

## ARTICLE IV. GENERAL REQUIREMENTS.

Section 40.00 USES. In each use district no use other than the types specified as "Permitted" or "Permitted Subject to Performance Standards" shall be allowed. Uses specified as "Permitted" shall be permitted as of right. Uses specified as "Permitted Subject to Performance Standards" shall be permitted in accordance with all conditions specified for the use in the applicable base zoning district as described in Article VIII. Uses specified as "Special Exception Uses" shall be subject to review by the BZA subject to the provisions of Article XIII. Conditional Uses shall be subject to review by the Town Council subject to the provisions of Article XII.

Section 41.00 LOTS AND YARDS. In each use district each structure hereafter erected or altered shall be provided with the yards specified, and shall be on a lot of a size at least the area and width specified in the "Lot Area and Dimensional Requirements" for each base zoning district and overlay zoning district as applicable. No lot or yard required for a building or structure shall during its life be occupied by or counted as all or part of a lot or yard for another building or structure. No portion of a required front yard shall be occupied by off-street parking except as otherwise provided for in this ordinance.

Section 41.01. REDUCTIONS IN LOT AREA. No lot shall be reduced in area so that yards and other open space total less than the minimum area required under this ordinance. Any two (2) adjacent undersized lots under common ownership as of the effective date of this Ordinance shall be considered as one (1) lot for the purposes of establishing compliance with the requirements of this Ordinance.

Section 41.02. FRONTAGE REQUIREMENT AND ACCESS. All lots shall front on a public street. Every building hereafter erected or moved shall be on a lot which is adjacent to a public street, or on a lot which has access to a public street by an improved private street which has a cartway width of at least twenty-four (24) feet; or said building shall be located within one hundred (100) feet of a public street. All buildings shall be located so as to provide safe and convenient access for servicing, fire protection and required off-street parking.

Section 41.03. PROJECTIONS INTO REQUIRED YARDS. Projections into required yards may be allowed as follows:

- A. Architectural features, chimneys, eaves, and similar features may project up to two feet into any required yard, but no closer than three feet to any lot line.
- B. Terraces, steps, uncovered porches, and similar features less than three feet above the ground may project into the required yard, but no closer than three feet to any lot line except as otherwise permitted within this ordinance.
- C. Within residential districts only, satellite dish antennas and other ground mounted antennas may be located within the required rear yard only, but no closer than ten feet from any lot line, measured from the closest edge of the structure, and subject to all height limitations of this ordinance.

Section 41.04. CORNER VISIBILITY. No fence, wall, shrubbery, sign, marquee, or other obstruction to vision between 3½ and 10 feet above street level shall be permitted within 15 feet of the intersection of the right-of-way lines of two streets or railroads or of a street and a railroad or as otherwise required by this ordinance.

Section 41.05. FLAG LOTS. Flag lots may be permitted in residential districts as a special exception, when in compliance with the following requirements.

- A. Flag lots shall only be permitted on tracts of land which are excessively deep and narrow. A sketch plan of the proposed lot configuration shall be submitted to the Planning

Commission for review and comment.

- B. Flag lots shall have access to a public street or to an approved private street.
- C. The access strip to each lot shall have a minimum width of at least twenty-four (24) feet.
- D. Flag lots shall conform to the required minimum lot size and setback requirements for the pertinent zoning district. Front yard setbacks shall be measured from the front part of the flag portion of the lot.

#### Section 41.06. FRONT AND SIDE YARD SETBACK MODIFICATIONS.

- 41.06.01. FRONT YARD MODIFICATIONS. A building may be permitted closer to the street than otherwise required by this ordinance when there is an adjacent existing building on the same side of the street which is closer to the street than the required setback and is within one hundred (100) feet of the building to be erected. If the building to be erected is within one hundred (100) feet from only one such existing adjacent building, the building setback from the street shall not be less than the average of the setback of the existing building and the minimum setback requirement, provided however, this formula shall not require the placing of a building more than ten (10) feet back of the front main wall of the existing adjacent buildings. If the building to be erected is between two such existing buildings within one hundred (100) feet of the building to be erected, the minimum setback shall not be less than the average setback of the two adjacent existing buildings.
- 41.06.02. SIDE YARD MODIFICATIONS. In the TC, HC, NC, EC-I, and EC-O Districts, buildings, designed with approved party walls or approved side walls designed to provide adequate fire-separation from adjacent structures, shall have no required side yard setback on each side where said party wall or fire-separation wall is provided. After construction, no such wall shall be altered so as to reduce the fire-separation rating of such wall.

Section 42.00 HEIGHT. All buildings and structures shall be required to conform to the maximum height regulations specified within the pertinent zoning district, except roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building, skylights, towers, flag poles, chimneys, smoke stacks, antennae, utility poles, farm silos, church spires, or similar structures. However, no penthouse, roof structure or any space above the height limit shall be allowed for the purpose of providing additional floor space for any use. Telecommunications towers shall be subject to the provisions of Article VIII Performance Standards.

Section 43.00 DESIGN STANDARDS. It is the intent of this ordinance that there shall be but one main structure plus any permitted accessory structures on any lot used for residential purposes, excepting as otherwise provided for in this ordinance; no accessory structures shall be constructed or moved upon a lot until the construction of the main building has commenced, except as otherwise provided for by the Board of Zoning Adjustments. The following requirements shall apply to all structures constructed and properties improved as of the effected date of this Ordinance

#### 43.01. BUILDINGS.

- 43.01.01. Except as otherwise permitted, all buildings shall meet the minimum requirements of the adopted Building Code of the Town of Westover.
- 43.01.02. The facades of all buildings fronting on a public street and within ten (10) feet of the established front building line shall be constructed of or clad with stone, masonry, wood, vinyl siding, stucco, or other material as approved by the Planning Commission. Building facades fronting on public streets and within ten

(10) feet of the front building line shall not include more than 25% of applicable façade areas clad with metal siding.

- 43.01.03. Roof overhangs which are not an integral part of the architectural design of a roof system shall not be attached to the front façade of any building. Canopies and awnings shall be located no less than 12" inches below the uppermost edge of a parapet roof located along the front façade of a building.
- 43.01.04. Front facades of all commercial (office, retail, or services) and mixed use buildings shall have at a minimum 40% glazing area, along any portions of the façade covering the first floor of the building.
- 43.01.05. Front facades of all commercial (office, retail, or services) and mixed use buildings shall contain no flat, uninterrupted, un-glazed span longer than fifty (50) feet. Changes in material, recesses, glazing and similar architectural elements shall be used to reduce the monotony of long, façade spans and ensure human scale.

43.02. LANDSCAPING. All commercial, industrial, and non-residential uses shall be screened from adjoining residential uses by a wall or fence as required within the applicable district or by a landscape screen to be installed within the required planting strip as described below:

- 43.02.01. The landscape screen shall be composed of a combination of trees and shrubs.
- A. Shrubs shall have a minimum height of four (4) feet measured from ground level at the time of planting.
- B. Trees shall have a minimum height of ten (10) feet above finished ground level and a trunk caliper of one and one-half (1) inches taken six (6) inches above finished ground level.
- 43.02.02. The plants selected for use in the landscape screen shall be suited for such plantings and be arranged in such manner as to provide an effective visual barrier within two (2) years of planting.
- 43.02.03. In order for the Zoning Officer to determine compliance with the requirements of this Section, a plan shall be submitted showing the proposed design of the landscape screen. Said plan shall include a plant schedule and include sufficient information as required for the installation of the screen. The plan shall be sealed by a landscape architect.

Section 44.00 FUTURE STREET LINES. On any lot which may be reduced in area by widening a public street to a future street line as indicated on the Town's Thoroughfare Plan, the required minimum lot area, lot width, and yards shall be measured by considering the future street line as the lot line of such lot.

Section 45.00 SIDEWALKS. Continuous sidewalks, paved with concrete, brick or such other material as may be approved by the Planning Commission and separated from public streets by a raised curb, shall be provided along the full length of lot frontage for all developments in accordance with all provisions of the Town of Westover Subdivision Regulations pursuant to Shelby County Resolution No.03-07-28-05 and according to the following requirements and as described in Table 45.00. ON-STREET SIDEWALK AND LANDSCAPED BUFFER STRIP REQUIREMENTS BY ZONING DISTRICT:

Section 45.01. REQUIRED SIDEWALKS IN TS AND RN DISTRICTS. Continuous on-street sidewalks shall be provided on any lots to be developed with any principal uses other than single-family homes or duplexes. Minor subdivisions, as defined by the Town of Westover Subdivision Regulations, shall similarly be exempt from these sidewalk requirements except when such properties are to be developed with uses other than duplexes or single-family homes. All major subdivisions, as defined by the Town of Westover Subdivision Regulations, shall provide

sidewalks and landscaped or grass buffer strips according to the table following. All sidewalks and required buffer strips shall be located within the right-of-way of planned public or private residential streets and within the right-of-way of existing public streets to the extent feasible upon written approval of the Planning Commission. Refer also to Table 45.00.

Section 45.02. REQUIRED SIDEWALKS IN TC, HC, NC, EC-I, AND EC-O DISTRICTS. Continuous on-street sidewalks shall be provided along the full length of lot frontage and sidewalks of not less than four (4) feet shall be provided between any parking area and the building or buildings, which they serve. All sidewalks and required buffer strips shall be located within the right-of-way of planned streets and within the right-of-way of existing public streets to the extent feasible upon written approval of the Planning Commission. Refer also to Table 45.00.

Zoning District	On-Street Sidewalk Requirement	Minimum Sidewalk Width	On-Street Buffer Strip Required	Minimum Buffer Strip Width
AP	none	na	no	na
RR	none	na	no	na
RN	On one side of street	5 feet	yes	<ul style="list-style-type: none"> <li>▪ 4 feet along local streets</li> <li>▪ 5 feet along collector roads</li> </ul>
TS	Required for developments other than single-family dwellings or duplexes	5 feet	yes	<ul style="list-style-type: none"> <li>▪ 4 feet along local streets</li> <li>▪ 5 feet along collector roads</li> </ul>
TC	Along full length of lot frontage and along both sides of street where applicable	8 feet	Required along County Roads 55 and 280 only	<ul style="list-style-type: none"> <li>▪ 3 feet along local streets, if provided</li> <li>▪ 4 feet along Co. Rds. 55 and 280</li> </ul>
NC	Along full length of lot frontage and along both sides of street where applicable	6 feet	Required along collector roads only	<ul style="list-style-type: none"> <li>▪ 3 feet along local streets, if provided</li> <li>▪ 4 feet along collector roads</li> </ul>
HC	Along full length of lot frontage	5 feet	yes	<ul style="list-style-type: none"> <li>▪ 4 feet</li> </ul>
EC-I	Along full length of lot frontage and along both sides of street where applicable	5 feet	Required along collector roads only	<ul style="list-style-type: none"> <li>▪ 3 feet along local streets, if provided</li> <li>▪ 4 feet along collector roads</li> </ul>
EC-O	Along full length of lot frontage and along both sides of street where applicable	5 feet	Required along collector roads only	<ul style="list-style-type: none"> <li>▪ 3 feet along local streets, if provided</li> <li>▪ 4 feet along collector roads</li> </ul>

**Section 46.00. SUPPLEMENTAL REGULATIONS.**

Section 46.01. SPECIFIC USES PROHIBITED. The following uses are specifically prohibited in all zoning districts:

- A. Adult Bookstores, Adult Theaters, and Sexually-Oriented Retail Establishments.
- B. Lounges or Night Clubs for which alcohol sales are the principal activity.
- C. Dead animal or other rendering plants.
- D. Piggeries for the feeding of garbage.
- E. Any occupation, trade or process which may be in any way dangerous, noxious, or injurious to the health or be offensive to the inhabitants of the neighborhood.

Section 46.02. SLOPE CONTROL REGULATIONS. The following controls shall apply to all areas of the Town where the conditions are applicable and to all Zoning Districts. It is the purpose of these regulations to limit the amount of the removal of natural resources, to protect the watershed areas, and to minimize erosion of the soil. Upon the receipt of an application for a building permit, the Zoning Officer may require that the applicant submit a topographic survey prepared by a registered surveyor or professional engineer which shall show the degree of slope. If the proposed building site is located in those areas of the Town where the natural slope of the land exceeds twenty-five (25) percent, the following regulations shall apply.

- A. All uses as permitted in the Zoning District in which the slope is located are permitted.
- B. If more than fifty (50) percent of the minimum required lot area is on slopes which exceed twenty-five (25) percent, a minimum lot area of forty thousand (40,000) square feet is required for each principal building to be constructed.

Section 46.03. FENCES. No fence that exceeds four (4) feet in height and no fence of a type that would totally obscure vision shall be permitted within the required front yard in AP, RR, and RN Districts except upon approval of the Board of Zoning Adjustments.

Section 46.04. DRIVEWAYS. For the purpose of this section the word driveway shall mean any entrance or exit used by vehicular traffic to or from properties abutting a public street. The term driveway shall include private streets, lanes, alleys, curb cuts, residential drives and other such access ways deemed by the Zoning Officer to be of a similar nature.

46.04.01. Intent. The following limitations are provided to increase motorist and pedestrian safety, ensure the useful lifespan of public and private road investments, and reduce the potential for crashes, fatalities and serious injuries due to conflicts between thru-traffic and the turning movements of individual motorists. These regulations are further intended to support the Town's goals for access management which are further regulated by the Town of Westover Subdivision Regulations and to support the Town's goals for increased coordination and efficiency in development through shared vehicular infrastructure including driveways, circulation, and parking.

46.04.02. Number of driveways per lot.

- A. Single family dwellings shall not have more than one (1) driveway entering or exiting on the same street except for dwellings on a local road with a lot frontage of 100 feet or greater in which case loop driveways having two access points to a public street may be permitted. Access points to a loop drive shall be separated by a minimum of 50 feet.
- B. Gas Stations, service stations, car washes and all drive-through type establishments

shall be permitted one (1) driveway per street frontage and shall be further subject to all applicable limitations of the Town of Westover Subdivision Regulations.

- C. For all other uses fronting on a Collector Road, no more than one (1) driveway shall be permitted for each 300 feet of frontage except as otherwise provided by the Town of Westover Subdivision Regulations. No driveway shall be located closer than 100 feet to another driveway on the opposing side of a Collector Road except as otherwise provided by the Town of Westover Subdivision Regulations or as permitted upon review by the Planning Commission.
- D. For all other uses fronting on a Local Road, no more than one (1) driveway shall be permitted for each 100 feet of frontage except as otherwise provided by the Town of Westover Subdivision Regulations. No driveway shall be located closer than 50 feet to another driveway on the opposing side of a Local Road except as otherwise provided by the Town of Westover Subdivision Regulations or as permitted upon review by the Planning Commission.

46.04.03. Location.

- A. Any driveway access used for exiting a commercial or industrial lot shall be designed and located so as to permit the following minimum sight distances measured from a point at least ten (10) feet behind the curbline or edge of cartway of the public street. No sight obstructions shall be permitted which are greater than 3.5 feet or less than ten (10) feet above street surface.
- B. On corner lots, no driveway access may be located within fifty (50) feet of the point of tangency of the existing or proposed curb radius of the site. Access shall be to the street of lesser classification when two street classifications are involved.
- C. Driveways serving residential lots shall be located at least five (5) feet from a side property line. Where a proposed driveway is to serve two (2) or more adjacent lots, the Town may permit a driveway to be located on or within five (5) feet of the side property line between the lots, measured from the outside edge of the driveway.
- D. Driveways serving commercial lots shall be located at least eight (8) feet from the property line of any single-family dwelling or duplex, measured from the outside edge of the driveway.
- E. Driveways serving industrial lots shall be located at least twenty-five (25) feet from the property line of any residential dwelling(s), measured from the outside edge of the driveway.
- F. No driveway serving other than a single-family dwelling or duplex shall be located closer than 100 feet to an existing driveway along the same side of the street.

46.04.04. Design.

- A. In general, driveways used for two-way operation shall intersect public streets at ninety (90) degrees as site conditions permit; however, in no case shall driveways intersect public streets at less than seventy (70) degrees. Driveways used for one-way operation, right turn only, shall not intersect public streets at any angle less than forty-five (45) degrees. Said angle shall be measured from the centerline of the street to the centerline of the driveway.
- B. Driveway and curb cut dimensions and construction shall be designed to adequately accommodate the type and volume of vehicles expected to use the site on a daily basis.
  - 1. *Single Family Dwellings and Duplexes* - a maximum of fifteen (15) feet in width at the street right-of-way line and a maximum of 20 feet in width within any required

front yard.

2. *Industrial Uses* - a maximum of 35 feet in width at the street right-of-way line.
3. *Other Uses* - a maximum of 25 feet in width at the street right-of-way line

C. Vertical alignment of driveways shall be as follows:

1. *Residential* - a maximum of twelve (12) percent for the first ten (10) feet measured from the right-of-way line.
2. *Commercial and Industrial* - a maximum of five (5) percent for the first seventy-five (75) feet measured from the right-of-way line.

D. Residential driveways on the turnaround of a cul-de-sac street may be exempted from the above requirements at the discretion of the Zoning Officer.

46.04.05. Permit Required. Notwithstanding any other provisions set forth in this Ordinance, no person, individual, firm or corporation shall construct, reconstruct, alter or enlarge an existing or proposed driveway onto any public street without first having obtained a Driveway Permit as required by Article XII of this Ordinance. Nothing in this section shall prohibit a person, firm or corporation, however, from combining his or its application for a Driveway permit with an application for a building permit providing all of the information required by this section is contained on the application.

46.04.06. Plan Submittal and Application.

- A. For all proposed driveways, the developer shall submit to the Zoning Officer a permit application which is obtainable at Town Hall. The Zoning Officer may also require that a plan of the proposed driveway be submitted.
- B. When a plan is required, the Zoning Officer shall review the plan for conformance with the requirements of this Ordinance and shall:
  1. Approve the application and plan as submitted, or
  2. Return the application and plan for additional information and clarification, or
  3. Disapprove the application, indicating in writing the reason for disapproval.

46.04.07. Fees. Permit application fees shall be as adopted by resolution of the Town Council.

Section 46.05. EARTHMOVING AND GRADING ACTIVITIES. All earthmoving and grading activities, including fill and soil stockpiles but excluding land used for gardening and landscaping or agriculture, which will affect an area of ten thousand (10,000) square feet or more shall comply with the following:

46.05.01. A Grading Plan shall be submitted which shows the topographic features of the site; soil types and locations; tree types, sizes, and locations; proposed alterations to the site (lots and structures, driveways, utilities, streets, sidewalks, etc.); temporary and permanent erosion and sedimentation control measures; and types and locations of trees to be removed and any trees to be replaced as required by this section. A written narrative shall accompany the plan which details the proposed staging of earthmoving and grading activities, maintenance of erosion and sedimentation control measures and a description of the methods to be used for protecting on-site trees and vegetation.

46.05.02. The erosion and sedimentation control measures shown on the plan shall conform to the requirements of the Shelby County Soil & Water Conservation

District. The erosion and sedimentation control plan shall be reviewed and approved in writing by the Shelby County Soil & Water Conservation District.

- 46.05.03. Tree Removal. Every attempt shall be made to protect and save existing trees on a development site, except for those trees removed to allow for the erection of buildings and improvements. Whenever possible, a tree or group of trees to be preserved shall have a barrier constructed to the dripline of the tree or group of trees, given specific site considerations.
- 46.05.04. Tree Replacement. Where the removal of trees and other vegetation is required for access of construction vehicles and equipment to a building site(s), storage of said equipment, and other activities necessary for on-site construction, such vegetation shall be replaced by equivalent species upon completion of construction. This shall exclude any trees or vegetation removed from a right-of-way or similar improvement planned by the same developer for a future development phase.
- 46.05.05. Notwithstanding any other provisions set forth in this Ordinance, no person, individual, firm or corporation shall commence any earthmoving and grading activity without first having obtained a Grading Permit. The Permit shall only be issued after all applicable requirements of this section have been complied with to the satisfaction of the Zoning Officer.

Section 46.06. PRESERVATION OF GREENWAYS. The following requirements for the preservation of greenways apply to all areas of the Town where the conditions are applicable and to all zoning districts:

- 46.06.01. Purpose. The preservation of greenways in The Town of Westover is essential to link the urban, suburban, and rural areas of Shelby County and to preserve the Town's valuable natural, scenic, and recreational resources. The purpose of this section is to preserve greenways to the greatest extent possible to facilitate the development of a network of inter-municipal trails and preservation areas.
- 46.06.02. Designated Greenways. The Town of Westover Comprehensive Plan identified greenway corridors to serve as trails and natural preservation areas serving the Town of Westover. To implement the recommendations of this Plan, the Town hereby designates greenways along the following watercourses:
- A. Clear Prong Creek;
  - B. Muddy Prong Creek; and
  - C. Other unnamed tributaries and watercourses as shown on the Zoning Map.
- The above greenways shall extend inland one hundred (100) feet on each side from the centerline of the watercourse.
- 46.06.03. Uses and Structures Permitted in Greenways. To the extent permitted by the applicable zoning district and Flood Hazard Overlay District, the following uses and structures shall be permitted in greenways:
- Wildlife sanctuaries, nature preserves, and fishing areas
  - Reforestation and Stream bank stabilization areas;
  - Passive recreational areas, playgrounds, and recreational trails;
  - Golf courses;
  - Greenway crossings for farm vehicles and livestock;
  - Bridges for public roads;
  - Public sewer lines, submersible pump stations protruding no more than one foot



above the original grade, and accessory features including transformers, control panels, generators, and dusk-to-dawn lights that are necessary for the operation and maintenance of pump stations and protrude to a height of no greater than four (4) feet above the ground and occupy a surface area no more than fifty (50) square feet.

- Public water lines and associated facilities at or below grade;
- Fences for containing livestock, provided that such fences are designed to allow the reservation of adequate land for a potential linear trail as required herein; and
- Public utility transmission lines.

46.06.04. Uses and Structures Prohibited in Greenways. The following uses and structures shall be prohibited in greenways:

- A. Buildings and structures not listed in Section 46.06.03;
- B. Gravel or paved areas, parking lots, driveways, and access drives not associated with the uses listed in Section 46.06.03; and
- C. Storage of hazardous or noxious materials.

46.06.05. Provisions for Future Trails. Any building or structure permitted in a greenway shall be located and designed to incorporate the reservation of adequate and appropriate area for a linear path that traverses the property. Such areas shall be designated on all subdivision and land development plans as a potential greenway trail and shall comply with the following:

- A. The minimum width of the area reserved for the trail shall be twenty-five (25) feet.
- B. The area reserved for the trail shall not contain wetlands.
- C. The grading and slope of the area reserved for the future trail shall be adequate to accommodate pedestrians and bicycles.
- D. The alignment of the trail shall traverse the property approximately parallel to the body of water adjacent to the greenway.
- E. The alignment of the area designated for the potential trail shall be the optimum alignment with designated or potential trails on adjacent properties.

46.07. OUTDOOR DISPLAY OF MERCHANDISE. Outdoor display of merchandise for sale, rent, or lease shall comply with the following:

- 46.07.01. Permanent outdoor display of merchandise shall only be allowed in conjunction with a permitted commercial building.
- 46.07.02. The maximum area to be used for permanent outdoor display shall not exceed ten (10) percent of the gross floor area of the associated commercial structure or structures on the lot except for automobile, manufactured home, heavy equipment, boat and recreational vehicle sales lots.
- 46.07.03. The display of merchandise shall not be located upon any driveway, street right-of-way, or any required off-street parking areas. Display of automobiles, manufactured homes, heavy equipment, boat and recreational vehicles shall not take up any portion of sidewalks abutting a street right-of-way. Prior to the establishment of any permanent display, a plot plan indicating the display area, sidewalks, walkways, driveways and required parking areas shall be submitted to the Zoning Officer for review to determine compliance with this Subsection.
- 46.07.04. All outdoor displays of merchandise, permanent and temporary, shall be further subject to the applicable provisions within each zoning district.

Section 46.09. ROAD CLASSIFICATION. For the purpose of applying the standards and requirements of this Ordinance, public roads have been classified as follows.

46.09.01. PRINCIPAL ARTERIAL – The following roads are classified as Principal Arterials:

- U.S. Highway 280

46.09.02. COLLECTOR ROADS - The following roads are classified as Major Roads:

- County Road 280 / Westover Road
- County Road 32
- County Road 51
- County Road 55
- County Road 450 / Rock School Road / Evens Road
- County Road 438
- Cheshire Road
- Future Collector Roads as depicted in the Comprehensive Plan

46.09.03. LOCAL ROADS - The following roads are classified as Local Roads:

- Heart of Dixie Drive
- Chow Drive
- Westover Circle
- Deerwood Lake Drive
- Johnson Road
- County Road 437
- County Road 442
- Asylan Forrest
- Hillside Lane
- Bryan Road
- Lybrand Road
- McLaughlin Lane
- April Lane
- Future Local Roads and Access / Frontage Roads as depicted in the Comprehensive Plan