

## Sec. 7-8-16. Highway Business District.

(a) *Purpose.* The Highway Business District is established to address the needs of commercial development along major thoroughfares, permitting a wide range of commercial uses. Development which enhances the function of the thoroughfare and is sensitive to the appearance of the corridor is essential within this district. These major corridors are the gateways to Asheville and often define the first image of the city.

(b) *Allowable land uses.* All permitted uses, special uses, conditional uses and uses expressly prohibited are identified in subsection 7-8-1(d), Table of Permitted Uses. Standards for special uses and conditional uses can be found in article XVI of this chapter.

(c) Reserved.

(d) Reserved.

(e) Reserved.

(f) *Development standards.*

(1) *Density standards.* None.

(2) *Structure size standards.* New developments in the highway business district shall not exceed a total of 200,000 square feet in gross floor area for multiple tenant developments and 100,000 square feet in gross floor area for single tenant development; existing developments shall not be expanded to exceed these limits. In multi-tenant developments, no single retailer may exceed those limits set forth in subsection 7-16-2(c)(10) and shall not constitute more than 75 percent of the total gross floor area of the development in order to receive a multi-tenant square footage allowance.

(3) *Lot size standards.* None.

(4) *Lot width standards.* There shall be no minimum lot width standards, however, the minimum lot frontage shall be 100 lineal feet or shall meet access requirements for non-residential lots as set forth in subsection 7-11-2(k).

(5) *Setback standards.* The following minimum setbacks shall be required for uses in the Highway Business District.

*Front:* 35 feet, except that the minimum setback may be reduced to five feet in pedestrian-oriented areas where road widening is not anticipated provided that all parking is located to the side or rear and not closer to the street than the facade of the principal structure, and where pedestrian-oriented design features are incorporated in building and site design.

*Side:* None required.

*Rear:* 10 feet.

*Corner lot, street side:* 10 feet.

(6) *Impervious surface standards.* None.

(7) *Height standards.* The maximum height of structures in the Highway Business District shall be 60 feet.

(8) *Landscaping/buffering standards.* Landscaping and/or buffering shall be provided as required by section 7-11-3 of this chapter.

(9) *Parking/loading standards.* Parking and loading facilities shall be provided as required by section 7-11-2 of this chapter. Residential uses shall be exempt from minimum off-street parking requirements.

(10) *Sidewalk standards.* Sidewalks shall be provided as required by and pursuant to the requirements for sidewalks as set forth in section 7-11-8 of this chapter.

(11) *Access standards.* Points of access to the street shall be determined by the city traffic engineer following review of the site plan and other relevant information.

(12) *Open space standards.* Open space shall be provided as required by section 7-11-4 of this chapter.

(13) *Design and operation standards.* None required.

(14) *Emergency wireless communications.* Communication requirements shall be provided as required by section 7-11-9 of this chapter.

(Ord. No. 2369, § 1, 5-27-97; Ord. No. 2462, §§ 1(a), 2, 4-14-98; Ord. No. 2539, § 1, 1-26-99; Ord. No. 2649, § 1(a), 12-21-99; Ord. No. 2663, § 1(g), 2-8-00; Ord. No. 2664, § 1(p), 2-8-00; Ord. No. 2904, § 1(p), 3-12-02; Ord. No. 3002, § 1b, 2-25-03; Ord. No. 3010, § 1(c), 3-25-03; Ord. No. 3156, § 1, 8-24-04; Ord. No. 3209, § 1b, 1-25-05; Ord. No. 3272, § 1(b), 7-26-05; Ord. No. 3337, § 1(b), (c), 2-28-06; Ord. No. 3390, § 1(b), 9-12-06; Ord. No. 3483, § 1(b), 6-2-07; Ord. No. 3582, § 1(b), 2-12-08; Ord. No. 3583, § 1(a), 2-12-08; Ord. No. 3643, § 1a, 7-22-08; Ord. No. 3685, §§ 1b, c, 1-13-09; Ord. No. 3711, § 1, 3-10-09; Ord. No. 3743, § 1a, 6-9-09; Ord. No. 3856, § 1b, 5-25-10; Ord. No. 3908, § 1b, 10-26-10; Ord. No. 3959, §§ 1n, p,

4-12- 11; Ord. No. 4374, § 1g, 12-9-14; Ord. No. 4361, § 1m, 3-23-21; Ord. No. 4961, § 1a, 7-26-22; Ord. No. 5129, § 7, 3-11-25)