
Sec. 18-5. Alternative design.

It is the intention of this article to provide a means for creative design approaches to development within the mixed use corridors so long as the design of a project advances the goals of this article.

18-5-1 Design choices.

Applicants who choose not to comply with the design standards for any mixed use zoning district classification are free to develop their projects in an alternative fashion so long as the proposed design of the project meets the general design consideration contained in section 18-6, below, and will result in a project design which is as good as, or better than, that resulting from the design standards.

18-5-2 Alternative design committee.

There shall be an ad hoc alternative design committee, composed of not less than three nor more than five persons.

18-5-2.1 Function of the committee. The committee shall serve as a resource to the planning director and to the planning board. The committee shall meet as necessary to review alternative design proposals and to make a recommendation as to whether a proposed alternative design meets the standard stated in section 18-5-1, above. The committee shall also assist the planning director, as needed, in administering the provisions of this article.

18-5-2.2 Membership of the committee. The membership of the alternative design committee shall be appointed by the mayor to serve on an as-needed basis. The members shall be chosen from the membership of the planning board, the historic preservation commission and/or the general public residing within the city limits or the extraterritorial jurisdiction, and if possible, shall contain one or more of the following professions: 1) architect, 2) landscape architect, 3) builder or developer.

Sec. 18-6. General design considerations.

NOTE: "Building design element" sub-sections noted below are not required for one- and two-family dwellings; property owners/developers may voluntarily consent to these standards per G.S. 160D-702(b).

Mixed use zoning districts require special attention to design because of the intermixing of land uses in close proximity. Functional integration of residential and commercial uses shall be considered during project design. This section seeks to set forth the design philosophy for the mixed use zoning districts and is intended to provide guidance to design professionals. It is also intended to provide standards for reviewing projects undergoing alternative design review pursuant to section 18-3, above.

18-6-1 General site arrangement.

Structures shall be placed and arranged so as not to adversely affect adjacent property. Adverse effects shall include, but are not limited to, the removal of lateral support on adjacent property, the creation of hazard, nuisance, danger, or inconvenience, or unreasonable loss of privacy. Development shall be arranged so as to be visually harmonious within the development site and, where appropriate, in relation to adjacent developments. Site design elements of the development shall be integrated to the degree of their compatibility with each other and shall be separated to the degree of their incompatibility. Insofar as is practicable, developments shall be arranged so as to preserve or enhance vistas.

18-6-2 Physical integration of uses.

All mixed use developments shall be designed and developed to provide an appropriate interrelationship between the various uses and structures within the development. Residential and commercial uses may be located within the same or adjoining structures.

18-6-3 Preservation of natural features and open space.

Permitted flexibility in lot sizes, setbacks, street alignments and widths, and landscaping shall be utilized to preserve natural features and drainage patterns and to provide open space.

18-6-4 Building and project design compatibility.

The mixed-use districts are proposed for corridors where there is considerable existing development, much of which is not consistent with the purpose and goals of this article. To the degree existing development is consistent with these purpose and goals, new development should be designed to be compatible with such existing development. However, where there is a conflict between the design of existing development and the purpose and goals of this article, the purpose and goals of this article shall prevail. The following elements shall be addressed to ensure compatibility.

18-6-4.1 Architectural character. NOTE: Section 18-6-4.1 is not required for one- and two-family dwellings; property owners/developers may voluntarily consent to these standards per G.S. 160D-702(b).

The rich architectural vocabulary of the City of Hendersonville presents a wide variety of development opportunities using traditional forms while avoiding any perception of monotony. Each building proposed for the mixed use districts shall have a well-proportioned form consistent with the building use, and its construction materials and methods. Massing of the building(s) shall create a building envelope that reflects simple, clearly articulated building volumes. Such straight-forward building massing is distinguished from additive or collective forms which generally are not allowed unless clearly related to specific functions and uses of the building.

Assuming they are consistent with the purpose and goals of this article, as well as the general architectural standards stated above, new developments in or adjacent to existing developed areas shall be compatible with the established architectural character of such areas by using a design that is complementary. Compatibility may be achieved through techniques such as the repetition of roof lines, the use of similar proportions in building mass and outdoor spaces, similar relationships to the street, similar window and door patterns, and/or the use of building materials that have color shades and textures similar to those existing in the immediate area of the proposed infill development.

18-6-4.2 Building orientation. It is preferred that primary façades face the adjacent street or significant public space. A main entrance shall face a connecting walkway with a direct, safe, pedestrian connection to the street. Where the main entrance does not face the adjacent street, buildings shall nonetheless be designed to provide an attractive streetside façade.

18-6-4.3 Building placement. Buildings shall be situated with regard to pedestrian and vehicular connectivity. It is preferred that they be located close to the pedestrian street with offstreet parking behind and/or beside the building. Important mountain vistas and/or views of significant historic sites shall be protected and accentuated to the extent practicable.

18-6-4.4 Privacy considerations. Elements of the development plan shall be arranged to maximize the opportunity for privacy by the residents of the project and minimize infringement on the privacy of adjoining land uses. Additionally, the development plan shall create opportunities for interactions among neighbors.

18-6-4.5 Architectural details. NOTE: Section 18-6-4.5 is not required for one- and two-family dwellings; property owners/developers may voluntarily consent to these standards per G.S. 160D-702(b).

Architectural elements like openings, sill details, bulkheads, posts, and other architectural features shall be used to establish human scale at the street level. On corner lots, the applicant is encouraged to provide a building entry, additional building mass, and distinctive architectural elements at the corner of buildings. Windows, doors, columns, eaves, parapets, and other building components shall be proportional to the overall scale of the building. Windows shall be vertically aligned wherever practical. The appearance of all exposed façades (not just the streetside façade) is important and shall be addressed in development design.

18-6-4.6 Circulation and access. Street designs shall permit the comfortable use of the street by cars, bicyclists, and pedestrians. Pavement widths, design speeds, and the number of vehicle lanes should be minimized without compromising safety. The specific design of any given street must consider the building types which front on the street and the relationship of the street to the city's street network. This Ordinance encourages the development of a network of interconnecting streets that work to disperse traffic while connecting and integrating neighborhoods with the existing urban fabric of the city. Equally as important, the Ordinance encourages the development of a network of sidewalks and bicycle lanes that provide an attractive and safe mode of travel for pedestrians and cyclists.

Minor variations and exceptions to street cross-sections may be permitted with approval of the administrative officer and the city engineer. Such exceptions include variations to the pavement width, size and location of on-street parking, tree planting areas, street grade, and centerline radii in accordance with principles below. Right-of-way widths should be preserved for continuity.

Streets shall interconnect within a development and shall be designed with due regard to designated corridors shown on the city transportation plan. Streets shall be designed as the main public space of the city and shall be scaled to the pedestrian. Applicants are encouraged to design streets so that they interconnect with adjacent properties.

Sidewalks shall be required along streets adjacent to proposed developments. They shall form a logical, safe, and convenient system for pedestrian access to all dwelling units and commercial establishments within the development and shall be required along such streets, drives and parking areas as is necessary to accomplish this. Pedestrian/bicycle pathways may be substituted for sidewalks, if appropriate.

18-6-4.7 Building walls. NOTE: Section 18-6-4.7 is not required for one- and two-family dwellings; property owners/developers may voluntarily consent to these standards per G.S. 160D-702(b).

Buildings shall avoid long, monotonous, uninterrupted walls or roof planes on their visible façades. It is preferred that this design goal be achieved by means of building wall offsets, including projections, recesses, and changes in floor level, and roofline offsets. Such offsets add architectural interest and variety and can assist in creating human size proportions. Parapets shall be designed as integral to the mass of the building. When multiple wall materials are combined on one façade, the designer is encouraged to place the heavier material(s) below.

18-6-4.8 Building materials. NOTE: Section 18-6-4.8 is not required for one- and two-family dwellings; property owners/developers may voluntarily consent to these standards per G.S. 160D-702(b).

Building materials shall either be similar to the materials already being used in the neighborhood or, if dissimilar materials are being proposed, other characteristics such as scale and proportions, form, architectural detailing, color and texture, shall be utilized to ensure that enough similarity exists for the building to be compatible, despite the differences in materials.

Building materials shall not create excessive glare. Highly reflective building materials, such as aluminum, unpainted metal and reflective glass, have a high potential for glare, and designs utilizing such materials shall be evaluated to determine whether or not the glare would create a significant adverse impact

on the adjacent property owners, neighborhood or community in terms of vehicular safety, outdoor activities and enjoyment of views.