

7 Intensity, Dimensional and Design Standards

7.1 Residential District Standards (TA 12-01, TA 14-03, TA 18-01, & 21-01)

All development in residential 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.

Residential Property Standards	R-1	R-2	R-3	R-4
Minimum Lot Area				
Single-Family Detached (sq. ft.)	21,780 [1]	10,890 [1]	5445[1]	3,630 [1]
Single-Family Attached (sq. ft.)	43,560	N/A	10,890 [1]	7,260 [1]
Duplex (sq. ft.)	43,560 [1]	N/A	10,890 [1]	7,260 [1]
Multi-Family (sq. ft.)	N/A	N/A	21,780 [1]	21,780 [1]
Density-Maximum (per acre)	2	4	8 (Single-Family) 10 (Multi-Family)	12 (Single-Family) 20 (Multi-Family)
Minimum Lot Width/ Frontage (ft)	100	80	60	60
Primary Structure				
Minimum Yard Setbacks				
Front Yard (ft) [2]	40	20	20	20
Rear Yard (ft)	25	25	20	10
Interior Side Yard (ft)	10	10	5	5
Street Side Yard (ft)	20	15	15	5
Maximum Height (ft)	35	35	40	50
Accessory Dwelling Units				
Minimum Yard Setbacks				
Front Yard (ft)	50	30	30	30
Rear Yard (ft)	15	15	15	10
Interior Side Yard (ft)	10	10	5	5

Street Side Yard (ft)	20	15	15	5
Maximum Height (ft)	20	20	20	20
Accessory Structure [4]				
Minimum Yard Setbacks				
Front Yard (ft)	50	30	30	30
Rear Yard (ft)	5	5	5	5
Interior Side Yard (ft)	5	5	5	5
Street Side Yard (ft)	20	15	15	5
Maximum Height (ft) [4]	15	15	15	15

[1] The Department of Health is authorized to require a larger minimum lot area when public water and wastewater service is not available or utilized.

[2] See 7.4.5 for setbacks regarding the use of front yard averaging.

[3] No individual accessory structure shall exceed 50 percent of the floor area of the principal dwelling unit on the lot. The total of all accessory structures on a zoning lot shall not exceed 2,000 square feet. With the exception of underground swimming pools, all accessory structures over 500 square feet shall meet the primary structure setback requirements. *(TA 11-01)*

[4] 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, *(TA 11-01)*

7.2 Multi-Family Development Standards

The standards contained within the section shall apply to multi-family development projects containing 3 or more units.

7.2.1 Parking and Loading Areas *(TA 18-01) (TA 21-01)*

Off-street parking areas shall be subject to all parking area design, construction and landscaping standards of the Land Development Code and the following requirements.

- Driveway coverage may exceed the size limitations in this section when the subject property is located on a principal arterial and the increase is due to inadequate maneuvering areas for the safe exit of vehicles from the site.
- No driveway providing access to parking or loading areas may exceed 24 feet in width.
- Multi-family developments in excess of one hundred fifty (150) dwelling units shall provide at least two vehicular access points on a public or private street, unless prohibited by the NC Department of Transportation of the City of Hickory due to safety concerns.

7.2.2 Pedestrian Access

Purpose. The pedestrian access standards of this section encourage the creation of a network of safe, consistent, and convenient linkages for pedestrians, including locating building entrances adjacent to the sidewalk.

Pedestrian Connections.