

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.

Sec. 3.3 Neighborhood Center (NC) and Community Center (CC-1) Zones

3.3.1 Architectural Compatibility Design Standards *(TA 18-01)*

The following design guidelines shall apply to all development within the NC and CC-1 zoning districts.

A. Guidelines

- (1) Vehicle service areas may be located in the fronts of buildings provided they are screened from view from all adjacent rights of way. *(TA 11-01)*
- (2) Buildings placed along the sidewalk shall have windows and doors facing the street consistent with Façade Transparency (Sec. 3.3.8) and incorporate architectural features consistent with Ground Level Details (Sec. 3.3.2) and Treatment of Blank Walls (Sec. 3.3.6).

B. Architectural Style

Forms and finish materials of buildings, signage, gasoline pump canopies and other accessory structures shall be compatible with the architectural character of the adjacent area through compliance with the following standards:

- (1) Any side or rear of a building that is visible from the public right-of-way shall be as visually attractive as the front through the design of rooflines, architectural detailing and landscaping features.
- (2) Service, loading, and trash collection areas shall be screened by a combination of decorative walls of masonry, wood, and plantings
- (3) Loading areas shall not face any residential districts.

C. Roofs *(TA 18-01)*

- (1) Parapets or other architectural elements shall be used to conceal flat roofs and rooftop equipment such as HVAC units from all adjacent rights of way.
- (2) Wireless communication equipment should be blended into the design of the roof.

D. Materials and colors *(TA 18-01)*

- (1) Predominant exterior building materials shall consist of, but not limited to, brick, sandstone, stucco, and other native stone and tinted/textured concrete masonry units. Synthetic materials offering similar appearances may also be utilized. Smooth faced concrete block and corrugated metal panels are prohibited. *(TA 11-01)*
- (2) Colors for primary facade areas shall be low reflectance, subtle, neutral or earth tone colors. The use of high-intensity colors, metallic colors, or fluorescent colors is prohibited.
- (3) Building trim and accent areas may feature brighter colors, including primary colors,.

E. Customer Entrance

Retail establishments on a site shall have a clearly defined, highly visible customer entrance.

3.3.2 Ground Level Details

The intent of this section is to ensure buildings display visual interest and reinforce the pedestrian character of the street.

A. Guidelines (TA 18-01)

(1) Facades of commercial and mixed-use buildings within Neighborhood and Community Centers shall be designed to be pedestrian friendly through the inclusion of at least three of the following elements:

- (a) Kickplates for storefront doors and windows
- (b) Projecting sills
- (c) Canopies and awnings
- (d) Plinths
- (e) Containers for seasonal plantings near doors and windows

3.3.3 Sidewalk Encroachments

The intent of this section is to ensure there is a minimum unobstructed walking route along sidewalks.

A. Guidelines (TA 18-01)

Temporary sidewalk encroachments are allowed with City Council approval. Café seating, planters, ramps, and stairs, which are located in the sidewalk shall be located to provide a pathway that is compliant with the standards of the Americans with Disabilities Act (ADA) or a minimum of five (5) feet wide; whichever is greater. (TA 11-01)

3.3.4 Curb Cut Limitations

The intent of this section is to provide safe convenient vehicular access without compromising pedestrian safety.

A. Guidelines

(1) Curb cuts for non-residential uses shall not exceed 30 feet in width for combined entry/exits. (TA 11-01)



Figure 3-1: Sidewalk Setback from Driveway with Continuous Sidewalk Pattern

- (2) Sidewalk patterns shall carry across driveway.
- (3) Adjacent development should share driveways to the greatest extent possible.

- (4) Vehicular access shall be located to avoid directing traffic through abutting residential zone.

3.3.5 Screening and Noise Control of Service Areas

The intent of this section is to reduce the impact of service, loading and trash storage areas.

A. Guidelines

- (1) All service, loading, and trash collection areas that are visible from public rights-of-way, pedestrian pathways, or residential zones shall be screened by a combination of decorative walls of masonry, wood, and plantings.
- (2) Loading and service areas shall be fully screened from view from residentially zoned property. *(TA 11-01)*

3.3.6 Treatment of Blank Walls

The intent of this section is to ensure buildings do not display blank walls to adjacent street or residential areas.

A. Guidelines *(TA 18-01)*

Walls or portions of walls shall have architectural treatment wherever that face is adjacent to a street or residential zoning district. The architectural treatments on these walls shall extend the entire length on of the wall, and include at least four of the following shall be used in these walls: *(TA 11-01)*

- (1) Concrete or masonry plinth at the base of the wall,
- (2) Transition lines of different texture or color,
- (3) Projecting cornices,
- (4) Decorative tile work,
- (5) Projecting canopy or awning,
- (6) Opaque or translucent glass,
- (7) Artwork,
- (8) Vertical articulation,
- (9) Lighting fixtures, or
- (10) Other architectural element as approved that meets intent above.





Figure 3-2: Treatment of Blank Walls

3.3.7 Prominent Entrances

The intent of this section is to ensure building entrances are easily identifiable and clearly visible from streets and sidewalks

A. Guidelines (*TA 18-01*)

- (1) The principal entry to a building should be marked by ornamentation around the door and at least one of the following:
 - (a) Recessed entrance of at least 3 feet,
 - (b) Protruding entrance of at least 3 feet,
 - (c) Canopy or awning extending at least 5 feet,
 - (d) Portico extending at least 5 feet, or
 - (e) Overhang extending at least 5 feet.

3.3.8 Façade Transparency

The intent of this section is to provide visual connection between the activities inside and outside the building.

A. Guidelines

- (1) For all nonresidential redevelopment a minimum of 15% of any ground floor façade that is visible from and fronting on abutting streets shall be comprised of windows with clear glass allowing views into the interior.
- (2) For all new non-residential development a minimum of 30% of any ground floor façade that is visible from and fronting on abutting streets shall be comprised of windows with clear glass allowing views into the interior. Display windows or translucent glass may be used to meet half this requirement.

3.3.9 Building Standards for Large Buildings

The following additional standards apply to all single and multiple tenant buildings containing more than 25,000 square feet of gross floor area.

A. Facades and Exterior Walls

- (1) Facades greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3 percent of the length of the facade and extending at least 20 percent of the length of the facade. No uninterrupted length of any facade shall exceed 100 feet (horizontal).

- (2) Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than 30% of their horizontal length (see Figure 3-3).

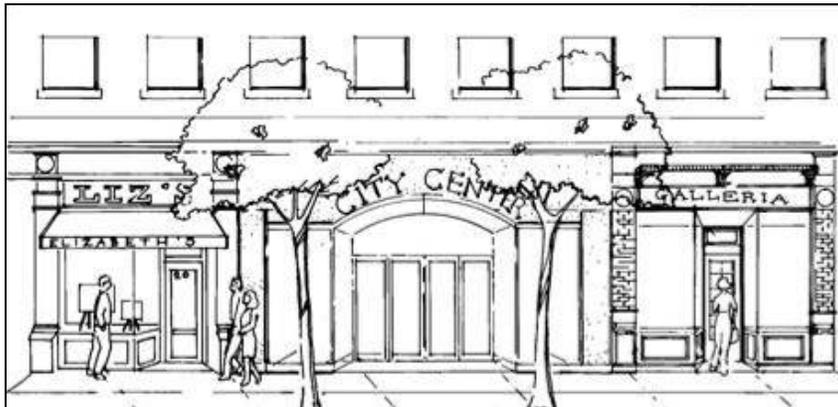


Figure 3-3: Ground Floor Façade

B. Entryways

- (1) Each large retail establishment on a site shall have clearly defined, highly visible customer entrance and featuring no less than 3 of the following:
- (a) canopies or porticos;
 - (b) overhangs;
 - (c) recesses/projections;
 - (d) arcades;
 - (e) raised corniced parapets over the door;
 - (f) peaked roof forms;
 - (g) arches;
 - (h) outdoor patios;
 - (i) display windows; or
 - (j) architectural details such as tile work and moldings which are integrated into the building structure and design;
- (2) All building facades that are visible from adjoining properties and/or public streets shall comply with the requirements noted above.

3.3.10 Outdoor Lighting

Outdoor lighting must comply with Sec. 9.7

3.3.11 Parking and Loading Areas (TA 18-01)

- A. The use of on-street parking is encouraged in the center districts. When off-street parking spaces are required or provided, they shall be subject to all parking/loading area design, construction, landscaping standards, and screening requirements.
- B. Parking garages must present a horizontal rather than sloped building line on all visible edges. The exterior finish of parking structures shall be compatible with adjacent buildings and give the appearance of buildings, not parking garages.

C. Loading and service areas shall be screened from view from adjacent properties and streets.

D. Pedestrian Access

(1) Purpose

Pedestrian access is required to ensure pedestrian connection between the buildings on the site and the public right-of-way and between adjacent sites. Pedestrian access shall be designed to the standards in this section.

(2) Connections

(a) Street Connections

The pedestrian system must connect all adjacent streets and sidewalks to the main entrance.

(b) Internal Connections

The system must connect all buildings on the site, and provide connections to other areas of the site, such as parking areas, bicycle parking, recreational areas, common open space areas, and all pedestrian amenities.

(c) Adjacent Connections

The system should connect to adjacent sites and, if available, adjacent pedestrian networks.

(d) Materials

The circulation system must be hard surfaced, and be constructed in accordance with the Manual of Practice.

(e) Where the system crosses driveways, parking areas, and loading areas, the system must be clearly identifiable through the use of elevation changes, pedestrian tables, a different paving material, or other similar method.

(f) Where the system is parallel and adjacent to a vehicle travel lane, the system must be a raised path or be separated from the vehicle travel lane by a raised curb, bollards, landscaping or other physical barrier.

(3) Sidewalks *(TA 18-01)*

Sidewalks shall be required to be installed along all adjacent streets. If development or redevelopment occurs in an area where the current sidewalk network is more than 500 feet away, a fee in-lieu may be utilized as outlined within this Land Development Code.

3.3.12 Connectivity *(TA 18-01)*

Non-residential sites shall be designed to provide connectivity to adjoining parcels and rights of way. This requirement may be waived by the Planning Director if deemed impractical or undesirable.

3.3.13 Public Transit *(TA 18-01)*

Consideration should be given to accommodate public transit vehicles when such service is available, or will be available.

3.3.14 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. 3.4 Commercial Corridor (CC-2), Office and Institutional (OI), General Business (C-2) Zones, and Regional Commercial (C-3) Zones

3.4.1 Applicability

The following standards shall apply to all properties in the CC-2, OI, C-2, and C-3 zoning districts.

3.4.2 Compatibility Design Standards

Residential Protection (*TA 11-01*)

- (1) No non-residential building greater than 4,000 square feet in total floor area shall be oriented towards a local street or have its primary access from a local street.
- (2) No gasoline pump islands or drive-through service windows shall be located within 100 feet of any residential zoning district.

3.4.3 Building Size Limitations for Certain Districts

A. Commercial Corridor (CC-2) size restriction (*TA 18-01*)

Buildings with a gross floor area greater than 50,000 square feet shall be required to obtain a Special Use Permit as outlined within this Land Development Code.

B. Special Use Permit Required for Large Buildings (*TA 18-01*)

Any project in excess of 100,000 square feet of gross floor area in the OI and CC-2 district shall require special use approval. Any project in excess of 200,000 square feet of gross floor area in the C-2 and C-3 districts shall require special use approval.

3.4.4 Building design standards (*TA 11-01*)

A. Windows Required

- (1) For all redevelopment a minimum of 15% of the ground floor façade of the primary street frontage shall be comprised of windows of clear glass, display cases or translucent glass. This requirement does not apply to the walls of residential units or parking structures.
- (2) For all new construction a minimum of 25% of ground floor façade of the primary street frontage shall be comprised of windows of clear glass, display cases or translucent glass. This requirement does not apply to the walls of residential units or parking structures.

B. Architectural Style

Forms and finish materials of buildings, signage, gasoline pump canopies and other accessory structures shall be compatible with the architectural character of the adjacent area through compliance with the following standards:

- (1) Any side or rear of a building that is visible from the public right-of-way or parking areas shall be as visually attractive as the front through the design of rooflines, architectural detailing and landscaping features.

(2) Service, loading, and trash collection areas shall be screened by a combination of decorative walls of masonry, wood, and plantings

(3) Loading areas shall be screened from view from all residentially zoned property.

C. Roofs *(TA 18-01)*

(1) Parapets or other architectural elements shall be used to conceal flat roofs and rooftop equipment such as HVAC units from adjacent rights of way.

(2) Wireless communication equipment should be blended into the design of the roof.

D. Materials and colors *(TA 18-01)*

(1) Predominant exterior building materials shall consist of, but not limited to, brick, sandstone, stucco, and other native stone and tinted/textured concrete masonry units. Synthetic materials offering similar appearances may also be utilized. Smooth faced concrete block and corrugated metal panels are prohibited.

(2) Colors for primary facade areas shall be low reflectance, subtle, neutral or earth tone colors. The use of high-intensity colors, metallic colors, or fluorescent colors is prohibited.

(3) Building trim and accent areas may feature brighter colors, including primary colors.

E. Customer Entrance

Retail establishments on a site shall have a clearly defined, highly visible customer entrance.

3.4.5 Building Standards for Large Buildings *(TA 11-01)*

The following additional standards apply to all single and multiple tenant buildings containing more than 25,000 square feet of gross floor area.

A. Facades and Exterior Walls

(1) Facades greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3 percent of the length of the facade and extending at least 20 percent of the length of the facade. No uninterrupted length of any facade shall exceed 100 feet (horizontal).

B. Entryways

(1) Each large retail establishment on a site shall have clearly defined, highly visible customer entrance and featuring no less than 3 of the following:

- (a) canopies or porticos;
- (b) overhangs;
- (c) recesses/projections;
- (d) arcades;
- (e) raised corniced parapets over the door;
- (f) peaked roof forms;
- (g) arches;
- (h) outdoor patios;

- (i) display windows; or
 - (j) architectural details such as tile work and moldings which are integrated into the building structure and design;
- (2) All building facades that are visible from adjoining properties and/or public streets shall comply with the requirements noted above.

3.4.6 Outdoor Lighting

Outdoor lighting must comply with Sec. 9.7

3.4.7 Parking and Loading Areas (*TA 11-01*)

A. Parking garages must present a horizontal rather than sloped building line on all visible edges. The exterior finish of parking structures shall be compatible with adjacent buildings and give the appearance of buildings, not parking garages.

B. Loading and service areas shall be screened from view from adjacent properties and streets.

C. Pedestrian Access

(1) Purpose

Pedestrian access is required to ensure pedestrian connection between the buildings on the site and the public right-of-way and between adjacent sites. Pedestrian access shall be designed to the standards in this section.

(2) Connections

(a) Street Connections

The pedestrian system must connect all adjacent streets and sidewalks to the main entrance.

(b) Internal Connections

The system must connect all buildings on the site, and provide connections to other areas of the site, such as parking areas, bicycle parking, recreational areas, common open space areas, and all pedestrian amenities.

(c) Adjacent Connections

The system should connect to adjacent sites and, if available, adjacent pedestrian networks.

(d) Materials

The circulation system must be hard surfaced, and be constructed in accordance with the Manual of Practice.

(e) Where the system crosses driveways, parking areas, and loading areas, the system must be clearly identifiable through the use of elevation changes, pedestrian tables, a different paving material, or other similar method.

(f) Where the system is parallel and adjacent to a vehicle travel lane, the system must be a raised path or be separated from the vehicle travel lane by a raised curb, bollards, landscaping or other physical barrier.

(3) Sidewalks (*TA 18-01*)

Sidewalks shall be required to be installed along all adjacent streets. If development or redevelopment occurs in an area where the current sidewalk network is more than 500 feet away, a fee in-lieu may be utilized as outlined within this Land Development Code.

3.4.8 Connectivity

Non-residential sites shall be designed to provide connectivity to adjoining parcels and rights of way. This requirement may be waived if deemed impractical or undesirable by the Planning Director.

3.4.9 Public Transit (*TA 18-01*)

Consideration should be given to accommodate public transit vehicles when such service is available or will be available.

3.4.10 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. 3.5 Central Business District (C-1)

3.5.1 Building and Design Standards (*TA 11-01*)

A. Architectural Style

Forms and finish materials of buildings, signage, gasoline pump canopies and other accessory structures shall be compatible with the architectural character of the adjacent area through compliance with the following standards:

- (1) Any side or rear of a building that is visible from the public right-of-way shall be as visually attractive as the front through the design of rooflines, architectural detailing and landscaping features.
- (2) Transition lines are required at the top of the first story of all buildings.
- (3) Service, loading, and trash collection areas shall be screened by a combination of decorative walls of masonry, wood, and plantings
- (4) Loading areas shall be screened from all residential districts.

B. Roofs (*TA 18-01*)

- (1) Parapets or other architectural elements shall be used to conceal flat roofs and rooftop equipment such as HVAC units from adjacent rights of way.
- (2) Wireless communication equipment shall be blended into the design of the roof.

C. Materials and colors (*TA 18-01*)

- (1) Predominant exterior building materials shall consist of, but not limited to, brick, sandstone, stucco, and other native stone and tinted/textured concrete masonry units. Synthetic materials offering similar appearances may also be utilized. Smooth-faced concrete block and corrugated metal panels are not permitted. Balconies and porches may be metal, brick, stone, concrete, or stucco.
- (2) Colors for primary facade areas shall be low reflectance, subtle, neutral or earth tone colors. The use of high-intensity colors, metallic colors, or fluorescent colors is prohibited.

(3) Building trim and accent areas may feature brighter colors, including primary colors.

D. Customer Entrance

Retail establishments on a site shall have a clearly defined, highly visible customer entrance.

E. Other Improvements (TA 18-01)

ATMs and similar features shall be architecturally compatible with the building and shall not encroach on pedestrian walkways.

3.5.2 Ground Level Details

The intent of this section is to ensure buildings display visual interest and reinforce the pedestrian character of the street.

A. Guidelines (TA 18-01) (TA 19-01)

(1) Facades of commercial and mixed-use buildings shall be designed to be pedestrian friendly through the inclusion of at least three of the following elements:

- (a) Kickplates for storefront doors and windows
- (b) Projecting sills
- (c) Canopies and awnings
- (d) Plinths
- (e) Containers for seasonal plantings near doors and windows



Figure 3-4: Ground Level Details

3.5.3 Sidewalks (TA 18-01)

Sidewalks shall be required to be installed along all adjacent streets. If development or redevelopment occurs in an area where the current sidewalk network is more than 500 feet away, a fee in-lieu may be utilized as outlined within this Land Development Code.

3.5.4 Sidewalk Encroachments

The intent of this section is to ensure there is a minimum unobstructed walking route along sidewalks.

A. Guidelines

Temporary sidewalk encroachments are allowed with City Council approval. Café seating, planters, ramps, and stairs, which are located in the sidewalk shall be located to provide a pathway that is compliant with the standards of the American with Disabilities Act (ADA) or a minimum of four (4) feet wide; whichever is greater.

3.5.5 Curb Cut Limitations

The intent of this section is to provide safe convenient vehicular access without compromising pedestrian safety.

A. Guidelines

- (1) Curb cuts for non-residential uses shall not exceed 30 feet in width for combined entry/exits.



Figure 3-5: Sidewalk Setback from Driveway with Continuous Sidewalk Pattern

- (2) Sidewalk patterns shall carry across driveway.
- (3) Adjacent development should share driveways to the greatest extent possible.
- (4) Vehicular access shall be located to avoid directing traffic through abutting residential zone.

3.5.6 Screening and Noise Control of Service Areas

The intent of this section is to reduce the impact of service, loading and trash storage areas.

A. Guidelines

- (1) All service, loading, and trash collection areas that are visible from public rights-of-way, pedestrian pathways, or residential zones shall be screened by a combination of decorative walls of masonry, wood, and plantings.
- (2) Loading and service areas shall be fully screened from view from residentially zoned property.

3.5.7 Treatment of Blank Walls (*TA 18-01*) (*TA 19-01*)

The intent of this section is to ensure buildings do not display blank walls to adjacent street or residential areas.

A. Guidelines

Walls or portions of walls where windows are not provided shall have architectural treatment wherever that face is visible from a street or residential areas. At least four of the following shall be used in these walls:

- (1) Concrete or masonry plinth at the base of the wall,
- (2) Transition lines of different texture or color,
- (3) Projecting cornices,
- (4) Decorative tile work,
- (5) Projecting canopy or awning,
- (6) Opaque or translucent glass,
- (7) Artwork,
- (8) Vertical articulation,
- (9) Lighting fixtures, or
- (10) Other architectural element as approved that meets intent above.

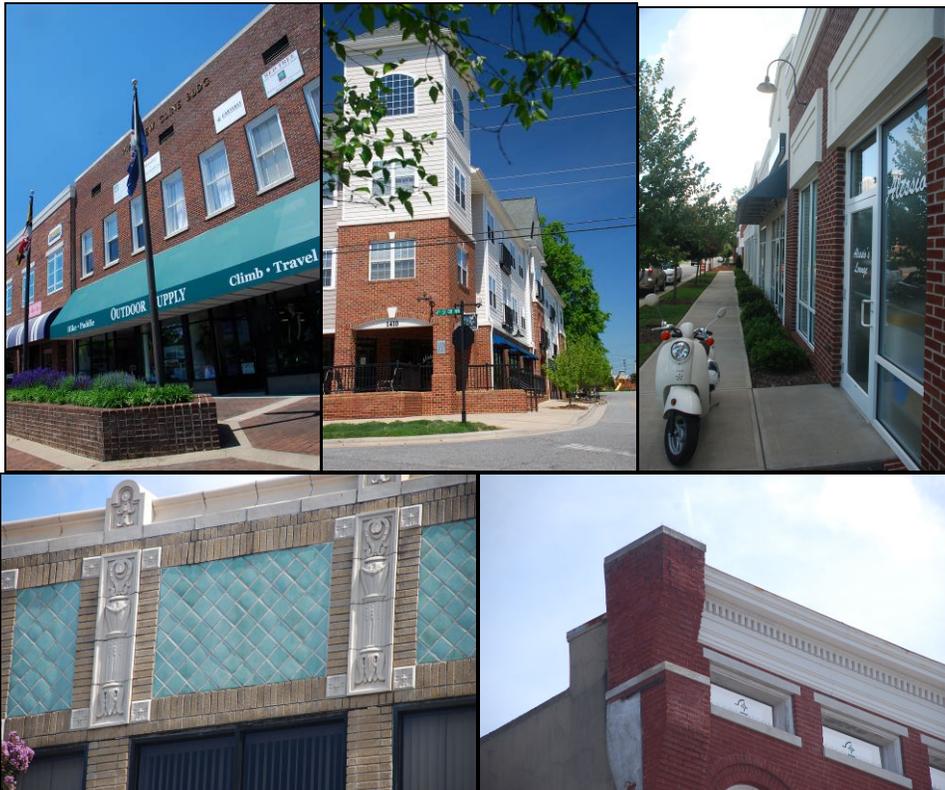


Figure 3-6: Treatment of Blank Walls

3.5.8 Prominent Entrances

The intent of this section is to ensure building entrances are easily identifiable and clearly visible from streets and sidewalks

A. Guidelines (TA 19-01)

- (1) The principal entry to a building should be marked by ornamentation around the door and at least one of the following:
 - (a) Recessed entrance of at least 3 feet,
 - (b) Protruding entrance of at least 3 feet,
 - (c) Canopy or awning extending at least 5 feet,
 - (d) Portico extending at least 5 feet, or
 - (e) Overhang extending at least 5 feet.

3.5.9 Façade Transparency (*TA 19-01*)

The intent of this section is to provide visual connection between the activities inside and outside the building.

A. Guidelines

- (1) For all new non-residential or mixed use development or redevelopment, a minimum of 30% of any ground floor façade that is visible from and fronting on abutting streets shall be comprised of windows with glass allowing views into the interior.
- (2) Upper story elevations must be comprised of at least 15% glass. The height of parapets shall be excluded from the area used to calculate glass requirements for upper story elevations.
- (3) Display windows or translucent glass may be used to meet half these requirements.

3.5.10 Building Standards for Large Buildings (*TA 18-01*)

The following additional standards apply to all single and multiple tenant non-residential and mixed-use buildings containing more than 25,000 square feet of gross floor area.

A. Facades and Exterior Walls

- (1) Facades greater than 100 feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least 3 percent of the length of the facade and extending at least 20 percent of the length of the facade. No uninterrupted length of any facade shall exceed 100 feet (horizontal).
- (2) Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than 30% of their horizontal length (see Figure 3-7).

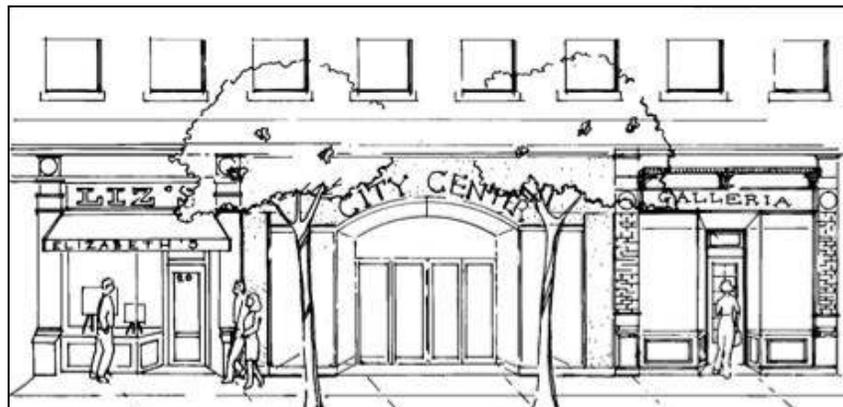


Figure 3-7: Ground Floor Façade

B. Entryways (TA 18-01)

- (1) Each large building on a site shall have clearly defined, highly visible customer entrance and featuring no less than 3 of the following:
 - (a) canopies or porticos;
 - (b) overhangs;
 - (c) recesses/projections;
 - (d) arcades;
 - (e) raised corniced parapets over the door;
 - (f) peaked roof forms;
 - (g) arches;
 - (h) outdoor patios;
 - (i) display windows; or
 - (j) architectural details such as tile work and moldings which are integrated into the building structure and design;
- (2) All building facades that are visible from adjoining properties and/or public streets shall comply with the requirements noted above.

3.5.11 Connectivity

Non-residential sites shall be designed to provide connectivity to adjoining parcels and rights of way. This requirement may be waived if deemed impractical or undesirable by the Planning Director.

3.5.12 Outdoor Lighting

Outdoor lighting must comply with Sec. 9.7.

3.5.13 Pedestrian Entrance

The principal pedestrian entrance to all buildings must come from a frontage line. Secondary pedestrian entrances may come from parking areas or other non-frontage line locations.

3.5.14 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. 3.6 Industrial (IND)

3.6.1 Building Design Standards

The following standards shall apply to all buildings in the IND Zoning District that are visible from or fronting on a major or minor thoroughfare:

A. Roofs (TA 18-01)

Parapets or other architectural elements shall be used to conceal flat roofs and rooftop equipment such as HVAC units from major and minor thoroughfares and adjacent residentially zoned properties.

B. Materials and colors (*TA 11-01*) (*TA 18-01*)

- (1) Predominant exterior building materials on the ground floor façade of the primary street frontage shall consist of, but not limited to, brick, sandstone, stucco, and other native stone and tinted/textured concrete masonry units. Synthetic materials offering similar appearances may also be utilized.
- (2) Colors for primary facade colors areas be low reflectance, subtle, neutral or earth tone colors. The use of high-intensity colors, metallic colors, or fluorescent colors shall be prohibited.
- (3) Building trim and accent areas may feature brighter colors, including primary colors,

3.6.2 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.