

Exhibit 1 - Development Standards of All Municipalities within Cumberland County

DEVELOPMENT STANDARD	FAYETTEVILLE	HOPE MILLS	SPRING LAKE	EASTOVER	STEDMAN	WADE	LINDEN	FALCON	GODWIN
Parks, Recreation & Open Space Areas (PROSA)	<p>Land area per residential unit*:</p> <ol style="list-style-type: none"> 1. 500 sq ft if outside SFHA; 2. 1000 sq ft if within SFHA; 3. 2000 sq ft if water body <p>*May pay fee in lieu</p> <p>Also see "Group Developments" below (Sec. 25-33)</p>	<p>Land area per residential unit*:</p> <ol style="list-style-type: none"> 1. 1/35 acre if outside SFHA; 2. W/in SFHA & slopes greater than 15%, 1/20 acre 3. Water bodies must be approved by the Town <p>*May pay fee in lieu</p> <p>Also see "Group Developments" below (Sec. 86-129)</p>	<p>Land area per residential unit*:</p> <p>500 sq ft unit; cannot include any land area subject to flooding or land area used to satisfy any other regulation</p> <p>*No fee in lieu</p> <p>Also see "Group Developments" below [§155.67(H)]</p>	Pending – currently same as County	<p>Land area per residential unit*:</p> <ol style="list-style-type: none"> 1. 500 sq ft if outside SFHA; 2. 1000 sq ft if within SFHA; 3. 2000 sq ft if water body <p>*May pay fee in lieu (Sec. 3.13.1)</p> <p>Also see "Group Developments" below</p>	<p>Land area per residential unit*:</p> <ol style="list-style-type: none"> 1. 500 sq ft if outside SFHA; 2. 1000 sq ft if within SFHA; 3. 2000 sq ft if water body <p>*May pay fee in lieu (Sec. 3.13.1)</p> <p>Also see "Group Developments" below</p>	Not applicable	<p>Land area per residential unit*:</p> <ol style="list-style-type: none"> 1. 500 sq ft if outside SFHA; 2. 1000 sq ft if within SFHA; 3. 2000 sq ft if water body <p>*May pay fee in lieu (Sec. 3.13.1)</p> <p>Also see "Group Developments" below</p>	<p>Land area per residential unit*:</p> <ol style="list-style-type: none"> 1. 500 sq ft if outside SFHA; 2. 1000 sq ft if within SFHA; 3. 2000 sq ft if water body <p>*May pay fee in lieu (Sec. 3.13.1)</p> <p>Also see "Group Developments" below</p>
All Streets (Public or Private)	<p>Town Engineer approval required</p> <p>Minor & residential streets: 50' min width</p> <p>Cul-de-sac: 800' max length; 40' min width; turnaround radius, 50'</p>	<p>Town standards & specifications (Sec. 86-122)</p> <p>Local streets, min width of 50'</p> <p>Cul-de-sac: 800' max length; 40' min width; turnaround radius, 50'</p>	<p>Town standards & specifications</p> <p>Local streets, min width of 50'</p> <p>Cul-de-sac: 800' max length; 40' min width; turnaround radius, 50'</p>	Pending – currently same as County	<p>Town Engineer approval required</p> <p>Minor T-fare (collector) min width: 60'</p> <p>Minor T-fare (residential) min width: 50'</p>	<p>NCDOT standards</p> <p>Minimum width: 50'</p> <p>Cul-de-sac: 800' max length; 40' min width; turnaround radius, 50' (Sec. 3.17)</p> <p>Block lengths, max of 1800'</p>	Not applicable	<p>NCDOT standards (Sec. 4.1)</p> <p>Minimum width: 50'</p> <p>Cul-de-sac: 800' max length; 40' min width; turnaround radius, 50' (Sec. 3.17)</p> <p>Block lengths, max of</p>	<p>NCDOT standards (Sec. 4.1)</p> <p>Minimum width: 50'</p> <p>Cul-de-sac: 800' max length; 40' min width; turnaround radius, 50' (Sec. 3.17)</p>

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All Streets (Public or Private), <i>continued</i>	Alleys: 20' min width Curb radii: NLT 15' Street surfacing required Block lengths, max of 1800' [Sec. 25-31(2)]	(Sec. 86-79) Block lengths, max of 1800' (Sec. 86-82)	Streets must be certified by Town as being acceptable for future maintenance (§155.50) Block lengths, max of 1800' (§155.51)		Cul-de-sac: 800' max length; 40' min width; turnaround radius, 50' Driveways comply w/ storm water requirements, pipe min inside diameter 15" w/ 1'cover (Sec. 3.17) Block lengths, 1800' (Sec. 3.18)	(Sec. 3.18)		1800' (Sec. 3.18)	Block lengths, max of 1800' (Sec. 3.18)
Public Streets	Must meet City Engineer's specifications for surfacing material, width, cross section and profile – concrete curb & gutters required [Sec. 25-61(2)]	Pavement widths: 40' minimum for collector and 30' minimum for minor streets (Sec. 86-122) Greater than 2 units per acre, concrete curb & gutter; equal to 2 units per acre, concrete or rolled asphalt curb &	Roadway base to Town required width, roadway surfacing not required but encouraged, if surfaced must be standards of the Town (§155.66)	Pending – currently same as County	NCDOT Subdivision Roads, Min Construction Standards compliance (Sec. 3.17) Surfacing required (Sec.4.1.c) Concrete curb & gutter, all	Approved by the Town Roadway surface2" of I-2 asphalt with a min. width of 20' Asphalt curbs and gutters (Sec. 4.1)	Not applicable	NCDOT standards, approved by the Town (Sec. 4.1)	NCDOT standards, approved by the Town (Sec. 4.1)

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Public Streets, <i>continued</i>		gutter; less than 2 units per acre, NCDOT standards [Sec 86-128(c)]			new streets – 2 ft rolled or valley types for residential streets and 2 ft, 6 in 90 degree vertical high back for non-residential [Sec. 4.1(e)]				
Private Streets	Paved, minimum 20' travel way; right-of-way width of travel way plus additional 8' on side; 25' turning radius; cul-de-sac or T-type ending; setbacks measured from r/w; mandatory owners' association, parking bays are permitted (Sec. 25-32)			Pending – currently same as County		Paved private allowed for residential developments only 60' minimum r/w w/ 20' pavement Asphalt curbs & gutters No property lines in r/w (Sec. 4.2)	Not applicable	NCDOT standards w/ asphalt curb & gutter Minimum width, 60' with a 20' travel way Owners' association mandatory No property lines in r/w (Sec. 4.2)	NCDOT standards w/ asphalt curb & gutter Minimum width, 60' with a 20' travel way Owners' association mandatory No property lines in r/w (Sec. 4.2)
Utilities	Same as County [Sec. 25-31(10)]	Same as County [Sec. 86-128(b)]		Pending – currently same as County	Same as County (Sec. 4.3i)	Same as County (Sec. 4.3.g)	Not applicable	Same as County (Sec. 4.3.g)	Same as County (Sec. 4.3.g)

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Utility Easements	20' (10' each side of rear lot line) in residential; and nonresidential if deemed necessary by City Engineer [Sec. 25-31(5)]	10' (5' each side of rear lot line or other location where necessary (Sec. 86-72)	10' (5' each side of rear lot line or other location where necessary (§155.45)	Pending – currently same as County	10' (5' each side of rear lot line or other location where necessary (Sec. 3.11)	10' (5' each side of rear lot line or other location where necessary (Sec. 3.11)	Not applicable	10' (5' each side of rear lot line or other location where necessary (Sec. 3.11)	10' (5' each side of rear lot line or other location where necessary (Sec. 3.11)
Water/Sewer Extension	Mandatory when existing w/in 2000' [Sec. 25-61(4)]	Mandatory when existing w/in 2,000' (Sec. 86-76)	Mandatory when existing w/in 200'	Pending – currently same as County; except if w/in ESD, any subdivision w/in 2,000' of existing line must extend and connect		Same as County (Sec. 4.3.d)	Not applicable	Same as County (Sec. 4.3.d)	Same as County (Sec. 4.3.d)
Fire Hydrants	Same as County	Same as County [Sec. 86-128(a)]		Pending – currently same as County ESD water cannot support hydrants for fire suppression	Same as County (Sec. 4.3.f)	Same as County (Sec.4.3.f)	Not applicable	Same as County (Sec.4.3.f)	Same as County (Sec.4.3.f)
Storm Drainage	Storm sewers installed in accordance w/ good engineering practices [Sec. 25-61(3)]	Installed in accordance w/ good engineering practices [Sec. 86-122(f)]	Installed in accordance w/ good engineering practices [§155.66(F)]	Pending – currently same as County	Installed in accordance w/ good engineering practices, standards of the Town or NCDOT, most stringent (Sec. 4.1f)	Installed in accordance w/ good engineering practices	Not applicable	Installed in accordance w/ good engineering practices	Installed in accordance w/ good engineering practices

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Sidewalks (complying w/ ADA standards)	One side of all streets w/in development; Along existing collector or arterial street adjacent to development [Sec. 25-61(5)]	Density equal to or greater than 2 units per acre, both sides of all streets – required only when curb & gutter type street cross-section exists. [Sec. 86-122(g)]	One side of street, location determined by Town Building Inspector [§155.67(F)]	Pending – currently same as County	4' wide along all streets whether proposed (new) or existing, except cul-de-sac serving 8 or less lots/units When adjacent to parking area, 6' wide (Sec. 4.3.g)	4' paved sidewalks on one side of all new streets adjacent to curb and gutter (Sec.4.1.h)	Not applicable; however, sidewalks cannot be located over Town-owned water lines & Town will not accept existing system with sidewalks over lines		
Group Development Provisions	Min. size of tract 40,000 sq ft; Setbacks: district in which located or contiguous, whichever is greater; 40' access point; 500 sq ft of recreation area per unit on site; Internal paved drives, min. width of 18', 12' paved travel way plus 2' horizontal	Min. size of tract 40,000 sq ft; Setbacks comply with zoning of site 40' access point 1/35 acre per unit on site recreation area, BOC can accept fee in lieu One access point for each 60 parking spaces Parking space size:	Min. size of tract 40,000 sq ft; Setbacks comply with zoning of site 40' access point 500 sq ft of recreation area per unit on site One access point for each 60 parking spaces Parking space	Pending – currently same as County	Same as County (Sec. 3.21)	Same as County (Sec. 3.21)	Not applicable	Same as County (Sec. 3.21)	Same as County (Sec. 3.21)

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Group Development Provisions, <i>continued</i>	clearance [Sec. 25-31(7)]	9'x20' Compact spaces allowed (Sec. 86-86)	size: 9'x20'						
ZLL Provisions	Similar to County but can only submit for buildable vacant lots or newly created lots [25-31(9)]	Same as County (Sec. 86-88)	Pending, same as County (Case No. P07-70)	Pending – currently same as County	Same as County (Sec. 3.24)	Same as County (Sec. 3.21.1)	Not applicable	Same as County (Sec. 3.21.1)	
MHP Provisions	Not applicable – MH's must be approved as an "Overlay" under Zoning Chpt	Yes, same as County except plan must also be approved by Fire Department (Sec. 86-89)	Min of one acre and min of 8 MHs Min 3,000 sq ft MH space for each unit Drives: min of 30' wide w/ paving min 20' Min 60' frontage w/ direct acces on public street Min 140 sq ft concrete or hard surface patio with min 30" wide concrete or hard surface walkway (Chpt 153)	Pending – currently same as County		Same as County (Sec. 3.23)	Not applicable	Same as County (Sec. 3.23)	Same as County (Sec. 3.23)

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Guarantee of Improvement	Improvements in or bond posted [Sec. 25-61(6)]	Improvements in, bond, certified check, or letter of credit (Sec. 86-36)	Same as County (§155.23)	Pending – currently same as County	Same as County (Sec. 2.6)	Same as County (Sec. 2.6)	Not applicable	Same as County (Sec. 2.6)	Same as County (Sec. 2.6)
Lot Frontage	20' minimum [Sec. 25-31(4) conform to Zoning Chapter, Sec. 30-75]	35' minimum [Sec. 86-83(3)]	35' minimum [§155.52(C)]	Pending – currently same as County	20' minimum (Sec. 3.20.c)	20' minimum (Sec. 3.20)	Not applicable	20' minimum (Sec. 3.20)	20' minimum (Sec. 3.20)
Development Access Points		Two separate access points (Sec. 86-63)		Pending – currently same as County			Not applicable		
School, Parks Public Access		NLT 10' walkways dedicated (Sec. 86-74)	NLT 10' walkways dedicated (§155.47)	Pending – currently same as County	NLT 10' walkways dedicated (Sec. 3.13)	NLT 10' walkways dedicated (Sec. 3.13)	Not applicable	NLT 10' walkways dedicated (Sec. 3.13)	NLT 10' walkways dedicated (Sec. 3.13)
Subdivision Definition	Similar as County except: 5 acre tracts (as opposed to 10 acres) where no right of way dedication (Sec. 25-1)	Same as County (Sec. 86-1)	Similar as County except: 5 acre tracts (as opposed to 10 acres) where no right of way dedication (§155.06)	Pending – currently same as County	Same as County (Sec. 1.8)	Same as County (Sec. 1.8)	Not applicable	Same as County (Sec. 1.8)	Same as County (Sec. 1.8)
Streetscape Landscaping – subdivisions/group developments		When off-street parking required, street yard along the width of public right-of-way – widths vary dependant upon zoning district, typically 6': 1 lg	Streetscape landscaping required when development along "Entrance Corridor" – 6' planting strip adjacent to right-of-way: 1 lg tree		Street trees: 1 tree per 50 linear ft of street frontage and no more than 50' separation Located				

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Streetscape Landscaping – subdivisions/group developments, <i>continued</i>		tree or 3 sm trees every 50' and 6 shrubs every 50'; can be combination of both. Parking areas, 1 tree & 6 shrubs every 15 spaces (Art. XIV)	every 50' or 2 sm trees every 50'. Parking lots w/12 or greater spaces: 1 lg or 2 sm trees each 12 spaces (§156.088)		between back of curb and sidewalk (Sec. 4.3.h)				
Greenway Standards					Compliance w/ <i>Greenway Plan</i> (Sec. 3.13.2)				
Tree Preservation		Permit required prior to removal of any trees (Sec. 102-428)	Encouraged and can be credited toward landscaping provisions (§156.088.8)						
Exceptions w/in MIA	<p><i>*Pending*</i></p> <p>Per Sewer Service Area (SSA), addressed in the interlocal agreement</p> <p>1. Public streets: When NCDOT standards more stringent than Fayetteville's, NCDOT standards apply</p>		<p>Sewer extension and/or connection:</p> <p>Per interlocal agreement</p>	<p>Sewer extension and/or connection:</p> <p>Per interlocal agreement</p>	<p>Concrete curb & gutter not required when 3 or less lots out of same parent and where new street not being constructed or existing street w/o concrete curb & gutter being extended</p>	<p>Sewer extension and/or connection:</p> <p>Per interlocal agreement</p>		<p>Sewer extension and/or connection:</p> <p>Per interlocal agreement</p>	<p>Sewer extension and/or connection:</p> <p>Per interlocal agreement</p>

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Exceptions w/in MIA, <i>continued</i>	<p>2. Water/Sewer extension and/or connection:</p> <p>Per interlocal agreement – within SSA, sewer service required when density greater than 2.2 units per acre, not applicable, see agreement for qualification to this standard; no sewer required outside SSA</p> <p>3. Sidewalks:</p> <p>One side of collector streets (serves/intended to serve at least 100 dwelling units) and both sides of all thoroughfares</p>				<p>Greenway standards not applicable where residential does not abut designated Greenway Corridor and where 3 or less contiguous lots from the same parent</p> <p>Sidewalks not required if 3 or less lots from the same parent abutting street w/o existing sidewalks and a new street not being constructed (Sec. 3.1.1)</p>				

Disclaimer: The material contained within this document, Exhibit 1, *Development Standards of All Municipalities within Cumberland County*, is provided for general reference and informational purposes only and is not to be construed or used in place of the officially adopted development standards for any municipality, nor does it replace any officially adopted development standard of any municipality. While the information contained herein is believed to be accurate, the County of Cumberland does not assume responsibility for the information contained herein and the users of this exhibit should contact the County Planning & Inspections Department to verify the contents prior to relying on this information.