

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND THE CITY OF HENDERSONVILLE ZONING ORDINANCE, ARTICLE V. – ‘ZONING DISTRICT CLASSIFICATIONS’, SECTION 5-7-3 ‘C-2, SECONDARY BUSINESS ZONING DISTRICT – DIMENSIONAL REQUIREMENTS’ TO REDUCE FRONT SETBACKS AND MINIMUM LOT SIZE STANDARDS

WHEREAS, the Planning Board reviewed this petition for a zoning text amendment at its regular meeting on January 15, 2026; voting 8-0 to recommend City Council adopt an ordinance amending the City of Hendersonville Zoning Ordinance, and

WHEREAS, City Council took up this application at its regular meeting on February 5, 2026, and

WHEREAS, City Council has found that this zoning text amendment is consistent with the City’s comprehensive plan, and that it is reasonable and in the public interest for the reasons stated, and

WHEREAS, City Council has conducted a public hearing as required by the North Carolina General Statutes on February 5, 2026,

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Hendersonville to amend City of Hendersonville Zoning Ordinance, ‘Article V. – Zoning District Classifications’, Section 5-7-3 ‘C-2, Secondary Business Zoning District – Dimensional Requirements’ to Reduce Front Setbacks and Minimum Lot Size Standards

ZONING ORDINANCE

ARTICLE V. ZONING DISTRICT CLASSIFICATIONS

SECTION 5-7. - C-2, SECONDARY BUSINESS ZONING DISTRICT

5-7-3. Dimensional requirements.

Minimum lot area in square feet:	8,000 (6,000 for residential use); <u>0</u>
Minimum lot width at building line in feet:	None except for structures containing dwelling units which shall have a minimum lot width at building line of 50 feet.
Minimum yard requirements in feet:	Front: 15 <u>5 if sidewalk is 5’ wide or less; 0 if sidewalks are greater than 5’ wide</u>
	Side: <u>0 or 5</u> (Side yards are not required, but when provided must be a minimum of five feet. Common wall construction is permitted in the C-2 Zoning District Classification. On all corner lots, a ten-foot side yard setback is required.)
	Rear: None except for structures containing dwelling units which shall have a minimum setback of ten feet. Otherwise, rear yards are not required unless the C-2 Zoning District Classification abuts an established

	residential district. In this case, the rear yard setback requirement shall be a minimum of ten feet.
Maximum height in feet:	48

Adopted by the City Council of the City of Hendersonville, North Carolina on this 5th day of February 2026.

Attest:

Barbara G. Volk, Mayor, City of Hendersonville

Jill Murray, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney