2. Trash containers, mechanical equipment and outdoor storage shall be located only within the rear or side yards.

3. Mailboxes, newspaper boxes, walls, fences, birdhouses, flagpoles, and pump covers may be placed in any front, side or rear yard.

C. General Requirements

1. Accessory structures including detached garages shall only be permitted in the side and rear yard.

2. Non enclosed carports, gazebos, and pergolas shall be permitted in front, rear, or side yards, provided that they meet minimum setback requirements.

3. Accessory buildings shall be regulated in size based upon the area of the lot.

a. Lots<1 acre: 800 square foot maximum footprint.

b. Lots 1-3 acres: 1500 square foot maximum footprint.

c. Lots>3 acres: no maximum footprint.

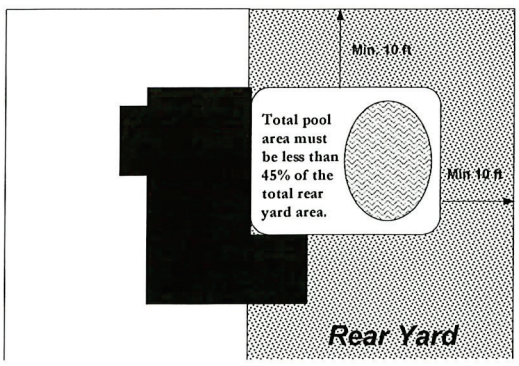
4. Accessory buildings in the C-1, CBD, NBD, and Heart of Fletcher Overlay Districts must be placed at the rear of the property and to the maximum extent possible, be kept out of view from the street. The structure may be in the side yard, but not in front of or closer to the road than the primary structure. On corner lots, the structure shall not be on the side that faces the second street frontage. If deemed visible from the street, then the structure must meet the façade requirements of Article 5 of this chapter. In no case shall an accessory structure be taller than the principal building. If an accessory structure is proposed that has bay doors/openings, then such doors/openings shall face the rear or side property line with the building facade facing the street frontage.

5. Cargo shipping containers and/or tractor trailers may NOT be utilized as permanent accessory buildings in the C-1, CBD, NBD, or C-2 zoning district, nor in the Heart of Fletcher Overlay District.

D. Pools (for Single Family Homes)

1. All pools for single family homes, whether above ground or below ground, shall be built in side or rear yards, except on lots greater than 2 acres, where this provision shall not apply. The definition of a pool shall include all structures, and walks or patio areas of cement, stone, or wood, at or above grade, built for, and used in conjunction with the pool.

2. Pools, as defined above, shall be setback a minimum of ten (10) feet from all side and rear property lines and from the



right-of-way where pools are allowed in the front yard. ~~Patio areas at grade have no setback requirements from rear and side lot lines.~~

3. 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.

5.8 Building Type: HOUSE (R-2, R-3, NBD, CBD~~, C-1, MHD~~)

A. Description: The House is the predominant building type in the Town of Fletcher. It is flexible in use (where permitted), accommodating single family uses, multi-family uses up to four units, home occupations, professional offices, and limited retail uses based on the District in which it is located. The Town of Fletcher encourages the application of the following design guidelines in the development of such uses in residential areas.



Single-Family Home with Alley

B. General Design Guidelines

1. Useable porches and stoops should be used as a primary architectural element of the building design and be located on the front and/or side of the home. Useable front porches are at least 8 feet deep and extend more than 50% of the facade.

2. Garages with front loading bays (if permitted) should be recessed from the front facade of the house and visually designed to form a secondary building volume. All garages with more than two bays should be turned such that the bays are not visible from the street. The width of an attached garage should not exceed 40% of the total building facade.

3. Garage doors are not encouraged on the front elevation of any detached house on a lot less than 60 feet wide.

4. To provide privacy, all front entrances should be raised from the finished grade (at the frontage line) a minimum of 1½ feet. (Exception: Single Family Homes on lots greater than 60 feet wide)



Single-Family Homes with Driveway



Duplex



Triplex

C. Materials

1. Residential building walls should be primarily clad in wood clapboard, cemetitious fiber board, wood shingle, wood drop siding, primed board, wood board and batten, brick, stone, stucco, vinyl, or synthetic materials similar and/or superior in appearance and durability.

2. Residential roofs should be clad in wood shingles, standing seam metal, terne, slate, dimensional asphalt shingles or synthetic materials similar and/or superior in appearance and durability.



Quadruplex

D. Other Design Considerations:

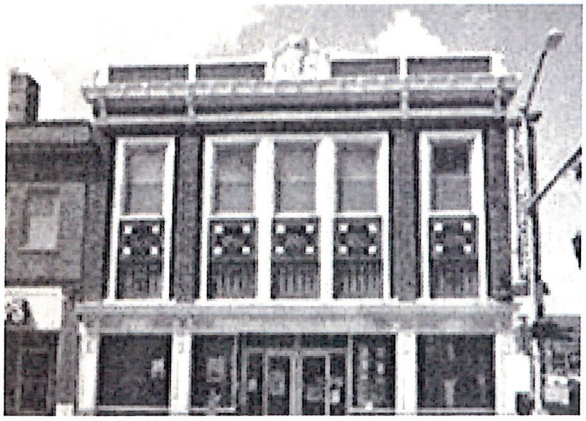
1. Pitched roofs with a minimum slope of 6/12 are encouraged for Primary roofs. Secondary roofs over sheds, dormers, porches, and other building elements are encouraged to be pitched roofs with a minimum slope of 3/12.

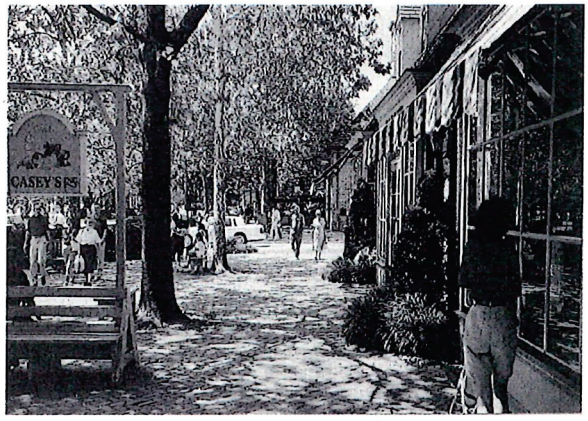
2. TOWN CENTER BUSINESS

Overview: The Town Center Business Precinct is primarily intended to create opportunity for the compact development of office, retail, and institutional ~~and residential~~ uses. The Town Center Business Precinct encourages design elements such as buildings pulled up to the street, covered arcades, awnings, storefront display windows, public/private outdoor spaces, wide sidewalks and building entrances facing the street.

Visual Character

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Recommended Uses: Retail, Commercial, Office/Professional, Institutional~~, Multi-family Residential~~

Dimensional Requirements:

Building Height	1-3 stories (15-45 ft height)
Density	n/a
Building Location	75 ft max setback; structure encouraged to abut setback line for 70% of lot width
Transparency	50% of ground floor street-facing facade
Parking	Parking encouraged to be in side and rear, with no more than 1 row of parking in front without Planning Board approval
Sidewalks	specified in Article 12 of Land Development Code
Transition Yard	specified in Article 8 of Land Development Code
Design Standards	specified in Article 5 of Land Development Code

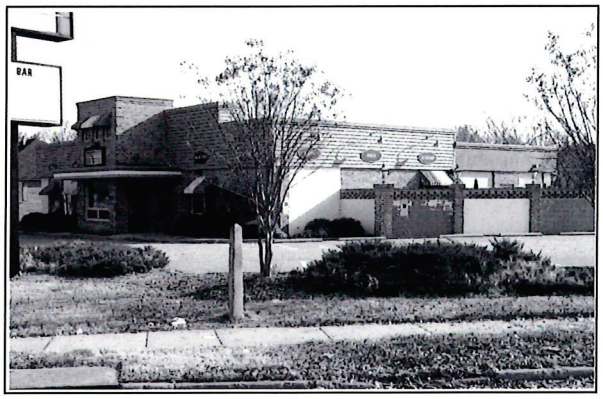
Note: (1) New manufactured homes are prohibited in all precincts of the Overlay; however, grandfathered replacements are permitted.
(2) Drive-thru facilities, whether attached or freestanding, shall be located at the rear of the structure, and shall not be visible from the front right-of-way

3. TOWN CENTER GATEWAY

Overview: The Town Center Gateway Precinct allows for a variety of commercial, ~~residential~~ and service-oriented uses along the north end of US 25. As the major corridor entrance into the town, US 25 should make a lasting first impression with a pleasing appearance. The Town Center Gateway Precinct encourages individual buildings to be multi-story with uses mixed vertically, such as street level commercial with upper level office ~~and residential~~. ~~In addition, higher residential densities are recommended.~~ Typical strip development patterns are discouraged in this precinct.

Visual Character:



Recommended Uses: Retail, Commercial, Office/Professional, ~~Multi-family Residential~~, Institutional

Dimensional Requirements:

Building Height	1-3 stories (15-45 ft)
Density	n/a
Building Location	75 ft maximum setback; structure encouraged to abut setback line for 50% of lot width
Transparency	40% of ground floor street-facing facade
Parking	surface parking in rear/side/front (5 ft minimum setback from street right-of-way); structured parking
Sidewalks	specified in Article 12 of Land Development Code
Transition Yard	specified in Article 8 of Land Development Code
Design Standards	specified in Article 5 of Land Development Code

Note: (1) New manufactured homes are prohibited in all precincts of the Overlay; however, grandfathered replacements are permitted.