESERVATION COMMISSION (HPC)	PLANNING & ZONING COMMISSION (P&Z)	CITY COUNCIL	BOARD OF ADJUSTMENT (BOA)
Planned Development	2.4.8	M	M	R	·	C	·	R /2/	{R}	{D}	·
Reasonable Accommodation	2.4.9	M	·	R	·	·	·	·	·	·	[D]
Right-of-Way Encroachment	2.4.10	O	·	R	·	D /3/	·	·	·	{D}	·
Special Use	2.4.11	M	M	R	·	·	·	R /2/	{R}	[D]	·
Street Abandonment	2.4.12	M	·	R	·	C	·	·	{R}	{D}	·
Street Name Change	2.4.13	M	·	R	·	·	·	·	{D}	·	·
Text Amendment	2.4.14	M	·	R	·	·	·	·	{R}	{D}	·
Variance	2.4.15	M	·	R	R /4/	·	·	R /2/	·	·	[D]
Vested Rights Certificate	2.4.16	M	·	R	·	·	·	·	·	[D]	·
Voluntary Annexation	2.4.17	M	·	R	·	C	·	·	·	{D}	·
Watershed Variance	2.4.18	O	·	·	·	D /5/	·	·	·	D /5/	·
Zoning Map Amendment	2.4.19	M	M /6/	R	·	·	·	R /2/	{R}	{D}	·
PROCEDURES SUBJECT TO STAFF REVIEW AND DECISION											
Administrative Adjustment (Type I)	2.5.2	O	·	D	·	·	·	·	·	·	[A]
Administrative Adjustment (Type II)	2.5.2	O	·	·	·	D	·	·	·	·	[A]
Building Permit	2.5.3	O	·	D	·	·	·	·	·	·	·

Chapter 3: Zoning Districts

FUNCTION

Sets out the zoning districts

STRUCTURE

- 3.1. General Provisions
- 3.2. General Zoning Districts Established
- 3.3. Residential Zoning Districts
- 3.4. Business Zoning Districts
- 3.5. Special Zoning Districts
- 3.6. Conditional Zoning Districts
- 3.7. Planned Development Zoning Districts
- 3.8. Overlay Zoning Districts

CHAPTER 3

Zoning Districts

Key Changes:

1. Consolidation of all district provisions into a single chapter
2. Revision of district names
3. A new district layout
4. Consolidation of residential districts from 12 to 6
5. Consolidation of business districts from 12 to 9
6. New average lot area standards
7. Contextual lot dimension and setback options in Core City
8. Simplification of street setbacks
9. Removal of building coverages

FORMER ZONING DISTRICT	CURRENT ZONING DISTRICT
RESIDENTIAL DISTRICTS	
Residential Single Family – 40 (RS-40)	Residential Single Family – 3 (R-3)
Residential Single Family – 20 (RS-20)	
Residential Single Family – 15 (RS-15)	
Residential Single Family – 12 (RS-12)	
Residential Single Family – 9 (RS-9)	Residential Single Family – 5 (R-5)
Residential Single Family – 7 (RS-7)	
Residential Single Family – 5 (RS-5)	Residential Single Family – 7 (R-7)
Residential Multifamily – 5 (RM-5)	Residential Multi-Family – 5 (RM-5)
Residential Multifamily – 8 (RM-8)	Residential Multi-Family – 16 (RM-16)
Residential Multifamily – 12 (RM-12)	
Residential Multifamily – 18 (RM-18)	Residential Multi-Family – 26 (RM-26)
Residential Multifamily – 26 (RM-26)	
BUSINESS DISTRICTS	
Limited Office (LO)	Transitional Office (TO)
General Office Moderate Intensity (GO-M)	Office & Institutional (OI)
General Office High Intensity (GO-H)	
Neighborhood Business (NB)	Limited Business (LB)
Limited Business (LB)	
General Business (GB)	General Business (GB)
Highway Business (HB)	
Shopping Center (SC)	Retail Center (RC)
Central Business (CB)	Central Business (CB)
Corporate Park (CP)	Employment Center (EC)
Light Industrial (LI)	Light Industrial (LI)
Heavy Industrial (HI)	Heavy Industrial (HI)
SPECIAL DISTRICTS	
Agricultural (AG)	Agricultural/Rural (AGR)
Public and Institutional (PI)	Institutional (I) [NEW]
	Parks and Natural Resources (PNR) [NEW]
Main Street (MS)	Main Street (MS)
	Mixed-Use (MX)
PLANNED DEVELOPMENT DISTRICTS	
Planned Unit Development – Residential (PDR)	
Planned Unit Development – Mixed (PDM)	
Planned Unit Development – Limited (PDL)	
Traditional Neighborhood (TN)	
	Planned Development-Core City (PD-CC) [NEW]
	Planned Development-Periphery (PD-P) [NEW]

3.3.2. RESIDENTIAL SINGLE FAMILY – 3 (R-3)

R-3 RESIDENTIAL DISTRICT		A. DISTRICT PURPOSE					
		The R-3 district is established to accommodate principally single-family detached dwellings developed at a density of 3 units an acre, in developments served by public water and sewer. Complimentary uses such as open space, schools, utilities, religious institutions, and recreational facilities are also allowed. District regulations discourage any use that interferes with the development of single-family detached dwellings or that is detrimental to the residential nature of the district.					
B. DIMENSIONAL STANDARDS							
STANDARD	REFERENCE #	OUTSIDE CORE CITY AREA			INSIDE CORE CITY AREA		
		SF Detached	Duplex SF Attached & Multi-family	All Other Uses	SF Detached	Duplex SF Attached & Multi-family	All Other Uses
Minimum Lot Area (square feet)	1	12,000 [1]	n/a	20,000	12,000 [2]	n/a	20,000
Minimum Lot Width (feet) [3]	Interior lot	75	n/a	75	75 [2]	n/a	75
	Corner lot	85		85	85 [2]		85
Minimum Street Setback (feet)	Front	30	n/a	30	30 [2]	n/a	30 [2]
	Side	15		15 [2]	15 [2]		15 [2]
Minimum Side Setback (feet)	6	10	n/a	20	5 [2]	n/a	15
Minimum Rear Setback (feet)	7	30	n/a	40	15 [2]	n/a	25
Maximum Building Height (feet)	8	50	n/a	50	50	n/a	50

[1] Lots in projects 2 acres or greater in area 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.

[2] At applicant's option, may be reduced to the 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).

[3] All development shall comply with the City's Driveway Ordinance requirements.

C. TYPICAL BUILDING FORMS



D. TYPICAL LOT PATTERNS

E. DISTRICT DIMENSIONS

F. TYPICAL BUILDING CONFIGURATION



Chapter 4: Uses

FUNCTION

Sets out the principal use table, use classification system, use standards, and provisions for accessory and temporary uses

STRUCTURE

- 4.1. Principal Use Table
- 4.2. Use Classifications, Use Categories, & Use Types
- 4.3. Use Standards
- 4.4. Accessory Structures and Uses
- 4.5. Temporary Uses

CHAPTER 4

Uses

Key Changes:

1. Consolidation of use provisions into a single chapter
2. New set of use classifications to define and describe use types
3. A simplified use classification system that no longer relies on SIC codes
4. Conversion of many uses types into a major or minor category
5. A general reduction in the number of use standards
6. Many more uses allowed by-right instead of as a special use
7. Districts allow a wider variety of uses by-right
8. Separate accessory uses standards
9. Separate temporary use standards

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	R-3	R-5	R-7	RM-5	RM-16	RM-26	TO	OI	LB	GB	RC	CB	EC	LI	HI	AGR	I	PNR	MS	MX	DISTRICT USE PROHIBITION	ADDITIONAL STANDARDS
		RESIDENTIAL						BUSINESS						SPECIAL									
AGRICULTURAL USE CLASSIFICATION																							
Agriculture	Agriculture production (crops)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	WSO (WCA)	4.3.1.A.1
	Agriculture production (livestock)																P					WSO (WCA)	
RESIDENTIAL USE CLASSIFICATION																							
Common elements recreation	Common Elements Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P			P			P	P		4.3.2.A.1
	Duplex dwelling		P*	P	P	P	P	P	P	P												ARO Zone 1-2	4.3.2.B.1
Household Living	Family care home	P	P	P	P	P	P	P	P	P		P					P					ARO Zone 1-2	4.3.2.B.2
	Live/work dwelling					P	P	P	P	P	P	P								P	P	ARO Zone 1-2	4.3.2.B.3
	Manufactured dwelling	O	O	O	O												P					ARO Zone 1-3	4.3.2.B.4
	Multi-family dwelling				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	ARO Zone 1-2

TABLE 4.2.6: COMMERCIAL USE CLASSIFICATION

F. PERSONAL SERVICES	1. CHARACTERISTICS:	
	The Personal Service Use Category is characterized by use types related to the provision of services or product repair for consumers.	
	2. USE TYPES:	
	(a) Personal service establishment	An establishment meeting frequent or recurrent service needs of a personal nature, including the repair of small personal items such as shoes, watches, jewelry, and clothing. Examples include laundromats, massage therapy and day spas, laundry and dry-cleaning pick-up and drop-off establishments, banks, savings and loans, credit unions, photography studios, funeral homes and crematoriums, mailing or packaging services, photocopy services, screen printer, barber/beauty shops, and tanning and nail salons.
		(1) Major – A personal services establishment with more than 4,000 square feet of gross floor area.
		(2) Minor – A personal services establishment with 4,000 square feet of gross floor area or less.
	(b) Repair establishments	An establishment engaged in the provision of repair services of durable consumer and households goods, computers, yard equipment, lawn mowers, lamps, and small household appliances.
	(c) Tattoo/body piercing establishment	An establishment whose principal business activity is the inserting of permanent markings or coloration, or the producing of scars, upon or under human skin or the creation of an opening in the body of a person so as to create a permanent hole for the purpose of inserting jewelry or other decoration.
3. EXCEPTIONS:		
(a) Travel agencies are considered Offices.		
(b) Repair of heavy equipment is considered Industrial Services.		
G. RECREATION AND LEISURE	1. CHARACTERISTICS:	
	The Recreation and Leisure Use Category is characterized by use types that provide recreational, amusement, and entertainment opportunities that are commercial in nature.	
	2. USE TYPES:	
	(a) Amusement and entertainment	A commercial use that is typically indoors and that provides recreational, amusement, and entertainment opportunities. Examples include billiards, bingo, bowling, fortune tellers, sweepstakes, skating rinks, movie theaters, coin-operated games, and shooting ranges.

Chapter 5: Development Standards

FUNCTION

Sets out the development standards and development type provisions

STRUCTURE

- 5.1. Public Infrastructure
- 5.2. Zone Lot and Access Standards
- 5.4. Off-Street Parking and Loading
- 5.5. Landscaping Standards
- 5.6. Screening
- 5.7. Signage
- 5.9. Sidewalks
- 5.10. Exterior Lighting
- 5.11. Fences
- 5.12. Open Space
- 5.14. Development Types
- 5.15. Sustainability Incentives

CHAPTER 5

Development Standards

5.2 Zone Lot & Access Standards

- Street access standards
Dead end streets, private streets, multiple lot development, etc.
- Cross-access between parking lots
Commercial & industrial development fronting a thoroughfare

5.4 Off-Street Parking & Loading

- Reduced parking amounts
- Organized by use classification
- New bicycle parking requirements
- Simplified loading requirements
- Greater flexibility

CHAPTER 5

Development Standards

5.5 Landscaping Standards

- New species diversity requirements
- Greater ability to group or cluster material – better design
- New standards for planters – options for urban areas
- Increased credit for existing vegetation – incentives to save
- New comprehensive parking lot landscaping provisions
 - Perimeter screening, island plantings, shading, space from lights to limit conflict
- Greater flexibility
 - Smaller landscape yards in Core City, alternative landscape plan, shaded areas, substitution
- Provisions for maintenance and disincentives for removal

CHAPTER 5

Development Standards

5.6 Screening

- Consolidated standards for solid waste facilities, loading, ground-based mechanical equipment

5.7 Signage

- Reformats current standards - no substantive changes

5.9 Sidewalks

- Consolidated set of standards into one section
Applicability, exemptions, standards, fee-in-lieu

5.10 Exterior Lighting

- Limits light 'trespass'; standards for specific uses

CHAPTER 5

Development Standards

5.11 Fences

- Carries forward current standards, but clarifies prohibited materials
- Finished side requirement

5.12 Open Space

- Applied to more intense single-family subdivisions, attached residential, multi-family, and planned development
- Amounts similar to Greensboro UDO
- Indicates the features counted or not counted as open space

CHAPTER 5

Development Standards

5.14 Development Types

- Standards applied holistically to different forms of development
- Standards are mandatory, use of development types is optional
 - Conservation Subdivision
 - AGR and R-3 districts only
 - Corner Retail
 - RM-26 and TO districts only
 - Large Retail
 - > 50,000 square feet single tenant
 - > 150,000 square feet multiple tenants
 - Multiple Lot Development (formerly IMUD)
 - Pocket Neighborhoods
 - Core City only

CHAPTER 5

Development Standards

- Pocket Neighborhoods



CHAPTER 5

Development Standards

5.15 Sustainability Incentives

- Allows increased development intensity for inclusion of sustainable development features
 - An extra 2 units/acre, additional building stories, reduction in minimum parking, additional sign area or height
- Sustainable features
 - Energy conservation
 - LEED Certification
 - Water Conservation
 - Building Configuration
 - Site Configuration

Chapter 6: Environmental Standards

FUNCTION

Sets out the environmental protection provisions

KEY ELEMENTS

Carries Forward Current Standards for:

- Public Trees
- Watershed Protection
- Soil Erosion/ Sedimentation
- Flood Damage Prevention

STRUCTURE

- 6.1. Public Tree Protection
- 6.2. Watershed Protection
- 6.3. Soil Erosion and Sedimentation
- 6.4. Flood Damage Prevention

Chapter 7: Subdivision Standards

KEY ELEMENTS

- Carries Forward Current Subdivision Standards
- Revised Financial Guarantees (including warranty provisions)
- HOA Requirements
- Greenway Dedication Requirements
- Codified Public Land Dedication Procedures

STRUCTURE

- 7.1. Subdivisions
- 7.2. Financial Guarantees
- 7.3. Homeowners' or Property Owners' Association
- 7.4. Greenway Dedication
- 7.5. Reservation of Public Land

Chapter 8: Nonconformities

FUNCTION

Includes provisions related to nonconforming uses, structures, lots, and signs

STRUCTURE

- 8.1. General Applicability
- 8.2. Nonconforming Uses
- 8.3. Nonconforming Structures
- 8.4. Nonconforming Lots of Record
- 8.5. Nonconforming Signs

CHAPTER 8

Nonconformities

Key Changes:

1. Adds sections on applicability, purpose, authority, determination of a nonconformity, and authorization for maintenance
2. Clarifies standards on continuation, conversion, expansion, and cessation of nonconforming uses (including special standards for several uses (market showrooms, adult businesses, etc.))
3. Additional clarity for nonconforming signs

Chapter 9: Enforcement

Function

Includes city's current enforcement provisions

STRUCTURE

- 9.1. Purpose
- 9.2. Compliance Required
- 9.3. Violations
- 9.4. Responsible Persons
- 9.5. Enforcement
- 9.6. Enforcement Procedure
- 9.7 Remedies
- 9.8 Remedies-
Cumulative/Continuous
- 9.9 Assessment of Civil Penalties

CHAPTER 9

Enforcement

Key Changes:

1. Lists specific violations
2. Identifies parties responsible for a violation
3. Describes enforcement procedure in detail
4. Sets out full range of remedies
5. Incorporates civil penalties for soil erosion & sedimentation control
6. General civil penalties were increased

Chapter 10: Measurement and Definitions

KEY ELEMENTS

- General Rules for Interpretation
- Rules of Measurement
- Summary Table of Encroachments
- Table of Abbreviations
- Definitions
- Index

STRUCTURE

- 10.1. General Rules for Interpretation
- 10.2. Rules of Measurement
- 10.3. Abbreviations
- 10.4. Definitions

NEXT STEPS...

Public Outreach and Adoption Process

- **December 2015**

- Public meetings on the Development Ordinance text
 - December 3, 2015 at 4:00 p.m.
 - December 10, 2015 at 6:00 p.m.
- Planning and Zoning Commission work session
 - December 8, 2015 at 4 p.m.

- **Winter 2016**

- City Council work session
 - January 4, 2016 at 4 p.m.
- Planning and Zoning Commission Public Hearing for the Development Ordinance text
 - February 9, 2016 at 6 p.m.

NEXT STEPS...

- **Spring 2016**
 - City Council Public Hearing for the Development Ordinance text
 - City Council initiate rezoning
 - Public meetings on City zoning map changes
- **Summer 2016**
 - Planning and Zoning Commission Public Hearing on zoning map
 - City Council Public Hearing on zoning map
- **Fall 2016**
 - Development Ordinance text and zoning map effective date
- **More information:** www.highpointnc.gov/plan/dorewrite

COMMENTS AND QUESTIONS

