

Article 3 Base Zoning Districts

Sec. 3.1 Residential Zoning Districts

3.1.1 The following residential zoning districts are hereby established:

| Full Name | Short Name/Map Symbol |
|--------------------------------|-----------------------|
| Low Density Residential | R-1 |
| Medium Density Residential – 2 | R-2 |
| Medium Density Residential – 3 | R-3 |
| High Density Residential – 4 | R-4 |

3.1.2 Characteristics of Residential Zones

- A. The Low Density Residential (R-1) district implements the “Low Density Residential” policies of the Hickory by Choice 2030 Comprehensive Plan. The R-1 zoning district is the lowest density residential district in the City of Hickory. It is intended for large lot single-family, including manufactured housing. It allows a maximum density of 2 dwelling units per acre. Public infrastructure, when available, is required to serve this type of development. Characteristics of these areas include the following:
- (1) Large lot suburban single-family subdivisions,
 - (2) Conservation subdivisions, and
 - (3) Automobile oriented.
- B. The Medium Density Residential (R-2) district implements the “Medium Density Residential” policies of the Hickory by Choice 2030 Comprehensive Plan. The R-2 zoning district is composed of predominately single-family detached development. It allows a maximum density of 4 dwelling units per acre. Public infrastructure is required to serve this type of development. Characteristics of these areas include the following:
- (1) Suburban single-family subdivisions,
 - (2) Conservation subdivisions,
 - (3) Larger homes and lots, and
 - (4) Automobile oriented.
- C. The Medium Density Residential (R-3) district implements the “Medium Density Residential” policies of the Hickory by Choice 2030 Comprehensive Plan. The R-3 zoning district is composed of single-family residential development (attached and detached) and two-family residences, and small scale multi-family residential developments. It allows a maximum density of 8 dwelling units per acre. The R-3 zone acts as a transition zone between lower density residential development and non-residential development. These areas are located directly adjacent or within commercial service areas but not further than ¼ mile from these areas. Public infrastructure is required to serve this type of development. Characteristics of these areas include the following:
- (1) Small lot single and two family development,
 - (2) Small scale multi-family development,
 - (3) Increased transportation options (pedestrian, bicycle, and transit), and
 - (4) Increased access to commercial/ service and cultural and civic areas.

- D. The High Density Residential (R-4) district implements the “High Density Residential” policies of the Hickory by Choice 2030 Comprehensive Plan. The R-4 zone is the highest density residential zoning district. It is primarily composed of multi-family residential development, as well as small lot single-family development. The R-4 district also provides areas for manufactured housing. It allows a maximum density of 20 dwelling units per acre. These areas are located directly adjacent or within commercial service areas but not further than ¼ mile from these areas. Public infrastructure is required to serve this type of development. Characteristics of these areas include the following:
 - (1) Larger scale multi-family development,
 - (2) Small lot single-family residential, and
 - (3) Opportunities for the replacement of existing manufactured home stock.
- E. Design Standards for Nonresidential Buildings
 Nonresidential buildings in the R-1, R-2, R-3, and R-4 zoning districts shall be subject to the design standards of Sec. 3.4.4(B-F).

Sec. 3.2 Non-Residential Zoning Districts

3.2.1 The following non-residential zoning districts are hereby established:

| Full Name | Short Name/Map Symbol |
|--------------------------------|-----------------------|
| Neighborhood Center Commercial | NC |
| Community Center Commercial | CC-1 |
| Commercial Corridor | CC-2 |
| Office and Institutional | OI |
| Central Business District | C-1 |
| General Business | C-2 |
| Regional Commercial | C-3 |
| Industrial | IND |

3.2.2 Characteristics and Intent of Commercial Zones

- A. Neighborhood Center Commercial
 The Neighborhood Center Commercial (NC) district implements the “Neighborhood Mixed Use” policies of the Hickory by Choice 2030 Comprehensive Plan, and promotes the most pedestrian oriented development of the non-residential zones. A neighborhood center will be approximately one-quarter mile in radius. Generally, neighborhood centers are located at intersections of major thoroughfares and further identified in the Hickory by Choice 2030 Comprehensive Plan. Neighborhood centers are intended to provide neighborhood scaled services. Additional standards apply to ensure pedestrian scaled development.
- B. Community Center Commercial
 The Community Center Commercial (CC-1) district implements the “Community Commercial” policies of the Hickory by Choice 2030 Comprehensive Plan, and promotes a pedestrian oriented development while accommodating the automobile, and transit. Generally, community centers serve a larger market than neighborhood centers providing opportunities for “big-box or “superstore” anchors.

- C. **Commercial Corridor**
The Commercial Corridor (CC-2) district is intended to implement the “Commercial Corridor” policies of the Hickory by Choice 2030 Comprehensive Plan. Generally, properties having frontage and located along NC 127 and Springs Road will be designated CC-2. Commercial development in this district is intended to be automobile focused, while providing adequate pedestrian accommodation.
- D. **Office and Institutional District**
The Office and Institutional (OI) district implements the “Public/Institutional”, “Mixed Use Neighborhood Center”, “Community Center Commercial”, and “General Business” policies of the Hickory by Choice 2030 Comprehensive Plan. The OI district is intended to provide locations for the development of institutions of higher learning and medical hospitals within “Public/Institutional” areas, as identified with the Hickory by Choice Comprehensive Plan. The OI district is also intended to provide for transitional land-uses between residential and commercial uses. OI districts providing transitional areas are generally characterized as smaller sites allowing for small-scale offices.
- E. **Central Business District**
The Central Business District (C-1) implements the “Central Business District” policies of the Hickory by Choice 2030 Comprehensive Plan. The C-1 is intended to preserve and enhance downtown Hickory’s role as a commercial, financial, cultural and governmental center. In recognition of the downtown area’s historic building pattern and the community’s planning goals, the C-1 district is intended to be a physically predictable, pedestrian oriented environment. The standards that apply in the district are intended to create and maintain an appealing environment for people who work and live downtown, as well as those who come to the area for goods, services, entertainment or leisure.
- F. **General Business District**
The General Business (C-2) district implements the “General Business” policies of the Hickory by Choice 2030 Comprehensive Plan. The C-2 district is intended to establish suitable development standards for the provision of convenience goods, shopper goods and services at locations along major transportation routes that serve both local and pass-through traffic.
- G. **Regional Commercial District**
The Regional Commercial (C-3) district implements the “Regional Commercial” policies of the Hickory by Choice 2030 Comprehensive Plan. The C-3 district is intended to provide a full range of retail and service business that serves both local and regional markets. Generally, regional business is focused on I-40, U.S. 70, and U.S. 321 because it provides convenient access for city residents as well as people in the surrounding counties. These areas also minimize opportunities for land use conflicts with single family development.
- H. **Industrial**
The Industrial (IND) district implements the “Industrial” policies of the Hickory by Choice 2030 Comprehensive Plan. The IND District is intended to provide locations for the development of land uses generally devoted to manufacturing, processing and assembly, warehousing, distribution and servicing enterprises and office activities controlled by performance standards to limit the effect of such uses on uses within the district and on adjacent districts.