

Regulating Plan

During the charrette process, the design team identified four distinct sub districts within the Hickory Woods SP. Goals and objectives, developed from the vision of the community, served as the basis for creating the unique design characteristics inherent within each sub district.

The Regulating Plan to the right defines the boundary for the sub districts. This plan promotes incremental growth that results in coordinated and compatible design features throughout the sub districts. Compatible building types, along with specific design standards, have been created for each sub district. The Regulating Plan will make development within each sub district succinct and predictable. Development within the Hickory Woods SP will utilize the Regulating Plan to determine the appropriate height and physical configuration of buildings by sub district.

SUB DISTRICT 1. Building types:
Mixed- use, Live/Work, Townhouse,
Townhouse Courts, Stacked Flats,
Courtyard Stacked Flats.



SUB DISTRICT 2. Building types:
Cottage, Townhouse, Townhouse Courts,
Stacked Flats, Courtyard Stacked Flats.



SUB DISTRICT 3 Building types:
Live/Work, Townhouse, Townhouse
Courts, Stacked Flats, Courtyard Stacked
Flats.



SUB DISTRICT 4.
Parks and Open Space.



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GENERAL BULK PROVISIONS

- Parking, Loading, and Access**

Parking Required: As set forth for the applicable use within the UZO (Urban Zoning Overlay.)

Parking Access: Street, side street, or service lane;

Cross access between parking areas is required.

Parking Location: Except for Murfreesboro Road, parking shall be located behind, beside, or beneath buildings. On street parking is encouraged. Parking that faces Murfreesboro Road shall be set back a minimum of 20', measured from the edge of the ultimate right-of-way.

- Encroachments**

Permitted Encroachments: Balconies, porches, stoops, and other architectural protrusions may encroach to within 5 ft. of the front property line, but all such encroachments combined shall not exceed 60% of the facade width. Steps may encroach to within 0 ft. of the front property line.

- Raised Foundations**

All residential building types shall have a minimum raised foundation of 18 inches as measured from the highest point along the front property line.

- Open Space**

A minimum of 10% usable open space required for all residential development within the SP District.

- Special Policies**

Special Policy 1: Should FEMA reclassify floodplain along Hurricane Creek, development may occur in accordance with the provisions of sub district 1.

Special Policy 2: Should FEMA reclassify the floodplain along Hurricane Creek, development may occur in accordance with the provisions of sub district 3.

Permitted.	P
Permitted with the conditions required of the MUL zoning district.	PC
Permitted as a Special Exception in accordance with the conditions required of the MUL zoning district.	SE
Permitted as an accessory use with the conditions required of the MUL zoning district.	A

	Sub district 1	Sub district 2	Sub district 3	Sub district 4
USES				
Residential:				
Multi-family	P	P	P	P
Single family		P	P	P
Home Occupation	A			
Institutional				
Cultural Center	P			
Religious Institution	P			
Day-care	PC			
School Day Care	A			
Educational				
Business School	P			
Personal Instruction	P			
Community Education	P			
Office				
Financial Institution	P			
General Office	P			
Leasing/ Sales Office	P			
Medical				
Assisted Living	P			
Medical Office	P			
Outpatient Clinic	P			
Rehabilitation Services	P			
Veterinarian	PC			
Commercial				
Bed and Breakfast	P			
Hotel	P			
Personal Care Services	P			
Restaurant	P			
Automobile Convenience	PC			
Home Improvement Sales	PC			
Communication				
Audio/ Video Tape Transfer	P			
Multi-media Production	P			
Printing and Publishing	P			
Recreation/ Entertainment				
Club	P			
Commercial Amusement (inside)	P			
Greenway	P			
Park	P			
Recreation Center	P			
Rehearsal Hall	P			
Theater	P			
Temporary Festivals	PC			
Utility				
Water/ Sewer Pump Station	A			
Other Uses				
Pond/ Lake	P			