

- The subject property (PIN 8615-33-8519) is in Pigeon Street Neighborhood Residential (PS-NR) zoning district. The district's minimum lot size is 1/6 ac (7,260 sf). Minimum lot width is 50 ft. Minimum pervious surface for each newly created lot is 10%, and it means that 10% of the lot must remain "green." The property can be subdivided under these parameters. However, there are a few things to keep in mind below...
- There are many other requirements that may apply, such as civic space, landscaping, stormwater, etc. It depends on the scale of your project. Usually, when you have a sketch plan or a specific idea, we set up a Technical Review Committee Meeting (TRC) with our zoning, building inspections, public services and fire staff to give you feedback on your specific project. This is an informal pre-application/scoping meeting. Without a specific site plan or a sketch, it is hard to say what will apply.
- If you are creating a minor subdivision under 8 lots, then it will be reviewed by our office. However, if you are creating 8 or more lots, then you become a major subdivision and will need to go through the Planning Board.
- To answer other questions: yes, single-family, townhomes, and multi-family are allowed. The base density is 10 units/ acre (rounded down if there is a decimal). Again, if your project is big and other requirements apply (civic space, parking, landscaping, stormwater, certain road widths, etc.) , you may not achieve the maximum density. The density can be increased up to 16 units/ acre with a Special Use Permit from the Planning Board (quasi-judicial and thorough procedure).
- Maximum building height is 30 stories or 60 ft in this district.
- Principal front and side (from adjacent lot) setbacks are 10 ft, rear is 6 ft. Setbacks are measured as a shortest horizontal distance

from the property line (or a right-of-way, if one exists) and the furthest element of the structure (such as overhang).

- There is also a stream on the property, and the stream buffer will apply. At the minimum, the buffer is a 25-ft non-encroachment area, but it can also be 30 ft if your project falls under the stormwater ordinance.

Thank you and let us know if you would like to set up the TRC meeting with the specific project idea.



Olga Grooman | Assistant Development Services Director
MPA, CZO, CFM
Town of Waynesville, NC
9 S. Main Street, Suite 110 | Waynesville, NC 28786
Office: (828) 356-1172 | Fax: (828) 452-1492
ogrooman@waynesvillenc.gov | www.waynesvillenc.gov

Hi Tacy,

The subject property (PIN 8615-33-8519) is in Pigeon Street Neighborhood Residential (PS-NR) zoning district. You understand correctly- manufactured homes are not allowed there, including any house with HUD stamp. Anchoring does not change that. In this district, only modular homes or homes built to the NC Building Code standards are allowed.

I am copying our Chief Building Inspector- David Kelley- on this email if you have any specific building code questions.

Thanks,



Olga Grooman, AICP, CFM, CZO | Assistant Development Services Director

Town of Waynesville, NC

9 S. Main Street, Suite 110, Waynesville, NC 28786

Office: (828) 356-1172

ogrooman@waynesvillenc.gov

www.waynesvillenc.gov