

HENDERSONVILLE NORTH CAROLINA

Subdivision Ordinance

Susan Frady,
Development Assistance Director
828.697.3010
sfrady@hvlnc.gov

ARTICLE 5: ENVIRONMENT
Section 5.03 Steep Slopes

SECTION 5.03. STEEP SLOPES

A. PURPOSE
These standards establish additional requirements for subdivision and development of lands that include steep slopes, ridgelines, and hillsides that are visible from the public realm as necessary to protect the health, safety, and welfare of the public. More specifically, these standards are intended to:

1. Prevent or reduce the possibility of accelerated erosion on lands with significant slopes;
2. Reduce the risk of landslide or subsidence resulting from inappropriate construction techniques or development patterns in areas with steep slopes; and
3. Protect the scenic character of hillsides and ridgelines visible from the public realm.

B. APPLICABILITY
The standards in this section shall apply to minor subdivisions, conservation subdivisions, and major subdivisions located on lands with an average slope of 15.1 percent or more.

C. STANDARDS

1. MINIMUM LOT AREA AND COVERAGE

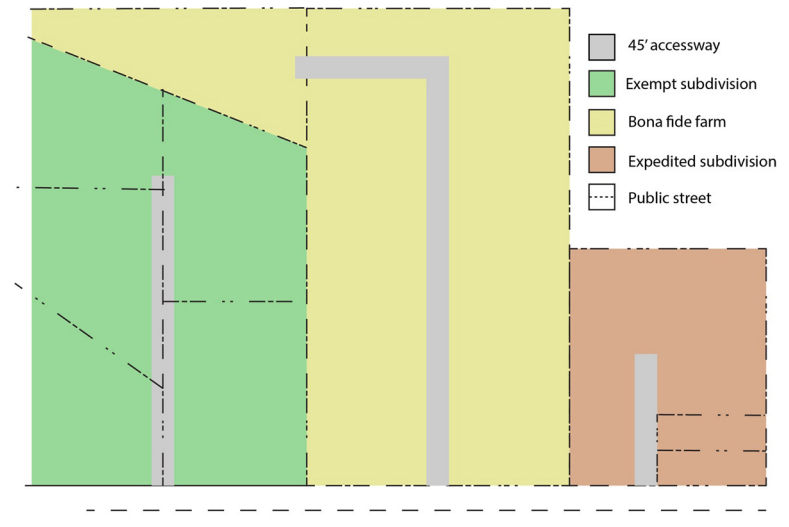
a. Regardless of the zoning district where located, lots located in lands subject to these standards shall maintain minimum lot sizes and maximum lot coverages in accordance with Table 5.03.C, Steep Slope Lot Standards.

TABLE 5.03.C: STEEP SLOPE LOT STANDARDS		
AVERAGE SLOPE OF LOT	MINIMUM LOT SIZE	MAXIMUM LOT COVERAGE BY IMPERVIOUS SURFACE[%]
15.1% - 25%	1.3 times the minimum lot size of the zoning district where located	25
More than 25%	1.5 times the minimum lot size of the zoning district where located	20

b. Visual examples of slope are provided in Figure 5.03.C, Slope Examples.

FIGURE 5.03.C: SLOPE EXAMPLES

Hendersonville Subdivision Ordinance 5-3 Effective: March 5, 2020



KEY PROJECT FEATURES

- *Comprehensive set of street design standards*
- *Consistent with "160D" requirements*
- *New fee-in-lieu system*
- *Owner's association formation and maintenance responsibility timing standards*
- *Hillside development provisions*
- *Subdivision enforcement standards*
- *Added over 200 definitions*



Hendersonville is a diverse and historic community of 13,000 people in the North Carolina mountains 22 miles south of Asheville. Hendersonville contracted with CodeWright to assist the City with a complete revision of its subdivision ordinance. The City's prior subdivision ordinance was adopted in 1964 and amended in 1996. It lacked clear standards for infrastructure (streets, water, sewer, sidewalks, functional fire protection, etc.) and contained a substantial amount of obsolete and unclear language that required numerous interpretations. The City was also looking for additional flexibility mechanisms to allow development on difficult terrain.

CodeWright facilitated an Advisory Committee of City officials, staff, and members of the development community in the preparation of a new comprehensive subdivision ordinance that addressed conflicting language, added clarity to minimize the need for interpretation, included new enforcement provisions, and added several national best practices. The new subdivision ordinance included an administrative adjustment procedure, a comprehensive fee-in-lieu system, an updated set of performance guarantee provisions, comprehensive owners' association provisions, and several hundred new definitions. The City adopted the new subdivision ordinance in March, 2020.