



Requirements and Specifications

**Article
XXIII**

Fort Mill Unified Development Ordinance

Section 23.1 Design Requirements

A. Minimum Requirements.

1. Requirements. The following design standards shall be considered minimum requirements; however, higher standards are to be encouraged in subdivision design.
2. Purpose. Subdivision design should carry out the purpose of the general plan and this article but not be limited to the minimum requirements.

B. Streets. The following design standards are for streets:

1. Thoroughfare Plans.
 - a. Arterial and collector streets shall be in conformance with the thoroughfare plan of the planning area.
 - b. Where any portion of a subdivision lies within the proposed right-of-way of any major arterial or collector street shown on an officially adopted thoroughfare plan, the street shall be dedicated in the location and width required.
2. Public Streets. All streets shall be public streets and shall be opened to the exterior property lines of the subdivision, unless permanently terminated by a vehicular turnaround or an intersection with another street.
3. Connectivity and Continuation of Adjoining Streets.
 - a. Roadways proposed within a new development shall be interconnected and shall connect with adjacent, external streets, to provide multiple routes for pedestrian and vehicle trips from, to, and within the development.
 - b. Where a street connection is not practical, a non-motorized connection should be provided or planned at regular intervals.
 - c. Proposed streets shall be coordinated with the street system in the surrounding area and, where possible, provide for the continuation of principal streets.
4. Reserve Strips. Reserve strips controlling access to streets shall be prohibited except where their control is placed with the town under conditions approved by the planning commission or if maintained as dedicated common area within the development.
5. Minor Streets. Minor streets shall be laid out so that their use by through traffic will be discouraged. Where possible, T intersections should be used to discourage traffic and ensure safety.
6. Frontage Roads. Where a subdivision abuts or contains an existing or proposed arterial street, the planning commission may require frontage roads, reverse frontage with screen planting contained in a non-access reservation along the rear property line, deep lots, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic.
7. Intersections. Alley intersections and sharp changes in alignment should be avoided, but where necessary, the curve radius shall permit safe vehicular movement.
8. Dead Ends and Cul-De-Sacs. Dead-end streets and cul-de-sacs shall not be included in plans unless the planning commission approves a modification to accommodate a site-specific environmental or existing physical feature and/or no other alternative block structure is practicable. Cul-de-sacs shall only be permitted where all other street design alternatives, such as loop street or close street designs, are not feasible.
 - a. Cul-de-sacs shall include pedestrian connections to abutting streets wherever practicable.
 - b. The length of a dead-end roadway shall not exceed 150 feet as measured from the face of curb or edge of pavement when no curb is present without the provision of a turnaround unless otherwise warranted for emergency access.

- c. The length of a roadway ending in a cul-de-sac shall not exceed 750 feet, as measured from the center of the closest intersection to the center of the cul-de-sac bulb or other approved turnaround.

C. Easements. The follow standards apply to easements:

1. Utility. Where alleys are not provided, easements not less than ten-feet wide, centered on lot lines for both underground and aboveground facilities, for use by both public and private utilities shall be provided along each rear lot line. A five-foot easement along side lot lines of individual lots may be required where necessary, for use by public and private utilities. Easements shall be provided on developers property and not adjacent property owned by persons or groups other than the developer.
2. Walkways. Pedestrian easements or walkways shall be provided through the interior of blocks in blocks greater than 2,000 feet in length, where such easements are needed. Pedestrian easements shall be at least ten-feet wide and shall be laid out alongside of rear property lines.
3. Drainage. Where a subdivision is traversed by a watercourse, drainage channel or stream, there shall be provided a right-of-way for drainage and public utility purposes, conforming substantially with the lines of such watercourse, and such further width or construction, or both, as will be adequate to carry stormwater through and from the area for the purpose of protecting the area from flooding or overflow. Parallel streets may be required in connection with drainage easements.
4. Maintenance. The town will maintain only those easements, rights-of-way and public sites which it accepts for maintenance.

D. Blocks.

1. General Design. The lengths, widths and shapes of blocks shall be determined with due regard for the following:
 - a. Building Sites. Provision of adequate building sites suitable to the special needs of the type of use contemplated.
 - b. Zoning. Zoning requirements as to sizes and dimensions.
 - c. Topography. Limitations and opportunities of topography.
2. Length. Blocks for residential use shall not be longer than 1,200 feet, and shall not be less than 500 feet in length, measured along the centerline of the block, unless due to unusual circumstances, longer blocks are approved by the planning commission.
3. Mid-Block Crossing. The planning commission require pedestrian crosswalks in conjunction with traffic calming measures near the center of blocks longer than 1,200 feet, or in any case to facilitate pedestrian circulation to a school, park, recreation area, shopping center or other significant site.
4. Width. Blocks used for residential purposes should be of sufficient width to allow for two tiers of lots of appropriate depth. Blocks intended for business and industrial use should be of a width suitable for the intended use, with due allowance for off-street parking and loading facilities.

E. Lots.

1. General Design. Lot size, width, depth, shape and orientation shall be appropriate for the location of the subdivision and for the type of development and use contemplated. All lots shall conform to zoning requirements and the following requirements.
2. Buildable Lots. Each proposed lot shall be determined by the review authority to be “buildable” if it contains at least one building site that can accommodate a structure in compliance with all applicable provisions of this ordinance.
3. Access. Every lot shall have access to a public or private roadway. Subdivision design shall provide for safe and ready access for fire and other emergency equipment and for routes of escape to safely and efficiently handle evacuations.

4. **Lot Configuration.** The layout of proposed lots and roadways shall be designed to use land efficiently and minimize site disturbance in terms of cuts and fills and the removal of vegetation.
 5. **Width.** Residential lots shall be not less than 60 feet in width at the front setback, except that a corner lot shall have additional width to accommodate the side yard setback requirements.
 6. **Side Lot Lines.** Side lot lines should be approximately at right angles to street lines or radial on curved streets, except where, due to topographic conditions, the planning commission approves some other arrangements.
 7. **Lot Area.** No lot shall be created which has an area less than that specified for the zoning district in which the lot is located.
 8. **Commercial and Industrial Lots.** Commercial and industrial sites and lots shall be of appropriate size and arrangement to provide for adequate building area, open space, and off-street parking and loading facilities necessary for the intended use and according to the minimum requirements of this ordinance.
 9. **Double Frontage.** Double frontage and reserve frontage lots should be avoided except where they are needed to provide for the separation of development from traffic arteries or to overcome specific disadvantages of topography and orientation. Any alley opposite of a street fronting lot line does not constitute a parallel street and through lot.
- F. **Setbacks.** In residential subdivisions the minimum setback from the street right-of-way line or property line, whichever is applicable, shall be 35 feet or as designated in the zoning ordinance.
- G. **Public Site and Open Spaces.** Where a proposed park, playground, school or other public use shown in the general plan is located in whole or in part in a subdivision, the planning commission may require the reservation of such area for a period not exceeding 90 days from the date of approval of the preliminary plat, to give the public body concerned opportunity to acquire such site.
- H. **Area Subject to Flooding.** A plat of a proposed subdivision submitted to the planning commission for approval which contains lands subject to flooding shall have such areas delineated as being subject to flooding. A lot having more than one-quarter of its area subject to flooding shall not be approved.

Section 23.2 Required Improvements

- A. **Plat Approval Conditional on Installation.** Final plat approval shall not be given until the subdivider has installed the required improvements or has guaranteed to the satisfaction of the town that such improvements will be installed. One set of as-built plans and specifications, certified by a registered engineer shall be filed with the town prior to acceptance by the governing body of any improvements installed by the subdivider. The following improvements are required: survey reference markers, grading and street improvements, water system, sanitary sewer system, storm sewers and drainage, and street signs.
- B. **Survey Reference Markers.**
1. **Monuments.** At least one corner of each subdivision shall be designated by course and distance (tie) from a readily discernible reference marker. Monuments shall be placed at all control corners and at all other locations where needed; no point within any subdivision shall be more than 500 feet from a monument. Such monuments shall be made of concrete or stone, shall be at least 36 inches long, shall be at least four inches in diameter or square, shall be sunk vertically in the ground until the top is approximately four inches above the finished grade, and shall have a metal plate in the top to indicate the purpose of the monument and the survey point.
 2. **Markers.** Iron markers shall be set at all lot and property corners and at all other survey points not marked by monuments. Such markers shall be set at points of curve, points of tangency, reference points, points of intersection, etc. Survey markers shall be at least 20 inches long, shall be at least three-fourths inches in diameter, and shall be sunk vertically into the ground until the top is approximately four inches above the finished grade, except in sidewalks, streets, and other similar surfaces where the markers shall be flush with such surface.

C. **Surety Bond.**

1. In lieu of completion of the improvements required in this article, streets, sidewalks (when required), water system, sanitary sewerage system, storm sewers and drainage and street signs, the planning commission shall require the subdivider to file a surety bond, certified check, or other instrument readily convertible to cash to ensure the actual construction of such improvements according to the plans and specifications filed with the commission.
2. The surety must be in an amount equal to at least 125 percent of the cost of the improvement. The surety must be in favor of the local government to ensure that, in the event of default by the developer, funds will be used to install the required improvements at the expense of the developer.

D. **Oversized Improvements Cost Sharing.** Whenever a subdivision contains streets, water mains, or sewer mains that are larger than those required to serve the future occupants of the subdivision, the subdivider shall be required to pay only the portion of the cost of the improvement required to serve only the subdivision, as determined by the planning commission. The balance of the cost will be borne by the unit of government which is responsible for constructing the facility.

E. **Grading.**

1. All subdivision grading shall be done in such a manner as to preserve natural vegetation and topographic features. Wholesale removal of topsoil from subdivision areas, other than those to be paved, shall not be permitted. Where extensive grading is required, the topsoil shall be removed and piled near the site until rough grading is completed, after which the topsoil shall be spread over the portions of the site which are not to be paved. When grading is completed, the topography will generally agree with the contour changes shown and approved on the preliminary plat. Seeding, strawing, staking, and/or other means necessary to prevent erosion shall be completed.
2. All contractors, homeowners or agents desiring to clear at least 15 percent or more of any lot will be required to obtain a grading permit and to maintain necessary erosion controls to prevent additional water from flowing into the streets or adjacent property. Erosion control measures will include, but not be limited to, the installation of sediment basins, traps and fences, installation of construction entrances as specified by the town; installation of driveway culverts; and the construction of perimeter erosion controls in all areas of land disturbing activities.

F. **Streets.** The subdivider of any subdivision designed to be used for residential, commercial, industrial, or other purposes shall lay out, grade, install necessary drainage facilities, pave, and otherwise improve all streets that are designated on the approved plat or that directly serve the subdivision, in accordance with the specifications of the town, county or state highway department specifications, according to the current manual.

G. **Sidewalks.** The planning commission shall require the subdivider to construct sidewalks within the right-of-way of public streets to connect with existing or proposed sidewalks and in other areas where sidewalks are needed for pedestrian circulation. Sidewalks shall be constructed in accordance with town specifications and standards. Adequate easement shall be set aside to allow for sidewalks on all collector streets and any other streets the planning and zoning commission determines will have a future need for such.

H. **Water System.** Every lot in every subdivision shall be served by the municipal water unless service by another water supplier is required by superseding federal law or agreed to by the town pursuant to state law. Whenever a water main is reasonably accessible, as determined by the planning commission, the subdivider shall install water lines that are sufficient to take care of the demand of the subdivision when it is completely developed. Water lines shall be installed in accordance with town and state department of and environmental control specifications and standards, and shall be of sufficient size to supply water for fire protection. The subdivider shall install fire hydrants so that when fully developed no house will be more than 1,000 feet from a hydrant.

- I. **Sanitary Sewerage System.** Every lot in every subdivision shall be served by the municipal sewer system. The sanitary sewers installed shall be large enough to provide adequate service to every house in the subdivision when it is completely developed. Sanitary sewers shall be installed in accordance with town and state department of health and environmental control specifications and standards.
- J. **Storm Sewers and Drainage.**
1. A storm drainage system designed to protect proposed development from flooding shall be provided in every subdivision. The system shall be adequate to carry through and from the area all stormwater in its drainage area and shall be installed to town specifications.
 2. Where a public storm sewer is reasonably accessible as determined by the planning commission, the subdivider shall connect with such drainage system. The developer shall do all grading and provide all necessary drainage structures to carry the water and to conform with the town standards and specifications.
- K. **Street Lighting.** Before the planning commission shall give final approval to a subdivision plat, the subdivider shall submit a street lighting plan developed in conjunction with the electrical utility serving the area. The plan shall be reviewed by the government's street light committee before approval.
- L. **Street Signs.** The subdivider shall place street name signs which meet town specifications at all street intersections.
- M. **Electrical and Telephone Service.** Electrical and telephone wires shall be placed in rear easements or underground.