

- (2) The Staff Attorney shall provide an opinion as to the legal sufficiency of devices for assuming that the lands shall be held, improved and maintained for the purposes set forth in perpetuity

7.2.9 Fire Protection

Fire protection shall comply with the requirements of Section 9.14, Fire Protection, of this Land Development Code.

7.2.10 Alternative Standards

The Hickory Regional Planning Commission may approve alternative architectural standards if a finding is made that the proposed alternative meets or exceeds the objectives of this code and is consistent with the objectives of the Hickory by Choice 2030 Comprehensive Plan. Such alternatives shall be approved as a Special Use in accordance with Sec. 2.4.

**Sec. 7.3 Nonresidential District Standards (TA 11-01 & 14-01)**

All development in nonresidential zoning districts shall be subject to the following Intensity, Dimensional and Design Standards. These standards shall not be interpreted as a “guarantee” of development intensity. Other factors and requirements may limit development intensity more than these standards.

	NC	CC-1	CC-2	OI	C-1	C-2	C-3	IND
Min. Lot Area (sq ft)	2,500	2,500	10,000	10,000	2,500	15,000	20,000	15,000
Min. Lot Width (sq ft)	50	50	50	50	50	50	50	50
Max. Residential Density (units per Acre)	30	30	30	30	30	30	30	N/A
Max. Non-Residential Density (Floor Area Ratio)	.85	.85	.85	.85	3	.85	.85	N/A
<b>Principal Structures – Minimum Yard / Setbacks (ft)</b>								
Front (street)	10	10	20	20	0	20	20	30
Side Corner	10	10	15	15	0	15	15	15
Side	10	10	10	10	0	10	10	10
Rear	20	20	20	20	0	20	20	20
Side/Rear (adjacent to a residential district)	20/20	15/15	15/20	20/20	20/20	20/20	35/35	35/35
Max. Building Height (ft)	40[1]	55[1]	40	50[3]	80	80	80	80
Min. Building Height (ft)	NA	NA	NA	NA	30[2]	NA	NA	NA
<b>Accessory Structures – Minimum Yard /Setbacks (ft ) [4]</b>								
Front (street)	10	10	20	20	0 [5]	20	20	30
Side Corner	10	10	20	20	0 [5]	15	15	15
Side	5	5	5	5	0	5	5	5
Rear	5	5	5	5	0	5	5	5
Side/Rear (adjacent to a residential district)	20/20	15/15	15/20	20/20	20/20	20/20	35/35	35/35
Max. Building Height (ft)[6]	15	15	15	15	15	15	15	15

[1] For all development within 150 feet of R-1 or R-2 district, the following additional standards shall apply to ensure compatibility: The maximum height for structures at the

boundary of the R-1 or R-2 zone is 30 feet. An additional one foot of building height is granted for every two feet of horizontal distance from the R-1 or R-2 zone boundary.

- [2] Buildings in C-1 Districts shall be no less than 2 stories in height.
- [3] Increased building height, up to 80 feet, may be approved through the issuance of a Special Use Permit.
- [4] No individual accessory structure shall exceed 50 percent of the floor area of the principal structure on the lot. The total of all accessory structures on a zoning lot shall not exceed 2,000 square feet. All accessory structures over 500 square feet shall meet the primary structure setback requirements.
- [5] No accessory structure shall be erected or placed between the primary structure and any adjacent street or right-of-way.
- [6] Accessory structures may exceed 15 feet in height, up to the maximum permitted height for the zoning district, provided that the accessory structure meets the primary structure setbacks.

## **Sec. 7.4 Measurements, Computations and Exceptions**

---

### 7.4.1 Lot Area

- A. Measurement. The area of a lot shall include the total horizontal surface area within the lot's boundaries, not including submerged lands, roadways or rights-of-way.
- B. Multiple Zoning Districts. If a zoning lot includes different zoning districts, the minimum lot area requirements for each district shall be met.

### 7.4.2 Lot Width

Minimum lot width shall be measured between side lot lines along a line that is parallel to the street lot line or its chord. Measurements of lot width shall be made at the minimum street setback line. When a lot has more than one street setback line, lot width shall be measured along the street setback line with the narrower width. In all cases, the width between side lot lines at their intersection with street lot lines shall be at least 25 feet.

### 7.4.3 Density

#### A. Residential

- (1) Measurement. Maximum density refers to the maximum number of dwelling units allowed per acre of site area, after subtracting land area in floodplains, wetlands, water bodies and public rights-of-way from the gross site area. Roadways or rights of way provided by the owner or developer of the lot may be included with the zoning lot for the purposes of calculating density, but may not be included in calculating compliance with the minimum lot area for individual lots.
- (2) Calculation. To calculate the number of dwelling units allowed on a parcel, first subtract from the gross site area the total area of all floodplains, wetlands, water bodies and public rights-of-way, then multiply the resulting figure by the maximum density standard of the zoning district.
- (3) Rounding. When density calculations result in fractions, fractions of 0.5 ( $\frac{1}{2}$ ) or greater shall be rounded to the next highest whole number; fractions of less than 0.5 shall be rounded down to the next lowest whole number.

#### B. Non-Residential

- (1) Measurement. Maximum density refers to the maximum amount of floor area allowed per acre of a development site. For non-residential development, maximum floor area is expressed by floor area ratio (FAR).