

INTRODUCTION

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. The Fletcher Planning Board is granted special authority (as per Section 14.1 of the code) to review and approve all development applications within the HOF-O (excluding single family and duplex residential construction as permitted). The Planning Board may attach reasonable conditions and recommendations (as per Section 15.14 of this code) to assure that the proposed development meets the spirit and intent of the Heart of Fletcher Overlay.

The recommended standards will be applicable to the development situations listed below that are within the HOF-O boundaries shown on the attached map.

- New construction
- Additions, Reconstruction or Renovations of existing structures which is equal or greater than seventy-five percent (75%) of tax value of the existing structure. *(Expansions or enlargements of existing institutional and governmental uses shall be exempt from the maximum setback requirements from the Highway 25 corridor, but shall adhere to all other applicable development regulations unless otherwise specified)*

The Heart of Fletcher Overlay (HOF-O) is divided into six (6) precincts, including Town Center Core, Town Center Business, Town Center Gateway, Town Center Neighborhood Business, Town Center Housing – East, and Town Center Housing – West. Recommended uses, visual characteristics and dimensional requirements are prescribed for each precinct in the pages that follow.

As the precinct names suggest, each one describes its relationship to the town center. For example, the Town Center Core Precinct is intended to be the activity hub of the Town, where government facilities are centrally-located and where residents are encouraged to live, work and play. The Town Center Gateway Precinct provides the first impression of the Town to visitors and promotes a welcoming appearance.

The guidelines contained in the Heart of Fletcher Overlay (HOF-O) should be used as a reference tool to promote urban, pedestrian-friendly developments within the town's center. Developers shall comply with the following guidelines and will adhere to review procedures by the Administrator, the Planning Board and/or the Town Council as stipulated in Article 15 of this Code. A Conditional Zoning review shall be required where a developer proposes a use not permitted in the underlying zoning district.

1. TOWN CENTER CORE

Overview: The Town Center Core Precinct emphasizes Fletcher’s desire to have a vibrant, pedestrian-friendly downtown that unifies and connects surrounding neighborhoods. The look of this mixed-use area was described in the Fletcher Town Center Pattern Book and Design Guidelines (Summer 2000). This precinct combines retail, commercial, office/professional and residential land uses while creating a safe, energetic place for citizens to live, work, play, dine and socialize. The intent of the Town Center Core Precinct is to accommodate a cohesive pedestrian-oriented mix of multiple land uses that are compatible and well-integrated with the area’s physical, natural and historic context.

Visual Character:



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

Dimensional Requirements:

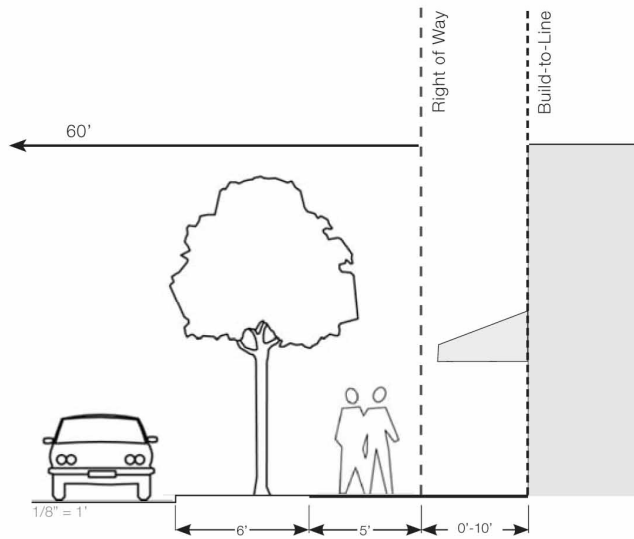
Building Height	2-4 stories (25-60 ft height); 2-story limit where town hall/mountain view would be obstructed
Density	n/a
Building Location	0-10 ft build-to line; structure shall abut BTL for 70% of lot width
Transparency	60% of ground floor street-facing facade
Parking	surface parking in rear/side (20 ft minimum setback from street right-of-way); structured parking
Sidewalks	specified in Article 12 of Land Development Code
Transition Yards	specified in Article 8 of Land Development Code
Design Standards	specified in Article 5 of Land Development Code

- Notes:*
- (1) New manufactured homes are prohibited in all precincts of the Overlay; however, grandfathered replacements are permitted.
 - (2) New residential development in this precinct is exempt from open space requirements.
 - (3) 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.

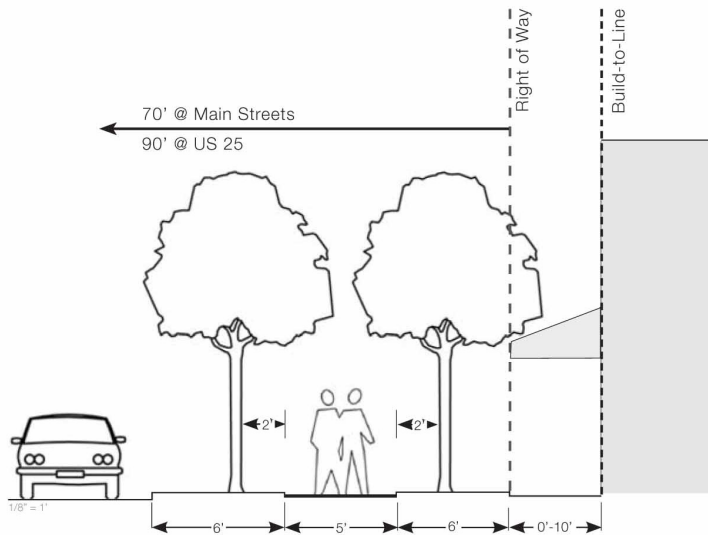
Curb to Right-of-Way

1

STREETSCAPE REQUIREMENTS FOR TOWN CENTER CORE



11' Typical @ Interior Streets



17' with Double Row of Trees Typical @ US 25 & Fanning Bridge

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 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



Recommended Uses: Retail, Commercial, Office/Professional, Institutional

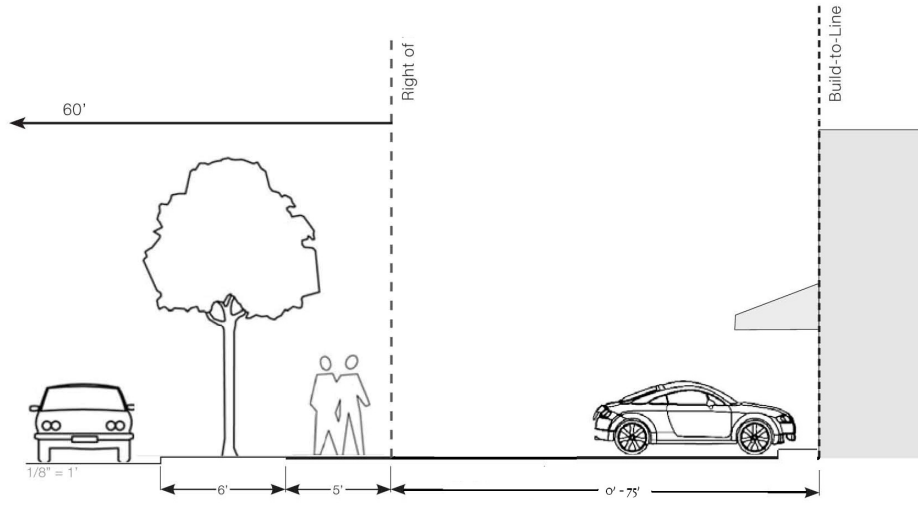
Dimensional Requirements:

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

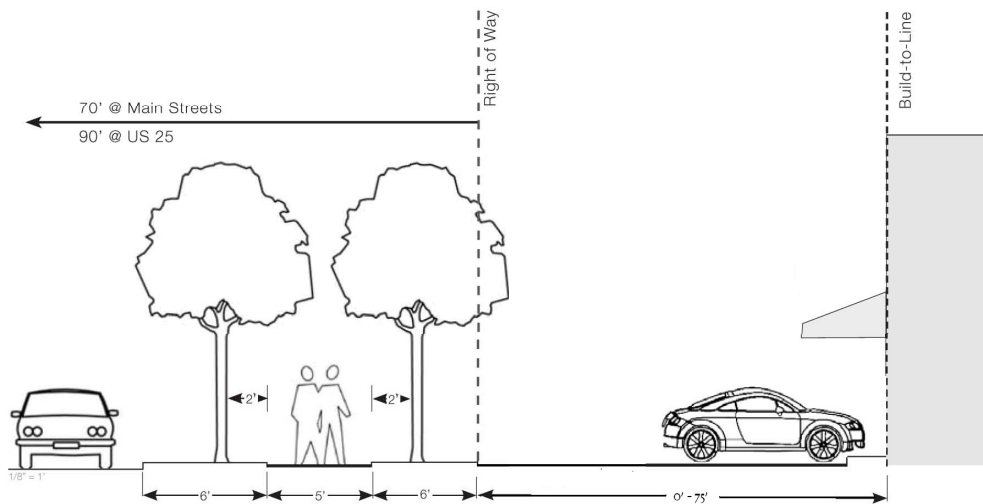
*Note: (1) New manufactured homes are prohibited in all precincts of the Overlay; however, grandfathered replacements are permitted.
 (2) Drive-thru facilities, whether attached or freestanding, shall be located at the rear of the structure, and shall not be visible from the front right-of-way*

Curb to Right-of-Way

2 STREETSCAPE GUIDELINES FOR TOWN CENTER BUSINESS



11' Typical @ Interior Streets



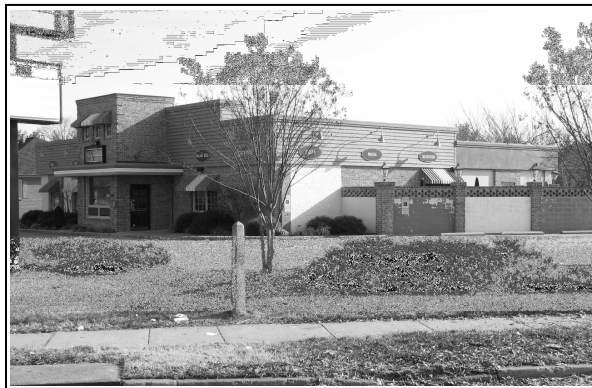
17' with Double Row of Trees Typical @ US 25, Fanning Bridge, Cane Creek, & Howard Gap

NOTE: Streetscape to be required along new streets and where no existing sidewalk is in place; and recommended where sidewalk exists.

3. TOWN CENTER GATEWAY

Overview: The Town Center Gateway Precinct allows for a variety of commercial, 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. Typical strip development patterns are discouraged in this precinct.

Visual Character:



Recommended Uses: Retail, Commercial, Office/Professional, Institutional

Dimensional Requirements:

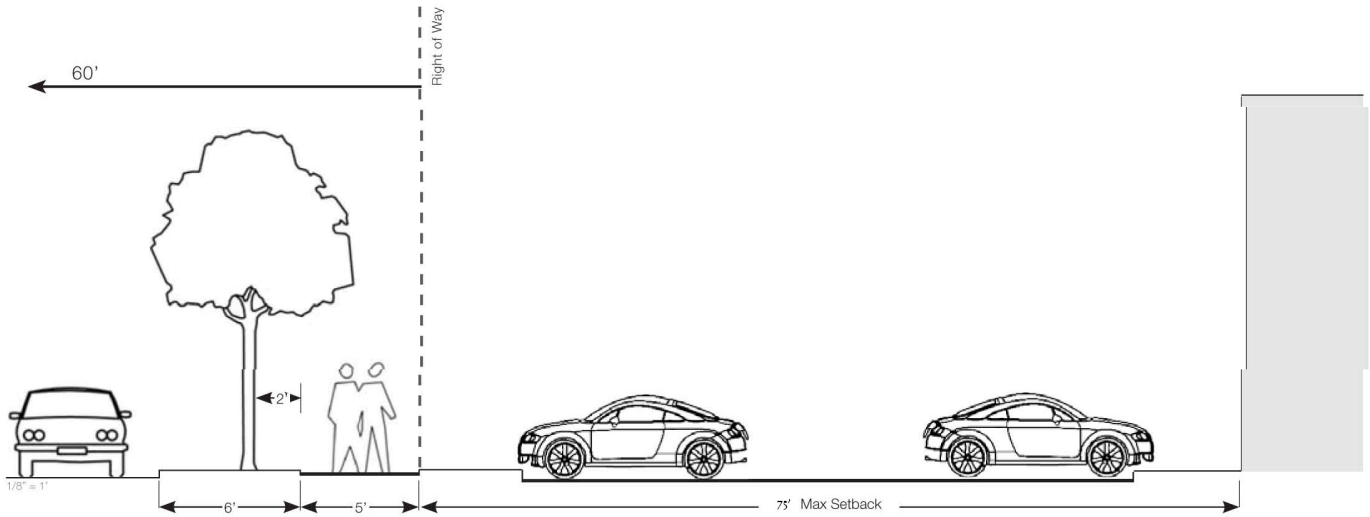
Building Height	1-3 stories (15-45 ft)
Density	n/a
Building Location	75 ft maximum setback; structure encouraged to abut setback line for 50% of lot width
Transparency	40% of ground floor street-facing facade
Parking	surface parking in rear/side/front (5 ft minimum setback from street right-of-way); 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.

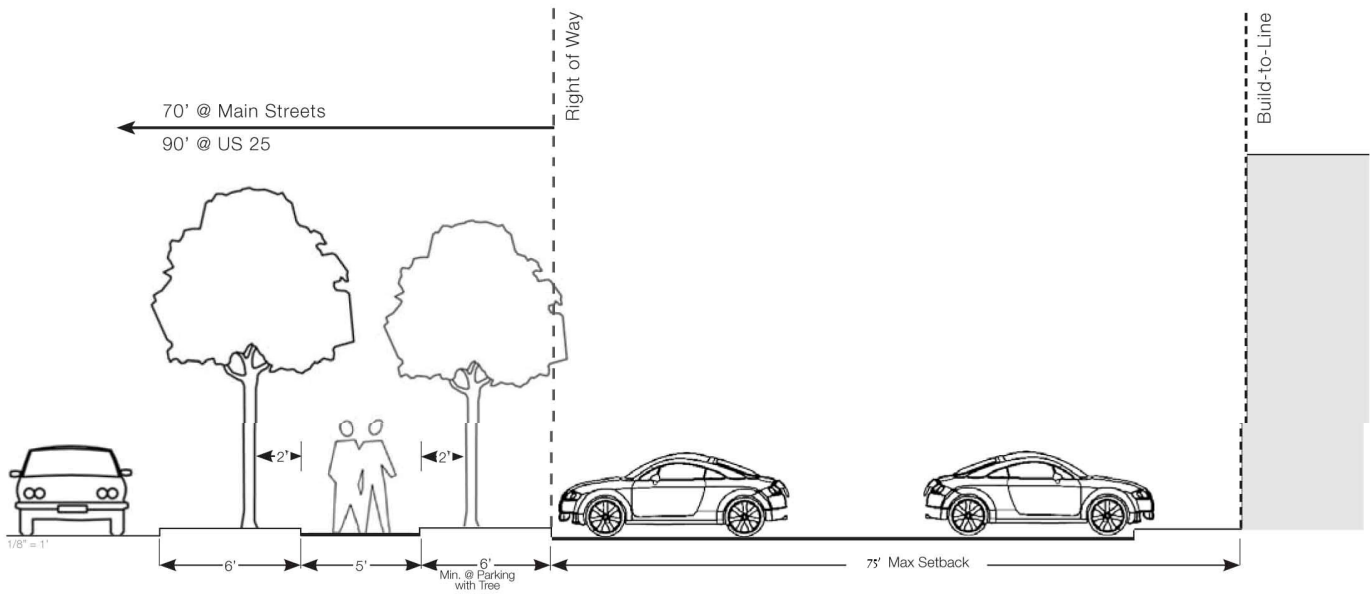
Curb to Right-of-Way

3

STREETSCAPE GUIDELINES FOR TOWN CENTER GATEWAY



11' with Single Row of Trees - No Build to Line - Typical @ Side Streets



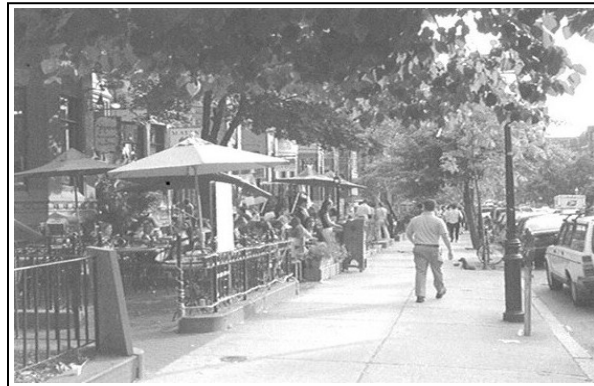
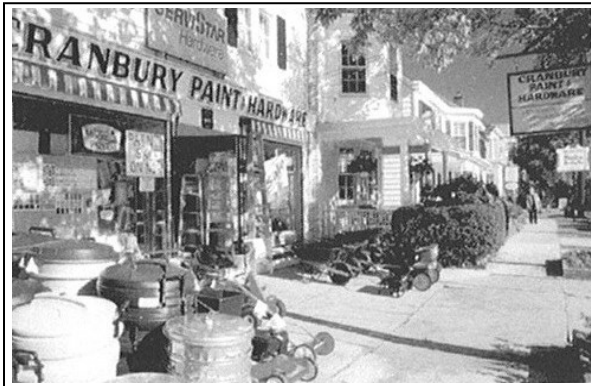
17' Typical @ Old Airport, US 25, St. John

NOTE: Streetscape to be required along new streets and where no existing sidewalk is in place; and recommended where sidewalk exists.

4. TOWN CENTER NEIGHBORHOOD BUSINESS

Overview: The Town Center Neighborhood Business Precinct is designed to accommodate a range of uses in pedestrian-scaled buildings in close proximity to Fletcher’s neighborhoods. This precinct is scaled to provide basic services within a 5-10 minute walk of neighborhoods. Individual buildings in this precinct 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 also encouraged. The Town Center Neighborhood Business Precinct encourages vitality of the public realm and promotes safe, efficient thoroughfare access for all forms of transportation.

Visual Character:



Recommended Uses: Multi-family Residential, Neighborhood-oriented Commercial

Dimensional Requirements:

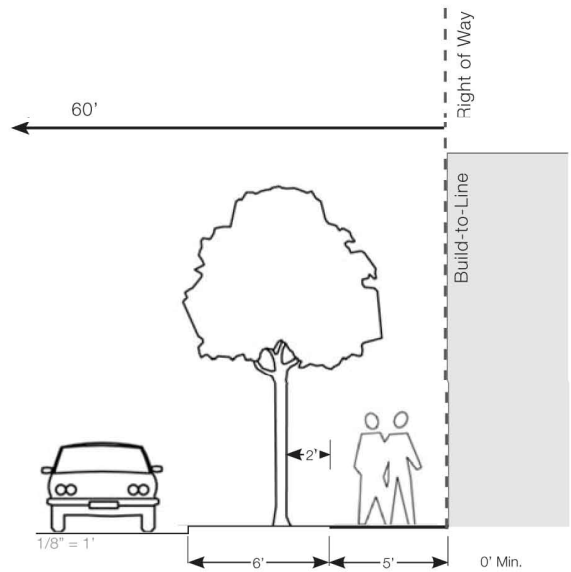
Building Height	1-3 stories (15-45 ft)
Density	8-16 units/acre
Building Location	0-60 ft build-to line; structure shall abut BTL for 50% of lot width
Transparency	40% of ground floor street-facing facade
Parking	surface parking in rear/side (5 ft minimum setback from street right-of-way); structured 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

Notes: (1) New manufactured homes are prohibited in all precincts of the Overlay; however, grandfathered replacements are permitted.
 (2) New residential development in this precinct is exempt from open space requirements.

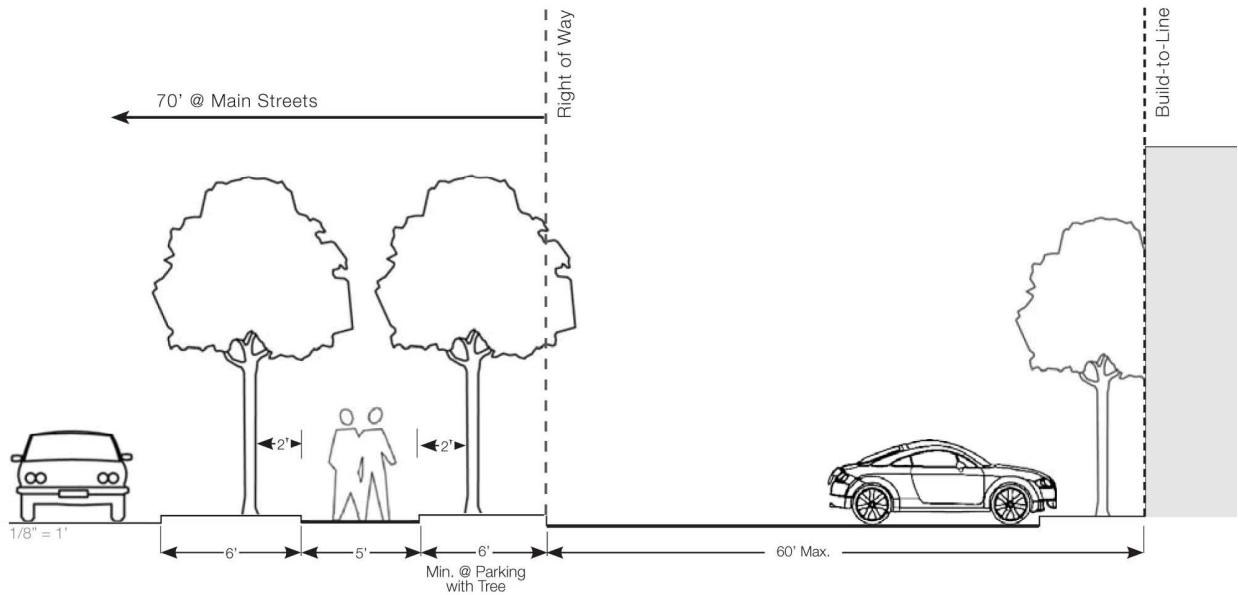
Curb to Right-of-Way

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STREETSCAPE GUIDELINES FOR TOWN CENTER NEIGHBORHOOD BUSINESS



11' Typical



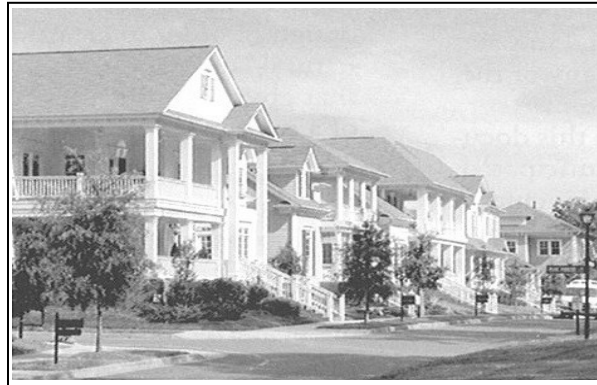
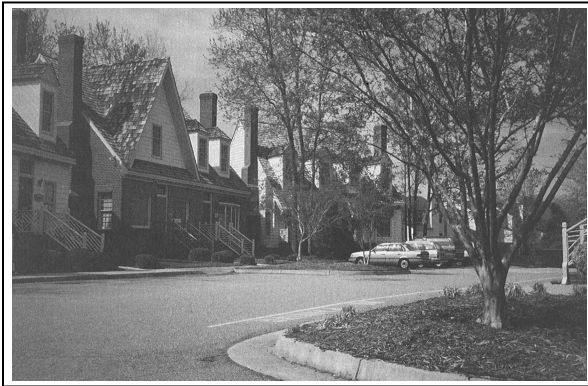
17' with Double Row Trees @ Cane Creek or if Building is Setback More than 10'

NOTE: Streetscape to be required along new streets and where no existing sidewalk is in place; and recommended where sidewalk exists

5. TOWN CENTER HOUSING – EAST

Overview: The Town Center Housing – East Precinct is intended to accommodate a mix of higher density townhomes, apartments, duplexes and live/work units on the east side of US 25 and within the pedestrian-friendly “Heart of Fletcher,” public facilities and other governmental support services are already in place and convenient. This housing mix is imperative to maintain the economic health and commercial vitality of the Town Center. Pedestrian-scaled streetscape/amenities and connectivity to the street and sidewalk networks of other precincts should be encouraged.

Visual Character:



Recommended Uses: Single-family Residential, Multi-family Residential

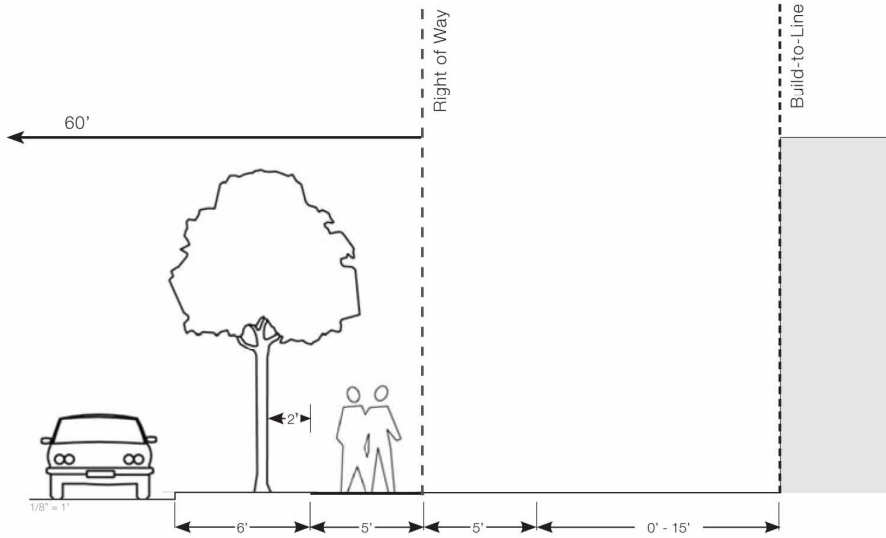
Dimensional Requirements:

Building Height	2-3 stories (25-45 ft)
Density	8-16 units/acre
Building Location	structure shall abut BTL/setback line for 40% of lot width
	Front 5-20 ft build-to line (SF); 20 ft minimum setback (MF)
	Side 10 ft minimum setback
	Rear 15 ft minimum setback
Transparency	30% of ground floor street-facing facade
Parking	specified in Article 9 of Land Development Code
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

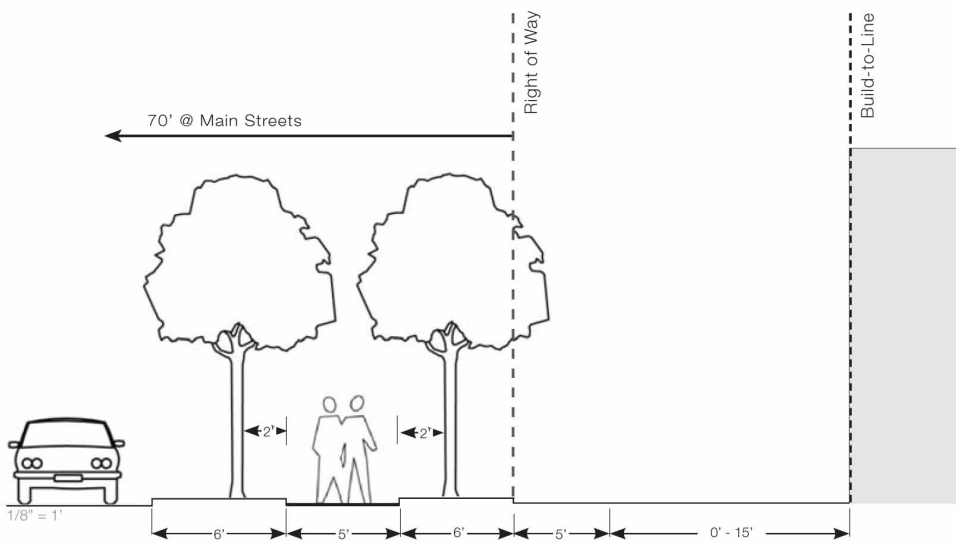
Note: (1) New manufactured homes are prohibited in all precincts of the Overlay; however, grandfathered replacements are permitted.

Curb to Right-of-Way

5 STREETScape REQUIREMENTS FOR TOWN CENTER HOUSING, EAST & WEST



11' Typical @ Side Streets



17' with Double Row Trees @ St. Johns, Cane Creek, Fanning Bridge, Old Airport

6. TOWN CENTER HOUSING – WEST

Overview: The Town Center Housing – West Precinct is intended to accommodate a mix of single-family homes and low to medium density townhomes, apartments, duplexes and live/work units on the west side of US 25 and within the pedestrian-friendly “Heart of Fletcher,” where public facilities and other governmental support services are already in place and convenient. Residential development similar to existing single-family homes in the area is compatible within this precinct. Pedestrian-scaled streetscape/amenities and connectivity should be encouraged.

Visual Character:



Recommended Uses: Single-family Residential, Multi-family Residential

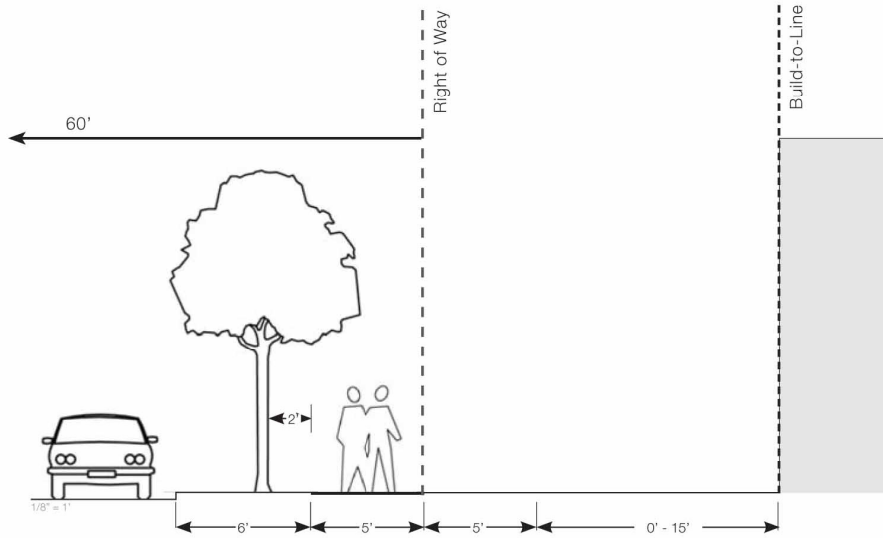
Dimensional Requirements:

Building Height	1-3 stories (15-45 ft)
Density	2-8 units/acre
Building Location	structure shall abut BTL/setback line for 40% of lot width
	Front 5-20 ft build-to line (SF); 20 ft minimum setback (MF)
	Side 10 ft minimum setback
	Rear 15 ft minimum setback
Transparency	30% of ground floor street-facing facade
Parking	specified in Article 9 of Land Development Code
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

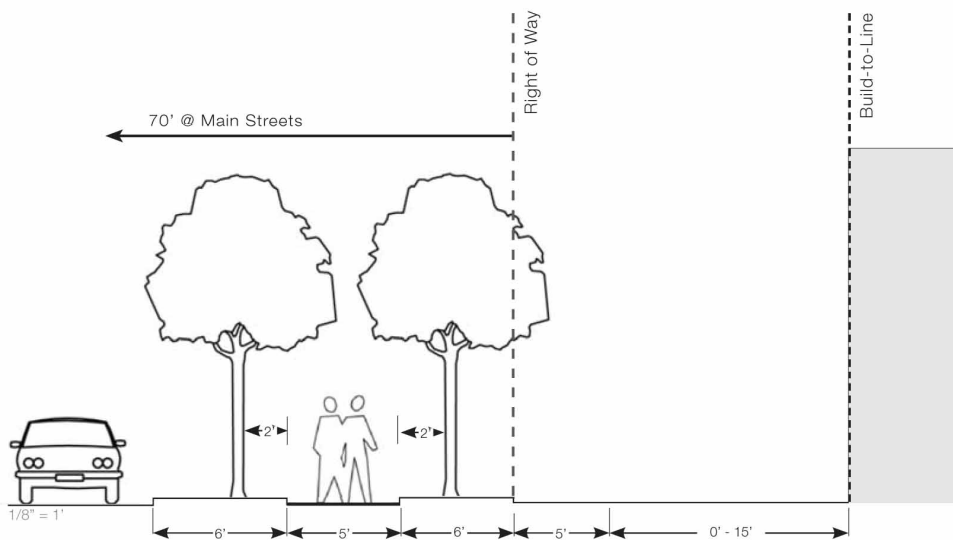
Note: (1) New manufactured homes are prohibited in all precincts of the Overlay; however, grandfathered replacements are permitted.

Curb to Right-of-Way

6 STREETScape REQUIREMENTS FOR TOWN CENTER HOUSING, EAST & WEST



11' Typical @ Side Streets



17' with Double Row Trees @ St. Johns, Cane Creek, Fanning Bridge, Old Airport