



EMERGENCY HOUSING ZONING STANDARDS

On November 19, 2024 Buncombe County adopted changes to the Zoning Ordinance to allow for Emergency Housing in response to Tropical Storm Helene. This document is a summary of those changes.

WHAT IS EMERGENCY HOUSING?

1. A travel trailer, manufactured home, building-code compliant habitable structure, or other FEMA-approved shelter; *WHICH IS*
2. Temporary, *AND*
3. Needed due to a declared Federal, State, or Local disaster

WHO QUALIFIES?

- A. Experiencing homelessness or inadequate shelter from disaster-related damages; OR
- B. Assisting with disaster recovery efforts through a government, agency, non-profit, or company.

WHERE ARE THEY ALLOWED?

- Allowed in ALL zoning districts in Buncombe's unincorporated area.
- Not required to be on same lot as a damaged home.
- Locations in the City or town limits may have different requirements.

GROUP SITES



Group sites require weekly solid waste and recycling provisions



Vehicle drive aisle required when 3+ units are on a single lot

WHAT IS REQUIRED?



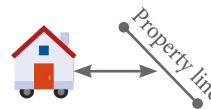
Allowed up to 2 years from declared disaster date. May request 1 year extension



Wastewater, potable water, and public electric required within 3 months of placement



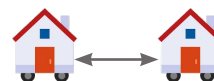
Max. 2 units per lot, except for agency-managed sites



Zoning setbacks required



1 parking space per unit



Min. 10 feet spacing between travel trailers



E-911 compliant addressing



Shall not obstruct or prevent recovery and debris removal operations



Prohibited in floodways and non-encroachment areas



Some Overlay district standards do not apply

NOTE: A Geotechnical evaluation is recommended in landslide or damaged flood areas