



HIGH POINT

Public Forum

June 2, 2015

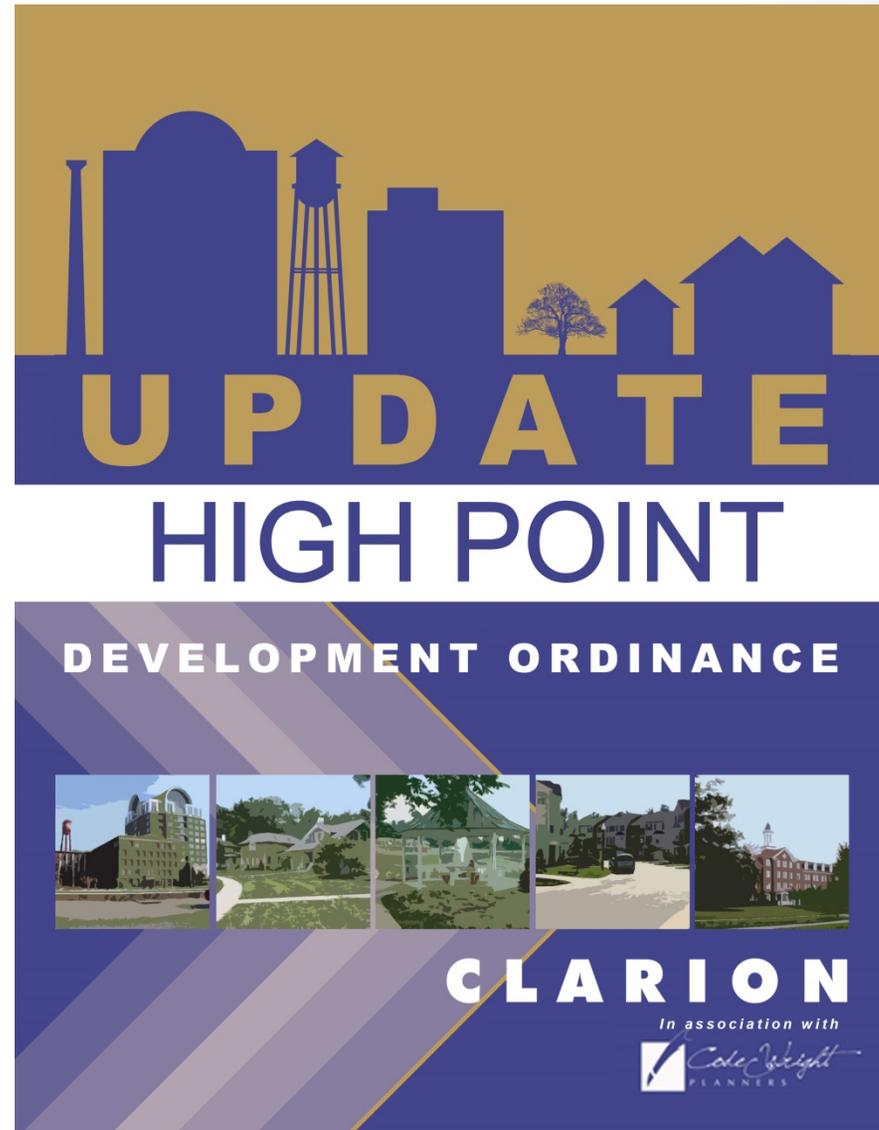


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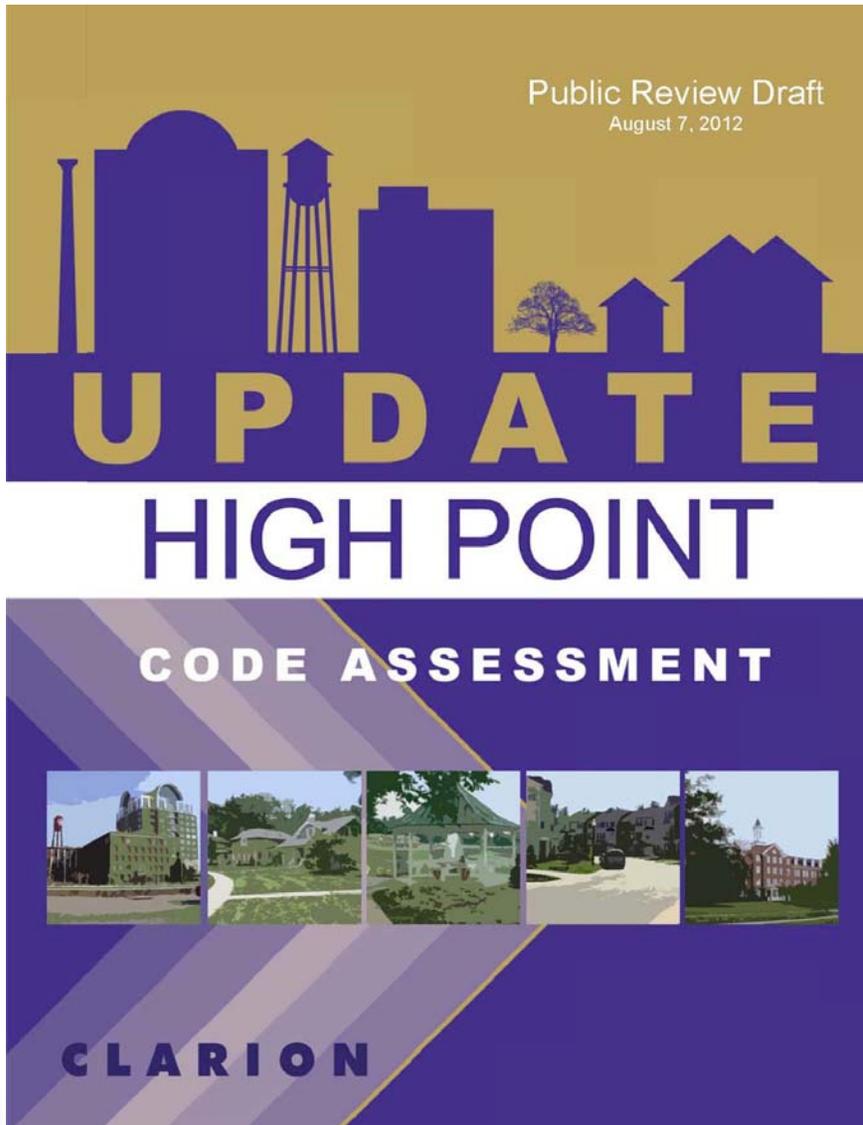
Presentation Overview

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



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
- Approximately three years to complete
- Draft document prepared
- Public hearing process to start in near future



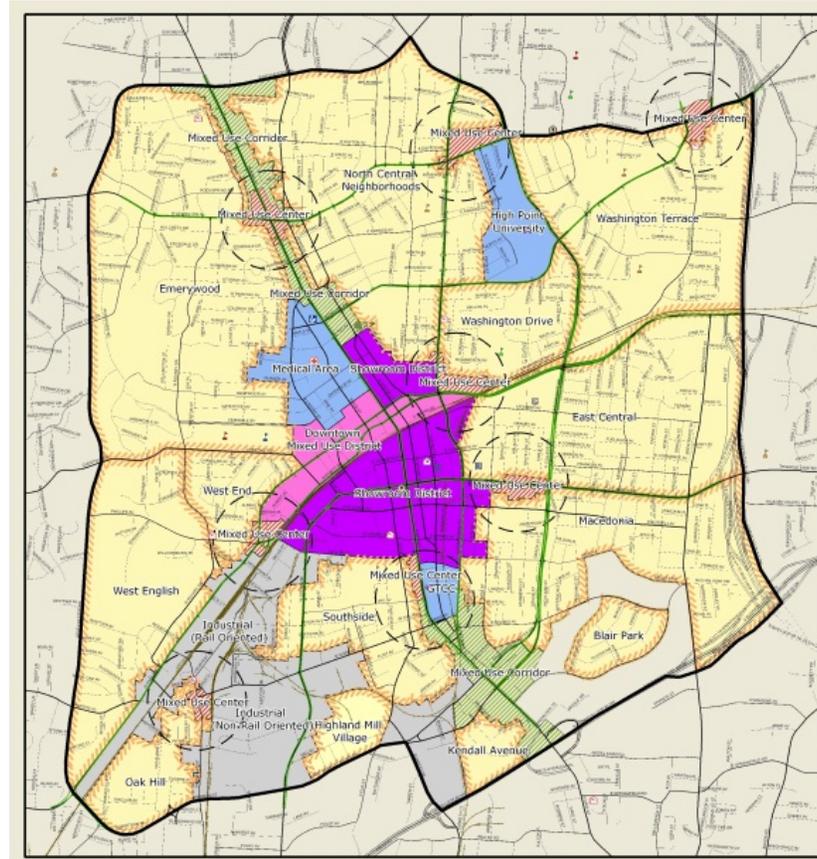
“Road Map” for the Updated Development Ordinance

Key Themes 1& 2: Increase User- and Customer-Friendliness

- **Enhance Structure and Organization**
- **Integrate Graphics and Tables**
- **Streamline Development Review Procedures**
- **Reduce Reliance on Special Uses & Exceptions**
- **Clarify Code Language for More Predictability**
- **Create Consistency with National Best Practices**

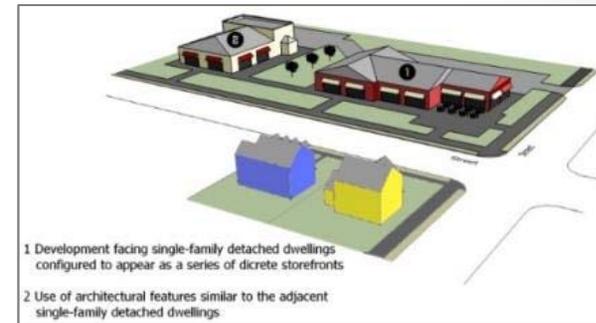
Key Theme 3: Implement Core City Plan

- **Recognize Urban Character**
- **Encourage More Use-Mixing**
- **Add Contextual Dimensional Standards**
- **Avoid Suburban-Style Development Standards**



Key Theme 4: Protect/Revitalize Neighborhoods

- **Allow for Sensitive Infill and Redevelopment**
- **Add Contextual Compatibility Standards**
- **Establish Development Standards based on Context**
- **Add a Neighborhood Conservation Overlay District**



Key Theme 5: Promote More Livable Development in Greenfield Areas

- **Review Gateway Corridor Overlay Standards**
- **Modernize Parking Standards**
- **Clarify Landscaping & Screening Standards**
- **Add Greenway Provisions**



Key Theme 6: Add Flexibility and Incentives

- **Two-Tiered Administrative Adjustment Process**
- **Alternative Forms of Compliance**
- **Contextual Dimensional Standards in Core City**
- **Sustainable Development Incentives**
- **Tree Protection Incentives**



Updated Development Ordinance Structure

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

Chapter 1: General Provisions

KEY ELEMENTS

- Purpose and Intent Statements
- Relationship to Adopted Policy Guidance
- Procedures Manual
- Transitional Provisions
- District Translation Table
- Vested Rights Provisions

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. Procedures Manual
- 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

ZONING DISTRICT TRANSLATION

CURRENT ZONING DISTRICTS	NEW ZONING DISTRICTS
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 Multifamily – 26 (RM-26)	Residential Multi-Family – 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)	
Highway Business (HB)	General Business (GB)
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)

Chapter 2: Administration

KEY ELEMENTS

- Summary Table of Procedures
- Powers, Duties, and Composition of Review Authorities
- New Standard Review Procedures
- Review Standards for Applications Decided by Review Bodies
- Review Standards for Applications Decided by Staff

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

TABLE 2.1: SUMMARY DEVELOPMENT REVIEW TABLE

Pre-application Conference: M = Mandatory O = Optional
 Type of Action: C = Comment R = Recommendation D = Decision A = Appeal
 Type of Hearing: { } = Public Hearing [] = Quasi-Judicial Public Hearing
 Table symbols: "." = not applicable / / = see notes

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)
Certificate of Appropriateness	2.4.4	O	.	R	.	.	.	{D} /2/	.	.	[A]
Conditional Zoning	2.4.5	M	M	R	.	.	.	R /3/	{R}	{D}	.
Development Agreement	2.4.6	M	.	R	.	.	.	.	{R}	{D}	.
Land Use Plan Amendment	2.4.7	M	O	R	.	.	.	.	{R}	{D}	.
Planned Development	2.4.8	M	M	R	.	C /4/	.	R /3/	{R}	{D}	.
Right-of-Way Encroachment	2.4.9	O	.	.	.	D /4/	.	.	.	{D}	.
Special Use	2.4.10	M	M	R	.	.	.	R /3/	{R}	[D]	.
Street Abandonment	2.4.11	M	.	R	.	C	.	.	{R}	{D}	.
Street Name Change	2.4.12	O	.	R	.	.	.	.	{D}	.	.
Text Amendment	2.4.11	M	.	R	.	.	.	.	{R}	{D}	.
Variance	2.4.14	M	.	R	R /5/	.	.	R /3/	.	.	[D]
Vested Rights Certificate	2.4.15	O	.	R	.	.	.	.	.	[D]	.
Voluntary Annexation	2.4.16	O	.	R	.	C /6/	.	.	.	{D}	.
Watershed Variance	2.4.17	O	.	.	.	D /7/	.	.	.	D	.
Zoning Map Amendment	2.4.18	M	M /8/	R	.	.	.	R /3/	{R}	{D}	.
PROCEDURES SUBJECT TO STAFF REVIEW AND DECISION											
Building Permit	2.5.2	O	.	D	.	.	.	.	.	.	[A]

Chapter 3: Zoning Districts

KEY ELEMENTS

- New District Names
- District Consolidations
- New District Layout
- Contextual Options in Core City
- Revised MS/MX Districts
- Two Context-Based PD Districts
- New Neighborhood Conservation Overlay District

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

3.4.2. TRANSITIONAL OFFICE (TO)^{vii}

STANDARD		REFERENCE #	B. DIMENSIONAL STANDARDS							
			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)		1	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	2	50		75 + [6]	50	50 [4]		75 + [6]	50
	Corner lot	3	70		70	70 [4]		75 + [6]	70	
Minimum Street Setback (feet)	Front	4	25		25	25 [4]		15 [4]		
	Side	5	1.5		15 [4]					
Minimum Side Setback (feet)		6	5		n/a	n/a	5 [4]		n/a	n/a
Minimum Rear Setback (feet)		7	20			10 [4]				
Minimum Perimeter Setback (feet)	Adjacent to Residential District	8	n/a		20 [7]		n/a		15 [7]	
	Adjacent to Non-residential District	9			0/5 [7] [8]				0/5 [7] [8]	
Maximum Building Height (feet)		10	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	
<ol style="list-style-type: none"> 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. 	



Chapter 4: Use Standards

KEY ELEMENTS

- Simplified Use Classification System
- Procedure for Unlisted Uses
- Reduction in the Number of Use-Specific Standards
- More “By-Right” Uses
- Accessory Use Section
- Temporary Use Section

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: Use Standards

Section 4.1 Principal Use Table

Subsection 4.1.9 Principal Use Table

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	RS-20	RS-15	RS-12	RS-9	RS-7	RS-5	RM-5	RM-8	RM-12	RM-18	RM-26	LO	GO-M	GO-H	NB	LB	GB	HB	SC	CB	CP	LI	HI	AG	PI		MS		DISTRICT USE PROHIBITION	ADDITIONAL STANDARDS
		R-3	R-5	R-7	RM-5	RM-16	RM-26	TO	OI	LB	GB	RC	CB	EC	LI	HI	RU	I	PC	MS	MX											
		RESIDENTIAL						BUSINESS										SPECIAL														
Household Living	Family care home	P	P	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																					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	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				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	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	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	P	P	P	P	P	P	P	P	P									ARO Zone 1-2	4.3.2. B.8



TABLE 4.2.4: RESIDENTIAL USE CLASSIFICATION

A. COMMON ELEMENTS RECREATION	1. CHARACTERISTICS:	
	Common Elements Recreation includes recreational facilities that are located in common elements provided in areas of common ownership under the control of an owners association.	
	2. USE TYPES:	
	(a) Common Elements Recreation	A recreational facility that is located in common elements provided in areas of common ownership under the control of an owners association.
B. HOUSEHOLD LIVING	1. CHARACTERISTICS:	
	Household Living includes use types that provide for the residential occupancy of a dwelling unit by a household. Tenancy is arranged on a month-to-month or longer basis. Accessory uses commonly associated with household living are recreational activities, raising of pets, hobbies, and parking of the occupants' vehicles.	
	2. USE TYPES:	
	(a) Duplex dwelling	Two dwelling units that are attached to one another in either a side-by-side configuration or one unit above the other. Both dwelling units are on the same lot.
	(b) Family care home	A home for six or fewer persons that provides room and board, personal care, and habilitation services in a family environment for the residents, who have a temporary or permanent physical, emotional, or mental disability (including, but not limited to, mental retardation, cerebral palsy, epilepsy, autism, hearing and sight impairments, emotional disturbances, and orthopedic impairments, but not including mentally ill persons who are dangerous to others as defined in North Carolina General Statutes Section 122C-3(11)b.) See North Carolina General Statutes Section 168-21.
	(c) Live/work dwelling	A structure or portion of a structure combining a dwelling unit with an integrated nonresidential work space typically used by one or more of the residents. The nonresidential work space is found on the building's ground floor.
(d) Manufactured dwelling	A dwelling constructed after June 15, 1976 that is composed of one or more components, each of which was substantially assembled in a manufacturing plant and designed to be transported on its own chassis. It bears a valid seal indicating conformance with the construction standards promulgated by the US Department of Housing and Urban Development that were in	

Chapter 5: Development Standards

KEY ELEMENTS

- New Street and Parking Lot Cross Access Requirements
- Revised, Context-based Parking Standards with Additional Clarity
- Updated Landscaping Provisions, including new Standards for Parking Lots
- New Screening Requirements

STRUCTURE

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

Chapter 5: Development Standards

KEY ELEMENTS (CONT)

- Reformatted Signage Standards Carried Forward
- New Sidewalk Standards, including in-lieu fees
- Development Type Standards:
multiple lot developments, pocket neighborhoods, large retail developments, corner retail, & conservation subdivisions
- New Incentives for Sustainable Development

STRUCTURE

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

Chapter 6: Environmental Standards

KEY ELEMENTS

- Carries Forward Current Standards for:
 - Public Trees
 - Watershed Protection
 - Soil Erosion/Sedimentation
 - Flood Damage Prevention
- Definitions Relocated
- WSO District Established in Chapter 3

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 New Maintenance Guarantees)
- New HOA Requirements
- Greenway Dedication Requirements
- New 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

KEY ELEMENTS

- Addresses Nonconforming Uses, Structures, Lots, Signs, and Sites
- Standards for Individual Uses
- Adds Setback, Relocation, and Alteration Provisions for Nonconforming Structures
- Adds Nonconforming Site Features Provisions

STRUCTURE

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

Chapter 9: Enforcement

KEY ELEMENTS

- Includes Current Enforcement Provisions
- Lists Specific Violations
- Identifies Parties Responsible for Violation
- Consolidation of All Enforcement Provisions

STRUCTURE

- 9.1. Purpose
- 9.2. Compliance Required
- 9.3. Violations
- 9.4. Responsible Persons
- 9.5. Enforcement Generally
- 9.6. Remedies and Penalties

Chapter 10: Measurement and Definitions

KEY ELEMENTS

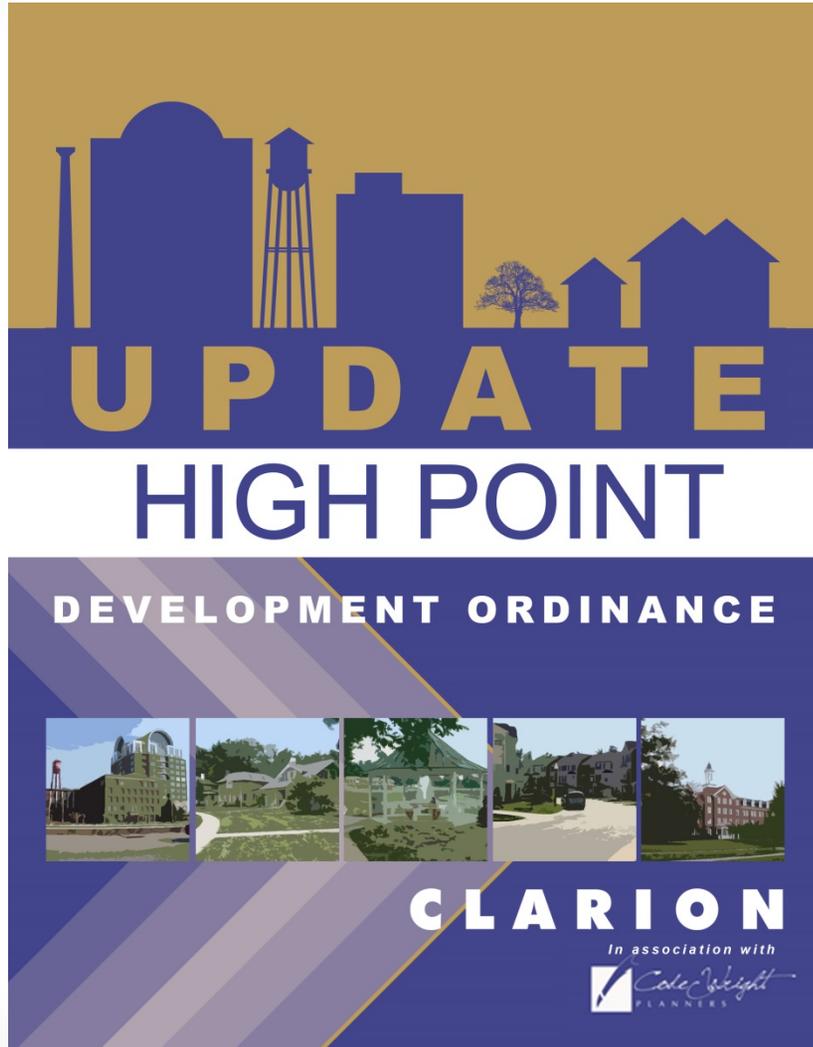
- General Rules for Interpretation
- Rules of Measurement
- Summary Table of Encroachments
- Table of Abbreviations
- Definitions
- Index

STRUCTURE

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

COMMENTS AND QUESTIONS





NEXT STEPS...

- Prepare a public hearing draft version of the Development Ordinance
- Public hearing process
- More information:
www.updatehighpoint.com

