

AN ORDINANCE AMENDING “THE CITY OF HIGH POINT, NORTH CAROLINA DEVELOPMENT ORDINANCE,” PURSUANT TO SECTION 9-3-12, ZONING MAP AMENDMENTS, OF THE DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of The City of High Point adopted “The City of High Point Development Ordinance” on January 7, 1992 with an effective date of March 1, 1992, and subsequently amended;

WHEREAS, public hearings were held before the Planning and Zoning Commission of the City of High Point on March 24, 2015 and before the City Council of the City of High Point on April 13, 2015 regarding **Zoning Case 15-05** a proposed amendment to the Official Zoning Map of the “City of High Point Development Ordinance”;

WHEREAS, notice of the public hearings were published in the High Point Enterprise on March 15, 2015, for the Planning and Zoning Commission public hearing and on April 1, 2015 and April 8, 2015, for the City Council public hearing pursuant to Chapter 160A-364 of the General Statutes of North Carolina; and

WHEREAS, the proposed amendment was adopted by the City Council of the City of High Point on **April 13, 2015**.

**THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT:**

#### SECTION 1

That the Official Zoning Map of the City of High Point be amended to establish the following described area as: **Conditional Zoning Central Business (CZ-CB) District**. The property is approximately 0.3 acres (14,942 square feet) and lies along the west side of Oakland Place, approximately 150 feet north of Monroe Place. The property is addressed as 509 & 511 Oakland Place and is also known as Guilford County Tax Parcels 0189781 and 0189782.

#### SECTION 2

That the property herein described shall be perpetually bound by the following use(s) authorized and condition(s) imposed, unless subsequently changed or amended as provided for by the Development Ordinance.

##### Part I. USES

- A. Except as listed below, any of the land uses allowed in the Central Business (CB) District shall be permitted, subject to the development and dimensional requirements of the Development Ordinance and subject to the specific conditions of this Permit.

B. Prohibited Uses: The following uses, enumerated in Table 4-5-1, Permitted Use Schedule, of the Development Ordinance shall be prohibited:

1. Recreational Uses

- a. Billiard Parlors
- b. Bingo Games
- c. Bowling Centers
- d. Coin Operated Amusements
- e. Fortune Tellers, Astrologers
- f. Skating Rinks
- g. Sports & Recreation Clubs, Indoor
- h. Video Sweepstakes Establishments

2. Educational and Institutional Uses

- a. Auditoriums, Coliseums, Theaters or Stadiums (capacity above and below 100 people)
- b. Psychiatric Hospitals
- c. Retreat Centers
- d. Specialty Hospitals

3. Business Professional & Personal Services

- a. Automobile Repair Services, Minor
- b. Building Maintenance Services
- c. Car Washes
- d. Equipment Rental & Leasing (no outside storage.)
- e. Equipment Repairs, Light
- f. Kennels or Pet Grooming Services
- g. Laundromats, Coin-Operated
- h. Laundry or Dry Cleaning Plants
- i. Laundry or Dry Cleaning Substations
- j. Motion Picture Theaters, Indoor
- k. Motion picture Productions
- l. Photofinishing Laboratories
- m. Refrigerator or Large Appliance Repairs
- n. Research, Development or Testing Services
- o. Taxidermists
- p. Theaters, Indoor

4. Retail Trade

- a. A B C Stores (liquor)
- b. Appliance Stores
- c. Arts & Crafts
- d. Auto Supply Sales
- e. Bakeries
- f. Bars
- g. Bars (capacity > 100 persons)

- h. Building Supply Sales (no storage yard)
  - i. Convenience Stores (with and without gasoline pumps)
  - j. Dairy products Stores
  - k. Department, Variety or Gen Merchandise Stores
  - l. Dinner Theaters
  - m. Flea Markets (indoor) and Antique Malls (indoor)
  - n. Food Stores
  - o. Hardware Stores
  - p. Hobby Shops
  - q. Miscellaneous Retail Sales
  - r. Paint and Wallpaper Sales
  - s. Pawnshop
  - t. Pet Stores
  - u. Restaurants (with drive-thru)
  - v. Service Stations, Gasoline
  - w. Sporting Goods Stores
  - x. Television, Radio or Electronic Sales
  - y. Tire Sales
4. Transportation, Warehousing & Utilities
- a. Heliports
  - b. Railroad Terminals or Yards
  - c. Taxi Terminals
  - d. Warehouses (general storage/enclosed) and Distribution Centers
5. All Manufacturing and Industrial Uses shall be prohibited
6. Other Uses
- a. Mixed Developments
  - b. Temporary Events (refer to Section 9-3-3(f))
    - Carnivals and Fairs
    - Concerts, Stage Shows
    - Conventions, Trade Shows
    - Outdoor Retail Sales
    - Outdoor Religious Events

Part II. CONDITIONS:

A. Development and Dimensional Requirements.

- 1. All buildings (principal and accessory) shall be setback a minimum of twenty (20) feet from the Oakland Place right-of-way line.
- 2. Where the site abuts residential uses, a minimum ten (10) foot building setback shall be established from the property line of that abutting residential use.

- B. Landscaping, Buffers and Screening: In conjunction with any new site development, a minimum of twenty (20) foot wide Type C Planting Yard shall be installed and maintained along the Oakland Place frontage of the site.
- C. Lot Combination: Prior to issuance of any permit for new development, the two parcels associated with this site shall be combined with Guilford County Tax Parcel 0189768 (508 N. Hamilton Street) to form one parcel.
- D. Transportation Conditions: Vehicular access to Oakland Place shall include the installation of a private gate.

### SECTION 3

That plans for any development on the property described herein shall be pursued in accordance with this conditional zoning district and shall be submitted to the City of High Point and other approval authorities for review in the same manner as other such plans that are required to be approved by the City of High Point.

### SECTION 4

Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

### SECTION 5

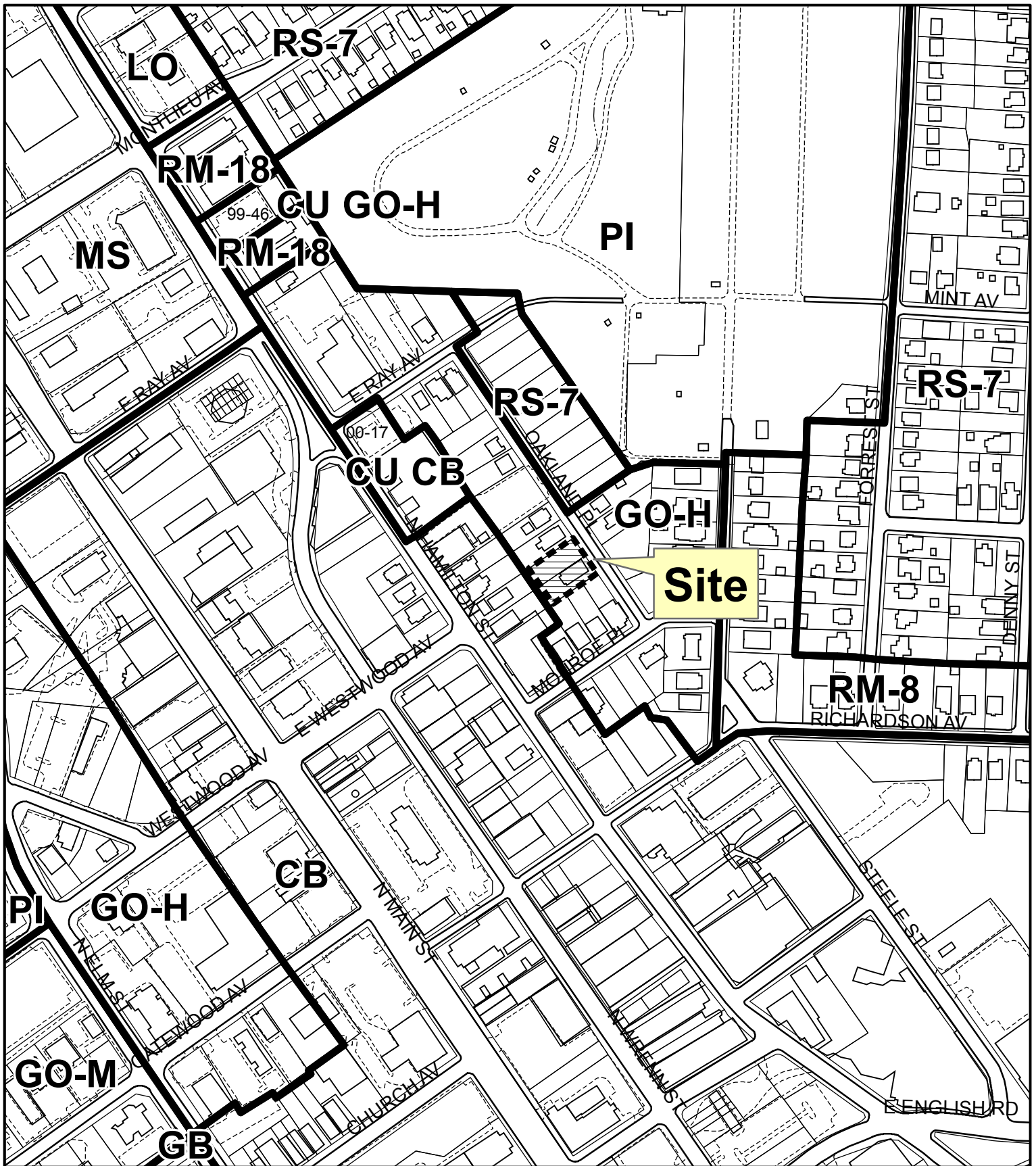
That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

### SECTION 6.

This ordinance shall become effective upon the date of adoption.

**13<sup>th</sup> day of April, 2015.**

Lisa B. Vierling, City Clerk



## ZONING CASE 15-05

**From: General Office-Heavy Intensity  
To: Conditional Zoning Central Business**

**Existing Zoning Boundary** —————  
**Subject Property Boundary** - - - - -

**Planning & Development  
Department**

**City of High Point**

**Date: March 24, 2015**



**Scale: 1"=300'**  
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