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**INTEROFFICE MEMORANDUM**

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**TO:** BYRON REEVES, PE, CFM, DEPUTY PUBLIC SERVICES DIRECTOR - ENGINEERING  
**FROM:** MICHAEL MONGE, ENGINEERING SPECIALIST II  
**SUBJECT:** PEER CITY SIDEWALK REQUIREMENT COMPARISON  
**DATE:** JULY 25, 2025

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The City of Fayetteville, in accordance with Chapter 24 Article III Sec. 24-101 of the Streets and Sidewalks Ordinance states "Where any new driveway is constructed or an existing driveway reconstructed that requires a driveway permit a city standard sidewalk shall be constructed along the entire length(s) of the property served by such driveway that abut(s) a public street. This requirement is to include all developments except single or duplex family dwelling units."

City staff reached out to peer cities to inquire about their specific ordinance requirements pertaining to the installation of sidewalk for projects based on new development and redevelopment of existing sites. Below are the findings in relation to each municipality's individual requirements;

**City of Greensboro:**

The City of Greensboro's requirements for the installation of sidewalk are located and detailed in Article 9 of the Land Development Ordinance. In general sidewalks must be installed along public and private streets that are within or abut a subdivision or a property subject to site plan review. They are required along one side of new and existing collector streets unless determined by the Technical Review Committee that one or more of the following conditions exist which then requires sidewalk along both sides:

1. The current or projected average daily traffic volume is greater than 8,000 vehicles per day;
2. The posted speed limit is greater than 35 miles per hour;
3. The street is a strategic pedestrian route to a specified pedestrian destination within one quarter mile;
4. There are pedestrian safety, access, or circulation needs that necessitate sidewalks on both sides of the street.

Sidewalks are not required if determined by the Transportation Director to be located within an area that predominately consists of industrial uses where the pedestrian demand is expected to be low. This judgement also applies to locations that are adjacent to existing and planned greenway routes.

Additionally, the City of Greensboro has a Fee in Lieu Procedure as it relates to sidewalk installation detailed in Article 4 Section 30-4-20.5 of the Land Development Ordinance. When the proposed sidewalk is required by an ordinance of the city, and the Transportation Director determines that installation at the time of development would conflict with a city, state or federal roadway project planned or programmed to begin construction within 4 years, the developer must submit a fee in lieu of such installation. Fees submitted in lieu of required sidewalk installation must be in an amount of the entire estimated cost of concrete and concrete installation for sidewalks and wheelchair ramps, based on current prices as determined by the Transportation Director.

### **City of Durham:**

In Durham, North Carolina, sidewalks are generally required to be constructed as part of a development's approval process, particularly during the site plan or development plan review. The requirements for installation are located and detailed in Article 12 Section 12.4 of the Unified Development Ordinance. According to the ordinance a sidewalk shall be provided along public or private right-of-way with the exception of freeways and expressways. The following exemptions to the installation of public sidewalk are detailed in Section 12.4.2D – Exemptions:

1. Sidewalk shall not be required when development submittals consist of the following:
  - a. Improvements consist only of unmanned facilities of less than 1,000 square feet;
  - b. Additional motor vehicle parking consisting of less than four spaces;
  - c. Additions of less than 1,000 square feet of building area;
  - d. Improvements that are documented to solely bring existing facilities up to current health, safety, or building code requirements;
  - e. Grading and/or utility improvements; or
  - f. Only requires review by the Planning Department.
2. Public sidewalk shall not be required when documentation is provided that sidewalk will be provided, through a scheduled and funded City or State roadway project, along the location where sidewalk would otherwise be required.
3. Sidewalk shall not be required along unimproved right-of-way that is not required to be improved as part of the development project.

The City of Durham's Development Review Board may allow for a fee to be paid in lieu of sidewalk installation under specific circumstances. The fees collected from payment-in-lieu are intended to be used to fill in sidewalk gaps within a limited geographical area or zone. The City has specific zones and prioritizes sidewalk projects that benefit the developments that contribute the funds. The rate of payment-in-lieu of constructing required sidewalk is set by the City Council. The payment-in-lieu does not remove the requirement of sidewalk for future development projects unless the proposed development meets the criteria that would determine an exemption as outlined within the ordinance.



## City of Greenville:

Sidewalk construction, maintenance, and usage are governed by several city ordinances in the city of Greenville, North Carolina. Generally, sidewalks must be provided along both sides of major thoroughfare streets and boulevards, and along one side of collector, residential, and planned industrial streets. Sidewalks must be installed in conjunction with public street extensions and connect to existing sidewalks on adjacent properties. The specific location and design of sidewalks are determined by the city's Manual of Standard Designs and Details.

The Director of Engineering may expand the required width of sidewalks from the Manual of Standard Design and Details in certain locations of the city and in limited cases, reduce the required width of sidewalks to avoid obstructions while remaining in compliance with dimensional standards of the Americans with Disabilities Act. References to where sidewalk is to be installed is also located within Article E Section 9-5-123 of the city's ordinance. The construction of sidewalks required by this section shall be installed along the entire length of all property of the development abutting the public right-of-way.

If special conditions make sidewalk construction unnecessary and such conditions have been verified by the Director of Engineering, the requirement to construct sidewalk along the public right-of-way in conjunction with the construction of any new building on existing lots may be deferred. Deferment shall be granted upon written approval of the Director of Engineering. General circumstances when the Director may consider deferment of sidewalk installation are located within Section 9-4-281 of the City's ordinance and are listed below:

1. Consideration of deferment of sidewalk installation shall include, but not limited to
  - a. Pending changes to right-of-way alignments;
  - b. Pending changes to roadway drainage facilities;
  - c. Unsafe contours or protected drainage facilities adjacent to the sidewalk route;
  - d. Pending utility work or other construction scheduled in the area beyond the developer's control that could damage the sidewalk if installed.

Special conditions which make the installation of sidewalk unnecessary or undesirable shall not include personal circumstances of the developer or the lack of sidewalks on adjacent or nearby properties.

If approved for a circumstance where the sidewalk construction is being delayed, the cost of the installation and construction of the deferred sidewalk, as determined by the Director of Engineering, shall be paid by the developer to the City. The City will then construct and install the sidewalk when the circumstances for deferment no longer exist. In the event a scenario occurs where the sidewalk construction is deemed unnecessary no payment for sidewalk construction will be required by the developer.

## **City of Wilmington:**

In Wilmington, North Carolina, sidewalks and multi-use paths must meet specific requirements for vertical and horizontal separation from the roadway. Sidewalks must be separated from the roadway with vertical separation by either a six-inch curb or a ditch/swale with a minimum depth of eighteen inches. If vertical separation isn't provided, a clear zone must be established based on the roadways Average Daily Trips. Additional standards also include a minimum width and thickness. Sidewalks are generally required for new construction and renovations that involve a certain number of residential units or other developments.

The requirements and regulations of Wilmington's sidewalk ordinance are located and detailed within Article IV – Sidewalk and Driveway Construction of the Land Development Code. No person shall construct, reconstruct or repair any sidewalk within the city without first obtaining a permit from the City Engineer. The details of construction shall comply with all applicable requirements of the City's Technical Standards and Specifications Manual as approved by the City Council.

As detailed in Division II – Required Improvements Section 18-376 sidewalk shall be required to be constructed in the following circumstances:

1. On a minimum of one side of the right-of-way of all thoroughfares that are adjacent to the property being developed;
2. On each side of the right-of-way of all thoroughfares that run through a property to be developed if the developer intends to construct any portion of the thoroughfare as access to the development;
3. On each side of the right-of-way of all local streets extending through the property to be developed.

The City's Review Board may exempt the installation of sidewalk in specific cases upon a finding that sidewalks are unnecessary for the protection of the public safety or welfare due to specific conditions unique to the site, to avoid impacting wetlands, or as part of a low impact design development plan.

Site plans shall be conditioned to include requirements that street and utility or other improvements be made and required by Article 7 – Administrative Provisions Section 23.12. The approval of the site plan may require payment-in-lieu for the dedication of property and right-of-way construction improvements to the same extent as required by this chapter. This provision shall not apply to site plans for individual detached, single-dwelling and duplex dwelling units to be constructed on previously subdivided lots.

## **City of Winston-Salem:**

In Winston-Salem, North Carolina, sidewalks must be constructed according to the city's Subdivision Roads Minimum Construction Standards. Developments requiring Planning Board or Elected Body approval can be required to construct sidewalks along all street frontages identified in the Winston-Salem Urban Area Sidewalk and Pedestrian Facilities Plan, regardless of the size of the development.

The City of Winston-Salem's sidewalk ordinance is located and detailed within Chapter 7 Section 7.4 of the Unified Development Ordinance. In general, the ordinance states that walkways and trails shall



be designed to maximize the safety of users and the security of adjoining properties with respect to location, visibility, and landscaping. Sidewalks shall be required for all nonresidential developments and multifamily developments not subject to approval by the Planning Board or Elected Body and where located along streets identified on the adopted Winston-Salem Urban Area Sidewalk and Pedestrian Facilities Plan.

1. Sidewalks shall be required along the entire frontage of the property under the following circumstances:
  - a. New construction sites;
  - b. On existing developed zoning lots, construction of ten thousand square feet or more gross square feet in new buildings or additions of ten thousand square feet or more gross to the existing buildings.
2. The installation of sidewalk may be exempt in the following circumstances:
  - a. If the Assistant City Manager for Public Works or designee determines that sidewalk construction either within or outside of the right-of-way is impractical due to physical limitations of the site;
  - b. An interior up-fit of existing buildings that does not involve any new outside construction;
  - c. Phased development not covering the entire zoning lot shall only be required to construct sidewalks through the frontage of the site development or construction that is logical with respect to the future development as determined by the City;
  - d. Sidewalk construction shall not be required if the proposed development meets the requirements of payment-in-lieu as outlined in Section 7.4.1F – Payment In-Lieu.

The payment-in-lieu determination shall be made prior to the issuance of occupancy permits. Payment-in-lieu shall only be required in cases where a sidewalk is likely to be built within five years. For payment-in-lieu, the cost of the sidewalk construction shall be approved by the Engineering Division of the City of Winston-Salem Public Works Department and the payment for the sidewalk construction shall be made to the City prior to issuance of occupancy permits or recording of final plats whichever is applicable.

In addition to the review of the development ordinances for the five municipalities outlined in detail, staff reached out to other communities via Municipal Transportation email listserv. Staff received additional responses from Holly Springs, Salisbury, and Cary and those response are attached herein for reference.

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**FW: --[EXTERNAL]--Developer Sidewalk Requirements and Exemptions**

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**From** Brian . McGill <BrianMcGill@FayettevilleNC.Gov>  
**Date** Mon 7/21/2025 1:08 PM  
**To** Byron Reeves <ByronReeves@FayettevilleNC.gov>  
**Cc** Michael Monge <MichaelMonge@FayettevilleNC.gov>

JFYI. More forwardings to come.



**Brian McGill, PE, PTOE**

*Assistant Public Services Director for Traffic Services*

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910-433-1170 (O)  
[BrianMcGill@fayettevillenc.gov](mailto:BrianMcGill@fayettevillenc.gov)  
[www.FayettevilleNC.gov](http://www.FayettevilleNC.gov)

*All communication not specifically exempted by North Carolina law is a public record and subject to release upon request.*

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**From:** Kendra Parrish <kendra.parrish@hollyspringsnc.gov>  
**Sent:** Wednesday, July 9, 2025 9:41 AM  
**To:** Brian . McGill <BrianMcGill@FayettevilleNC.Gov>; russell.dalton@apexnc.org; serge.grebenschikov@apexnc.org; Sajid.Hassan@apexnc.org; jtweed@ashevillenc.gov; bsisley@burlingtonnc.gov; mnunn@burlingtonnc.gov; btennent@burlingtonnc.gov; rob.myers@townofcary.org; chris.little@townofcary.org; matt.farabaugh@townofcary.org; tom.reilly@townofcary.org; david.spencer@townofcary.org; adam.pilarz@townofcary.org; derrick.fuller@townofcary.org; btarlton@ci.charlotte.nc.us; nconard@ci.charlotte.nc.us; dimitrua@concordnc.gov; graham.p@concordnc.gov <grahamp@concordnc.gov>; rhenderson@townofchapelhill.org; dhorne@townofchapelhill.org; mohammad.islam@durhamnc.gov; bill.judge@durhamnc.gov; peter.nicholas@durhamnc.gov; leslie.tracey@durhamnc.gov; hyeseon.youm@durhamnc.gov; Edward.r.goff.ctr@army.mil; Chris.Spencer@greensboro-nc.gov; David.Fogleman@greensboro-nc.gov; David.Ortega@greensboro-nc.gov; Juwoon.Baek@greensboro-nc.gov; rdicesare@greenvillenc.gov; spigford@greenvillenc.gov; ckone@hickorync.gov; jbmarschall@hickorync.gov; sarah.butler@highpointnc.gov; randy.tolbert@highpointnc.gov; matt.carpenter@highpointnc.gov; george.eckart@highpointnc.gov; strott@huntersville.org; lmastrofrancesco@huntersville.org; aprinz@jacksonvillenc.gov; skutz@jacksonvillenc.gov; cweckerly@mooresvillenc.gov; dkittredge@morrisvillenc.gov; brandie.crawford@raleighnc.gov; Rebecca.Duffy@raleighnc.gov; james.sudano@raleighnc.gov; Chris.Jefferson@raleighnc.gov; jed.niffenegger@raleighnc.gov <jed.niffenegger@raleighnc.gov>; William.Shumaker@raleighnc.gov; kevin.harrell@rockymountnc.gov; Steve.Yetman@rockymountnc.gov; Ramon.Muckle@rockymountnc.gov; victoria.trexler@salisburync.gov; vtrou@salisburync.gov; dave.brent@wilmingtonnc.gov; randall.glazier@wilmingtonnc.gov; denys.vielkanowitz@wilmingtonnc.gov; Krupa.Koilada@wilmingtonnc.gov; bobbyc@cityofws.org;

jeffreygf@cityofws.org; dalem@cityofws.org; ccairns@ashevillenc.gov; jmorris@ashevillenc.gov

**Subject:** RE: --[EXTERNAL]--Developer Sidewalk Requirements and Exemptions

Good Morning,

We require sidewalks to be installed across the parcel frontage along with the road widening improvements.

Sometimes we may stop the sidewalk short if there is a travel lane transition or a very problematic adjacent property owner.

Also at times we negotiate with the developer if we need sidewalk extended to connect to offsite existing sidewalks.



**Kendra D Parrish, PE, CFM | Executive Director**

Town of Holly Springs Utilities & Infrastructure Department

P.O. Box 8 | 128 S. Main St. | Holly Springs, NC 27540

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**From:** Brian . McGill <[BrianMcGill@FayettevilleNC.Gov](mailto:BrianMcGill@FayettevilleNC.Gov)>

**Sent:** Wednesday, July 9, 2025 9:22 AM

**To:** [russell.dalton@apexnc.org](mailto:russell.dalton@apexnc.org); [serge.grebenschikov@apexnc.org](mailto:serge.grebenschikov@apexnc.org); [Sajid.Hassan@apexnc.org](mailto:Sajid.Hassan@apexnc.org); [jtweed@ashevillenc.gov](mailto:jtweed@ashevillenc.gov); [bsisley@burlingtonnc.gov](mailto:bsisley@burlingtonnc.gov); [munn@burlingtonnc.gov](mailto:munn@burlingtonnc.gov); [btennent@burlingtonnc.gov](mailto:btennent@burlingtonnc.gov); [rob.myers@townofcary.org](mailto:rob.myers@townofcary.org); [chris.little@townofcary.org](mailto:chris.little@townofcary.org); [matt.farabaugh@townofcary.org](mailto:matt.farabaugh@townofcary.org); [tom.reilly@townofcary.org](mailto:tom.reilly@townofcary.org); [david.spencer@townofcary.org](mailto:david.spencer@townofcary.org); [adam.pilarz@townofcary.org](mailto:adam.pilarz@townofcary.org); [derrick.fuller@townofcary.org](mailto:derrick.fuller@townofcary.org); [btarleton@ci.charlotte.nc.us](mailto:btarleton@ci.charlotte.nc.us); [nconard@ci.charlotte.nc.us](mailto:nconard@ci.charlotte.nc.us); [dumitrua@concordnc.gov](mailto:dumitrua@concordnc.gov); [graham.p@concordnc.gov](mailto:graham.p@concordnc.gov) <[grahamp@concordnc.gov](mailto:grahamp@concordnc.gov)>; [rhenderson@townofchapelhill.org](mailto:rhenderson@townofchapelhill.org); [dhorne@townofchapelhill.org](mailto:dhorne@townofchapelhill.org); [mohammad.islam@durhamnc.gov](mailto:mohammad.islam@durhamnc.gov); [bill.judge@durhamnc.gov](mailto:bill.judge@durhamnc.gov); [peter.nicholas@durhamnc.gov](mailto:peter.nicholas@durhamnc.gov); [leslie.tracey@durhamnc.gov](mailto:leslie.tracey@durhamnc.gov); [hyeseon.youm@durhamnc.gov](mailto:hyeseon.youm@durhamnc.gov); [Edward.r.goff.ctr@army.mil](mailto:Edward.r.goff.ctr@army.mil); [Chris.Spencer@greensboro-nc.gov](mailto:Chris.Spencer@greensboro-nc.gov); [David.Fogleman@greensboro-nc.gov](mailto:David.Fogleman@greensboro-nc.gov); [David.Ortega@greensboro-nc.gov](mailto:David.Ortega@greensboro-nc.gov); [Juwoon.Baek@greensboro-nc.gov](mailto:Juwoon.Baek@greensboro-nc.gov); [rdicesare@greenvillenc.gov](mailto:rdicesare@greenvillenc.gov); [spigford@greenvillenc.gov](mailto:spigford@greenvillenc.gov); [ckone@hickorync.gov](mailto:ckone@hickorync.gov); [jbmarschall@hickorync.gov](mailto:jbmarschall@hickorync.gov); [sarah.butler@highpointnc.gov](mailto:sarah.butler@highpointnc.gov); [randy.tolbert@highpointnc.gov](mailto:randy.tolbert@highpointnc.gov); [matt.carpenter@highpointnc.gov](mailto:matt.carpenter@highpointnc.gov); [george.eckart@highpointnc.gov](mailto:george.eckart@highpointnc.gov); Kendra Parrish <[kendra.parrish@hollyspringsnc.gov](mailto:kendra.parrish@hollyspringsnc.gov)>; [strott@huntersville.org](mailto:strott@huntersville.org); [lmastrofrancesco@huntersville.org](mailto:lmastrofrancesco@huntersville.org); [aprinz@jacksonvillenc.gov](mailto:aprinz@jacksonvillenc.gov); [skutz@jacksonvillenc.gov](mailto:skutz@jacksonvillenc.gov); [cweckerly@mooresvillenc.gov](mailto:cweckerly@mooresvillenc.gov); [dkittredge@morrisvillenc.gov](mailto:dkittredge@morrisvillenc.gov); [brandie.crawford@raleighnc.gov](mailto:brandie.crawford@raleighnc.gov); [Rebecca.Duffy@raleighnc.gov](mailto:Rebecca.Duffy@raleighnc.gov); [james.sudano@raleighnc.gov](mailto:james.sudano@raleighnc.gov); [Chris.Jefferson@raleighnc.gov](mailto:Chris.Jefferson@raleighnc.gov); [jed.niffenegger@raleighnc.gov](mailto:jed.niffenegger@raleighnc.gov) <[jed.niffenegger@raleighnc.gov](mailto:jed.niffenegger@raleighnc.gov)>; [William.Shumaker@raleighnc.gov](mailto:William.Shumaker@raleighnc.gov); [kevin.harrell@rockymountnc.gov](mailto:kevin.harrell@rockymountnc.gov); [Steve.Yetman@rockymountnc.gov](mailto:Steve.Yetman@rockymountnc.gov); [Ramon.Muckle@rockymountnc.gov](mailto:Ramon.Muckle@rockymountnc.gov); [victoria.trexler@salisburync.gov](mailto:victoria.trexler@salisburync.gov); [vtrou@salisburync.gov](mailto:vtrou@salisburync.gov); [dave.brent@wilmingtonnc.gov](mailto:dave.brent@wilmingtonnc.gov); [randall.glazier@wilmingtonnc.gov](mailto:randall.glazier@wilmingtonnc.gov); [denys.vielkanowitz@wilmingtonnc.gov](mailto:denys.vielkanowitz@wilmingtonnc.gov); [Krupa.Koilada@wilmingtonnc.gov](mailto:Krupa.Koilada@wilmingtonnc.gov); [bobbyc@cityofws.org](mailto:bobbyc@cityofws.org); [jeffreygf@cityofws.org](mailto:jeffreygf@cityofws.org); [dalem@cityofws.org](mailto:dalem@cityofws.org); [ccairns@ashevillenc.gov](mailto:ccairns@ashevillenc.gov);



[jmorris@ashevillenc.gov](mailto:jmorris@ashevillenc.gov)

**Subject:** --[EXTERNAL]--Developer Sidewalk Requirements and Exemptions

Morning All,

We're reviewing our Code of Ordinances with respect to sidewalks and driveway's. Currently we require developers to build sidewalk along public roads for their parcel when a driveway is constructed or reconstructed which connects to said public road. This is tied to our driveway permit, and is often triggered by NCDOT's driveway permit.

Do yall have similar requirements, or any requirements for developers to build sidewalks?

Do yall have ways for developers to be exempt from building sidewalks?

Thank you,  
Brian



**Brian McGill, PE, PTOE**

*Assistant Public Services Director for Traffic Services*

Public Services Department

339 Alexander Street | Fayetteville, NC 28301

910-433-1170 (O)

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FW: [EXTERNAL]RE: [External Sender]: Developer Sidewalk Requirements and Exemptions

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**From** Brian . McGill <BrianMcGill@FayettevilleNC.Gov>  
**Date** Mon 7/21/2025 1:08 PM  
**To** Byron Reeves <ByronReeves@FayettevilleNC.gov>  
**Cc** Michael Monge <MichaelMonge@FayettevilleNC.gov>

1 attachment (799 KB)

Sidewalk Program.pdf;

JFYI. More forwardings to come.



**Brian McGill, PE, PTOE**

*Assistant Public Services Director for Traffic Services*

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[www.FayettevilleNC.gov](http://www.FayettevilleNC.gov)

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**From:** Catherine Mabe <catherine.mabe@salisburync.gov>  
**Sent:** Wednesday, July 9, 2025 10:04 AM  
**To:** Brian . McGill <BrianMcGill@FayettevilleNC.Gov>  
**Subject:** [EXTERNAL]RE: [External Sender]: Developer Sidewalk Requirements and Exemptions

Hi Brian,

I've attached a copy of our sidewalk requirements from our Ordinance. I think it addresses all your questions. Let me know if you need anything additional or more details and I'll get you in touch with one of our planners.

Thank you,

*Catherine Mabe, CZO*

Development Services Specialist  
Department of Land & Development Services  
City of Salisbury || 132 N Main St, Salisbury, North Carolina 28144  
Office: (704) 638-5208 || Main: (704) 638-5207  
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*Due to extremely high volume of emails, calls, and zoning reviews – our response time may be delayed. We appreciate your patience and understanding. All applications and plans MUST be submitted on our online portal and are reviewed in the order in which they are received.*

---

**From:** Vickie Eddleman <[VTrou@salisburync.gov](mailto:VTrou@salisburync.gov)>  
**Sent:** Wednesday, July 9, 2025 9:47 AM  
**To:** Development Services <[devserv@salisburync.gov](mailto:devserv@salisburync.gov)>  
**Subject:** FW: [External Sender]: Developer Sidewalk Requirements and Exemptions

Can someone from your department answer the question below? They might be willing to share their findings and what their final take is on this subject, if you ask for follow up.

Thanks!

**Vickie Eddleman**  
Traffic Engineering Coordinator



**Transportation Department**

**City of Salisbury** || 132 N Main St, Salisbury, NC 28144

Office: (704) 638-5213 || Fax: (704) 797-4023

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**From:** Brian . McGill <[BrianMcGill@FayettevilleNC.Gov](mailto:BrianMcGill@FayettevilleNC.Gov)>

**Sent:** Wednesday, July 9, 2025 9:22 AM

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**Subject:** [External Sender]: Developer Sidewalk Requirements and Exemptions

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Morning All,

We're reviewing our Code of Ordinances with respect to sidewalks and driveway's. Currently we require developers to build sidewalk along public roads for their parcel when a driveway is constructed or reconstructed which connects to said public road. This is tied to our driveway permit, and is often triggered by NCDOT's driveway permit.

Do yall have similar requirements, or any requirements for developers to build sidewalks?

Do yall have ways for developers to be exempt from building sidewalks?

Thank you,  
Brian



**Brian McGill, PE, PTOE**

*Assistant Public Services Director for Traffic Services*

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## 4.9 Sidewalk Program

### A. Applicability

#### 1. Existing Streets:

- a. As a part of a proposed subdivision, new development, or redevelopment along an existing publicly-maintained street in the corporate city limits sidewalks shall be constructed along all applicable street frontages per the standards of this chapter.
- b. Where a sidewalk is required but existing sidewalk is already in place, any sub-standard section of existing sidewalk, or sidewalk that is damaged during construction must be replaced as determined by the approving authority.

#### 2. New Streets: As part of new street construction, sidewalks shall be constructed along both sides of the new street per the standards of this chapter.

#### 3. Additions to Existing Development: See Section [6.4](#)

#### 4. Exemptions: The following development types shall be required to replace and upgrade, if necessary, any existing sidewalk damaged or removed during construction, as determined by the approving authority

- a. Rural Subdivisions.
- b. Exception plats and Minor Subdivisions.
- c. Alleyways.
- d. Single family residential, duplex, triplex, or quadruplex development on an existing lot. (Campus Style Development and Major Subdivisions are not exempt)
  1. Where there are no existing sidewalks on the same block face within 300 feet of the outside corners or the subject lots.
  2. For corner lots, where there are no existing sidewalks on opposite corner lots and no sidewalk on the same block face within 300 feet of the outside corners of the subject lots

### B. Sidewalk Alternatives for Existing Streets

When the approving authority determines that the construction of a required sidewalk along an existing publicly-maintained street is infeasible due to special circumstances, including but not limited to: an impending road widening; impracticality due to topography, streams, or other environmental limitations, or if constructed it would not provide a future transportation or public safety benefit, the approving authority may approve a payment in lieu of sidewalk construction.

### C. Sidewalk Payment In Lieu Program

As authorized under this section, a payment may be made to the City of Salisbury in lieu of sidewalk construction. The value of the payment shall equal the average linear foot sidewalk project cost, as determined by the Engineering & Development Services department of the City of Salisbury and calculated per time and material cost at the time of the request. The applicant is informed of the amount to be paid upon approval of construction drawings, or adoption of the ordinance for a Conditional District Overlay development, and payment shall be made prior to issuance of the Zoning Permit for Site Plans or approval of Final Plat for subdivisions.

Payments received in lieu of construction shall be placed in a restricted fund and set aside in a deferred revenue account to be used to install or repair sidewalks within the general area of the corporate city limits.

### D. Sidewalk Requirements

1. Mixed use and commercial area sidewalks shall have a minimum width of 8 feet in the DMX and TND districts, unless otherwise specified by a Council-adopted area plan for all other districts. All other sidewalks shall have a minimum width of 5 feet.
2. All sidewalks shall be paved with broom-finished concrete, paving brick or concrete pavers. Similar materials may be considered on a case-by-case basis.
3. All sidewalks shall extend around the bulb of cul-de-sacs.

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**FW: [EXTERNAL]RE: Developer Sidewalk Requirements and Exemptions**

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**From** Brian . McGill <BrianMcGill@FayettevilleNC.Gov>  
**Date** Mon 7/21/2025 1:08 PM  
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**Cc** Michael Monge <MichaelMonge@FayettevilleNC.gov>

JFYI. More forwardings to come.



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**From:** David Spencer <david.spencer@carync.gov>  
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**Subject:** [EXTERNAL]RE: Developer Sidewalk Requirements and Exemptions

Sidewalk construction is required per our LDO. As is similar to Holly Springs' description, we require street improvements along development frontage for most all development types. The approved cross-sections are described in our Imagine Cary Community Plan (ICCP) and shown in our Standard Detail drawings. We classify developments in a Tier system (I, II, III) with minor developments (Tier 3) not responsible for street improvements. ROW dedication is required for those sites. This would include ROW for future sidewalk. We will also negotiate with developers to make off-site sidewalk connections to complete or extend networks. There is usually a developer's agreement with that.

We have a design modification program that developers can request relief from design specifications. One could request a modification to remove a sidewalk but that would be rare. They could also take this to our Zoning Board of Adjustment for an LDO modification but that wouldn't be a viable path if that were the only reason for attending a ZBOA quasi-judicial meeting.

Our PRCR Master Plans lays out Greenway and Multi-use paths. Any MUPs along the street frontage are often installed in conjunction with all applicable development plans.

Capital Projects of all types include the construction of sidewalks, per our ICCP.



David Spencer, PE  
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Questions or feedback? Contact [Cary 311](tel:9194623833).

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📧

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**Subject:** RE: Developer Sidewalk Requirements and Exemptions

Courtesy of City of Wilmington Planning Dept:

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## ARTICLE 5. DIVISION 3.

### CHANGES IN USE

#### Section 18-359: Changes in use

Changes from one use designation or occupancy type to a different allowable use or occupancy within a zoning district or uses proposed for sites that have been vacant for more than 180 days shall require site improvements per Table 18-326: Required landscaping for expansions.

##### A. Changes in use with no expansion

Change from one nonresidential use to another nonresidential use that does not include a building or structure expansion or more than five additional parking spaces above what is already provided shall require:

1. Installation or repair of sidewalk, including associated curb ramps compliant with the Americans with Disabilities Act (ADA), along all adjacent streets and pedestrian connections to all entrances;
2. Screening of existing and expanded parking with a low buffer at least three feet in height; and
3. Closure or modification of any nonconforming driveways.

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ride facilities, and other transit facilities (see Figure 18-494.1: Continuous internal pedestrian walkway).

##### C. Sidewalk, crosswalks, and multiuse path required locations

1. Sidewalks, crosswalks, and multiuse paths shall be constructed by the developer in accordance with the facility type identified in the city's adopted plans as follows (see figures 18-494.2: Sidewalks location and 18-495.3: Sidewalks on cul-de-sacs):
  - a. On a minimum of one side of the right-of-way of all thoroughfares such as freeways, expressways, arterials, collector streets, or local streets that are adjacent to the property to be developed;
  - b. On both side of the right-of-way of all thoroughfares that run through property to be developed if the developer intends to construct any portion of the thoroughfare as access to the proposed development;
  - c. On both side of the right-of-way of all local or collector streets, extending through the property to be developed;
  - d. On one side of a minor street when lots are proposed for only one side of the street; and
  - e. On both sides of the right-of-way for a cul-de-sac or other turnaround per the *Technical Standards and Specifications Manual*, except when lots are proposed for only one side of the street. In that case, the sidewalk shall be located on the lot side of the cul-de-sac.
2. The technical review committee may exempt sidewalk installation in specific cases to avoid impacting wetlands as documented by the regulatory authority over the wetland.

##### D. Mid-block pedestrian connection

##### B. Changes in use with expansion

In addition to the requirements for changes in use with no expansion, changes from one nonresidential use to another nonresidential use that include a building or structure expansion greater than five percent in area, or more than five additional parking spaces shall require:

1. Compliance with the requirements of Table 18-326: Required landscaping for expansions; and
2. Bicycle parking as required based on the square footage of the building expansion or at a 1:5 ratio for new parking spaces (whichever is greater).

##### C. Changes from residential to nonresidential use

In addition to the requirements of subsections A. and B., any change from a residential use to a nonresidential use shall require:

1. Bicycle parking based on the square footage of the entire building; and
2. Full compliance with divisions 1 and 6 of this article.

Sections 18-360 - 18-370: Reserved.

#### Section 18-494

Figure 18-494.2: Sidewalks location

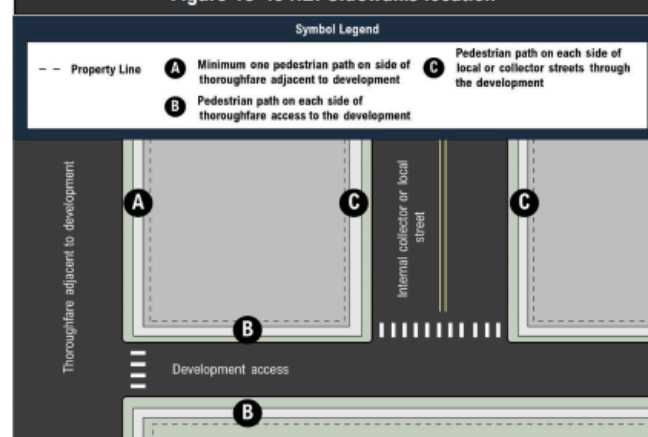
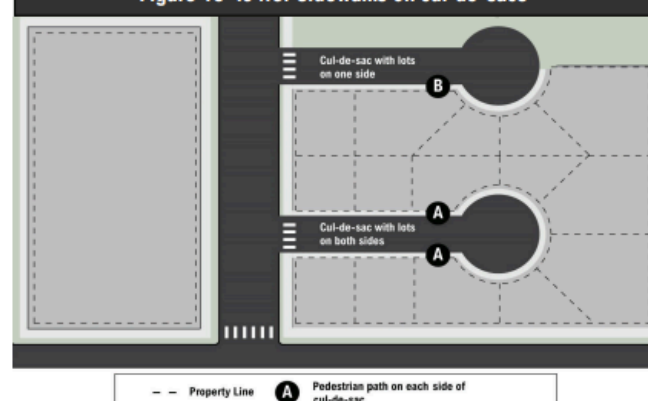


Figure 18-494.3: Sidewalks on cul-de-sacs



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**Sent:** Wednesday, July 9, 2025 9:22 AM

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**Subject:** Developer Sidewalk Requirements and Exemptions

Morning All,

We're reviewing our Code of Ordinances with respect to sidewalks and driveway's. Currently we require developers to build sidewalk along public roads for their parcel when a driveway is constructed or reconstructed which connects to said public road. This is tied to our driveway permit, and is often triggered by NCDOT's driveway permit.

Do yall have similar requirements, or any requirements for developers to build sidewalks?

Do yall have ways for developers to be exempt from building sidewalks?

Thank you,  
Brian



**Brian McGill, PE, PTOE**

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