



# CITY OF SALUDA

## NORTH CAROLINA

### Zoning Map Amendment Application

**MAYOR**  
Fred Baisden  
**CITY MANAGER**  
Steven Orr  
**COMMISSIONERS**  
Mark Oxtoby  
Paul C. Marion  
Stan Walker  
Melanie Talbot

Date \_\_\_\_\_

Applicant Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Phone (H) \_\_\_\_\_ (M) \_\_\_\_\_

Email \_\_\_\_\_

#### Property

Parcel ID \_\_\_\_\_

Address or Location \_\_\_\_\_

Existing Zoning District \_\_\_\_\_

Proposed Zoning District \_\_\_\_\_

**Applicant Signature** \_\_\_\_\_ **Date:** \_\_\_\_\_

<p><b>Office Use Only</b> Application Fee \$ _____ Paid ___ Y ___ N Date Received _____</p> <p>Received By _____</p>
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## **ZONING - DISTRICTS**

### **Section 5.1A Subdivisions of the Basic Districts**

The "R" district is subdivided into three sub districts as described in Sections 5.2 through 5.4, below. The "C" district is subdivided into four sub districts as described in Sections 5.5 through 5.8 below.

### **Section 5.2 R-1 Single-Family Residential District**

The single-family residential district is established as a sub district in which the primary use of land is for single family residences and their accessory buildings.

### **Section 5.3 R-2 Multi-Family Residential District**

The multifamily residential district is established as a sub district in which the primary use of land is for both single family and multifamily residences and their accessory buildings; provided that the lot upon which any multifamily residence is located must have at least 5,000 square feet of area per residence unit.

### **Section 5.4 R-3 Multifamily and Clustered Single-Family Residential District**

The multifamily and clustered single-family residential district is established as a sub district in which the primary use of land is for both single family and multifamily residences, and their accessory buildings. If only single family residences are located on a lot in this district, and if the said lot is at least 20,000 square feet in size, then multiple single family residences may be located on said lot, provided that said lot has at least 5,000 square feet of area per single family residence and provided that the minimum distance between each such single family residence and its associated accessory building or buildings and any other single family residence and its associated accessory building or buildings located on said lot is 16 feet. The standard residential set back requirements shall apply to all lots in the R-3 district.

### **Section 5.5 C-H Historical District**

This district, though not an official historic district, does contain buildings with historical, cultural and architectural significance to the Saluda community. New development in this district shall be sensitive to existing and surrounding development so that the new development will complement and enhance the historical and cultural character of the downtown area and will preserve the historical character of this district.

### **Section 5.6 C-1 Downtown Restricted Commercial Use District**

This district is adjacent to and exists as a buffer to the C-H historical district. It is intended to protect the C-H historical district from uses which are incompatible therewith,

particularly those uses which require major highway frontage, large tracts of land, outdoor sales, open storage areas, or buildings that are larger in scale than those presently in the C-H district. Commercial, industrial, or governmental buildings in this sub district shall be subject to the setback restrictions set out in section 6.1. Residential buildings in this sub district shall be subject to all lot area, density, lot dimension, building spacing, height, and setback restrictions and limitations applicable to the specific category into which the building falls, single family, multifamily or clustered single family, as set out in sections 5.3, 5.4, and 6.1.

#### Section 5.7 C-2 Restricted Commercial Use District

Commercial, industrial, or governmental buildings in this sub district shall be subject to the setback restrictions set out in section 6.1. Residential buildings in this sub district shall be subject to all lot area, density, lot dimension, building spacing, height, and setback restrictions and limitations applicable to the specific category into which the building falls, single family, multifamily or clustered single family, as set out in sections 5.3, 5.4, and 6.1.

#### Section 5.8 C-3 Multiple Use Commercial District

Commercial, industrial, or governmental buildings in this sub district shall be subject to the setback restrictions set out in section 6.1. Residential buildings in this sub district shall be subject to all lot area, density, lot dimension, building spacing, height, and setback restrictions and limitations applicable to the specific category into which the building falls, single family, multifamily or clustered single family, as set out in sections 5.3, 5.4, and 6.1.

#### Section 5.9 Interstate Basin Overlay District (Amended 9/22/2016)

This district exists as an overlay to all districts located within 2000 feet of the center of the intersection of Ozone Drive and I-26. **(Amended 9/22/2016)**