

AN ORDINANCE OF THE CITY OF HENDERSONVILLE CITY COUNCIL TO AMEND CITY OF HENDERSONVILLE ZONING ORDINANCE, ‘ARTICLE V. – ZONING DISTRICT CLASSIFICATIONS’ AND ‘ARTICLE XVI. SUPPLEMENTARY STANDARDS FOR CERTAIN USES’ TO UPDATE C-4, NEIGHBORHOOD COMMERCIAL ZONING DISTRICT

WHEREAS, the Planning Board reviewed this petition for a zoning text amendment at its regular meeting on November 13, 2025; voting 7-0 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 December 4, 2025, 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, General Statute now requires property owner consent for ‘downzoning’ properties, and

WHEREAS, the City of Hendersonville believes rezoning property from ‘residential’ to ‘commercial’ should be considered an ‘upzoning’, and

WHEREAS, to account for the definition of ‘downzoning’ found in General Statute, additional uses and adjustments to dimensional standards in the C-4 Zoning District are required to ensure rezoning property from residential to neighborhood commercial is considered an ‘upzoning’, and

WHEREAS, City Council has conducted a public hearing as required by the North Carolina General Statutes on December 4, 2025,

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’ And ‘Article XVI. Supplementary Standards For Certain Uses’ to update C-4, Neighborhood Commercial Zoning District

ARTICLE V. ZONING DISTRICT CLASSIFICATIONS

Section 5-9 C-4, Neighborhood Commercial Zoning District

5-9-1. Permitted uses.

The following uses are permitted by right in the C-4 Neighborhood Commercial Zoning District Classification, provided they meet all requirements of this Section and all other requirements established in this appendix:

Accessory dwelling units subject to supplementary standards contained in section 16-4, below

Accessory uses and structures

[Agriculture](#)

[Camps](#)

[Childcare Homes](#)

Dry cleaning and laundry establishment containing less than 2,000 square feet of floor area

Garage apartments

Home occupations

[Neighborhood Community Centers](#)

Parks

Planned residential developments (minor), subject to the requirements of article VII, below

Residential dwellings, single-family

Residential dwellings, two-family

Residential dwellings, three-family

Residential dwellings, four-family

Residential dwellings, small-scale multi-family subject to supplementary standards contained in section 16-4, below

Signs, subject to the provisions of article XIII

Telecommunications antennas, subject to supplementary standards contained in section 16-4, below

The following uses are permitted by right in the C-4 Neighborhood Commercial Zoning District Classification, provided they meet all requirements of this Section and all other requirements established in this appendix and have no more than 10,000 gross square feet of floor area, including all proposed phases of development or redevelopment. Expansions of any of the following uses which, when added to the gross floor area of the existing use, bring the total gross square footage of floor area for all existing and planned phases to more than 10,000 square feet are prohibited.

Adult care centers registered with the NC Department of Health and Human Services (DHSS)

Automobile car washes so long as no attendants are employed on the premises, [subject to supplementary standards contained in section 16-4, below](#)

Banks and other financial institutions

Business services

Convenience stores with or without gasoline sales, [subject to supplementary standards contained in section 16-4, below](#)

Dance and fitness facilities

Laundries, coin-operated, [subject to supplementary standards contained in section 16-4, below](#)

Music and art studios

Offices, business, professional and public

Personal services

Religious institutions

Retail stores customarily serving neighborhoods and designed to serve a neighborhood

Service stations, [subject to supplementary standards contained in section 16-4, below](#)

5-9-2. Special uses.

The following uses shall be permitted in the C-4 Neighborhood Commercial Zoning District Classification only upon issuance of a Special Use pursuant to article X and shall be subject to special use requirements contained in section 16-4, below:

Bed and breakfast facilities

[Cemeteries](#)

Child care centers

Civic clubs and fraternal organizations

[Golf driving range](#)

Pet-sitting

Public utility facilities

Restaurants

[Residential care facilities](#)

[Schools, primary and secondary, containing no more than 50,000 square feet of gross floor area](#)

5-9-3. Dimensional requirements.

Minimum lot area in square feet:	8,000 6,000
Lot area per dwelling unit in square feet:	N/A
Minimum lot width at building line in feet:	None
Minimum yard requirements in feet:	Front: 10 8 <u>Any portion of a building envelope featuring a front-facing garage shall be setback a minimum of 25 feet</u>
	Side: 15 5
	Rear: 20 10
Accessory structures	Front: Located to side or rear of principal structure.
	Side: 5
	Rear: 5
Maximum Height in feet	35

ARTICLE XVI. SUPPLEMENTARY STANDARDS FOR CERTAIN USES

Sec. 16-4. Standards.

16-4-5 Automobile car washes

- a) If located adjacent to a single-family or two-family residential use, setbacks along adjacent side and/or rear property lines will be increased by an additional 10'
- b) No attendants shall be employed on the premises

16-4-~~5~~6 Bed and breakfast facilities.

- a) The facility shall be located in a structure originally constructed as a single-family dwelling or as an inn.
- b) The facility shall be limited in the number of guest rooms it contains. Bed and breakfast facilities in residential districts shall contain no more than six guest rooms. Bed and breakfast facilities in other zoning districts shall contain no more than eight guest rooms.
- c) The owner of the bed and breakfast or a resident manager shall live on the premises.
- d) There shall be no exterior advertising except a sign not to exceed four square feet in area in a residential district. Bed and breakfasts in other districts shall conform with the sign requirements for the district in which they are located.
- e) The facility shall meet all building and fire codes, as well as all applicable requirements, including any regulations adopted under authority of the G.S.
- f) There shall be a buffer strip meeting the specifications of article XV of the zoning ordinance along any property adjoining a residential use or district.
- g) No cooking facilities shall be allowed in the lodging units.
- h) Off-street parking meeting the requirements of section 6-5, above, shall be provided. Parking area(s) in or adjacent to residential use districts shall be screened by vegetation, fencing or walls so that vehicles are not visible from the street or from adjacent properties. The applicant shall submit a site plan which shall indicate where the parking is to be located and the manner in which it is to be screened.

16-4-~~6~~7 Bus stations.

16-4-~~7~~8 Cemeteries.

- a) Tombstones, crypts, monuments, mausoleums, and other structures associated with cemeteries must be located at least 25 feet from any side or rear lot line which adjoins lots in a residential district and at least ten feet from any side or rear lot line which adjoins lots in nonresidential districts. In any case, they must be at least 40 feet from any street right-of-way.
- b) Buildings for the maintenance, management, rent and/or sale of cemetery lots must be located at least 100 feet from any lot lines which adjoin lots in any residential district. Otherwise any such buildings must conform to the requirements for principal uses in the district where they are located.
- c) Crematory services may be provided for human corpses as an accessory use within cemeteries situated on a site containing at least 30 acres, subject to the following special requirements:
 - 1) All applicable local, state, and federal laws and regulations shall be complied with.
 - 2) The crematory shall be enclosed within a building meeting Building and Fire Code requirements.
 - 3) The placement of crematory facilities within property in any residential district shall be 100 feet or more from any exterior property line.

16-4-~~8~~9 Child care centers.

- a) Play space must be provided in accordance with the regulations of the NC Department of Health and Human Services (DHSS). Any required outdoor play space must be fenced or otherwise enclosed on all sides and may not include driveways, parking areas or land otherwise unsuited for children's play space and may not be in the required setback.
- b) Setback, yard and height requirements will be the minimum required for the district in which it is located.
- c) Parking shall be provided as specified in section 6-5.
- d) No outdoor play shall be permitted after sundown.

16-4-~~9~~10 Civic clubs and fraternal organizations.

- a) All buildings, off-street parking and service areas will be separated by a buffer meeting the requirements of article XV from any abutting residential use or residential district.
- b) The use will be located on a lot that fronts a minor or major thoroughfare and primary vehicular access will be provided by means of such minor or major thoroughfare.

16-4-~~10~~11 Congregate care facilities.

16-4-12 Convenience stores with or without gasoline sales

- a) If located adjacent to a single-family or two-family residential use, setbacks along adjacent side and/or rear property lines will be increased by an additional 10'

16-4-~~11~~13 Cultural arts buildings.

16-4-~~12~~14 Day center.

16-4-~~13~~15 Food pantries.

16-4-~~14~~16 Golf driving ranges.

- a) Lighting, if any, shall be designed and installed so that it is directed away from the roadway and adjacent residentially-zoned or used properties and does not interfere with the safe use of public rights-of-way.
- b) Adequate assurance shall be provided, by means of separation, fencing or other means, that the operation of such facility shall not constitute a danger to person or property.
- c) Total signage on the property shall not exceed 32 square feet. One freestanding sign may be installed provided it does not exceed eight feet in height. Signs shall not be illuminated except by means of one light bulb per sign face not exceeding 150 watts.

16-4-17 Laundries, coin-operated

- a) If located adjacent to a single-family or two-family residential use, setbacks along adjacent side and/or rear property lines will be increased by an additional 10'

16-4-~~15~~18 Microbreweries, micro-distilleries, micro-cideries, and micro-wineries.

16-4-~~16~~19 Mini-warehouses.

16-4-~~17~~20 Mobile food vendor.

16-4-~~18~~21 Nursing homes.

16-4-~~19~~22 Pet-sitting.

- a) No person other than members of the family residing on the premises shall be engaged in pet-sitting.
- b) There shall be no change in the outside appearance of the building or premises, or other visible evidence of pet-sitting other than one sign, not exceeding four square feet in area, non-illuminated.
- c) At no time are animals permitted to be outdoors unsupervised.
- d) No more than six animals total may be boarded for a fee at one time.
- e) All animals must be over the age of six months.
- f) No outdoor storage of materials or equipment or outdoor facilities, accessory structures, outdoor kennels, or similar devices are permitted in connection with pet-sitting.
- g) Animals boarded are restricted to domestic dogs and/or cats.
- h) Facilities shall be kept clean, sanitary, and free from accumulations of animal waste.
- i) Pet-sitting facilities are subject to all applicable city ordinances including, but not limited to, the noise control ordinance.
- j) Facilities shall be operated in compliance with regulation adopted pursuant to the Animal Welfare Act, G.S. 19A-20, et seq., as it may be amended from time to time.
- k) No pet-sitting facility shall be operated without all necessary licensure, certification or other form of permission from the state and any other governmental agency with jurisdiction over its operation. Loss of such permission shall be grounds for revocation of any conditional use or zoning compliance permit authorizing pet-sitting.

~~16-4-20 Reserved.~~

16-4-~~21~~23 Progressive care facilities.

16-4-~~22~~24 Public utility facilities.

- a) Lots must conform to minimum setback and yard requirements of the district in which they are located. Unstaffed utility structures with internal floor space of less than 600 square feet are exempted from the minimum lot size requirement.
- b) Electric and gas substations and sewage treatment plants will be separated by a ten-foot B type buffer meeting the specifications of article XV from the street and any abutting residential use or any property located in a residential zoning district.
- c) Control houses, pump and lift stations, and other similar uses shall be screened from the street and any abutting residential use or any property located in a residential zoning district.
- d) A fence not easily climbable or comparable safety devices must be installed and maintained in order to deter access to the facility.
- e) The design of buildings, structures and facilities on a site should conform as closely as possible to the character of the area or neighborhood.
- f) The facility's lighting shall be shielded to prevent light and glare spill-over on to any adjacent residential properties, if such exist.
- g) The board of adjustment may give relief from these requirements so long as public safety and neighborhood compatibility are protected, if strict adherence would constitute a hardship or is unnecessary.

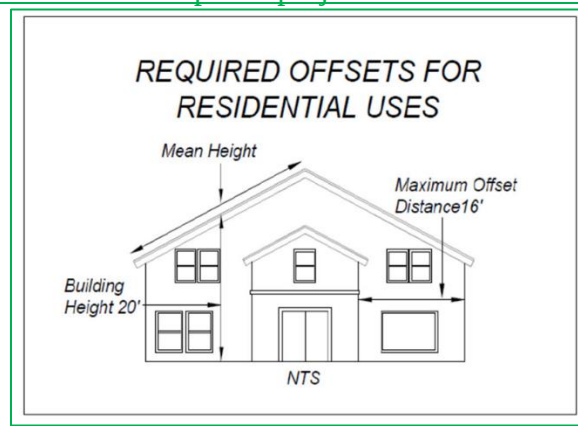
16-4-~~23~~25 Residential care facilities.

- a) The facility shall be situated in an existing residential structure. This structure may be expanded or altered so long as the facility remains residential in scale and appearance.
- b) One off-street parking space shall be provided for each six beds in the facility. Such off-street parking shall be screened so that it is not readily visible from the street or from adjoining residential uses.
- c) The facility may have one sign not exceeding four square feet in area. Such sign shall not be illuminated.
- d) The facility shall not exceed two stories in height.
- e) The facility shall propose, install and maintain landscaping which will assist in giving it a residential appearance.
- f) The facility shall propose, develop and maintain common open space for the use of its residents, which shall amount to not less than 15 percent of the site.
- g) Lighting for the facility shall be designed and installed so that it is directed away from the roadway and any adjacent properties.
- h) Density for residential care facilities shall not exceed 26 persons per acre.
- i) No traffic shall be generated by such facility in greater volumes than would normally be expected in a residential neighborhood.

16-4-~~24~~26 Residential dwellings, multi-family.

16-4-27 Residential dwellings, small-scale multi-family.

- a) For the purposes of these standards, small-scale multi-family shall include all developments not subject to the N.C. Residential Code for One- and Two-Family Dwellings including triplexes, quadplexes, and other small apartment buildings. Any of the architectural design standards below may be implemented voluntarily for single-family attached (townhomes) and multiple detached units on a single parcel (detached multi-family) constructed subject to N.C. Residential Code for One- and Two-Family Dwellings.
- b) Maximum height for any structure shall be 42 feet.
- c) Maximum footprint for any principal structure shall be 4,000 square feet.
- d) All street-facing sides of a corner lot are considered fronts.
- e) Building placement.
- a. Buildings shall be situated as close to the minimum front setback as practicable.
- b. Buildings shall be situated to provide off-street parking to the rear and/or side of the building(s).
- c. Buildings shall be situated to protect and accentuate important mountain vistas and views of significant historic sites.
- d. Buildings shall be situated to provide well-defined, street-facing entrance(s) with a connecting walkway with a direct, safe, pedestrian connection to the street.
- i. For buildings on corner lots, an entrance may be placed at the corner, thereby eliminating the need for side entrances.
- e. Buildings shall offset front-loading garages and carports, if provided, behind the front façade by a minimum of 10 feet.
- i. Front-loading garages and carports shall be visually designed to form a secondary building volume.
- ii. The width of an attached garage shall not exceed 50 percent of the total building façade.
- f. Canopies, awnings, cornices, balconies, front-facing covered porches and stoops and similar architectural accents are permitted to extend from the building up to five feet into a required minimum setback and/or required common open space.
- f) Architectural design standards.
- a. The following standards apply to all facades (front, rear and side) of buildings:
- i. No wall shall exceed 16 feet in length without an offset. A building façade which is less than 16 feet in length shall not require an offset.
- ii. Offsets shall have a minimum depth or projection of one and one-half feet.



- iii. Each façade shall use fenestration and do so in a manner which is proportional to the overall scale of the building.
- iv. All building facades shall contain at least two building materials which shall contrast in

color and texture.

v. When multiple wall materials are combined on one façade, the designer is encouraged to place the heavier material(s) below.

vi. Building materials shall be used consistently on the exterior of the building. The following building materials are prohibited for exterior façade application:

1) Plain concrete block (with or without paint);

2) Reflective glass;

3) More than 50 percent glass on any façade;

4) Vinyl siding; and

5) Any other materials not customarily used in conventional construction.

vii. Exposed foundations shall consist of stone, stucco, brick or decorative block. If crawlspaces of porches are enclosed, they shall be enclosed with similar materials or lattice or any combination thereof.

viii. Windows. Windows shall either be (1) recessed a minimum of three inches from the façade, or (2) trimmed. If trim is used, it shall be a minimum of four inches (nominal) in width and shall project beyond the façade.

b. The following standards apply to all street-facing facades (fronts) of buildings:

i. Detailed design shall be provided by using at least two of the following architectural features on all elevations.

i. Dormers.

ii. Gables.

iii. Recessed entries.

iv. Cupolas or towers.

v. Pillars, columns or posts.

vi. Corbels.

vii. Bay windows.

viii. Balconies.

ix. Decorative patterns on exterior finish (e.g., scales/shingles, wainscoting, ornamentation).

x. Parapets/Decorative cornices and roof lines (required for buildings with flat roofs).

xi. Wood siding with two and one-half inch to four and one-half inch reveal.

c. Pitched roofs on residential buildings shall have a pitch between 5:12 and 12:12. Eaves (with a minimum 12-inch projection) shall be provided with a pitched roof.

d. Useable porches and/or stoops, at least eight feet in width and six feet in depth, shall be located on the front and/or side of the home. Porches and stoops may encroach into front setback up to five feet.

e. Accessory buildings with a floor area greater than 150 square feet shall be clad in materials similar in appearance to the principal structure and with similar roof pitch.

f. Walls and fences located in the front yard shall be no more than four feet above grade. The use of chain link fencing is prohibited in front yards. For corner lots, both street-facing sides shall be considered fronts. Rear yard and side yard fences are not subject to these standards.

g) On-street parking. On-street parking is encouraged for all local streets and thoroughfares.

a. On-street parking abutting the development parcel shall count toward meeting the off-street parking requirements for the district.

b. On-street parking may take the form of parallel or angle parking and shall be built according to city or state standards as applicable in order to count towards minimum parking requirements.

h) Off-street parking.

a. All off-street parking lots shall be provided at the side or rear of buildings or the interior of a block of buildings and not closer to the street than the edge profile of the structures.

b. Off-street parking shall not be adjacent to street intersections.

16-4-~~25~~28 Rest homes.

16-4-~~26~~29 Restaurants.

a) The use must be located on, and have primary access from, a major or minor thoroughfare.

b) All outside storage areas including dumpsters must be:

1) Sited to the rear of the building;

2) In compliance with the setback requirements for the zoning district classification within which it is located; and

3) Made unnoticeable from both residential adjacent properties and public rights-of-way through installation of screening meeting the specifications of article XV.

c) The use shall be limited to no more than 40 seats.

d) Permissible hours of operation shall be limited to the hours between 7:00 a.m. and 11:00 p.m.

16-4-~~27~~30 Schools, primary and secondary.

a) The following standards shall be used to govern the establishment or development of new public and private schools:

1) No structure or parking shall be placed within 50 feet of a property line.

2) Off-street parking meeting the requirements of section 6-5 shall be provided.

3) The use will be on a lot which may be accessed by means of a collector, minor thoroughfare or major thoroughfare for elementary schools and junior high schools, and by means of a minor thoroughfare or major thoroughfare for senior high schools; provided, however, the board of adjustment may waive this requirement to accommodate a public need so long as traffic shall not be increased on residential streets to an unacceptable level.

b) The foregoing standards shall serve as guidelines for the expansion or redevelopment of existing schools; however, the board of adjustment shall waive any such guidelines when their application would constitute a hardship.

16-4-31 Service Stations

a) If located adjacent to a single-family or two-family residential use, setbacks along adjacent side and/or rear property lines will be increased by an additional 10'

16-4-~~28~~32 Shelter facilities.

16-4-33 Small-scale manufacturing.

a) The front of the building at street level shall remain open and visible from the sidewalk with a view of the activities inside; and

b) A showroom, display area, or sales area shall be provided.

c) Outdoor storage of goods and materials shall not be permitted in zoning district classifications C-1, CMU, GHMU, HMU and CHMU.

- d) Outdoor storage of goods and materials shall not exceed 25 percent of the total footprint of all buildings on the property in zoning district classifications C-2 and C-3.
- e) Newly constructed shipping and receiving facilities shall be designed such that they are internal to the site, in service alleys or at the back of the building.
- f) Shipping and receiving needs shall not exceed the equivalent of one FHWA Class 8 truck per week.
- g) Reuse of an existing building shall not exceed 20,000 square feet of building floor space.
- h) New construction shall not exceed 10,000 square feet of building floor space.

16-4-~~29~~33 Telecommunications towers and antennas.

16-4-~~29~~33.1 Application requirements

16-4-~~29~~33.2 Standards for siting telecommunications antennas and wireless facilities

16-4-~~29~~33.3 Basic standards for siting telecommunications tower

16-4-~~29~~33.4 Additional standards for siting telecommunications towers pursuant to conditional zoning districts.

16-4-~~29~~33.5 Annual report.

16-4-~~29~~33.6 Violations.

~~16-4-30 Small scale manufacturing.~~

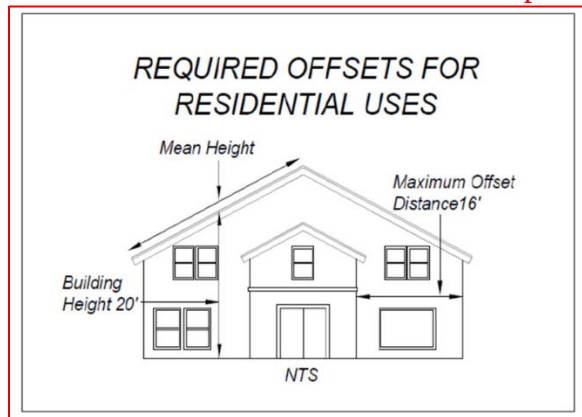
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- ~~b) A showroom, display area, or sales area shall be provided.~~
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- ~~f) Shipping and receiving needs shall not exceed the equivalent of one FHWA Class 8 truck per week.~~
- ~~g) Reuse of an existing building shall not exceed 20,000 square feet of building floor space.~~
- ~~h) New construction shall not exceed 10,000 square feet of building floor space.~~

~~16-4-31 Residential dwellings, small scale multi-family.~~

- ~~a) —For the purposes of these standards, small scale multi-family shall include all developments not subject to the N.C. Residential Code for One- and Two-Family Dwellings including triplexes, quadplexes, and other small apartment buildings. Any of the architectural design standards below may be implemented voluntarily for single-family attached (townhomes) and multiple detached units on a single parcel (detached multi-family) constructed subject to~~

~~N.C. Residential Code for One and Two Family Dwellings.~~

- ~~b) Maximum height for any structure shall be 42 feet.~~
- ~~c) Maximum footprint for any principal structure shall be 4,000 square feet.~~
- ~~d) All street-facing sides of a corner lot are considered fronts.~~
- ~~e) Building placement.~~
 - ~~a. Buildings shall be situated as close to the minimum front setback as practicable.~~
 - ~~b. Buildings shall be situated to provide off-street parking to the rear and/or side of the building(s).~~
 - ~~c. Buildings shall be situated to protect and accentuate important mountain vistas and views of significant historic sites.~~
 - ~~d. Buildings shall be situated to provide well-defined, street-facing entrance(s) with a connecting walkway with a direct, safe, pedestrian connection to the street.~~
 - ~~i. For buildings on corner lots, an entrance may be placed at the corner, thereby eliminating the need for side entrances.~~
 - ~~e. Buildings shall offset front-loading garages and carports, if provided, behind the front façade by a minimum of 10 feet.~~
 - ~~i. Front-loading garages and carports shall be visually designed to form a secondary building volume.~~
 - ~~ii. The width of an attached garage shall not exceed 50 percent of the total building façade.~~
 - ~~f. Canopies, awnings, cornices, balconies, front-facing covered porches and stoops and similar architectural accents are permitted to extend from the building up to five feet into a required minimum setback and/or required common open space.~~
- ~~f) Architectural design standards.~~
 - ~~a. The following standards apply to all facades (front, rear and side) of buildings:~~
 - ~~i. No wall shall exceed 16 feet in length without an offset. A building façade which is less than 16 feet in length shall not require an offset.~~
 - ~~ii. Offsets shall have a minimum depth or projection of one and one-half feet.~~



- ~~iii. Each façade shall use fenestration and do so in a manner which is proportional to the overall scale of the building.~~
- ~~iv. All building facades shall contain at least two building materials which shall contrast in color and texture.~~
- ~~v. When multiple wall materials are combined on one façade, the designer is encouraged to place the heavier material(s) below.~~
- ~~vi. Building materials shall be used consistently on the exterior of the building. The following building materials are prohibited for exterior façade application:~~

- 1) ~~Plain concrete block (with or without paint);~~
- 2) ~~Reflective glass;~~
- 3) ~~More than 50 percent glass on any façade;~~
- 4) ~~Vinyl siding; and~~
- 5) ~~Any other materials not customarily used in conventional construction.~~
- vii. ~~Exposed foundations shall consist of stone, stucco, brick or decorative block. If crawlspaces of porches are enclosed, they shall be enclosed with similar materials or lattice or any combination thereof.~~
- viii. ~~Windows. Windows shall either be (1) recessed a minimum of three inches from the façade, or (2) trimmed. If trim is used, it shall be a minimum of four inches (nominal) in width and shall project beyond the façade.~~
- b. ~~The following standards apply to all street-facing facades (fronts) of buildings:~~
 - i. ~~Detailed design shall be provided by using at least two of the following architectural features on all elevations:~~
 - i. ~~Dormers.~~
 - ii. ~~Gables.~~
 - iii. ~~Recessed entries.~~
 - iv. ~~Cupolas or towers.~~
 - v. ~~Pillars, columns or posts.~~
 - vi. ~~Corbels.~~
 - vii. ~~Bay windows.~~
 - viii. ~~Balconies.~~
 - ix. ~~Decorative patterns on exterior finish (e.g., scales/shingles, wainscoting, ornamentation).~~
 - x. ~~Parapets/Decorative cornices and roof lines (required for buildings with flat roofs).~~
 - xi. ~~Wood siding with two and one-half inch to four and one-half inch reveal.~~
 - c. ~~Pitched roofs on residential buildings shall have a pitch between 5:12 and 12:12. Eaves (with a minimum 12-inch projection) shall be provided with a pitched roof.~~
 - d. ~~Useable porches and/or stoops, at least eight feet in width and six feet in depth, shall be located on the front and/or side of the home. Porches and stoops may encroach into front setback up to five feet.~~
 - e. ~~Accessory buildings with a floor area greater than 150 square feet shall be clad in materials similar in appearance to the principal structure and with similar roof pitch.~~
 - f. ~~Walls and fences located in the front yard shall be no more than four feet above grade. The use of chain link fencing is prohibited in front yards. For corner lots, both street-facing sides shall be considered fronts. Rear yard and side yard fences are not subject to these standards.~~
 - g) ~~On-street parking. On-street parking is encouraged for all local streets and thoroughfares:~~
 - a. ~~On-street parking abutting the development parcel shall count toward meeting the off-street parking requirements for the district.~~
 - b. ~~On-street parking may take the form of parallel or angle parking and shall be built according to city or state standards as applicable in order to count towards minimum parking requirements.~~
 - h) ~~Off-street parking:~~
 - a. ~~All off-street parking lots shall be provided at the side or rear of buildings or the interior of a block of buildings and not closer to the street than the edge profile of the structures.~~
 - b. ~~Off-street parking shall not be adjacent to street intersections.~~

Adopted by the City Council of the City of Hendersonville, North Carolina on this 4th day of December, 2025.

Attest:

Barbara G. Volk, Mayor, City of Hendersonville

Jill Murray, City Clerk

Approved as to form:

Angela S. Beeker, City Attorney