



NCDOT Right-Of-Way (ROW) Acquisition

During a NCDOT road project there may be impacts to adjacent properties that create situations where these properties no longer meet requirements as set forth by the Iredell County Land Development Code (LDC). If through the right-of-way acquisition process a property is impacted to where any requirements of the Land Development Code are no longer met, they will be considered a legal-nonconformity for that specific requirement.

These impacts may include, but are not limited to: parking, landscaping, signage, minimum lot standards, driveway locations, and watershed requirements.

Parking

If the required parking is impacted and new parking is **added**, a site plan will need to be submitted and approved by the Iredell County Planning Department. The parking standards as defined in the LDC would need to be met for any new parking added.

Landscaping

If the required landscaping becomes part of the acquisitioned ROW, it will not be required to be replaced. Any remaining landscaping outside the ROW must remain.

Signs

Any legally permitted or existing non-conforming, free-standing sign requiring relocation shall be permitted, provided appropriate permits are obtained, and setbacks are met for the new location. If any dimensions of the sign or its structural integrity is changed, it would be treated as a new sign and all the requirements including square footage of copy area, height, and setbacks would need to be met.

Minimum Lot Size

If due to the acquisition any parcels fall below the minimum lot size standards, these lots would be treated as legal non-conforming lots. Any new development would be required to meet all other code requirements including, but not limited to: setbacks, parking, landscaping, and watershed requirements.

Driveways

Any relocation of existing driveways by NCDOT will not be required to meet the standards in the Iredell County Land Development Code.

Watershed

For existing development that will now exceed the allowed impervious restrictions, it shall be considered a legal-non conformity with respect to the watershed. However, any new development added to an existing developed lot will need to meet the watershed percent impervious restrictions.

***All new development will be required to meet all the LDC requirements. ***