CITY OF HENDERSONVILLE
ZONING + DOWNTOWN OVERLAY

PID
PCD
MIC
CZD
I-1
PRD-CZD
R-6
CMU
MSH
C-1
C-2
CMUSU
PMD
C-3
R-15
R-20
UR

NORTH MAIN STREET
NORTH CHURCH STREET
7TH AVENUE EAST
NORTH KING STREET
5TH AVENUE WEST
BLYTHE STREET
SOUTH CHURCH STREET
SOUTH KING STREET
KANUGA ROAD
SPARTANBURG HIGHWAY
GREENVILLE HIGHWAY

City of Hendersonville
02/16/2026

City of Hendersonville - Planning Jurisdiction Zoning Classification Districts

- DHH Druid Hills Historic Overlay District
- HHH Hyman Heights Historic Overlay District
- MSH Main Street Historic Overlay District
- R-40 Estate Residential
- R-20 Low Density Residential
- R-15 Medium Density Residential
- R-10 Medium Density Residential
- R-6 High Density Residential
- R-6SU High Density Residential Special Use
- Planned Residential Development Conditional Zoning District
- UV Urban Village
- UR Urban Residential
- RCT Residential Commercial Transition
- MIC Medical, Institutional, Cultural
- MIC-SU Medical, Institutional, Cultural, Special Use
- PID Planned Institutional Development
- PMH Planned Manufactured Housing
- C-4 Neighborhood Commercial
- C-3 Highway Business
- C-3SU Highway Business Special Use
- C-2 Secondary Business
- C-2SU Secondary Business Special Use
- C-1 Central Business
- C-1SU Central Business Special Use
- CHMU Commercial Highway Mixed Use
- CHMUSU Commercial Highway Mixed Use Special Use
- CMU Central Mixed Use
- CMUSU Central Mixed Use Specila Use
- PCD Planned Commercial Development
- PCD-SU Planned Commercial Development Special Use
- GHMU Greenville Highway Mixed Use
- GHMU-SU Greenville Highway Mixed Use Special Use
- HMU Highway Mixed Use
- I-1 Industrial
- PMD Planned Manufacturing Development
- CZD Conditional Zoning Districts
  *See Community Development Department

Map Features

- Hendersonville City Limits
- Hendersonville Extraterritorial Jurisdiction
- Main Roads
- Parcels
- Surrounding Municipalities

Overlay Zoning Districts

- EC Entry Corridor Overlay District
- DHH Druid Hills Historic Overlay District
- HHH Hyman Heights Historic Overlay District
- MSH Main Street Historic Overlay District
- Local Historic Landmark Overlay

0 455 910 1,820 2,730 3,640
Feet
1 inch = 888.888889 feet

NOTE: This zoning map is not a substitute for research of official City of Hendersonville Council Minutes. This map is prepared as a summary of the data for this jurisdiction, and is compiled from the minutes and other municipal documents. Users of this map are hereby notified that the aforementioned public primary information sources should be consulted for verification of the information contained on this map. The City of Hendersonville and its employees assume no legal responsibility for the information contained on this map.

Z:\GIS\Planning_Dept\Planning_GIS_Projects\Official_Printing_Zoning_Map