



HENDERSON COUNTY

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FOR IMMEDIATE RELEASE

PRESS RELEASE

Land Development Code Adopted

September 19, 2007 -- Hendersonville, NC: The Henderson County Board of Commissioners adopted the Land Development Code and Zoning Map at its regularly scheduled September 19 meeting. The measure passed with a unanimous vote. The new code and zoning map will be available online at www.hendersoncountync.org and at the County Zoning Office located at 240 2nd Avenue East, Hendersonville. For inquires, the public may call 697-4857.

About 60 percent of county land that was previously designated "open use" is now reclassified into residential, industrial or commercial districts. Residential zoning districts differ based on density, or the number of homes per acre each district allows. The new code does away with minimum lot sizes and instead requires density averages. Density averages allows for more affordable housing to be built by reducing infrastructure costs. Density averages also encourages the protection of environmentally sensitive areas and the preservation of farmland.

Residential zoning districts include R-1, R-2, R-2MH, R-3, R-4, R-40 and the Lake Summit Area. The R-1 district is the most urban, with an average of four homes per acre. Multi-family developments such as town homes, condos and apartments may have up to 16 units per acre. R-2 and R-2MH districts allow one home per acre on average. The R-3 zone allows one home per 1 ½ acres on average. The R-4 zone allows one home per five acres on average. Areas previously zoned R-40 and the Lake Summit area do not change. Density bonuses are granted if developers protect green space by meeting

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conservation subdivision standards. The county's previous "Open Use" zoning had no limits on the number of homes within a specific project.

New manufactured homes are allowed in R-2MH, R-3 and R-4 zoning districts and must have shingled roofs and underpinning. Existing manufactured homes do not have to make any changes.

Property owners may sub-divide land into a maximum of five other lots regardless of the zoning, except in areas designated R-40 and Lake Summit. The lots must be at least ½ acre in size when using this option unless it is located in the R-1 district. This will allow families to pass along land to children and other family members without having to adhere to minor/major subdivision rules.

Land that exhibits a 60 percent (or 31 degree) slope or greater is considered a steep slope and the density allowed per acre is reduced by half.

Existing junkyards are grandfathered in, but new junkyards must be located within the industrial zoning district with a special-use permit.

A number of industrial and commercial nodes are also designated in the new code. Farming, agriculture, agritourism, livestock and horses are exempt from zoning rules by state law, so these uses are not affected by the plans.

Now that the new Land Development Code and Zoning Map have been adopted, the next step will be to begin developing community plans. The entire county (not in municipal jurisdictions) has been divided into "study areas" to develop localized plans specific to their needs. Work has already begun on the Etowah-Horse Shoe Community Plan. A committee of citizens from that area has been appointed and will begin meeting soon. The process is expected to take 18 to 20 months to complete.

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