

TEXT AMENDMENT 22-02

Ordinance #7813/22-34

Applicant: Boys and Girls Clubs of Greater High Point

AN ORDINANCE AMENDING THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE

WHEREAS, the City of High Point adopted the "City of High Point Development Ordinance" on May 16, 2016, with an effective date of January 1, 2017, and subsequently amended; and

WHEREAS, public hearings were held before the Planning and Zoning Commission on March 22, 2022 and before the City Council on April 18, 2022 regarding Text Amendment 22-02; and

WHEREAS, notice of the public hearings was published in the High Point Enterprise on March 13, 2022 for the Planning and Zoning Commission public hearing, and on April 6, 2022 and April 13, 2022 for the City Council public hearing pursuant to Chapter 160D-601 of the General Statutes of North Carolina.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT, NORTH CAROLINA:

SECTION 1.

(Regarding major and minor assembly uses within the Principal Use Table.)

That Section 4.1.9., *Principal Use Table*, is hereby amended as follows:

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
Institutional Use Classification																							
Civic	Assembly, major					P*	P*	P*	P*	P*	P	P	P	P	P*								4.3.3 A.1
	Assembly, minor	S	S	S	S	SP	P	P	P	P	P	P	P	P	P*		P	P	P	P	P		4.3.3 A.1

SECTION 2.

(Regarding major and minor assembly use standards.)

That Section 4.3.3. – Institutional Uses, related to major and minor assembly use standards, is hereby amended as follows:

4.3.3. - Institutional Uses

A. Civic

1. Assembly (Major and Minor) An assembly use (major and minor) shall comply with the following standards, **except as exempted in accordance with subsection (g) below:**

- (a) Have street frontage on a street classified higher than a residential local street.
- (b) Have no access from a residential local street, unless the use is located on a corner lot with street frontage on a thoroughfare street.
- (c) Outdoor courts, swimming pools, and athletic fields shall be located at least 50 feet from any lot line abutting a residential district.
- (d) Assembly uses in residential districts shall be on a lot of at least 2 acres.
- (e) Assembly uses with permanent seating for 1,000 or more shall require a special use in accordance with Section 2.4.12, Special Use.
- (f) In order to reuse the existing buildings in the Core City in accordance with the City's adopted policy guidance, major and minor assembly uses are permitted in the **TO, OI, LB and LI districts**, subject to the following standards:
 - (i) The **TO, OI, LB and LI districts** must be located in the Core City area;
 - (ii) The new use must reuse an existing building or buildings;
 - (iii) The total square footage of all building additions for multi-family; personal service, major; major and minor retail sales; major and minor assembly; and major and minor cultural facility uses shall be limited to a maximum of 25 percent of the total gross floor area of all principal buildings existing on the site as of the effective date of this Ordinance.

(g) In order to reuse existing buildings in the Core City area in accordance with the City's adopted policy guidance, major and

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minor assembly uses are permitted in the RM-16 and RM-26 districts, and are exempt from the general Assembly (Major and Minor) use standards (a) through (d) within this section; but are subject to the following standards:

(i) The RM-16 or RM-26 district must be located in the Core City area;

(ii) The new use must reuse an existing building or buildings.

SECTION 3.

All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 4.

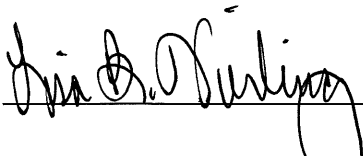
This ordinance shall become effective upon adoption.

Adopted by the City Council
City of High Point, North Carolina
The **18th** day of **APRIL 2022**
Lisa B. Vierling, City Clerk

By: _____

Jay W. Wagner, Mayor

ATTEST:



Lisa B. Vierling, City Clerk

