

Sec. 7-8-17. - Regional Business District.

- (a) *Purpose.* The Regional Business District is established to provide areas for large scale commercial operations. This district is intended to encourage innovative development that is integrated with adjacent uses. It is not the intent of the district to encourage strip commercial areas, but rather a concentration of commercial activities with an overall design scheme. This district is designed to be located around the intersections of high traffic volume thoroughfares such as interstate highways and arterial roads. This district permits a wide range of commercial uses and is easily accessible by the automobile. The Regional Business District is characterized by high traffic generation, large structures which may contain multiple businesses, and shared parking and access between adjacent businesses. Although the automobile and bus are the primary modes of transportation to this district, pedestrian connections between the businesses within the district enhance the functionality of the district.
- (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) *Prohibited uses.* Any use not specifically listed as a permitted use or a use by right, subject to special requirements, or a conditional use in the Regional Business District is prohibited.

Gated communities. This shall not include those gated communities lawfully established prior to June 12, 2007, or extend to those properties acquired as part of such communities prior to June 12, 2007, provided it can be demonstrated that these properties were included in a documented community masterplan.

- (d) Reserved.
- (e) Reserved.
- (f) *Development standards.*
 - (1) *Density standards.* The maximum residential density per acre within the Regional Business District shall be 35 dwelling units; or 70 dwelling units if 20 percent of the dwelling units are designated affordable. Projects including affordable units must provide a declaration of deed restrictions ensuring that rents or sale prices will remain affordable for the first ten years after completion, increasing by no more than three percent per year, or the annual increase in the Consumer Price index, whichever is lower. Also, such units must be reserved for qualified households in a form satisfactory to the city attorney.
 - (2) *Structure size standards.* None.
 - (3) *Lot size standards.* None.
 - (4) *Lot width standards.* There shall be no minimum lot width standard, however, the minimum lot frontage shall be 100 lineal feet. For through and corner lots, the minimum street frontage shall be required along the property line abutting the larger thoroughfare.
 - (5) *Setback standards.* The following minimum setbacks shall be required for uses in the

Regional 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 façade 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: 25 feet.

The landscape and buffering standards (section 7-11-3) may require additional setback; if so, the most restrictive requirement shall apply.

The minimum spacing between structures shall, in addition, be as per the Asheville Fire Prevention Code.

- (6) *Impervious surface standards.* None.
- (7) *Height standards.* The maximum height of structures in the Regional Business District shall be 80 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.
- (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) *Recreational/open space standards.* Open space shall be provided as required by section 7-11-4 of this chapter.
- (13) *Design and operation standards.* None.
- (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(b), 12-21-99; Ord. No. 2663, § 1(g), 2-8-00; Ord. No. 2664, § 1(q), 2-8-00; Ord. No. 2792, § 1(a), 2-13-01; Ord. No. 2872, § 1(a), 11-27-01, Ord. No. 2904, § 1L(q), 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. 3572, § 1(j), 1-

8-08; Ord. No. 3582, § 1(c), 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. 3743, § 1a, 6-9-09; Ord. No. 3856, § 1b, 5-25-10; Ord. No. 3874, § 1e, 6-8-10; Ord. No. 3908, § 1b, 10-26-10; Ord. No. 3959, §§ 1n, p, 4-12-11; Ord. No. 4374, § 1h, 12-9-14)