



Zoning Overlay Site Plan Preparation

Information Sheet

The following information will be required on a site plan submitted to satisfy the requirements of the Steep Slope/High Elevation and/or Protected Ridge Zoning Overlay Districts.

If only a portion of the property falls within an Overlay District:

- A site plan may be required which shows the relationship of the structure and the limits of any proposed impervious or disturbed surfaces to:
 - the Overlay District(s); and
 - to any areas designated as High Hazard or Moderate Hazard on the Buncombe County Slope Stability Index Map prepared by NCGS.

If the areas to be disturbed or made impervious are to be located within an Overlay District:

- Indicate the limits of the proposed disturbed and impervious areas on the plan, and provide a calculation of the total proposed disturbed and impervious areas as a note on the plan. If the proposed site is comprised of multiple lots to which you wish to apply the percentage allowed to the total acreage, these lots must be combined by filing an appropriate plat and/or deed with the Register of Deeds.
 - Maximum gross site area disturbance allowed, excluding disturbance for the installation of individual septic systems, is:
 - 0.3 acres for lots less than 2.0 acres
 - 15% for lots 2.0 acres or greater
 - Maximum gross site area impervious surface (inclusive of graveled areas) allowed is:
 - 0.16 acres for lots less than 2.0 acres
 - 8% for lots 2.0 acres or greater
- Consultation with a geotechnical engineer is required for development in areas of a tract in excess of 35% natural slope and for all areas designated as High Hazard or Moderate Hazard on the Buncombe County Slope Stability Index Map prepared by NCGS, and an investigation for colluvial deposits shall be made. Recommendations of the geotechnical engineer shall be submitted with the application for review **prior to any land disturbance**. Prior to final approval, a report by the geotechnical engineer will be required certifying that the recommendations made were followed during construction.

If the building site falls within the Steep Slope/High Elevation Overlay District:

- A plan for screening as required by §78-645(e)(5), as well as a calculation of the planar square feet of the downhill-facing surfaces of the structure.
- Global stability analysis shall be performed and submitted for any proposed homesites

If the building site falls within the Protected Ridge Overlay District:

- A plan for screening as required by §78-646(e)(7), as well as a calculation of the planar square feet of the downhill-facing surfaces of the structure.
- Global stability analysis shall be performed and submitted for any proposed homesites on a 35% or greater slope or in an area designated as High Hazard or Moderate Hazard on the Buncombe County Slope Stability Index Map prepared by NCGS.
- Proof that the building width will not exceed 30% of the lot width as measured at the face(s) of the building oriented to the downhill section of the lot or adjacent topography and parallel to the crest of the ridge.
- *If the 35' average height requirement is desired*, proof that the structure is to be located more than 50 vertical feet from the crest of the ridge. The vertical distance between the structure and the crest shall be the difference between the elevation (above sea level) of the highest ground level at the structure foundation and the lowest elevation of the crest of the ridge perpendicular to the structure.

Height requirements for structures located within the Steep Slope/High Elevation and/or Protected Ridge Zoning Overlay Districts are as follows:

- Building height is the average of:
 - the vertical distance measured from the highest ground level at the structure foundation to the uppermost point of the roof and
 - the vertical distance measured from the lowest ground level at the structure foundation to the uppermost point of the roof.
- Maximum building height, as measured above, is:
 - 35' in the Steep Slope/High Elevation District
 - 25' in the Protected Ridge Overlay District, **except** where the structure will be located more than 50 vertical feet from the crest of the ridge, at which point the maximum height is increased to 35' (see notes above regarding proof required on plan if increased height requirement is desired).

Tips/Suggestions:

- When using either CAD or GIS software to create a site plan, it will be easier to tie all the required data together if the survey is tied to the NAD 83 grid. Landslide hazard data and zoning overlay maps are tied to the NAD 83 grid, whereas property boundaries as they appear on the tax maps may not be, depending on the data used to map the property.
- If a portion of the property was disturbed or made impervious prior to October 5, 2010 please identify those areas on the site plan; these areas do not count toward the total allowable disturbed or impervious surfaces set forth by the Steep Slope/High Elevation Overlay or the Protected Ridge Overlay.