

CODE COMPARISON CHART

Type of Standard	Fayetteville, AR	Asheville, NC	Jackson Co., NC	White Co., GA	Brentwood, TN																					
Context	Within the city limits only. For slopes 15% or greater, and all land confined within these slopes (hilltops)	Larger city with services in mountain setting. Two overlays in relation to elevation above sea level	Rural mountainous county in North Carolina. Protected ridges = elevation 2,500' or more and elevation 400' or more adjacent valley floor	Rural mountainous county in Georgia	Suburban city south of Nashville, overlay district is largely residential, elevation 850' or <																					
Basis of Slope Calculation	Anything within predetermined Hillside Overlay District	Average Natural Slope	*Average Slope Calculation = downstream drainage slope from highest most remote point and upstream drainage slope from the lowest most remote point using max. horizontal length of drainage travel *Individual building site = building and grading envelope only *Subdivisions = entire tract to be subdivided	Average Slope Method	-																					
Density	*Single family: 4-7 u/a *Two family: 6-12 u/a *Multi family: 24 u/a	<table border="1"> <thead> <tr> <th></th> <th>RS-2</th> <th>RS-4</th> </tr> </thead> <tbody> <tr> <td>15-19%</td> <td>1.7</td> <td>3.3</td> </tr> <tr> <td>20-24%</td> <td>1.4</td> <td>2.9</td> </tr> <tr> <td>25-29%</td> <td>1.2</td> <td>2.3</td> </tr> <tr> <td>30-34%</td> <td>0.8</td> <td>1.8</td> </tr> <tr> <td>35-39%</td> <td>0.6</td> <td>1.7</td> </tr> <tr> <td>40% or <</td> <td>0.3</td> <td>0.6</td> </tr> </tbody> </table> Grading/maximum percent of site graded 15-19% : 80% 20-24% : 70% 25-29% : 60% 30-34% : 45% 35-39% : 35% 40% or < : 20%		RS-2	RS-4	15-19%	1.7	3.3	20-24%	1.4	2.9	25-29%	1.2	2.3	30-34%	0.8	1.8	35-39%	0.6	1.7	40% or <	0.3	0.6	*30-34%: .5du/ac *35-39%: .4du/ac *40-44%: .2du/ac *45% or <: .1du/ac	*25-29%: .67du/ac *30-34%: .5du/ac *35-39%: .4du/ac *40 or <: .33du/ac	0.33 du/ac
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Lot Specs	*Setbacks measured from back of curb or sidewalk. *Lot depth should be oriented to the slope. *Front setbacks 15ft. *Side setbacks 5ft.	Varies by zoning district	-	*Single family lots can be reduced via clustering (min. 100' width) with public or private sewer systems	Min. lot size: 3 acres																					
R/W and Roads Stds.	*R/W: varies depending on road/drainage makeup *Road: local - 9.5 travel lanes with 22ft back of curb to back of curb. Minor arterial - 12.5 travel lanes with 28ft back of curb to back of curb	Corridor: generally 90' or less ROW: 32' - 40' Pavement: 20'	-	*Max paved grade: 15% *Paved private residential: 16' two-way with 4' shoulder *10' one-way with 2' shoulder *Public roads must meet county stds. *Min. cul-de-sac radius: 35'	Shall not exceed max. grades in subdivision regs.																					
Utilities for Sites	See public utilities	-	-	-	Sprinkler system required.																					
Public Utilities	*On the upslope side of the street are water, gas, stormwater *On the down slope side of the street (sewer, telephone, cable, electricity) *Water, sewer, storm-water utilities located within the ROW and they are encouraged to be located under the roadway. Otherwise, all utilities should be installed within the 15 utilities easement.	Public water and sewer required	*Water, radio, television, cell or other towers < 40' as measured from highest point at which the foundation of such structure intersects the natural ground surface	*Private wells and septic systems (generally). *Sewer required for multi-family.	Unknown																					
Tree Preservation / Reforestation	*Preserve trees to rear of lot, or downhill side of lot. *Allow selective thinning *Require site analysis plan, analysis report, and tree preservation plan with preliminary plan and site plan* Lots should be required to preserve a min. 25-30% of the existing tree canopy.	Same limits as grading Replant, using native tree list	*Reforestation plan required *Structures shall not be readily visible from public ROW or public lands, may be achieved through existing vegetation *On site vegetation shall be preserved to achieve a 50% opacity or more	*Trees preserved in non-disturbance area. *Ridge lines to be left in a natural state.	Tree survey. Tree preservation, restrictions on clearing. Replanting for screening.																					
Bldg. Height on Hillside	*60ft from lowest point of the structure, prior to development, at the historic grade to the highest point of the structure. *If house is built on pad, max two stories.	Uphill: 2 stories (30') Downhill: 3 stories (40')	*Shall not extend 20' closer to the uppermost point of any "protected mountain ridge"	40' from natural grade	Roofline not to extend above natural treeline.																					
Bldg. Height on Ridgetop	See height on hillside.	35'	See height on hillside. Definition of Uppermost Point is crest, summit, ridgetop or ridgetop excluding vegetation.	40' from highest point of structure	Roofline not to extend above natural treeline.																					
Bonus Provisions	None	Yes, for conservation easements, etc.	*Lands in "absolute conservation easement" shall not be used to calculate average natural slope	-	-																					
Exemptions	-	Pre-existing lots	*Agricultural and forestry, single-family expansion, lots of record as single family, prior dev't plan approval (up to 2 years, lots or record not in the district with slopes > 30% *Driveways exempt from impervious and grading provisions for single family *Building height not to include utility poles, wires, flag poles.	Agricultural land, lots of record, and single-family expansion	Elevation < 930' and grades less than 15%																					
Grading Provisions / Cut-N-Fill Standards / Restoration Standards	*Discourage "pad grading" *Must leave min. of 60% of the subdivision area undisturbed. A total of 40% of the subdivision area may be disturbed for road construction and utility placement. *Single- and two-family lots required to get grading permit. *Min. 25% of slope tiebacks for roads and residential lots should be revegetated pursuant to the landscape manual.	Grade to natural appearing slope Cut 1.5:1 (30' high), max. 2:1 (40' high), max. Fill 2:1 (40' high), max. Replant per tree list	*Single family grading < 10,000 sq. ft. *Impervious < 6,000 sq. ft. *Structure shall not be readily visible from public ROW or public lands *Cut slopes shall be no steeper than 1:1 *Fill slopes shall be no steeper than 1 1/2:1 *Artificial slopes exceeding 35' in height shall be benched at 35' intervals	<u>Max. Percent Disturbed</u> 25-29% : 30% 30-34% : 25% 35-39% : 20% 40% or < : 17%	Cut and fill restrictions																					
Retaining Walls	Any retaining wall over 4ft needs an engineered plan.	10' high max.	Natural colors	10' max	Retaining wall restrictions, natural colors																					
Non-Residential (e.g. Office & Comm.)	-	Yes, based on FAR	-	Yes, Commercial	Restrictions apply to all property. Does not specify commercial.																					
High Hazard Areas	-	Specific soils, and above 36% slope	-	-	-																					