

# STEEP SLOPE CHEAT SHEET

On July 10, 2007 the Asheville City Council adopted an amendment to Sec. 7-12-4, commonly referred to as the “Steep Slope” or “Hillside” development standards. The following information is meant to serve as a summary reference only and Sec. 7-12-4 should be reviewed for the detailed development standards.

**Steep slopes** are designated as those areas at or above 2220 feet in elevation above mean sea level and having an existing grade of 15% or more. For the purpose of determining specific development standards, steep slope areas have been separated into different zones:

**Zone A** - Areas between 2220 and 2349 feet in elevation

**Zone B** - Areas at or above 2350 feet in elevation

Grading and Density requirements vary significantly between the two zones and are as follows:

## ZONE A

### Grading Maximums

### Density Maximums (Maximum number of units per acre by existing grade)

Existing Grade	Max. % of Site Graded	RS-2	RS-4	RM-6	RS/RM-8	RM-16 + other
15% - 19%	80%	1.7	3.3	5.1	6.8	13.5
20% - 24%	70%	1.4	2.9	4.3	5.7	11.1
25% - 29%	60%	1.2	2.3	3.5	4.7	9.3
30% - 34%	45%	0.8	1.8	2.7	3.6	7.2
35% - 39%	35%	.6	1.7	1.9	2.5	5.0
40% +	20%	.3	0.6	1.0	1.3	2.6

## ZONE B

### Grading Maximums

### Density Maximums (Maximum number of units per acre by existing grade)

Existing Grade	Max. % of Site Graded	RS-2	RS-4	RM-6	RS/RM-8	RM-16 + other
15% - 19%	45%	1.2	1.8	2.7	3.6	7.2
20% - 24%	40%	1.0	1.4	2.4	3.2	5.6
25% - 29%	35%	0.7	1.0	1.7	2.8	4.2
30% - 34%	30%	0.6	0.8	1.2	2.0	3.8
35% - 39%	25%	0.4	0.6	0.8	1.2	3.0
40% +	15%	0.1	0.2	0.3	0.4	0.8

Both **Zone A & Zone B** are subject to the new road standards set forth in Section (f) that limits corridor width but allows for a reduced road cross-section and sidewalk waiver (fee in lieu).

Only **Zone B** is subject to more restrictive development standards set forth in:

- (g) *Structure height and depth*
- (h) *Tree and other specified vegetation preservation*
- (k) *Nonresidential development intensity*

Only **Zone B** is eligible for various bonuses related to height, density, and intensity.

Regardless of elevation, all properties with an existing grade of 36% or greater must provide a geo-technical analysis.