

### 30-5.F.9. Sidewalks

#### a. Location

Sidewalks shall be required on both sides of all streets, except:

1. On lots or sites engaged in active agricultural uses in the AR district (in these instances, no sidewalks are required);
2. In residential subdivisions where the average lot size is greater than 35,000 square feet in area (in these instances, sidewalks are required on one side of the street);
3. Along alleys;
4. On frontages adjacent to NCDOT full control access roadways; and
5. When an in-lieu fee consistent with the City's fee schedule is determined to be appropriate by the City.

#### b. Configuration

1. Except within the DT-1 district, sidewalks shall be at least five feet wide, and may be required to match the width of a connecting sidewalk that exceeds five feet in width;
2. Sidewalks in the DT-1 district shall be at least eight feet wide, or wider depending upon sidewalk widths on adjacent properties or as established in an adopted plan or streetscape design for that area;
3. Sidewalks shall be constructed of concrete, brick, textured pavers or a combination of these materials, consistent with an approved Site Plan, or with the established sidewalk patterns in the general area of the development;
4. Except where brick or pavers are used, all public sidewalks shall maintain a brushed concrete finish for safety;
5. Sidewalks shall be raised above the adjacent street level;
6. Pedestrian street crossings at all intersections may be raised above the adjacent street level as a traffic-calming measure. Mid-block pedestrian crossings shall be raised above the pavement, and shall be a different material, or be striped for safety;
7. Sidewalks shall connect with existing or planned sidewalks at property boundaries;
8. New nonresidential, mixed-use, and multi-family development shall provide at least one on-site improved connection between the development and the adjacent public sidewalk system (planned or existing); and
9. Multi-family development shall provide sidewalks as required by applicable State and Federal law.

#### c. Payment-In-Lieu

In accordance with procedures and appeals specified in Article [30-6.A.3.e](#), *Payment In Lieu of Sidewalks*, an applicant or developer may request the ability to provide payment-in-lieu for all or a portion of the required sidewalks when the following situations exist. The City Manager may approve or disapprove the request and may require a comparable amount of on-site pedestrian or multi-purpose facilities elsewhere on site instead of approving an in-lieu payment. Fees received in accordance with this subsection shall be used only for the development of new sidewalks and multi-use paths.

1. The [street](#) is designated as a state highway or route subject to widening or improvement in the foreseeable future;
2. The [street](#) is planned for improvement in accordance with the [City's](#) transportation plan(s);
3. Alternative on-site [pedestrian](#) facilities, such as trails, [greenway](#), or multiuse paths, are adequate; or
4. The right-of-way, developing [lot](#), or [lot](#) abutting a proposed sidewalk is not suitable for sidewalks due to [floodplains](#), wetlands, riparian buffers, required tree [canopy](#) retention areas, slopes exceeding 25 percent, or other unique site conditions.

(Ord. No. S2012-007, § 5, 4-23-2012; Ord. No. S2014-007 § 1 & 2, 2-10-2014; Ord. No. [S2019-042](#), 1, 08/26/2019; Ord. No. [S2022-009](#), § 9, 05/23/2022)