

(4) MODIFICATION OF UNDERLYING USE PERMISSIONS

Within the MHO District, use permissions shall be those that apply in the underlying zoning district, except as follows:

- a.** Within MH-1 Subdistrict, the following additional uses are permitted, subject to the standards in Section 4.2.D(3)a.2, Manufactured Home:
 - 1. Type 1 manufactured homes; and
 - 2. Type 2 manufactured homes.
- b.** Within the MH-2 Subdistrict, the following additional uses are permitted, subject to the standards in Section 4.2.D(3)a.2, Manufactured Home:
 - 1. Type 2 manufactured homes.

F. THOROUGHFARE PROTECTION OVERLAY (TPO) DISTRICT

(1) FINDINGS AND PURPOSE

- a.** Certain transportation corridors are of critical importance to the City, carrying high volumes of traffic and transit riders, and serving as visual gateways into the community. Such corridors may be entryways for visitors and residents and destinations, workplaces, and homes for shoppers, workers, and residents.
- b.** The Thoroughfare Protection Overlay (TPO) District is intended to enhance the economic value, aesthetic appeal, and orderly development of properties along specified major transportation corridors in Kannapolis. Standards are provided to ensure that development in the district supports multiple modes of transportation and is consistent with enhanced urban form and design standards.

(2) APPLICABILITY

- a.** Except as otherwise provided in subsections c and d below, all development within the TPO District shall comply with the standards that apply in the subdistrict where it is located.
- b.** If the provisions of this section conflict with another provision in this Ordinance, the more restrictive provision shall control.
- c.** Single-family and duplex dwellings on individual lots shall be exempt from the requirements of this section except for the Corridor Preservation Areas in the Coddle Creek Subdistrict.
- d.** In addition, the following are exempt from the standards in Section 3.8.F(5), General Development Standards:
 - 1. Any expansion of an existing structure that is nonconforming with respect to the standards in Section 3.8.F(5), General Development Standards, by up to 50 percent of the existing floor area; and
 - 2. Development limited to the modification of an existing parking area.

(3) ESTABLISHMENT AND SUBDISTRICTS

The Thoroughfare Protection Overlay (TPO) District is established and shall consist of the following two subdistricts:

a. CODDLE CREEK SUBDISTRICT

The Coddle Creek Subdistrict consists of multiple segments identified in Table 3.6.G(3)a: Coddle Creek Subdistrict Segments. The subdistrict boundaries extend 200 feet from one or both sides of the identified segment of road or highway, as specified in Table 3.6.G(3)a, measured perpendicular to the road right-of-way. Each segment shall include a “Corridor Preservation Area” extending the width specified in Table 3.6.G(3)a from both sides of the identified segment of road or highway, or from one side of the segment if the subdistrict boundaries only exist on one side, measured perpendicular to the road right-of-way. Building and parking areas are prohibited within the Corridor Preservation Area. The Coddle Creek Subdistrict is identified on the Zoning Map.

Table 3.6.G(3)a: Coddle Creek Subdistrict Segments

ROAD OR HIGHWAY SEGMENT AND SIDE OF SEGMENT	CORRIDOR PRESERVATION AREA WIDTH
North side of Davidson Highway (NC 73) from Coddle Creek to the Mecklenburg County line (within Kannapolis city limits)	35 feet
Both sides of Trinity Church Road from Orphanage Road to Barr Road and the east side of Trinity Church Road from Barr Road to Stirewalt Road	55 feet from Orphanage Road to the Westside Bypass (existing Boy Scout Camp Road); 40 feet from Westside Bypass to Stirewalt Road
Both sides of the Kannapolis Parkway (Westside Bypass, including the existing Crisco Road and the existing Boy Scout Camp Road) from Interstate 85 to Mooresville Road (NC 3)	0 feet (No Corridor Preservation Area)
Both sides of Davidson Highway (NC 73) from Interstate 85 to the westernmost boundary of the City’s limits	35 feet
Both sides of Mooresville Road (NC 3) from ___ to the westernmost boundary of the City’s limits	40 feet

b. DALE EARNHARDT BOULEVARD SUBDISTRICT

The Dale Earnhardt Boulevard Subdistrict includes properties (or portions of properties) parallel to both sides of the Dale Earnhardt Boulevard rights-of-way to a maximum depth of 300 feet. The subdistrict is measured perpendicular to the to the existing road right-of-way. The Dale Earnhardt Boulevard Subdistrict is identified on the Zoning Map.

(4) MODIFICATION OF UNDERLYING USE PERMISSIONS

Within the TPO District, use permissions shall be those that apply in the underlying zoning district, except as follows:

a. Within the Coddle Creek Subdistrict, the following uses are prohibited:

1. Kennels;
2. Amusement parks;
3. Uses in the Vehicle Sales and Services category;

4. Prefabricated building sales;
5. Self-service storage;
6. Motor freight facilities; and
7. Outdoor storage areas (as an accessory use).

b. Within the Dale Earnhardt Boulevard Subdistrict, the following uses are prohibited:

1. Kennels;
2. Amusement parks;
3. Uses in the Vehicle Sales and Services category;
4. Prefabricated building sales;
5. Self-service storage;
6. Motor freight facilities; and
7. Outdoor storage areas (as an accessory use).

(5) GENERAL DEVELOPMENT STANDARDS

Development in the subdistricts shall comply with the following standards.

a. BUILDING FORM

New buildings shall have generally complex exterior form, including design components such as windows, doors, and changes in roof and facade orientation. Large flat expanses of featureless exterior wall shall be avoided. Roof designs for new buildings, particularly those with less than 10,000 square feet of gross floor area, should be pitched with a slope of 6:12 or greater. Mansard roofs and parapet walls may be considered to conceal roofs with pitches of less than 6:12. Flat roofs are discouraged. To avoid the visual monotony created by large, blank building elevations, the elevation must be separated by a projection or structural relief such as:

1. Constructing a porch with a roof;
2. Incorporating fascias, canopies, arcades, or other multidimensional design features to break up large wall surfaces on their street facing elevations;
3. Setting part of the facade back at least three feet from the rest of the façade;
4. Creating a visually distinct ground floor;
5. Providing for changes in material or texture; and
6. Installing a row of windows on the building's street facing elevation.

b. EXTERIOR BUILDING MATERIALS

Building materials shall be of a high quality and may include utility brick, standard brick, stucco, synthetic stucco, colored split-faced block, glass stone, tile or other similar high-quality materials. No front or side building elevation, including the visible foundation, may be covered (exposed) with sheet or corrugated aluminum, iron or steel, plain concrete, plain concrete block, or exterior panelized plywood, except as secondary exterior finish materials if they cover no more than 10 percent of the surface area; such materials may cover up to 25

percent of rear building elevations. Awnings should be constructed of canvas or a similar material.

c. SCREENING

1. HVAC and similar types of incidental machinery or equipment shall be screened from view or located in such a manner as to not be visible from the street. Trash receptacles, dumpsters, utility meters, aboveground tanks, satellite dishes and antennas shall be similarly screened.
2. All roof-mounted equipment, including HVAC systems, satellite dishes, and other communication equipment, must be screened from adjacent street or parking area views in one of the following ways (solar heating panels are exempt from this standard):
 - (a) A parapet as tall as the tallest part of the equipment;
 - (b) A screen around the equipment that is as tall as the tallest part of the equipment; or
 - (c) The equipment is set back from the street-facing perimeters of the building three feet for each foot of height of the equipment.

(6) DALE EARNHARDT BOULEVARD SUBDISTRICT STANDARDS

In addition to the standards in Section 3.8.F(5), General Development Standards, development in the Dale Earnhardt Boulevard Subdistrict shall comply with the following standards.

a. LANDSCAPING AND BUFFERING

Standards for landscaping and buffering areas shall be determined by the minimum standards in Section 5.3, Landscaping and Buffer Standards, except that within the required setbacks fronting along Dale Earnhardt Boulevard, only Yoshino Cherry trees, or an alternative species approved by the Planning Director, shall be planted.

(7) CHANGE/RESUMPTION OF USE

When the permitted use of an existing building or structure with nonconforming site improvements is changed, or is resumed after ceasing for more than six consecutive months, the nonconforming site improvements shall be brought into conformity with this Ordinance in accordance with Article 7: Nonconformities, but shall not be required to conform to the standards in this section.

G. NEIGHBORHOOD PROTECTION OVERLAY DISTRICT

(1) PURPOSE

The purpose of the Neighborhood Protection Overlay (NPO) District is to protect and preserve the unique development features and character of established neighborhoods throughout the City, and to promote new development that is compatible with the existing neighborhood character. The district is a flexible tool that may be applied to multiple neighborhoods, each of which could have its own unique attributes.