Article 2. District Provisions

2.1 Establishment of a Zoning Map

A zoning map entitled the "Official Zoning Map of the Town of Fletcher" setting forth all approved use districts and their respective boundaries is hereby made a part of this Code and shall be maintained in the office of the Administrator of the Town of Fletcher. This map shall be made available for inspection by interested persons during normal business hours of the Administrator. It shall be the duty of the Administrator of the Town of Fletcher to maintain the said map and post any changes thereto as they may be made.

2.2 Map Interpretation

The map entitled Official Zoning Map of The Town of Fletcher, North Carolina, as adopted by the Fletcher Town Council and certified by the Town Clerk, establishes the official zoning districts and overlay districts.

The following rules shall apply in the interpretation of district boundaries and the location of centers shown on the zoning map:

A. Boundaries delineating the centerline of streets, highways, or alleys shall follow such centerlines.

B. Boundaries delineating lot lines shall follow such lot lines.

C. Boundaries delineating the Town Limits shall follow such Town Limits.

D. Boundaries shown approximately following the Extraterritorial Jurisdiction boundaries of the Town of Fletcher shall follow such boundaries.

E. Boundaries indicated following railroad lines shall be midway between the main tracks or the centerline of a single track.

F. Boundaries shown parallel to or extensions of features indicated in this Section shall be construed as such. Distances not specifically indicated on the Zoning Map shall be determined by the scale of the map.

G. Where the actual location of existing physical or natural features vary with those shown on the Zoning Map, or in other circumstances not covered by this Section, the Planning Board shall have the authority to interpret the District boundaries.

2.3 Base Zoning Districts

In accordance with North Carolina General Statute 160A-382 that sets forth the establishment of zoning regulation by district, the Town of Fletcher, as indicated on the Official Land Use Plan, is hereby divided into various districts and their corresponding Conditional Districts that set forth uniform regulations for the development of land within each district.

Conditional Districts are established which correspond to the base districts but which require the submission of a Master Plan as a prerequisite to any development. The procedure for establishing conditional districts is found in Article 15.8.

This Code establishes the following Districts for use as Zoning categories:

A. R-1 Low Density Development District (2 Units/Acre Residential)
B. R-1A Low Density Development District (2 Units/Acre Residential)
C. R-2 Medium Density Development District (3 Units/Acre Residential)
D. R-3 High Density Development (4 units/Acre for Single Family Residential; 10 Units/Acre for Multi-family Residential)
E. NBD Neighborhood Business District
F. CBD Central Business District
G. C-1 General Commercial District
H. C-2 Interstate Commercial District
I. M-1 Manufacturing District
J. FH-O Flood Hazard Overlay District
K. HOF-O Heart of Fletcher Overlay District

2.4 Use Categories and Tables of Permitted Uses

A. Use Categories

All uses permitted in this Code have been divided into eight (8) general categories and are generally defined as follows:

1. **Residential:** Premises available for long-term human habitation by means of ownership and rental, but excluding short-term leasing or rental of less than a month's duration.

2. **Lodging:** Premises available for short-term human habitation, including daily and weekly rental.

3. **Office/Service:** Premises available for the transaction of general business and the provision of services, but excluding retail sales and manufacturing, except as a minority component.

4. **Retail/Restaurants:** Premises available for the commercial sale of merchandise, prepared foods, and food and drink consumption, but excluding manufacturing.

5. **Entertainment/Recreation:** Premises for the gathering of people for purposes such as arts and culture, amusement, and recreation.

6. **Manufacturing/Wholesale/Storage:** Premises available for the creation, assemblage, storage, and repair of items including their wholesale or retail sale.

7. **Civic/Institutional:** Premises available for organizations dedicated to religion, education, government, social service, health care, and other similar functions.

8. **Infrastructure:** Uses and structures dedicated to transportation, communication, information, and utilities.

B. Interpretation of Use Matrices

1. Any use not listed in the Use Matrix is prohibited unless the Administrator determines that it falls within the same class as a listed use as set forth below.

2. Uses not listed as a permitted (P), permitted with additional standards (PS) or requiring a special use permit (SUP) are presumed to be prohibited from the applicable zoning district. In the event that a particular use is not listed in the Use Matrix, and such use is not listed as a prohibited use and is not otherwise prohibited by law, the Administrator shall determine whether a materially similar use exists in this Chapter. Should the Administrator determine that a materially similar use does exist, the regulations governing that use shall apply to the particular use not listed and the Administrator's decision shall be recorded in writing. Should the Administrator determine that a materially similar use does not exist, this Chapter may be amended to establish a specific listing for the use in question.

3. The Administrator may determine that a use is materially similar if:

a. The use is listed as within the same Structure or Function classification as the use specifically enumerated in the Use Matrix, as determined by the Land-Based Classification Standards ("LBCS") of the American Planning Association [R*eference: www.planning.org/lbcs/standards/index.htm*]. The use shall be considered materially similar if it falls within the same LBCS classification and meets the requirements of subsection b below.

b. The proposed use shall not generate average daily trips exceeding other similar uses proposed in the zoning district by more than ten percent (10%), as determined by the Institute of Transportation Engineers, Trip Generation (8th ed., 2008 the "ITE Manual"), which document is hereby incorporated by this reference. If the trip generation is not listed in the ITE Manual, then the use shall be considered materially similar to the use that most closely approximates the proposed use. The Administrator may also refer to similar local traffic studies.

4. In order to assist in interpretation of the Use Matrix, the LBCS numbers where applicable are enumerated. In interpreting the Use Matrix, the following rules of construction shall apply:

a. If a use is listed for a specific classification, while a more general classification within the same industry classification is also listed for another use, the specific classification governs. The specific use is not permitted in all districts where the uses coded to the general classification are permitted simply because they share a similar LBCS code number. The numbers increase as the classifications get more specific.

b. Some uses are listed separately, but fall within the same LBCS classification. The uses within one such classification are not permitted in all of the zoning districts as the others simply because they fall within the same LBCS classification.

C. Use Matrices

BASE DISTRICT	R-1	R-1A	R-2	R-3	NBD	CBD	C-1	C-2	M-1
Residential									
Dwelling-Single Family (Not part of a PRD)	P	P	P	P	P	P	—	—	—
Dwelling-Duplex (Not part of a PRD)	P	P	P	P	P	P	P	P	—
Dwelling-Multifamily 4 units/bldg or less (Not part of a PRD)	—	—	—	P	P	P	P	P	—
Dwelling-Multifamily more than 4 units/bldg	—	—	—	SUP	SUP	SUP	SUP	SUP	—
Dwelling-Secondary	PS	PS	PS	PS	P	P	P	P	—
Family Care Home (6 or fewer residents)	PS	PS	PS	PS	P	P	P	P	—
Home Occupation	PS	PS	PS	PS	PS	PS	PS	PS	—
Housing Service for the Elderly	—	—	—		P	P	P	P	—
Live-Work Units	—	—	—		PS	PS	PS	PS	—
Manufactured Housing, Individual Lots	—	PS	PS	PS	—	—	—	—	—
Manufactured Housing, Parks	—	—	—	SUP	—	—	—	—	—
Planned Residential Development (PRD)	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	----
Lodging									
Bed and Breakfast Inns	PS	PS	PS	PS	PS	P	P	—	—
Hotels/Motels/Inns	—	—	—	—	—	P	P	P	P
Rooming or Boarding House	—	—	SUP	PS	PS	—	—	—	—
Office/Service									
Animal Services	—	—	—	—		P	P	P	P
ATM	—	—	—	—	P	P	P	P	P
Banks, Credit Unions, Financial Services	—	—	—	—	P	P	P	P	P
Business Support Services	—	—	—	—	P	P	P	P	P
Child/Adult Day Care Home (6 –15 persons)	P	P	P	P	P	P	P	P	P
Child/Adult Day Care Center (16 or more persons)	PS	PS	PS	PS	PS	PS	PS	PS	PS
Community Service Organization	—	—	P	P	P	P	P	P	—
Drive Thru Service	—	—	—	—	—	PS	P	P	—
Funeral Homes	—	—	—	—	—	—	P	P	P
Group Care Facility (More than 6 residents)	—	—	SUP	SUP	SUP	SUP	SUP	—	—
Government Services	P	P	P	P	P	P	P	P	—
Medical Services - Clinic, Urgent Care Center	—	—	—	—	—	P	P	P	—
Medical Services – Doctor office	—	—	—	—	P	P	P	P	—
Outdoor Kennels	—	—	—	—	—	—	—	PS	PS
Post Office	—	—	—	—	P	P	P	—	—
Professional Services	—	—	—	—	P	P	P	P	P
Studio – Art, dance, martial arts, music	—	—	—	—	P	P	P	P	P
Vehicle Services – Major Repair/Body Work	—	—	—	—	—	—	—	PS	PS
Vehicle Services – Minor Maintenance/Repair	—	—	—	—	—	—	PS	PS	PS
Retail/Restaurants									
Auto Parts Sales	—	—	—	—	—	—	P	P	P
Bar/Tavern/Night Club	—	—	—	—	—	P	P	P	—
Drive-Thru Retail/Restaurants	—	—	—	—	—	PS	P	P	P
Gas Station with Convenience Store	—	—	—	—	PS	—	P	P	P
General Retail – 10,000 sf or less	—	—	—	—	P	P	P	P	P
General Retail – 10,001 sf – 50,000 sf	—	—	—	—	—	P	P	P	P
General Retail – 50,001 – 100,000 sf	—	—	—	—	—	SUP	SUP	SUP	SUP
Restaurant	—	—	—	—	P	P	P	P	P
Shopping Center – Neighborhood Center	—	—	—	—	—	SUP	PS	PS	PS
Shopping Center – Community Center	—	—	—	—	—	CD	CD	CD	CD
Vehicle/Heavy Equipment Sales, Service, & Rental	—	—	—	—	—	—	----	PS	PS

P Permitted
PS Permitted subject to Additional Standards in Chapter 3
SUP Special Use Permit Required (See Chapter 3 and Chapter 15)
CD Conditional District (See Chapter 15)
— Not Permitted

All proposed development projects within the Heart of Fletcher Overlay, excluding single family and duplex residential construction as permitted, shall be subject to additional development standards as outlined in Section 15.14 and in Appendix 2, but shall not be subject to Section 15.10. Projects reviewed as a Conditional District (CD) Application as outlined in Section 15.8, shall not be subject to provisions of Section 15.10.

BASE DISTRICT	R-1	R-1A	R-2	R-3	NBD	CBD	C-1	C-2	M-1
Entertainment/Recreation									
Adult Establishment	—	—	—	—	—	—	—	SUP	—
Amusements, Indoor	—	—	—	—		P	P	P	—
Amusements, Outdoor	—	—	—	—	—	—	P	P	—
Cultural or Community Facility	PS	PS	PS	PS	P	P	P	P	—
Electronic Gaming Operations/Internet Sweepstakes	—	—	—	—	—	—	—	—	—
Meeting Facilities	P	P	P	P	P	P	P	P	—
Recreation Facilities, Indoor	—	—	—	SUP	P	P	P	P	—
Recreation Facilities, Outdoor	P	P	P	P	P	P	P	P	—
Shooting Range, Outdoor	—	—	—	—	—	—	—	—	SUP
Theater, Movie	—	—	—	—	—	P	P	P	—
Theater, Live Performance	—	—	—	—	—	P	P	P	—
Manufacturing/Wholesale/Storage									
Agribusiness	P	P	P	P	—	—	—	—	P
Agricultural Products	PS	PS	PS	PS	—	—	PS	PS	P
Laboratory - Medical, analytical, research & development	—	—	—	—	—	SUP	SUP	SUP	P
Laundry, dry cleaning plant	—	—	—	—	—	—	P	P	P
Manufacturing, Light	—	—	—	—	—	—	P	P	P
Manufacturing, Neighborhood	—	—	—	—		P	P	P	P
Manufacturing, Heavy	—	—	—	—	—	—	—	—	P
Media production	—	—	—	—	P	P	P	P	—
Metal products fabrication, machine or welding shop	—	—	—	—	—	—	—	—	P
Mini-Warehouses	—	—	—	—	—	—	—		P
Research and development	—	—	—	—	P	P	P	P	P
Storage - Outdoor storage yard, primary use	—	—	—	—	—	—	—	—	PS
Storage - Warehouse, indoor storage	—	—	—	—	—	—	—	—	P
Wholesaling and distribution	—	—	—	—	—	—	—	SUP	PS
Asphalt Plant	—	—	—	—	—	—	—	—	—
Civic/Institutional									
Campground	—	—	PS	PS	PS	—	—	—	—
Cemeteries	P	P	P	P	P	—	P	P	—
Colleges/Universities	—	—	—	—	—	P	P	P	—
Hospital	—	—	—	—	—	SUP	P	P	—
Public Safety Station	P	P	P	P	P	P	P	P	P
Religious Institutions	P	P	P	P	P	P	P	P	—
Schools – Elementary & Secondary	P	P	P	P	P	P	P	P	—
Schools – Vocational/Technical	—	—	—	—	P	P	P	P	—
Infrastructure									
Airport	—	—	—	—	—	—	—	—	SUP
Wireless Telecommunication Facility-Stealth	PS	PS	PS	PS	PS	PS	PS	PS	PS
Wireless Telecommunication Facility-Tower	—	—	—	—	—	—	—	—	SUP
Utilities-Class 1	P	P	P	P	P	P	P	P	P
Utilities-Class 2	—	—	—	—	—	—	—	SUP	PS
Utilities-Class 3	—	—	—	—	—	—	—	—	PS
Utilities-Class 4	—	—	—	SUP	—	—	—	PS	PS

P Permitted
PS Permitted subject to Additional Standards in Chapter 3
SUP Special Use Permit Required (See Chapter 3 and Chapter 15)
CD Conditional District (See Chapter 15)
— Not Permitted

All proposed development projects within the Heart of Fletcher Overlay, excluding single family and duplex residential construction as permitted, shall be subject to additional development standards as outlined in Section 15.14 and in Appendix 2, but shall not be subject to Section 15.10. Projects reviewed as a Conditional District (CD) Application as outlined in Section 15.8, shall not be subject to provisions of Section 15.10.

2.5 RESIDENTIAL DISTRICTS (R-1, R-1A, R-2, R-3)

Purpose and Intent: The Residential Districts are intended for primarily residential purposes. Particularly for the lower-density R-1 and R-2 Districts, these regulations are intended to protect existing single-family neighborhoods in Fletcher from incompatible land uses. By contrast the R-3 District is intended for higher density single and multi-family residential purposes and allows for a variety of residential uses in areas where the traffic circulation pattern would accommodate higher density residential development. It is the intent of the Residential districts to allow for certain types of nonresidential community facilities that would not be detrimental to the residential character of the district as permitted in Section 2.4.

Additional requirements/guidelines for properties within the Heart of Fletcher Overlay (HOF-O) are outlined in Appendix 2 of this Code.

B. Minimum Development Standards:

	R-1/R-1A	R-2	R-3
1. Permitted Development Density			
Maximum Development Density (Units/Acre)	2	3	4 SF; 10 MF
3. New Development Standards (a)			
Principal Structure Dimensional Standards			
Front Setback from Right-of-Way (Minimum)	20 ft	20 ft	20 ft
Front Yard Encroachments (b)	8 ft	8 ft	n/a
Side Setback (Minimum) (c) (e)	10 ft	10 ft	10 ft/3 ft
Setback between Multi-Family Buildings	n/a	n/a	10 ft
Rear Setback from Property Line/Rear Centerline (e)	15 ft	15ft	15ft
Height in Stories (Maximum)	2.5	2.5	3
Accessory Structure Dimensional Standards			
600 sq ft or less (Side/Rear Min. Setback) (d)	5 ft *(d)*	5 ft *(d)*	5 ft *(d)*
Height in Stories (Maximum)	2	2	2

(a) new residential development proposed for R-1 or R-2 properties within the Heart of Fletcher Overlay (HOF-O) shall meet additional requirements as outlined in Appendix 2 of this Code.

(b) Balconies, stoops, stairs, chimneys, open porches, bay windows, and handicapped ramps are permitted to encroach into the front setback in accordance with Section 4.6.

(c) Buildings, such as townhomes may be attached using a party wall. If detached, buildings must maintain a minimum total building to building separation of 6 feet (3 feet from the property line) to comply with the International Building Code requirement for firewall separation.

(d Setbacks for principal structures will apply to accessory structures greater than 600 square feet.

(e) The front setback requirement shall be applied for structures along all street frontages on corner lots or thru lots.

C. Infill Standards: Infill standards: Front and side yard setbacks for infill structures shall be consistent with or equal to the average setback for all principal structures on adjacent lots.

D. Architectural Towers: Architectural towers related to religious buildings only, with a maximum footprint of 225 square feet, shall not be subject to building height limitations.

2.6 MIXED-USE DISTRICTS (NBD & CBD)

A. Purpose and Intent: The Mixed Use Districts are designed a range of uses in pedestrian-scaled buildings in close proximity to Fletcher's neighborhoods. The Neighborhood Business District is scaled to provide basic services within a 5 or 10 minute walk of neighborhoods. The Central Business District is intended for the traditional downtown area of Fletcher.

Individual buildings in these areas are encouraged to be multi-story with uses mixed vertically, street level commercial and upper level office and residential. Higher densities of residential development are encouraged. It is the purpose of these regulations to encourage vitality by excluding certain activities which have a negative effect on the public realm through auto-dominated or non-pedestrian oriented design or uses and promote efficient and safe thoroughfare access for transit, automobiles, bicycles, wheelchairs, and pedestrians.

Additional requirements/guidelines for properties within the Heart of Fletcher Overlay (HOF-O) are outlined in Appendix 2 of this Code.

B. **Sustainable Building Practices:** The Town encourages the use of sustainable building practices in the Mixed Use Districts as outlined by the United States Green Building Council - LEED standards (Leadership in Energy and Environmental Design). LEED provides a complete framework for assessing building performance and meeting sustainability goals. Based on well-founded scientific standards, LEED emphasizes state of the art strategies for sustainable site development, water savings, energy efficiency, materials selection and indoor environmental quality. LEED recognizes achievements and promotes expertise in green building through a comprehensive system offering project certification, professional accreditation, training and practical resources. *(For more information, please go the USGBC web site at http://www.usgbc.org)*

C. **Architectural Towers:** In all areas, architectural towers with a maximum footprint of 225 square feet shall not be subject to building height limitations.

D. **Arcades:** Arcades, if provided, shall be designed in accordance with Section 4.6 and shall meet the following standards:

1. The arcade must be at least 6 feet deep between the front elevation and the parallel building wall;
2. The arcade must consist of openings that are at least 6 feet wide and which run the full length of the street facing elevation;
3. The arcade elevation facing a street must be at least 14 feet in height.
4. The arcade must be open to the air on three sides; and
5. None of the arcade's street facing or end openings may be blocked with walls, glass, lattice, glass block or any other material.

Example of a building with an arcade

E. Minimum Development Standards:

	NBD	CBD
1. Permitted Development Density		
Maximum Development Density (Units/Acre)	16 units	None
2. Development Standards (a)		
Principal Structure Dimensional Standards		
Front Build-to Line (b)	0-60 ft max	0-10 ft max
Rear Setback (minimum)	0 ft	0 ft
Building Side Setback (If Provided) (c)	0 ft/3 ft	0 ft/3 ft
Development Setback from R-1, R-2, R-3 Districts	15 ft	15 ft
(see Article 8 for transition yard requirements)		
Encroachments over the Right-of-Way (d)	4 ft	4 ft
Maximum Building Footprint	16,000 sq ft	60,000 sq ft
Height in Stories (Maximum)	3	4

(a) Additional requirements/guidelines for properties within the Heart of Fletcher Overlay (HOF-O are applicable as outlined in Appendix 2 of this code

(b) A minimum of 70% of the façade for at least the full height of the ground level must abut the build-to line in CBD and 50% for NBD properties.

(c) Buildings may be attached using a party wall. If detached, buildings must maintain a minimum total building to building separation of 6 feet (3 feet from the property line) to comply with the International Building Code requirement for firewall separation.

(d) Awnings, balconies, bay windows, and canopies are permitted to encroach over the right-of-way in accordance with Section 4.4 and shall maintain a minimum vertical clearance of 8 feet.

2.7 COMMERCIAL DISTRICTS (C-1 & C-2)

A. Purpose and Intent: The Commercial Districts allows for a wide variety of commercial, residential and service oriented uses, and discourages land uses that would be detrimental to the continuation of this district as a primary shopping and service area of the town. Individual buildings in these areas are encouraged to be multi-story with uses mixed vertically, street level commercial and upper level office and residential. Higher densities of residential development are encouraged.

The Town further recognizes that the major corridor entrances of US 25 and Airport Road (NC 280) into the town create a lasting first impression and that the pleasing appearance of these entrances contributes to the growth and economic prosperity of the town. It is thus the intent of this district to protect these entrances from incompatible development that would degrade their attractiveness. Specifically, these districts are designed to accomplish the following:

- Promote a sensitive conversion of vacant land to more urban uses;
- Support development that is compatible with and enhances the visual attractiveness of the area;
- Promote well-planned, economically viable development;
- Promote attractive signage and the ability to locate businesses;
- Ensure safe and efficient traffic flow through access management;
- Avoid uncoordinated, strip development patterns.

Additional requirements/guidelines for properties within the Heart of Fletcher Overlay (HOF-O) are outlined in Appendix 2 of this Code.

B. Dimensional Standards:

	C-1	C-2
1. Permitted Development Density		
Maximum Development Density (Units/Acre)	None	None
2. Development Standards		
Principal Structure Dimensional Standards		
Front/Rear Building Setback (Minimum)	0 ft	0 ft
Front Setback from US 25 (Maximum) (a)	100 ft *(b)*	n/a
Build-to lines in HOF-O (c)	See App. 2	n/a
Building Side Setback (If Provided) (d)	0 ft/5 ft	5 ft
Development Setback from R-1, R-2, R-3 Districts and pre-existing residential uses	15 ft	15 ft
(see Article 8 for transition yard requirements)		
Height in Stories (Maximum)	3 *(e)*	None

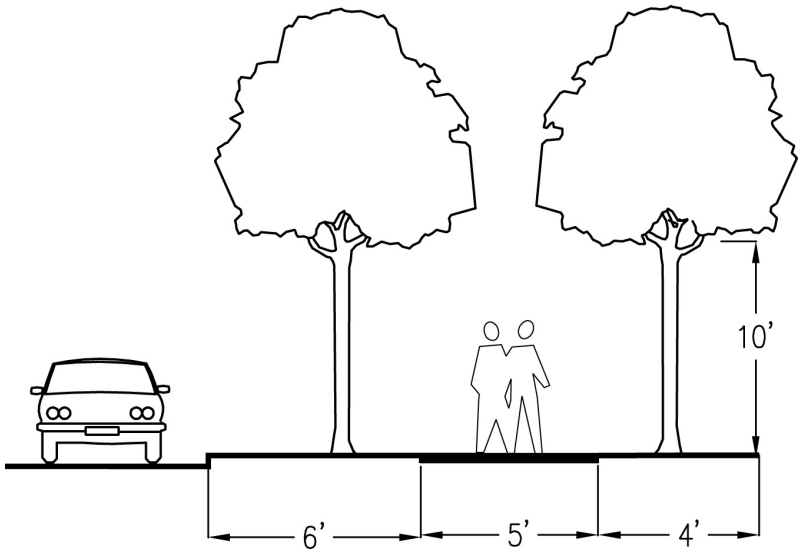
(a) Parking shall be limited to single loaded parking bay with a maximum depth perpendicular to the right-of-way of 50 feet.
(b) These setbacks apply only to C-1 properties located outside the HOF-O.
(c) Additional requirements/guidelines for the HOF-O, including build-to lines, are applicable as outlined in Appendix 2 of this Code.
(d Buildings may be attached using a party wall. If detached, buildings must maintain a minimum total building to building separation of 6 feet (3 feet from the property line) to comply with the International Building Code requirement for firewall separation.
(e) architectural towers with a maximum footprint of 225 square feet shall not be subject to building height limitations.

C. Streetscape Requirements:

1. All development shall provide the following minimum improvements across the frontage: (Additional requirements/guidelines for properties within the Heart of Fletcher Overlay (HOF-O) are outlined in Appendix 2 of this Code).

	C-1	C-2
a. Landscape strip between the curb and multi-use path/sidewalk:	6 ft	6 ft
b. Sidewalk:	5 ft	5 ft
c. Landscape strip behind the sidewalk:	4 ft	4 ft

d. Canopy Trees planted 40 feet on-center on both sides of the multi-use path/sidewalk staggered every 20 feet (Where aerial utility lines prohibit the installation of Canopy Trees, Small Maturing Trees may be substituted with permission of the Administrator)



Streetscape Requirements for C-1 & C-2 development

2. As an alternative to providing the required streetscape improvements, developers may submit variations to the Planning Board for consideration of a

request for "Alternative Design Review" as outlined in Article 5 of this Code. Streetscape plans will also be reviewed as part of the Conditional District Application for all projects proposed for the Heart of Fletcher Overlay (HOF-O)

3. Request for consideration of "fee-in-lieu-of" payment for sidewalk requirements shall be conducted in accordance with Section 12.5 (C.1-2) of this chapter.

2.8 MANUFACTURING DISTRICTS (M-1)

Purpose and Intent: This district is primarily for general industrial land uses and a broader variety of operations, including manufacturing, processing, and assembling of parts and products and distribution of products at wholesale or retail. The standards established for general industrial areas are designed to promote sound, permanent industrial development.

Additional requirements/guidelines for properties within the Heart of Fletcher Overlay (HOF-O) are outlined in Appendix 2 of this Code.

B. Dimensional Standards:

	M-1
1. Permitted Development Density	
Maximum Development Density (Units/Acre)	None
2. Development Standards	
Principal Structure Dimensional Standards	
Front/Rear Building Setback (Minimum)	10 ft
Building Side Setback (If Provided)	0 ft/5 ft
Development Setback from R-1, R-2, R-3 Districts and pre-existing residential uses	15 ft
Height in Stories (Maximum)	3
3. Parking	
Permitted Off-Street Parking Location	All Sides

2.9 FLOOD HAZARD OVERLAY DISTRICT (FH-O)

Purpose and Intent: This district is established to impose restrictions upon the use of lands which lie within the floodways of Cane Creek and other waterways which flow within the boundaries of Fletcher and the area of extraterritorial jurisdiction, thereby protecting persons, property, and the community from dangers arising from periodic flooding within these areas. The floodway district is established to insure that the floodway lands will carry the abnormal water flows in times of flood, by preventing the encroachment of incompatible land uses which would unduly increase floodwater height and property damage and by prohibiting filling of the floodway area.

Applicability: All development in the FH-O overlay shall comply with the requirements of Appendix 1 (Flood Damage Prevention Ordinance) of this Code.

2.10 HEART OF FLETCHER OVERLAY DISTRICT (HOF-O)

A. **Purpose and Intent:** The Town of Fletcher establishes the Heart of Fletcher Overlay (HOF-O) in an effort to encourage new development in the central area, or heart, of Fletcher. The guidelines of this Overlay are intended to prevent suburban-style development while still allowing for creativity and flexibility in creating urban, pedestrian-oriented design opportunities in and around the town's center.

B. **Applicability**: All development in the HOF-O overlay shall comply with the requirements of Appendix 2 (Heart of Fletcher Overlay Development Guidelines) of this Code.