

TABLE OF CONTENTS

Article 1.	PURPOSE AND APPLICABILITY	
1.1	Title	1-1
1.2	Authority	1-1
1.3	Jurisdiction	1-1
1.4	Intent and General Vision	1-1
1.5	Required Conformance to Article Provision	1-1
1.6	Exemptions to Bona Fide Farms	1-2
1.7	Relationship to the Existing Zoning Ordinance and Subdivision Ordinance	1-2
1.8	Conflict with Other Laws	1-2
1.9	Comprehensive Plan	1-3
1.10	Effective Date	1-3
Article 2.	DISTRICT PROVISIONS	
2.1	Establishment of a Zoning Map	2-1
2.2	Map Interpretation	2-1
2.3	Base Zoning Districts	2-1
2.4	Use Categories and Tables of Permitted Uses	2-2
2.5	Residential Districts (R-1, R-1A, R-2, R-3)	2-6
2.6	Mixed Use Districts (NBD & CBD)	2-8
2.7	Commercial Districts (C-1 & C-2)	2-10
2.8	Manufacturing Districts (M-1)	2-14
2.9	Flood Hazard Overlay District (FH-O)	2-15
2.10	Heart of Fletcher Overlay District (HOF-O)	2-15
Article 3.	SUPPLEMENTAL USE STANDARDS	
3.1	Purpose and Intent	3-1
3.2	Applicability	3-1
3.3	Additional Standards by Use	3-1
Article 4.	GENERAL LOT AND USE PROVISIONS	
4.1	Applicability	4-1
4.2	Uses Not Expressly Permitted and Special Uses	4-1
4.3	Basic Lot and Use Standards	4-1
4.4	Irregular Lot Setbacks	4-2
4.5	Corner Visibility/Sight Triangle	4-2
4.6	Encroachments	4-3
4.7	Measurement of Height	4-4
4.8	Containment Areas for Trash and Recyclables	4-5
4.9	Accessory Structures and Uses	4-5
4.10	Temporary Uses	4-7
4.11	Fences & Walls	4-9
4.12	Nonconformities	4-9
Article 5.	BUILDING DESIGN STANDARDS	5-1
5.1	Purpose and Intent	5-1
5.2	Applicability	5-1
5.3	Exceptions	5-1

5.4	General Building Design Requirements	5-1
5.5	Building Type: Mixed-Use Residential (R-3, NBD, CBD, C-1)	5-3
5.6	Building Type: Mixed-Use (NBD, CBD)	5-5
5.7	Building Type: Commercial Building (C-1, C-2)	5-8
5.8	Building Type: House (R-2, R-3, NBD, CBD, C-1, MHD)	5-10

Article 6. ENVIRONMENTAL PROTECTION

6.1	Purpose and Intent	6-1
6.2	Land Suitability	6-1
6.3	Sedimentation and Erosion Control	6-1
6.4	Stormwater Runoff Provisions	6-2
6.5	Water Quality Protection	6-3
6.6	Illicit Discharges	6-17
6.7	Steep Slopes	6-20

Article 7. RECREATION AREAS

7.1	Purpose and Intent	7-1
7.2	General Provisions	7-1
7.3	Open Space Dedication	7-1

Article 8. LANDSCAPING AND TREE PROTECTION

8.1	Landscape Plan	8-1
8.2	General Provisions	8-1
8.3	Street Tree Plantings	8-2
8.4	Screening of Open Storage, Above Ground Utilities, Loading Areas, and Dumpsters	8-4
8.5	Parking Lot Landscaping	8-5
8.6	General Installation and Maintenance Standards	8-6
8.7	Alternative Methods of Compliance	8-12
8.8	Nonconforming Landscaping	8-12
8.9	Transition Yards	8-13
8.10	Tree Protection	8-17
8.11	Purpose and Intent	8-18
8.12	Applicability	8-19
8.13	Required Plant List	8-20

Article 9. PARKING

9.1	Purpose and Intent	9-1
9.2	Off Street Parking Requirements	9-1
9.3	General Provisions	9-2

Article 10. LIGHTING

10.1	Purpose and Intent	10-1
10.2	Light Measurement Technique	10-1
10.3	General Standards for Site Lighting	10-1
10.4	Lighting in Outdoor Areas	10-2
10.5	Lighting for Vehicular Canopies	10-4
10.6	Outdoor Sport Field/Performance Area Lighting	10-5
10.7	Lighting of Outdoor Display & Sales Areas	10-5
10.8	Lighting of Buildings	10-6

10.9	Permanent Signs	10-6
10.10	Residential Subdivisions	10-6
10.11	Walkways, Bikeways, & Parks	10-7
10.12	Public Street Lighting	10-7
10.13	Permitting & Approval	10-8
10.14	Exemptions	10-9
10.15	Nonconformities	10-9

Article 11. SIGNS

11.1	Purpose and Intent	11-1
11.2	Applicability	11-1
11.3	General Provisions	11-1
11.4	Computation of Signage Area	11-2
11.5	Computation of Signage Height	11-2
11.6	Signage Types	11-2
11.7	Permitted Signage	11-5
11.8	Additional Sign Types by District	11-6
11.9	Signs Not Requiring a Permit	11-7
11.10	Sign Exempt from Regulations	11-8
11.11	Prohibited Signs	11-8
11.12	Sign Illumination	11-9
11.13	Sign Maintenance	11-10
11.14	Nonconforming Signs/Removal of Obsolete Signs	11-14

Article 12. INFRASTRUCTURE IMPROVEMENT REQUIREMENTS

12.1	General Provisions	12-1
12.2	Required Improvements for all Development Plans	12-1
12.3	Street Design – General Provisions	12-1
12.4	Street Types	12-2
12.5	Specific Development Standards	12-8
12.6	Storm Water Drainage	12-13
12.7	Water and Sewer Systems	12-13
12.8	Improvement Guarantees	12-14
12.9	Nonconforming Infrastructure	12-15

Article 13. SUBDIVISION STANDARDS

13.1	Conformity to Existing Maps or Plans	13-1
13.2	Platting Standards	13-1
13.3	Placement of Monuments	13-2

Article 14. BOARDS AND COMMISSIONS

14.1	Boards and Commissions Established	14-1
14.2	Meetings and General Procedures	14-3
14.3	Staff	14-3
14.4	Attendance Policy	14-4

Article 15. ADMINISTRATION

15.1	Administration	15-1
15.2	Zoning Permits/Sign Permits/Certificates of Occupancy	15-2
15.3	Site Plans	15-4

15.4	Minor & Family Subdivisions	15-5
15.5	Major Subdivisions	15-6
15.6	Additional Procedures for Minor and Major Subdivisions	15-7
15.7	Text Amendments and Rezoning (Map Amendments)	15-9
15.8	Conditional Districts	15-14
15.9	Vested Rights	15-16
15.10	Special Use Permits/Planned Developments	15-19
15.11	Appeals and Variances	15-20
15.12	Modification of Dimensional Standards	15-24
15.13	Nonconforming Plans	15-25

Article 16. DEVELOPMENT PLAN REQUIREMENTS

16.1	Purpose and Intent	16-1
16.2	Sketch Plan Requirements	16-1
16.3	Site Plan/Preliminary Plat Requirements	16-2
16.4	Final Plat Requirements	16-5
16.5	Landscape Plan Requirements	16-9
16.6	Lighting Plan Requirements	16-10
16.7	Architectural Plans	16-10

Article 17. VIOLATIONS AND PENALTIES

17.1	Complaints Regarding Violations	17-1
17.2	Penalties for Violation	17-1
17.3	Penalties for Transferring Lots in Unapproved Subdivisions	17-4

Article 18. DEFINITIONS

18.1	Intent	18-1
18.2	Interpretation	18-1
18.3	Definitions	18-2

Appendix 1 Flood Damage Prevention Ordinance

Appendix 2 Heart of Fletcher Overlay Development Guidelines