Frequently Asked Questions

Do I need a permit to build a shed, workshop, or detached garage on my property?

Yes, prior to construction or placement of an accessory building, a zoning permit from the Town of Fletcher is required. Accessory structures are not permitted unless a principal building is located on the lot. Accessory and principal buildings may be constructed concurrently.
Accessory structures may be permitted in the side or rear yard. Minimum property line setbacks are based upon zoning, lot configuration and the square footage of the structure. A site plan/sketch showing the location of the proposed building will be required at the time of application.
Building permits and inspections shall be obtained at Henderson County Permit Center.

Are there restrictions on fences?

On residential property, fences and walls may be no greater than 4 feet in height in the front yard. Fences and walls behind the front building line, in the side or rear yard, may be a maximum of 10 feet in height. Fences are not permitted where the sight visibility triangle of any driveway or street intersection is obstructed.

Where can my new swimming pool be located? Will I have to put a fence around it?

All pools for single family homes, whether above ground or below ground, shall be built in the side or rear yard. Pools shall be setback a minimum of ten (10) feet from all side and rear property lines. The total pool area must be less than 45% of the rear yard area.
On lots greater than 2 acres, pools may be in the front, side or rear yard. A ten (10) feet setback from side, rear, and the front right-of-way is required. All swimming pools shall be enclosed by a privacy fence (with a self-latching gate) at a minimum height of four (4) feet and a maximum height of ten (10) feet.

I want to start a business in the Town Of Fletcher. There has been a business at this address before. Where do I begin?

The Fletcher Planning and Zoning Dept. will verify if the type of business you are planning is a permitted use in the specific zoning district of the property. Required parking areas must be provided on the same property as the business. [The provisions for off street parking requirements can be found in Article 9 of the Fletcher Land Development Code.]
A zoning permit for a **Tenant Replacement** must be obtained prior to moving into the building.
An application for a Town of Fletcher Business License shall be made prior to opening a business.

May I run a business out of my home in Fletcher?

Yes, so long as the Home Occupation is incidental to the primary use of the dwelling as a residence. The intention of an approved home occupation is for a quiet business, with no retail sales occurring from the home and there should seldom be clients visiting.
No more than 25% of the dwelling is to be used for the proposed business.
Approval and the necessary zoning permits are required to be obtained from the Town of Fletcher Planning and Zoning Dept.

Am I allowed to replace my business sign?

In some cases the sign was built prior to the current Land Development Code, and may not meet today's requirements. An existing sign can have a new "face" or panel replaced as long as the size (height and area) of the sign is not going to be increased. If a non-conforming sign is going to be removed, the new sign will have to be built in compliance with the current regulations of the Town of Fletcher.
The following is the link to the sign ordinance:
http://www.fletchernc.org/media/planzone/ldc/11%20Signs.pdf

Is a business owner in Fletcher allowed to have a sign board on their sidewalk?

Yes, one temporary sidewalk sign, per business, may be placed on the sidewalk, provided the sidewalk width is a minimum of five feet. The sign must be placed where it will not obstruct the use of the sidewalk for pedestrian traffic.
This type of sign may be displayed during hours of operation of the business.

As a property owner in Fletcher, what types of improvements require a Zoning Permit?

The construction of any new primary or accessory structure; an addition or alteration to an existing structure; the relocation of any structure; or changing the use of an existing structure will require site plan and zoning approval. The proposed improvements will have to meet the lot and use provisions of the Fletcher Land Development Code.
If you are not certain if you need a zoning permit, call the Planning and Zoning Dept. at (828) 687-3985.

Is the Zoning permit the same as a building permit?

No, the Town of Fletcher does not review construction plans; provide building inspections; or issue building permits. When property is located inside the town limits of Fletcher, a zoning permit from the Town must be approved. The Permit Center in Henderson County completes the review process, issues the building permit, and provides building inspections.
Follow this link to the Permit Center webpage:
http://www.hendersoncountync.org/permitcenter/index.html

Are manufactured homes permitted in Fletcher?

Yes, a MH may be permitted in an existing manufactured home park. It may also be permitted subject to additional standards for set up, on property with a zoning designation of **R-1A, R-2, and R-3.**
However, greater standards for the structural design of the manufactured home will apply, if it is placed on property that was subdivided after March 6, 2006.