



CITY OF HENDERSONVILLE
PLANNING BOARD - LEGISLATIVE COMMITTEE
100 N. King Street | Hendersonville NC 28792
Tuesday, July 19, 2022 – 3:30 PM

AGENDA

1. **CALL TO ORDER**
2. **APPROVAL OF AGENDA**
3. **APPROVAL OF MINUTES**
4. **OLD BUSINESS**
5. **NEW BUSINESS**
 - A. Reduction of Parking Minimums in C-1 (ZTA) - *Matthew Manley, AICP / Planning Manager*
 - B. Clarification of Outdoor Retail Display, Storage, & Sales Area Standards (ZTA) - *Matthew Manley, AICP / Planning Manager*
6. **OTHER BUSINESS**
7. **ADJOURNMENT**

The City of Hendersonville is committed to providing accessible facilities, programs and services for all people in compliance with the Americans with Disabilities Act (ADA). Should you need assistance or an accommodation for this meeting please contact the Community Development Department no later than 24 hours prior to the meeting at 828-697-3010.

REDUCTION OF PARKING MINIMUMS IN THE C-1
WITA A REVIEW OF OFF-STREET PARKING REQUIREMENTS FOR MULTI-FAMILY RESIDENTIAL
DEVELOPMENTS
(Proposed Changes in ~~Red~~ and Green)

C-1 Standards (Downtown):

5-6-3. Development standards.

The following standards shall apply to development within the **C-1 Central Business Zoning District** Classification and Central Business Conditional Zoning District Classification in addition to all other applicable standards contained in this appendix.

5-6-3.1. Parking and Loading. For non-residential developments and residential developments containing fewer than five dwelling units, no off-street parking is required. For residential developments containing five or more dwelling units, off-street parking of one and one-half spaces per dwelling unit shall be provided.

As far as practicable, off-street parking, when provided, shall be accessed by means of east-west streets or alley ways and shall be designed so that it is screened, as far as practicable, to minimize motor vehicles and parking areas from view from Main, Church and King Streets. This provision is not intended to require that buildings be screened from view.

FOR COMPARISON:

CMU (Surrounding Downtown)

5-19-3 - Development standards.

The following standards shall apply to development within the CMU Central Mixed Use Zoning District Classification in addition to all other applicable standards contained in this ordinance.

5-19-3.1 Parking and loading. For non-residential developments, the requirements of section 6-5, below, shall apply. Residential developments shall be provided with a minimum of one off-street parking space per dwelling unit. As far as practicable, in consideration of site constraints and reasonable development requirements, parking for non-residential and multi-family residential developments shall be situated to the side or rear of principal structures

7th AVE

6-5-2.5 Exemption to off-street parking. Off-street parking is not required in the Seventh Avenue Municipal Service District.

GHMU (Greenville Highway Corridor)

5-22-3 - Development standards.

The following standards shall apply to development within the GHMU Greenville Highway Mixed Use Zoning District Classification.

5-22-3.1 Parking and loading. For non-residential developments, the requirements of section 6-5, below, shall apply. Residential developments shall be provided with a minimum of **one off-street parking space per dwelling unit.**

HMU (Chimney Rock Rd Corridor)

5-23-3 - Development standards.

The following standards shall apply to development within the HMU Highway Mixed Use Zoning District Classification.

5-23-3.1 Parking and loading. For non-residential developments, the requirements of section 6-5, below, shall apply. Residential developments shall be provided with a minimum of **one off-street parking space per dwelling unit.**

URBAN VILLAGE (Various Mid to High Intensity Areas)

5-24-3.8.14 Parking/loading standards. Parking and loading facilities shall be reviewed at the master plan level. The applicant shall demonstrate that the amount of parking proposed is adequate to serve the needs of the district and is located and designed in such a fashion that it does not detract from the overall appearance of the district or unreasonably interfere with pedestrian activity.

- a) **Amount of parking.** Owing to the possibilities for shared use of parking, the number of parking spaces in the urban village district **should not exceed the minimum parking requirements** for the district computed by means of the formulas contained in section 6-5, below.

URBAN RESIDENTIAL (Various Mid to High Intensity Areas)

5-25-5.16 Parking/loading standards. Parking and loading facilities shall be reviewed at the preliminary plan level. The applicant shall demonstrate that the amount of parking proposed

is adequate to serve the needs of the development and is located and designed in such a fashion that it does not detract from the overall appearance of the development or unreasonably interfere with pedestrian activity.

- a) **Amount of parking.** Owing to the possibilities for shared use of parking, the number of parking spaces in the Urban Residential Conditional Zoning District should not exceed the minimum parking requirements for the District computed by means of the formulas contained in section 6-5, below.

CHMU (Upward Road Corridor)

5-27-3 - Development standards.

The following standards shall apply to development within the CHMU Commercial Highway Mixed Use Zoning District Classification.

5-27-3.1 Parking and loading. The requirements of section 6-5, below, shall apply.

Section 6.5. Off-street Parking Standards

Residential dwellings	1 per each dwelling unit or 1.5 per each dwelling unit exceeding three bedrooms
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EXCEPTION:

PRD (Various locations along Boulevards & Thoroughfares)

5-14-6.7 Off-street parking. Off-street parking requirements for planned residential developments shall be as follows:

A minimum of one-and-one-half spaces per residential unit containing one or two bedrooms. A minimum of two spaces per residential unit containing three or more bedrooms. Enclosed garages and carports count towards meeting the parking requirement. All parking spaces shall be located within 75 feet of the residential unit they serve.

Section 6.5. Off-street Parking Standards

Planned residential development	1.5 per unit w/1 or 2 bedrooms and 2 per unit w/3 <u>or more</u> bedrooms
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Sec. 6-9. Outdoor retail sales, outdoor retail display and outdoor retail storage.

6-9-1 Purpose.

The purpose of this section is to provide for the appropriate location and design of outdoor retail sales, outdoor retail display and outdoor retail storage of inventory in conjunction with legally operating businesses. The intent is to protect the flow of vehicular and pedestrian traffic, maintain emergency access and minimize the visual impacts to surrounding properties and private and public rights-of-way.

6-9-2 General provisions.

6-9-2.1 Permitted districts. Outdoor retail sales, outdoor retail display and outdoor retail storage shall be permitted as an accessory use and seasonal outdoor retail sales not exceeding 90 consecutive days in a 12-month period shall be permitted as a principal or accessory use in the following zoning district classifications provided they meet all requirements of this section and all other requirements established in this ordinance:

C-1 Central Business

C-2 Secondary Business

C-3 Highway Business

PMDCZD Planned Manufacturing Development Conditional Zoning District

I-1 Industrial

PCDZD Planned Commercial Development Conditional Zoning District

CMU Central Mixed Use

GHMU Greenville Highway Mixed Use

HMU Highway Mixed Use

UVCZD Urban Village Conditional Zoning District

6-9-2.2 Location. The following standards shall apply to the location of outdoor retail sales, outdoor retail display and outdoor retail storage areas:

- a) Outdoor retail sales, outdoor retail display and outdoor retail storage areas shall not be located within any required front, side or rear yard areas or required building setbacks.
- b) Outdoor retail sales, outdoor retail display and outdoor retail storage areas shall not disrupt the normal function of the site or its pedestrian or vehicular circulation.
- c) Outdoor retail sales, outdoor retail display and outdoor retail storage areas shall be located so as not to interfere or conflict with sidewalks or pedestrian ways. A

minimum of five feet of continuous unobstructed sidewalk width shall be maintained for pedestrian flow along all sidewalk and pedestrian areas provided on a lot in order to prevent pedestrians and others from having to enter the parking lot or drive aisle to maneuver around the display or storage area.

- d) Outdoor retail sales, outdoor retail display and outdoor retail storage areas shall not be located within any required vehicular parking spaces, loading areas, landscape areas, interior access drives, open space, common open space, fire lane, emergency access or egress areas. Sidewalks counted towards meeting common open space requirements may be used for outdoor display areas. Vehicular parking spaces in excess of the minimum required may be used for outdoor retail display and outdoor retail storage areas.
- e) Outdoor retail sales and display areas shall be allowed along the front, side and rear of a building.
- f) Outdoor retail storage areas shall be limited to the side and rear of a building.

6-9-2.3 Size. Outdoor retail sales, outdoor retail display and outdoor retail storage areas shall not exceed a combined area equal to ten percent of the gross floor area of the principal structure. When a business or tenant occupies a portion of a principal structure, the maximum area allowed for each business or tenant shall not exceed ten percent of the gross floor area occupied by that business or tenant. ~~Seasonal outdoor retail sales permitted as a principal use are exempt from this size provision.~~

a) Exemptions.

- 1) The parking or display of vehicles, recreational vehicles, campers, travel trailers, toy haulers, boats, trailers, rental equipment, building materials, bulk landscaping materials, and prefabricated buildings associated with a legally established business, and, salvage building materials [and second hand appliances] displayed for sale on the premises of a commercial enterprise whose principal business is the sale of salvage building materials from stock shall be exempt from this size limitation but must meet all other applicable standards.
- 2) Seasonal outdoor retail sales permitted as a principal use are exempt from this size provision but must meet all other applicable standards.

6-9-2.4 Height. The height of an outdoor retail display shall not exceed eight feet as measured from finished grade. This height limitation shall not apply to individual items which by their nature exceed eight feet in height.

6-9-2.5 Screening. The following standards shall apply to the screening of outdoor retail storage areas:

- a) All stored inventory shall be fully screened from adjacent properties, parking areas, pedestrian areas, public streets and private streets. Screening materials shall be

opaque. Examples of opaque screening materials include chain link fences with winged privacy slats, solid board, solid vinyl and stockade fences, masonry walls and densely planted vegetation.

- b) The height above grade of screening shall be at least six feet and shall not exceed the lesser of 20 feet or the height of the roofline.

6-9-2.6 Site plan required. Outdoor retail storage areas shall be shown on a site plan and are subject to site plan approval by the community development director.

6-9-2.7 Exemptions. The temporary storage of materials and equipment used during construction of a building or structure for a period not to exceed one year and for which a valid building permit is issued are exempt from these provisions.

Sec. 12-2. - Definition of commonly used terms and words.

Retail Display area, outdoor: That portion of a lot used for the display of inventory available for immediate purchase from a business located on that same lot and not in an enclosed building or under a permanent roof structure. For purposes of this definition, the parking or display of vehicles, recreational vehicles, campers, travel trailers, toy haulers, boats, trailers, rental equipment, building materials, bulk landscaping materials, and prefabricated buildings associated with a legally established business, and, salvage building materials [and second hand appliances] displayed for sale on the premises of a commercial enterprise whose principal business is the sale of salvage building materials from stock shall be excluded from the provisions of Section 6-9-2.3 Size. Permanent garden centers associated with a retail establishment which are located within a fenced self-contained area shall not be considered outdoor retail display or outdoor retail storage.

Retail sales, outdoor: The use of an area not in an enclosed building or under a permanent roof structure for the display of inventory.

Retail sales, seasonal outdoor: Temporary outdoor use of an area for the display of inventory related to a holiday, season of the year or otherwise not offered on a regular basis.

Retail storage, outdoor: Outdoor storage of goods for retail sale.