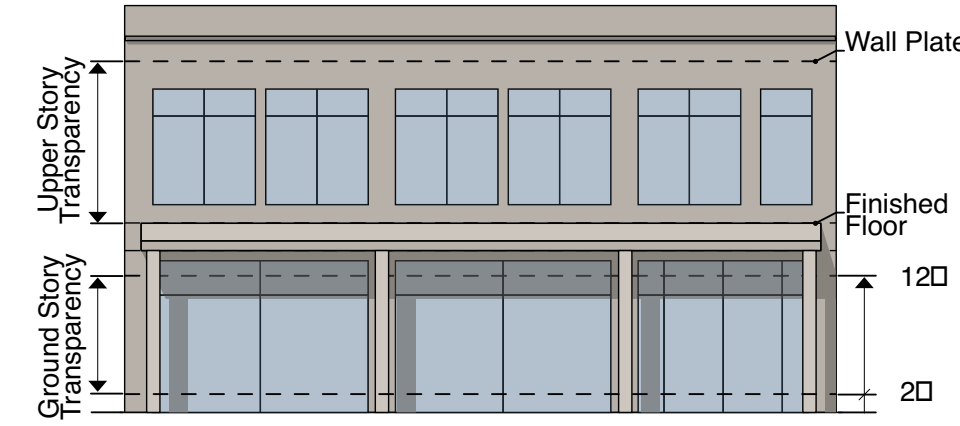


1.0. GENERAL PROVISIONS

- 1.1. Title**
Includes a short title for convenience.
- 1.2. Purpose**
Defines the purpose and intent of the new code
- 1.3. Applicability**
Describes the activities to which the new rules apply.
- 1.4. Transitional Provisions**
Describes how projects currently in the permitting process are handled.

2.0. DISTRICTS

- 2.1. Districts Established**
Lists the 4 new districts. These districts will replace the existing zoning (they are not an overlay).
- 2.2. Rules Applicable to All Districts**
Sets out rules of measurement for dimensional standards that apply in the new districts.



- 2.3. WM-NE: West Main Street Northeast**
Graphic and tables with district dimensional standards.
- 2.4. WM-SE: West Main Street Southeast**
Graphic and tables with district dimensional standards.
- 2.5. WM-NW: West Main Street Northwest**
Graphic and tables with district dimensional standards.
- 2.6. WM-SW: West Main Street Southwest**
Graphic and tables with district dimensional standards.

- 2.7. Design Standards**
Additional design standards. Includes compatibility standards for transitions to adjacent districts.

2.0. DISTRICTS

2.4. HR-2: Expansion

PURPOSE AND INTENT



The HR-2: Expansion sub-district is intended to extend the urban character of the Core. New buildings are encouraged in this sub-district. Since the majority of this area can be expected to redevelop, new buildings are allowed to be taller than in the Core. Mixed-use buildings in the HR-2: Expansion sub-district are pulled up to the sidewalk to encourage pedestrian activity in the area. Residential buildings are set slightly further back from the street. Mixed use is encouraged, and a variety of commercial uses are allowed on the ground floor. Residential and office uses are allowed in upper floors of mixed use buildings, and a totally residential building is also allowed.



20 HAYWOOD ROAD FORM DISTRICT ASHEVILLE NORTH CAROLINA DRAFT APRIL 17, 2014

2.0. DISTRICTS

2.4. HR-2: Expansion

STREET CROSS-SECTION



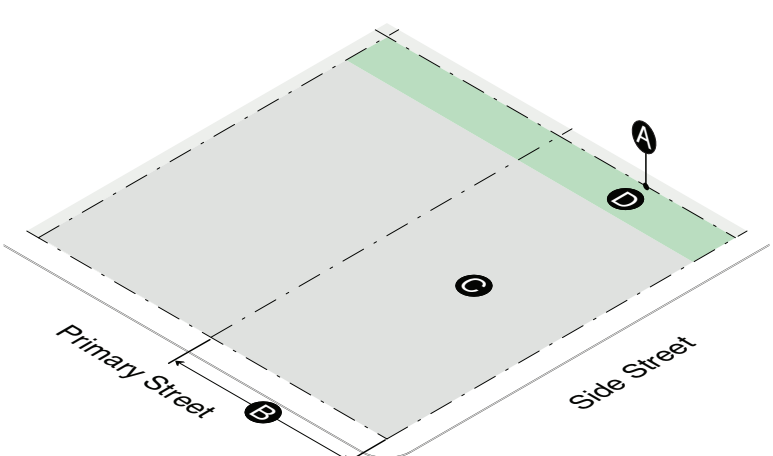
Width		Specifications	
A Pavement width	49'	Walkway type	Sidewalk
B Crossing distance	33'	Planting type	Trees in grates or bump-outs
Streetscape		Parking type	Parallel
C Sidewalk (min)	10'	Bike lane type	Striped lane
D Parking lane/bump-out	8'		
Travelway			
E Bike lane	5'		
F Travel lane	11.5'		

DRAFT APRIL 17, 2014 HAYWOOD ROAD FORM DISTRICT ASHEVILLE NORTH CAROLINA 21

2.0. DISTRICTS

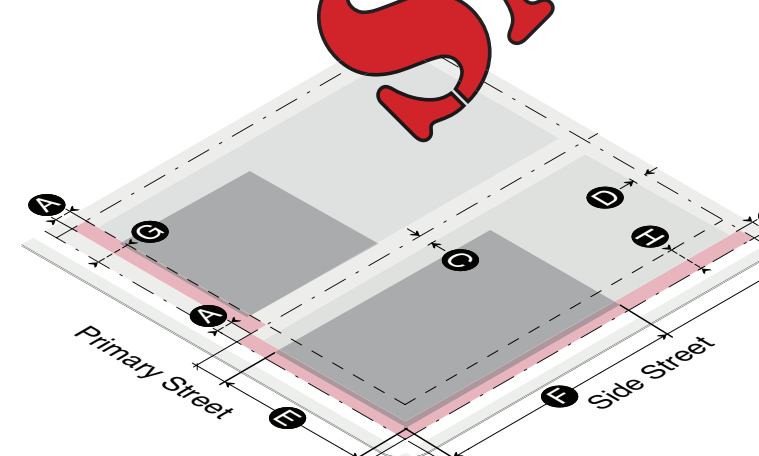
2.4. HR-2: Expansion

1. LOT CRITERIA



Lot Dimensions	
A Lot area (min)	0'
B Lot width (min)	0'
Lot Parameters	
C Building coverage (max)	90%
D Outdoor amenity space (min)	10%

2. SITING



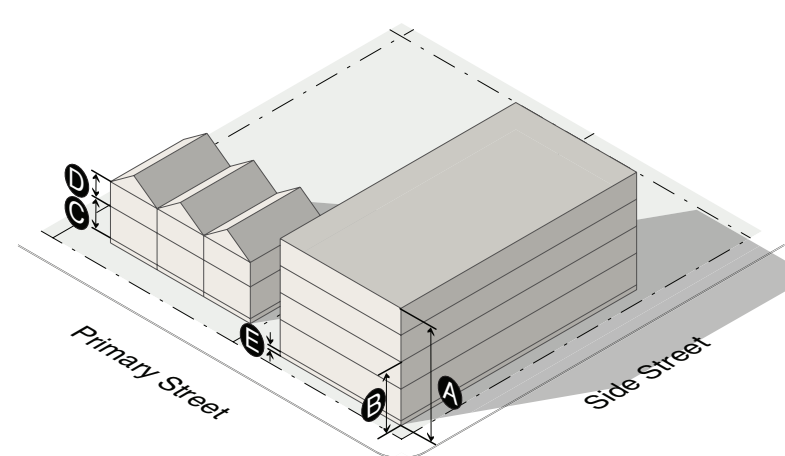
Building Setbacks	
A Primary street (min/max)	Residential 5/10' Nonresidential 0/5'
B Side street (min/max)	Residential 5/10' Nonresidential 0/5'
C Side interior (min)	0' or 5'
D Side interior, abutting RS, RM (min)	15'
E Rear (min)	0' or 5'
F Rear, abutting RS, RM (min)	15'
G Rear [or side] abutting alley (min)	5'
Build-to Zone (BTZ)	
H Building facade in primary street BTZ (min % of lot width)	80%
I Building facade in side street BTZ (min % of lot width)	40%
Parking Location	
No on-site parking between building and street Garage doors cannot face Haywood Road	

22 HAYWOOD ROAD FORM DISTRICT ASHEVILLE NORTH CAROLINA DRAFT APRIL 17, 2014

2.0. DISTRICTS

2.4. HR-2: Expansion

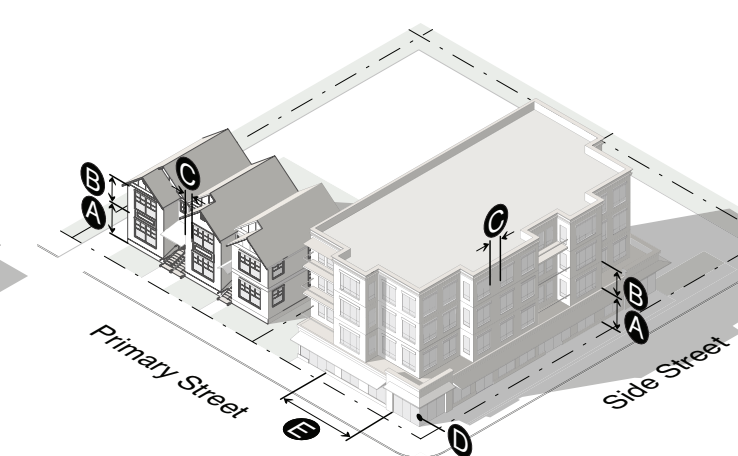
3. HEIGHT



Building Height	
A Building height, stories/feet (max)	4/55'
B Building height, stories/feet (min)	2/30'
Reduced height may be required when abutting a RS or RM district (see Sec. 2.20)	
Story Height	
C Ground story height (min)	Residential 10' Nonresidential 12'
D Upper story height (min)	9'
Ground Floor Elevation	
E Ground floor elevation (min/max)	Residential 2/4' Nonresidential 0/2'

DRAFT APRIL 17, 2014 HAYWOOD ROAD FORM DISTRICT ASHEVILLE NORTH CAROLINA 23

4. ACTIVATION



Transparency	
A Ground story, primary/side (min)	Residential 20%/20% Nonresidential 60%/30%
B Upper story (min)	20%
C Blank wall area, primary/side (max)	Residential 30%/30% Nonresidential 15%/30%
Pedestrian Access	
D Entrance facing primary street	Required
E Entrance spacing along primary street (max)	50'
Building Elements Allowed	
Residential: awning/canopy, balcony, front porch, stoop Nonresidential: awning/canopy, balcony, forecourt	

3.0. LAND USE

- 3.1. Classification of Uses**
Describes how uses are grouped and interpreted.
- 3.2. Permitted Use Table**
Lists the permitted uses (typically in consolidated groups) for all 4 districts.

	W. Main NE	W. Main SE	W. Main NW	W. Main SW	Special Standards
Residential					
Household Living					
Group Living					
Social Service Living					
Public & Institutional					
Civic					
Parks & Open Space					
Utilities					
Commercial					
Day Care					
Indoor Recreation					
Medical					
Office					
Outdoor Recreation					
Overnight Lodging					
Parking					
Passenger Terminal					
Personal Service					
Restaurant/Bar					
Retail Sales					
Vehicle Sales & Service					
Other					
Industrial, Heavy					
Industrial, Light					

KEY: B = By-Right Use P = Provisional Use Permit S = Special Use Permit -- = Use Not Permitted

3.3. Use Standards

Includes any standards that apply to a specific use.

4.0. SITE DEVELOPMENT

Site development standards may simply point to existing provisions, or at most offer alternatives to existing provisions that apply specifically in the West Main districts.

- 4.1. Parking
- 4.2. Landscaping
- 4.3. Outdoor Lighting
- 4.4. Signs

5.0. ADMINISTRATION

5.1. Board of Architectural Review (BAR)

Authority of BAR in regard to this code (which will not include form elements like height and bulk established in the code). Focus of BAR will be on improving project design beyond the prescriptive rules of this code. The area retains its historic district overlay.

5.2. Plans

Describes the review process.

- 1. **Technical review for compliance with the code by City staff.**
 - a. **Variations and appeals of staff interpretations to Board of Zoning Appeals.**
- 2. **Urban design and architecture review by BAR.**
 - a. **Appeal to City Council.**

5.3. Nonconformities

Specific nonconforming provisions related to this code.

6.0. DEFINITIONS

Additional definitions specific to this code.