



ZONING-INFO

17 Elk Mountain Road

Woodfin, NC 28804

Property Requirements Report
September 20, 2022

Property Requirements Report



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Zoning

Woodfin - Buncombe - North Carolina

C-S

The C-S Community Shopping District is established as the district in which retail trade and consumer services uses will expand as the community's and region's population increases.

Allowed Uses/Parking

Table 1: C-S Permitted Use Table

Permitted	Parking
Animal hospitals	
Any form of agriculture or horticulture	
Assembly halls, coliseums, armories, ballrooms	1 Per 100 Sq Ft of Non-Seated Aseem- bly Area
Automobile parts and supplies, retail	1 Per 200 Sq Ft of GFA
Automobile repair garages, excluding body works and open storage of wrecked cars	1 Per 2 Employees on Largest Shift 2 Per 300 Sq Ft of Maintenance Area
Automobile sales, new and uses	1 Per 2 Employees on Largest Shift 2 Per 300 Sq Ft of Maintenance Area
Bakeries, retail	1 Per 200 Sq Ft of GFA
Banks and other financial institutions	1 Per 400 Sq Ft of GFA
Barber and beauty shops	1 Per 200 Sq Ft of GFA
Boat and trailer sales	
Bowling alleys and skating rinks	2 Per Lane 1 Per 2 Employees
Business colleges, barber and beauty colleges, music and dance studios	1 Per 10 Students 1 Per Class- room/Admin Office
Car wash	1 Per 2 Employees
Catalogue sales	1 Per 200 Sq Ft of GFA
Clubs and lodges, fraternities, sororities	
Contractors' offices with interior storage	
Dairy bars and ice cream manufacturing for retail sales	1 Per 2 Employees on Largest Shift
Dry cleaning and laundry pickup stations	1 Per 200 Sq Ft of GFA
Floral shops	1 Per 200 Sq Ft of GFA
Funeral homes and mortuaries	1 Per 4 Seats in the Main Chapel
Furriers and fur storage	
Group development	
Hotels, inns and motels	Hotel: 1 Per 2 Guest Rooms Hotel: 1 Per 5 Employees Motel: 1 Per Guest Room Motel: 1 Per 2 Employees
Industrial trade schools and research laboratories	
Jewelry repair and pawn shops	1 Per 2 Employees

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Table 1: C-S Permitted Use Table continued

Permitted	Parking
Kennels	
Launderette and laundromats	
Libraries, museums and art galleries	Libraries: 1 Per 4 Seats for Patrons
Locksmiths and gunsmiths	1 Per 200 Sq Ft of GFA
Meat markets, retail only	1 Per 200 Sq Ft of GFA
Medical and dental clinics	4 Per Doctor 1 Per Regular Employee
Miniature golf	
Newspaper offices	1 Per 400 Sq Ft of GFA
Noncommercial parks, playgrounds, community centers	
Office supplies and equipment, sales and service	1 Per 200 Sq Ft of GFA
Offices, businesses, professional and public	1 Per 400 Sq Ft of GFA
Opticians and optical goods	4 Per Doctor 1 Per Regular Employee
Photographic studios and camera supply	1 Per 200 Sq Ft of GFA
Physical culture and reducing salons	1 Per 100 Sq Ft of Non-Seated Assembly Area
Public and private elementary schools	
Public works and utility facilities, excluding service and storage yards	
Radio and television repair shops	1 Per 200 Sq Ft of GFA
Radio and television stations	1 Per 400 Sq Ft of GFA
Restaurants, including drive-ins	1 Per 3 Seats 1 Per 2 Employees
Retail establishments	1 Per 200 Sq Ft of GFA
Shoe repair and shine shops	1 Per 200 Sq Ft of GFA
Small electric and appliance repair shops	1 Per 200 Sq Ft of GFA
Tailor, dressmaking and millinery shops	1 Per 200 Sq Ft of GFA
Taxicab stands	
Telephone and telegraph offices	1 Per 400 Sq Ft of GFA
Theatres, indoors	1 Per 100 Sq Ft of Amusement Area
Warehousing	1 Per 2 Employees on Largest Shift

Table 2: C-S Special Use Use Table

Special Use	Parking
Alcohol and alcohol beverage manufacturing	1 Per 2 Employees on Largest Shift
Auction sales, except livestock	
Churches	1 Per 4 Seats in Main Chapel
Game and amusement rooms	1 Per 100 Sq Ft of Amusement Area
Kindergartens and day nurseries	
Public safety facilities	
Public works and utility facilities such as transformer stations, pumping stations and water towers	1 Per 2 Employees on Largest Shift

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Table 2: C-S Special Use Use Table continued

Special Use	Parking
Service stations	5 Per Grease Rack or Bay

Bulk Requirements

Table 3: C-S Bulk Requirements Table

Requirement	Minimum	Maximum
Accessory highway line setback (ft.) - customary accessory uses and structures	20	N/A
Accessory lot line setback (ft.) - customary accessory uses and structures	10	N/A
Accessory property line setback (ft.) - located in a rear yard	10	N/A
Accessory rear yard occupancy (%)	N/A	30
Accessory street setback (ft.) - customary accessory uses and structures	20	N/A
Building floor area per child (sq. ft.) - kindergartens and day nurseries	25	N/A
Building height (ft.) ¹	N/A	35
Lot coverage (%) - for one unit	N/A	30
Lot coverage (%) - for three or more units	N/A	50
Lot coverage (%) - or a duplex	N/A	35
Open playing area per child (sq. ft.) - kindergartens and day nurseries	75	N/A
Property line setback (ft.) - all buildings and apparatus - public works and utilities	20	N/A
Property line setback (ft.) - animal hospital - pens or kennels	20	N/A
Property line setback (ft.) - gasoline pumps and other stationary equipment - service stations	12	N/A
Property line setback (ft.) - public safety facilities	20	N/A
Rear setback (ft.) - abutting a residential district	15	N/A
Side setback (ft.) - abutting a residential district	15	N/A

Disclaimer of Warranty, Limitation of Liability & Venue Selection Agreement

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Notes

1. 54-144 2 :: Article V: See Section 54-144, 2, a and b