



ZPH2024-00033: Emergency Housing Standards Text Amendment

Presented by

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PURPOSE



The purpose of the proposed text amendments will be to address the following uses in the Buncombe County Zoning Ordinance:

- **Emergency Housing**



BACKGROUND



- Emergency Housing Standards address short-term temporary housing needs for people experiencing a housing impact because of a declared federal, state, or local disaster.
- Following a natural disaster, FEMA and non-profits may provide travel trailers for short-term emergency housing needs and manufactured homes for longer-term recovery efforts.



Hazards & Resilience

COMPREHENSIVE PLAN



- **Policy 5:** Invest in building capacity to ensure long-term community resilience, risk reduction, and preparedness.
- **Action 3:** Build capacity for community resilience and preparedness.



OTHER JURISDICTIONS

Location
Brevard, NC
Asheville, NC
Carteret County, NC
Pender County, NC
Cape Carteret, NC
Whiteville, NC



SUMMARY OF PROPOSED TEXT AMENDMENTS

Define Emergency Housing

Revise Travel Trailer definition

Add Emergency Housing to the Permitted Use Table and allow in all zoning districts with special requirements

Add Emergency Housing as an allowed use Steep Slope Overlay District and Protected Ridge Overlay District

Create special requirement standards for Emergency Housing

SPECIAL REQUIREMENTS

Applicant must have owned or occupied a primary residence that was damaged, or be assisting with recovery efforts through a government, agency, non-profit, or company	Emergency housing is NOT required to be on the same lot as a damaged home
The housing may not obstruct or prevent recovery and debris removal operations or permitted in the regulated Floodway	Within landslide and heavily damaged flood areas, geotech review is <u>recommended</u>
Allowed up to two (2) years from date of declared emergency, with option to extend	Up to two (2) units permitted on a single lot, except when part of a group site
Meets E-911 Addressing standards	Meets underlying zoning district setback requirements, with option for ZA reduction
Connected to approved utilities (waste, water, electric)	Travel Trailers shall be no closer than ten (10) feet apart from each other
Emergency housing in group sites must be accessed by a vehicular drive aisle on one side	1 parking space is required per unit
Waste management of the site is required	Exempt from some Steep Slope & Protected Ridge overlay requirements



Hearing Notification

- ✓ CASE NUMBER: ZPH2024-00033
- ✓ Notice on BC Website: 11/8/2024
- ✓ Notice in Asheville Citizen-Times legal ad: 11/8/2024 and 11/15/2024



Action by the Planning Board

The Planning Board recommended approval at their 11/18/2024 meeting with the following revisions to the proposed language:

- Clarification that owners or the person that occupied a specific damaged property could apply for emergency housing
- Travel Trailers must connect to approved wastewater within 3 months of placement on the site or provide proof of contract for waste removal for the duration

The Planning Board additionally made a request that the Board of Commissioners appropriate funding to be allocated for low to moderate-income households who need geotechnical services and evaluations for emergency temporary housing under this Ordinance.



Requested Action by the Board of Commissioners

- Hold Public Hearing
- Vote on proposed text amendment with Comprehensive Plan consistency statement



QUESTIONS

