

**AN ORDINANCE TO ADOPT A NEW DEVELOPMENT ORDINANCE**

WHEREAS, the existing Development Ordinance was adopted by the High Point City Council on January 7, 1992 and subsequently amended;

WHEREAS, the City Council of the City of High Point adopted the Core City Plan on February 8, 2007 which called for numerous changes in existing Development Ordinance standards to promote and enable a strong and stable urban core;

WHEREAS, an assessment of the existing Development Ordinance was conducted in 2009 and later updated in 2012 that defined the scope of needed ordinance revisions and established the objectives for a new Development Ordinance;

WHEREAS, an advisory committee was formed to review and recommend changes to the draft ordinance prepared by the City's consultant;

WHEREAS, numerous community sessions were held over a three-year period with various stakeholders and underrepresented populations in the city along with general public meetings to solicit comments on regulatory changes and on the draft ordinance;

WHEREAS, based upon the comments and recommended changes solicited the consultants produced a public hearing draft Development Ordinance for the Planning & Zoning Commission's consideration;

WHEREAS, notice was published in the High Point Enterprise on January 31, 2016 and February 3, 2016 and a public hearing was held before the Planning and Zoning Commission on February 9, 2016 pursuant to Chapter 160A-387 of the General Statutes of North Carolina;

WHEREAS, the Planning and Zoning Commission recommended a new Development Ordinance for adoption to City Council on March 22, 2016; and

WHEREAS, notice was published in the High Point Enterprise on May 1, 2016; May 4, 2016 and May 11, 2016 and a public hearing was held on the Planning & Zoning Commission's recommended Development Ordinance before the City Council on May 16, 2016 pursuant to Chapter 160A-364 of the General Statutes of North Carolina.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HIGH POINT THAT:

SECTION 1. A technical ordinance entitled "Development Ordinance" is hereby adopted and shall consist of:

- A. High Point Development Ordinance Planning & Zoning Commission Recommended Draft dated March 22, 2016.

SECTION 2. The Code of Ordinances of the City of High Point Title 9 "Development" Chapters 1 through 10, which constituted the existing Development Ordinance, are hereby repealed.

SECTION 3. The Code of Ordinances of the City of High Point Title 9 "Development" is hereby amended to add a new Chapter 1 "Development Ordinance" as follows:

## Chapter 1 Development Ordinance

The Development Ordinance is hereby adopted as a technical ordinance that is available for public inspection in the office of the City Clerk.

SECTION 4. The Code of Ordinances of the City of High Point Title 9 "Development" Chapter 11 "Development Inspection Regulations" shall be recodified as Chapter 2 "Inspection Regulations" including Articles A through K.

SECTION 5. The Code of Ordinances of the City of High Point Title 9 "Development" Appendices 1 through 16 are hereby deleted from the Code of Ordinances, however, Appendix 8 "Street Closing Policy", Appendix 9 "Street Name and Address Assignment Standards", Appendix 13 "Traffic Impact Analysis Policy", and 16 "City of High Point Water & Sewer Utility Extension Policy", which were previously adopted as policies by the City Council, shall remain in effect as policies but not contained within the Code of Ordinances.

SECTION 6. For a period of one year from the effective date of this ordinance, property owners shall have the option to decline use of the zoning district uses and standards of the new Development Ordinance, specifically Chapter 3 "Zoning Districts", Chapter 4 "Uses", and Chapter 5 "Development Standards", and elect to use the zoning district uses and standards of the existing Development Ordinance, specifically Chapter 4 "Zoning Regulations" and Chapter 5 "Zoning: Other Standards" as it applied to property on the effective date of this ordinance. The property owner's election to use the existing Development Ordinance zoning district uses and standards shall be established in writing at the time an application for a permit or land development plan is submitted and such existing Development Ordinance regulations shall be utilized in whole and not in part for the entire project.

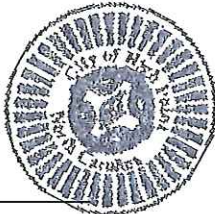
SECTION 7. Should any section or provision of this ordinance be declared invalid, such decision shall not affect the validity of the remaining portions of this ordinance.


SECTION 8. This ordinance shall become effective on January 1, 2017

Adopted by the High Point City Council  
This the 16<sup>th</sup> day of May 2016

ATTEST:

  
Lisa Vierling, City Clerk



  
William S. Bencini, Jr., Mayor