

## **Article 13. SUBDIVISION STANDARDS**

### **13.1 Conformity to Existing Maps or Plans**

The location and width of all proposed streets shall be in conformity with official plans and maps of the Town of Fletcher. Where any portion of a subdivision lies within the proposed right-of-way of any major street or road shown on an officially adopted thoroughfare plan or any part of the Town, the street shall be dedicated in the location and width shown on the official plan, provided that no dedication shall be required where right of access from abutting property is denied.

### **13.2 Platting Standards**

No building, land or portion thereof shall be erected, used, moved, or altered except in conformity with the regulations specified for the district in which it is located.

- A.** No yard or lot existing upon adoption of this Code shall be reduced in size or area below the minimum requirements of the district. Yards or lots created after the effective date of this Code shall meet the minimum requirements established by this Code.
- B.** Every building erected, moved, or structurally altered shall be located on a lot conforming to the requirements of the regulating district.
- C.** Front yard and side yard setbacks for infill structures shall be consistent with or equal to the average setbacks for all principal structures within 300 feet or one block length (whichever is greater).
- D.** Churches and other civic buildings shall be exempt from the front yard setback requirements but shall otherwise comply with the standards of Article 5.
- E.** Mixed-use or non-residential buildings on corner lots shall be considered to have 2 front yards and shall utilize the minimum front setback for each façade. Residential structures may reduce the required side yard setback for corner lots upon approval of the Administrator, TRC, or final approving body.
- F.** The construction of a customary accessory structure or building is not permitted unless a principal building is located on the lot. Customary accessory and principal buildings may be constructed concurrently.
- G.** Only one principal building and its customary accessory building(s) shall be located on any lot, except in appropriate districts that permit a lot to contain both residential and non-residential uses in one or more principal structures or within the same structure.
- H.** Nothing in this Code shall require any change in the plans, construction, or designed use of any building or structure for which a building permit was secured prior to the adoption of this Code, providing the building permit remains valid.
- I.** All residential and non-residential structures on a lot shall have access available from a public street for use by service or emergency vehicles.

- J.** All lots shall front upon a street built in accordance with Article 11. Generally, all buildings shall front directly upon a street in a manner that creates a public space that is conducive to pedestrian use. With the provision of lane or alley access, lots may front upon a close or a square, but shall be of sufficient design to allow for the provision of emergency services.
- K.** Up to 4 residential lots platted prior to the adoption of this Code or the date permitted in previous Codes may be accessed from a public street via a privately maintained easement with a minimum width of 35 feet for use by service or emergency vehicles.
- L.** Subdivided lots for infill development shall be consistent in size as those of surrounding properties.

### 13.3 Placement of Monuments

- A.** Unless otherwise specified by this Code, the Manual of Practice for Land Surveying, as adopted by the NC State Board of Registration for Professional Engineers and Land Surveyors under provisions of Chapter 89 of the General Statutes of North Carolina, shall apply when conducting surveys of subdivision; in order to determine the accuracy for surveys and placement of monuments, control corners, markers, and property corner ties; to determine the location, design, and material of monuments, markers, control corners, and property corner ties; and to determine other standards and procedures governing the practice of land surveying for subdivisions.
- B.** At the discretion of the Administrator, for the purpose of identification and protection of survey corners and monuments, each corner or monument within the subdivision shall have a disk attached to a ferrous rod or placed in concrete that shall be stamped to identify that point as a property corner and or control point. All monuments shall be set flush with or just below ground level and shall be made of durable materials. In addition ferrous materials will be present in sufficient mass either in the monument or in close proximity to the monument to allow for detection by electronic metal detection devices. The Administrator or Designee will inspect all monuments prior to final approval of the subdivision.