

AN ORDINANCE AMENDING THE CITY OF HIGH POINT DEVELOPMENT ORDINANCE.

WHEREAS, the City Council of 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 May 23, 2017 and before the City Council on June 5, 2017 regarding **Text Amendment 17-04**; and

WHEREAS, notice of the public hearings was published in the High Point Enterprise on May 10, 2017 for the Planning and Zoning Commission public hearing and on May 18, 2017 and May 31, 2017 for the City Council public hearing pursuant to Chapter 160A-364 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.

Section 3.4.8.B. – Dimensional Standards for the Central Business (CB) district, is revised as follows:

B. DIMENSIONAL STANDARDS			
STANDARD		REFERENCE #	ALL USES
Maximum Density (units/acre)			n/a
Minimum Lot Area (square feet)		①	n/a
Minimum Lot Width (feet)	Interior lot	②	n/a
	Corner lot	③	n/a
Minimum Street Setback (feet)		④	10 from back of curb
<u>Maximum Street Setback (Main Street Only) [1] [2]</u>			<u>20</u>
<u>Minimum Perimeter Setback (feet)</u>			<u>0/5 [3]</u>
Minimum Side Setback (feet)		⑤	0; 5 if provided, 10 from single family residential zoning district
Minimum Rear Setback (feet)		⑥	

Maximum Building Height (feet)	7	n/a
<u>[1] At least 60 percent of the front building facade of buildings facing Main Street that are built after June 5, 2017, or the effective date of the district upon the land, shall be located between the minimum and maximum street setbacks.</u>		
<u>[2] Buildings are exempt from the maximum street setback, if they provide a civic space (see Section 3.4.8.G.2(b) Exemption from Maximum Setback).</u>		
<u>[3] No setback is required, but if provided, it shall be at least 5 feet.</u>		

SECTION 2.

Section 3.4.8.G. District Standards for the Central Business District be rewritten in its entirety to read as follows:

G. District Standards

1. Building Compliance due to Expansion or Exterior Alteration

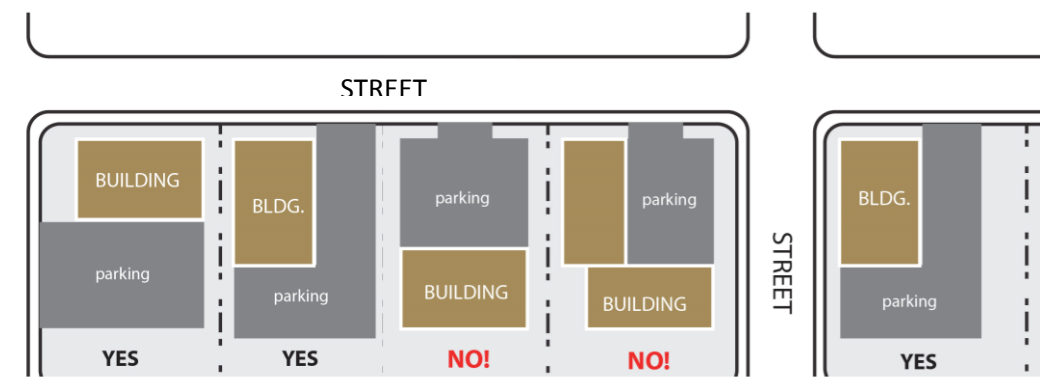
- (a) In cases where an existing building is expanded or enlarged by 25 percent or less of its gross floor area as it existed on June 5, 2017, or the effective date of the district upon the land, whichever is later, the expansion of the building shall either maintain the current appearance of the existing building or comply with the standards in Section 3.4.8.G.1, Building Standards.**
- (b) In cases where an existing building is expanded or enlarged by more than 25 percent of its gross floor area as it existed on June 5, 2017, or the effective date of the district upon the land, whichever is later, the portion of the front and side building facades associated with the expansion or enlargement shall comply with the standards in Section 3.4.8 G.1, Building Standards.**
- (c) In cases where the exterior of an existing building is altered, the alterations shall conform to the standards of this section, to the maximum extent practicable. Alterations shall not include the removing, filling-in, or placing a false facade over an existing window, or any other physical changes to obstruct the window.**

2. Site Standards

- (a) Main Street Building Orientation Front building facades located between the minimum and maximum street setbacks along Main Street shall be oriented to be parallel with the Main Street right-of-way.**
- (b) Exemption from Main Street Maximum Setback Uses that provide a civic space are exempt from the maximum setback requirement, provided the civic space meets the following requirements:**
 - (1) The civic space shall be between the front of the principal building and Main Street;**

- (2) The area shall not be used for parking or loading, exclusive of valet parking and passenger loading;
- (3) The area shall have landscaping that covers a minimum of 10 percent of the area;
- (4) It may include pedestrian amenities which include but are not limited to: seating, outdoor play areas, bicycle racks, kiosks, water features, public art, freestanding structures such as a clock tower, or similar amenities;
- (5) A decorative fence, a hedgerow, or a combination thereof may be provided along Main Street (or other primary fronting street) to provide a boundary between the civic space and the street right-of-way. If provided, the boundary treatment shall meet the following requirements:
- (i) Walls and fences are limited to a maximum of 4 feet in height. Decorative fences include, but are not limited to: wrought iron, architectural metal, or other transparent decorative fence. Chain-link fencing is prohibited.
 - (ii) Hedges used to establish this boundary shall be a minimum height of 18 inches at planting and shall be maintained at a height between 3 and 4 feet at maturity.
- (c) Off-Street Parking Off-Street parking is not required, but when provided, development in the CB district shall comply with the following standards (see Figure 3.4.8.G.2, Parking Lot Location) in addition to the applicable standards in Section 5.4, Off-Street Parking and Loading:
- (1) Off-street parking areas shall not be located between the front building line and the street it faces.
 - (2) Off-street parking areas on corner lots shall not contiguously front more than 1 street.

FIGURE 3.4.8.G.2, PARKING LOT LOCATION



- (d) Drive-Throughs Drive through lanes and windows are prohibited.
- (e) 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 4.4.5 K, Outdoor Display.
- (f) Sidewalks Sidewalks shall comply with the standards in Section 5.9, Sidewalks, as well as the following:
 - (1) Sidewalks shall be located on both sides of all streets except alleys.
 - (2) Sidewalks shall be located at the back of the curb and shall maintain a minimum width of 10 feet or up to the existing building line when less than 10 feet.
 - (3) Sidewalks may include street tree plantings, street furnishings and sidewalk cafes in accordance with applicable City Codes.
 - (4) Sidewalks shall be configured to provide a smooth transition in width between new sidewalks and connections to established sidewalks of a lesser width.
- (g) Accessory Buildings
 - (1) Accessory buildings shall be located behind the rear building line of the principal building they serve.
 - (2) For group developments, accessory buildings can be located internally to the development. In no instance, shall an accessory building be located between a front building line that is established by a principal building and the street the principal building faces.
 - (3) Multi-family residential and nonresidential accessory building facades shall use the same materials as the principal building they serve.

3. Building Standards

The following standards are applied to all multi-family residential and nonresidential buildings; except for locally or nationally designated individual historic structures, and contributing structures within a locally or nationally designated historic district, provided such structures comply with the Secretary of Interior's Standards for Rehabilitation or are issued a Certificate of Appropriateness, as applicable:

- (a) Facade Articulation
 - (1) Front and side building facades shall include at least 2 or more of the following features at least every 15 feet measured horizontally and vertically per floor:
 - (i) Recessed entryways;
 - (ii) Display windows;
 - (iii) Window indentations (such as but not limited to double-hung, stationary, or casement windows) that are regularly spaced and that incorporate a differing building material, texture, color, awnings, window hoods, or canopies. This shall not include a glass curtain wall or flush mounted glass.
 - (iv) Offset surfaces, niches, insets, projections, or bas-relief with a minimum depth of 4 inches;

- (v) Differentiated piers, columns, or pilasters;
- (vi) Pedestrian entrances;
- (vii) Textured materials (such as but not limited to brick or stone);
- (viii) Roofline changes, coupled with correspondingly aligned wall offsets or facade material changes, changes in the roof planes, or changes in the height of a parapet wall; or
- (ix) Changes in wall plane (such as projections or recesses).

(2) Building facades facing a street should achieve vertical orientation by using regularly spaced vertically oriented windows and doors, in conjunction with features such as: roof line/parapet variations, window hoods, material changes, columns, pilasters, posts, awnings, canopies, stoops, or facade offsets, to create vertically oriented bays, or divisions of space that are approximately 30 feet wide or less. The rhythm within a building facade should be maintained by making each vertically oriented bay the same width.

(3) Buildings of 2 or more stories are encouraged to have front facades that have a clear and distinct base (ground floor), middle, and top (often defined by a decorative cornice). Features such as an increased ground floor height (including a transom window), the use of a frieze, string course or storefront cornice, a bulkhead or kick plate, and differentiated building materials or coloration are similarly encouraged.

(b) Facade Materials

- (1) Primary facade materials should not change at outside corners, and should continue around the corner to a logical point of conclusion such as a change in facade plane.
- (2) Exterior building materials shall be continued to the finished grade on any elevation.
- (3) Building facades utilizing smooth-faced concrete block, or unfinished or untreated tilt-up concrete panels, shall be limited to building facades not visible from public streets as seen from the public right-of-way at a height of 6 feet.
- (4) The use of vinyl siding or corrugated and other vertical metal siding as the sole or primary facade material is prohibited.

(c) Facade Transparency

- (1) Front building facades shall maintain non-reflective, transparent windows on at least 35 percent of the facade area between 2 and 8 feet above average grade. The window glazing shall be non-opaque.
- (2) Upper stories on front and side facades facing a street shall maintain windows on at least 20 percent of the upper story facade area. The window glazing may be opaque.
- (3) Civic, religious institution, and utilities use categories are exempt from these transparency requirements.

(d) Primary Entrance

- (1) Except for corner buildings, the primary entrance of a building shall face the street from which the building derives its street address.
- (2) Primary entrances on corner buildings may be located to face the corner.
- (3) The primary entrance shall be distinguishable from the balance of the front facade through the use of one or more of any of the following or other similar features:
 - (i) Projecting or recessed entry;
 - (ii) Transom or sidelight windows;
 - (iii) Pediments, columns, or other vertical features; or
 - (iv) Marquees, arcades, or overhangs.

(e) Roof-Mounted Equipment

- (1) Flat roofs shall incorporate parapet walls designed to screen the roof and roof-mounted equipment from view from the primary street fronting the building and any abutting side streets as seen from the public right-of-way at a height of 6 feet. The parapet wall should be finished in the same or similar material and color as the building.
- (2) For sloped roofs, equipment and other roof penetrations should be located and screened to have a minimal visual impact as seen from the public right-of-way at a height of 6 feet.
- (3) In cases where complete screening is not practicable, all roof-mounted equipment and other roof penetrations shall be camouflaged through the use of paint or architectural techniques to minimize its appearance.
- (4) Green roofs, which use vegetation to improve stormwater quality and reduce runoff, are exempt from the screening requirements described in this subsection.

(f) Service or Vehicular Bays

- (1) Service or vehicular bay doors shall not face the primary fronting street if the door is located within 50 feet of the street right-of-way, unless the doors use similar architectural styling and color to blend in with the building they serve, to the maximum extent practicable.
- (2) Other than the primary fronting street, all service or vehicular bay doors that face a street and are within 50 feet of the street right-of-way shall use the same or a similar color as the building so as to blend it in with the building they serve, to the maximum extent practicable.
- (3) No service or vehicular bay doors shall face Main Street.

SECTION 3.

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 4.

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

SECTION 5.

This ordinance shall become effective upon adoption.

Adopted by the City Council
City of High Point, North Carolina
The 5th day of June, 2017
Lisa B. Vierling, City Clerk