

Maximum Building Limit Discussion

Cashiers Planning Council

Small Area Plan Land Use Character Areas

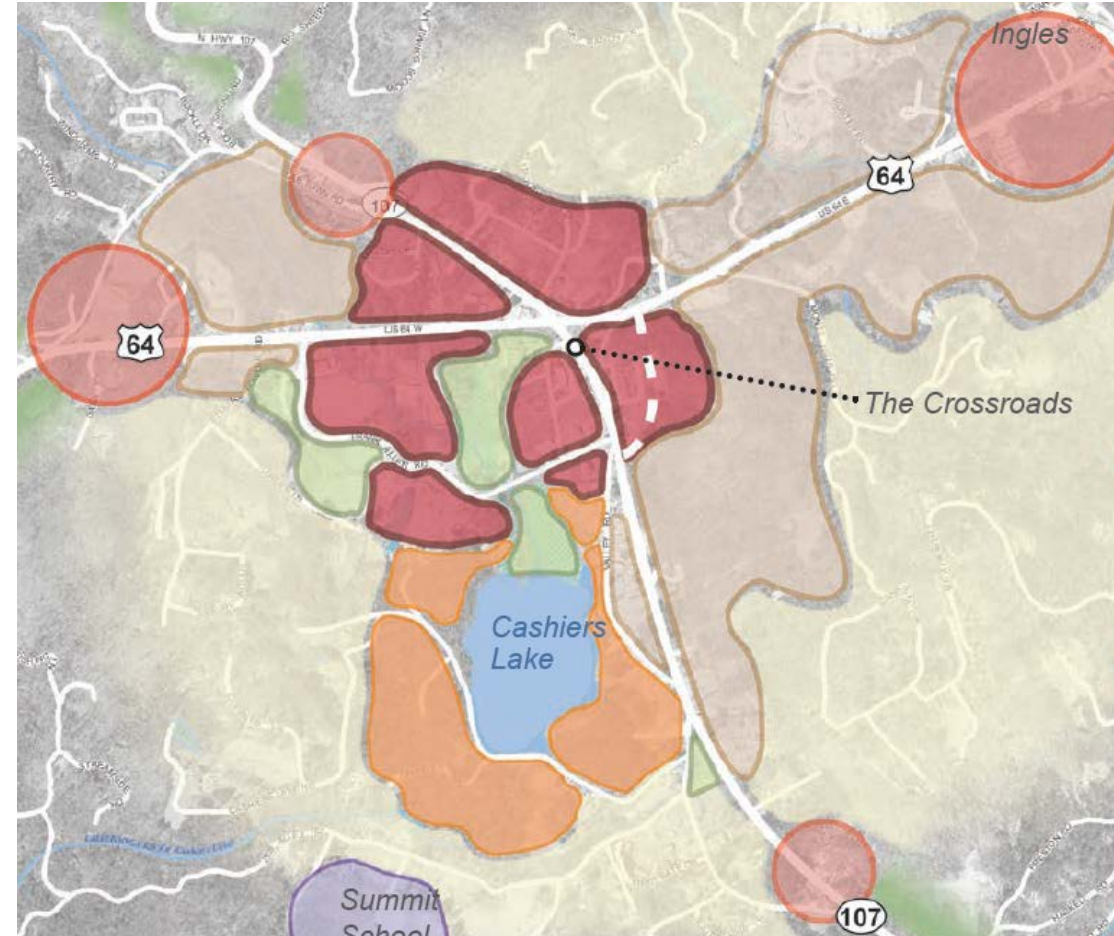
Village Core

- Small to medium scale building footprints with active street fronts...
- LU-2 – Encourage short blocks, small building footprints, and pedestrian pathways...
- Recommended UDO updates- Consider a maximum floor area ratio (FAR) 1.5 or revising the maximum sq. ft. threshold for commercial and mixed use building. A FAR maximum of 1.5 or maximum sq. ft. of 8,500 could be implemented in tandem with other design controls to reinforce the Village Core.



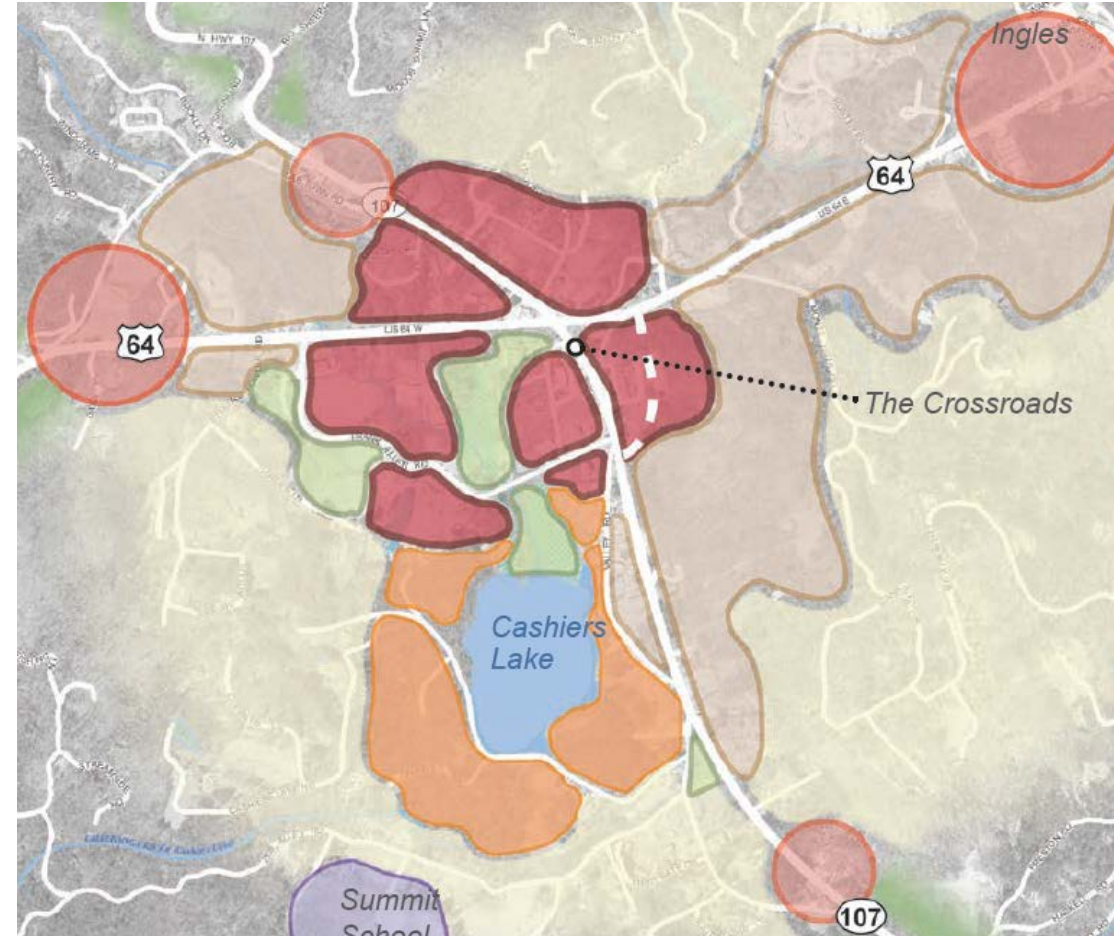
Small Area Plan Land Use Character Areas Gateways

- Larger buildings are more appropriate here than in the Village Core.
- LU-6 Northern and Southern Gateways
 - Ensure compatibility with the scale and character of existing developments and natural surroundings



Small Area Plan Land Use Character Areas Transitional

- Occur between the Village Core, Gateway, and Residential areas... they have small to medium sized buildings that are compatible with adjacent development.
- LU-7 Building footprint size, massing, and height should be compatible with adjacent development.



Existing Building Footprints Village Center

- Most existing structures have a building footprint less than 8,500 sq. ft.
- All Structures would comply with a FAR of 1.5
- Six properties with buildings that have a footprint greater than 8,500 sq. ft.
- Largest building in the Village Center has a footprint of approximately 12,400 sq. ft. and heated sq. ft. of approximately 24,800 sq. ft. (Laurel Terrace)

Existing Buildings

General Commercial

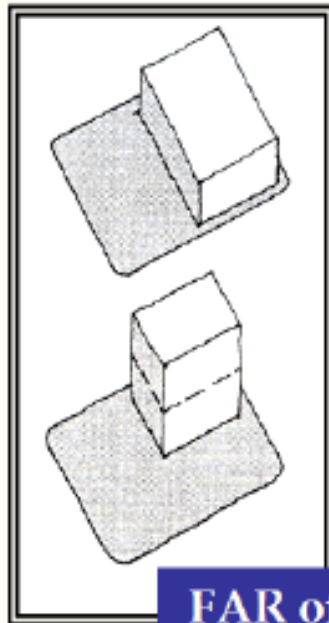
- Most structures are less than 8,500 sq. ft.
- All properties with existing non-residential development can meet a FAR of 1.5
- 13 properties with buildings greater than 8,500 sq. ft.
- Buildings with the largest footprints in the Cashiers Commercial Area are located in the General Commercial District
- Largest building has a footprint of approximately 65,600 sq. ft. (Ingles)
- Additional building footprints include 25,500 sq. ft. (Ingles Shopping Center) and 22,750 sq. ft. (Rec. Center)

What is Floor Area Ratio

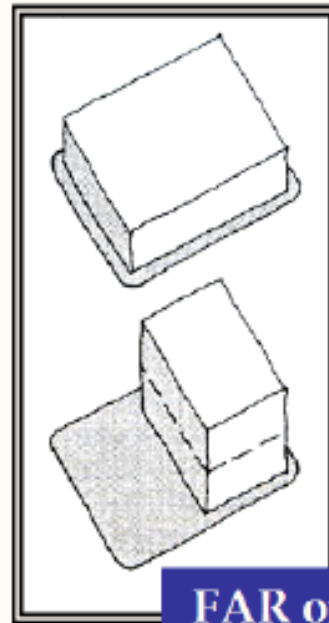
FLOOR AREA RATIO (FAR): DEFINED

Floor Area Ratio (FAR) is a measure of development density. Higher FARs equate to more dense development of a parcel.

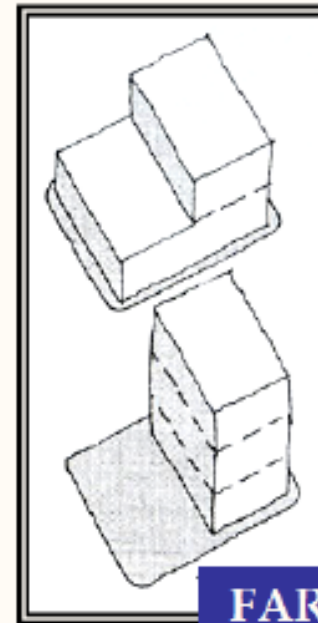
$$\text{Floor Area Ratio} = \frac{\text{Building Space Square Footage}}{\text{Land Square Footage}}$$



FAR of 0.5



FAR of 1.0

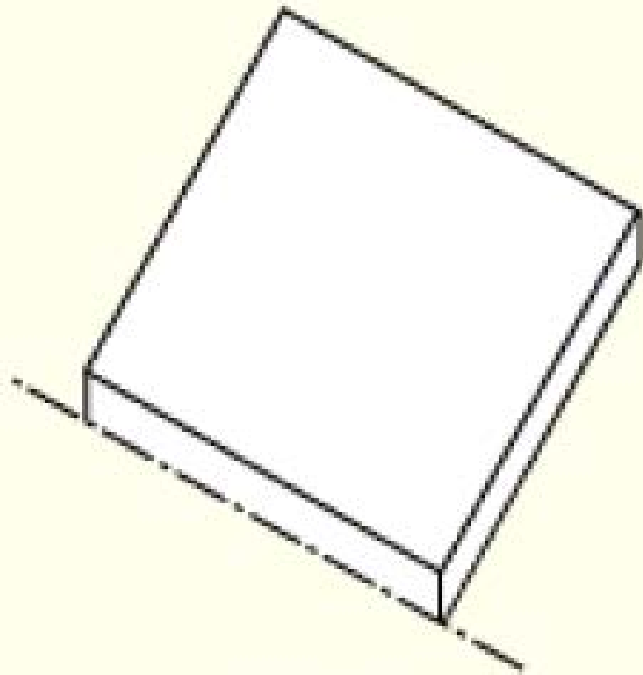


FAR of 1.5

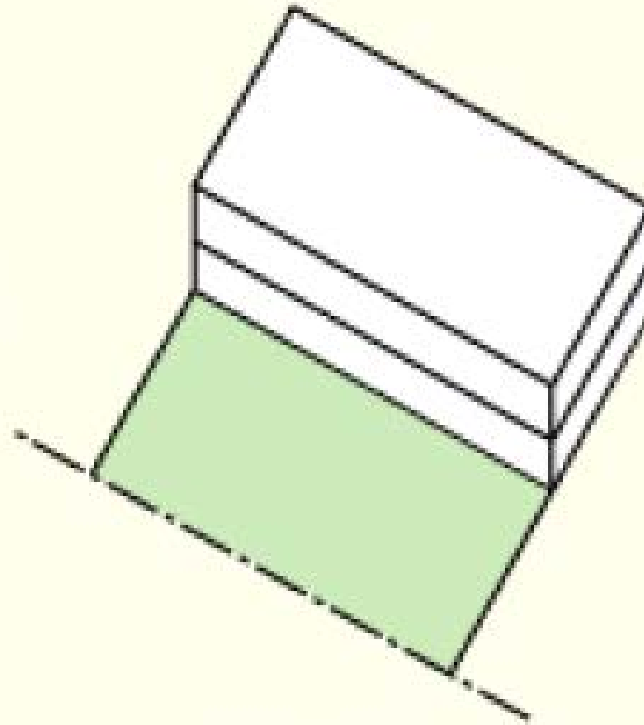
What is Floor Area Ratio

Floor Area Ratio (FAR)

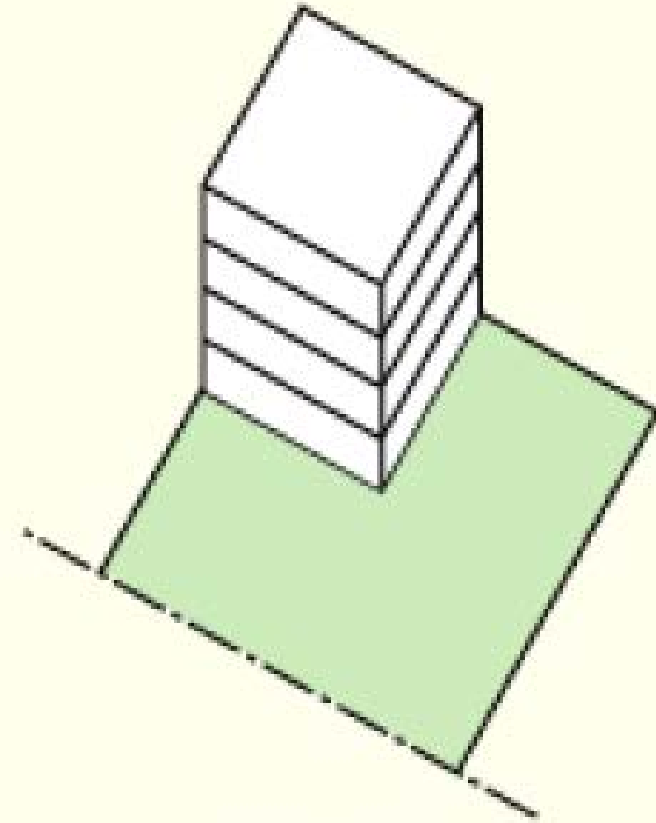
1:1 Ratio



1 story
(100% lot coverage)



2 stories
(50% lot coverage)



4 stories
(25% lot coverage)

FAR Examples

- Highlands- FAR of 1.4 with an additional .35 sq. ft. third story for apartments or office space meeting specific conditions
 - Example of the calculation- 10,000 sq. ft. lot @ 1.4 FAR $(10,000 \times 1.4) = 14,000$ sq. ft. of gross floor area.
- Blowing Rock- FAR of .4
 - Example of calculation- 10,000 sq. ft. building @ .4 FAR $(10,000 \times .4) = 4,000$ sq. ft. building

Examples of Maximum Sq. Ft.

- Town of Sylva- Office/ Professional district has a maximum of 16,000 sq. ft. for buildings. B-1, B-2, B-3 have no maximums
- City of Asheville- Maximum building sizes based on zoning district-
 - Office I and II- 4,000 sq. ft. (single story), 8,000 (2 story)
 - Office/Business- 30,000 sq. ft.
 - CBI- 6,000 sq. ft. (single story), 12,000 sq. ft. (2 story)
 - CB2- 45,000 sq. ft.
 - HB- 200,000 sq. ft.
- Town of Duck, NC- 5,000 sq. ft. by right, up to 10,000 to 15,000 sq. ft. depending on district with a Special Use Permit

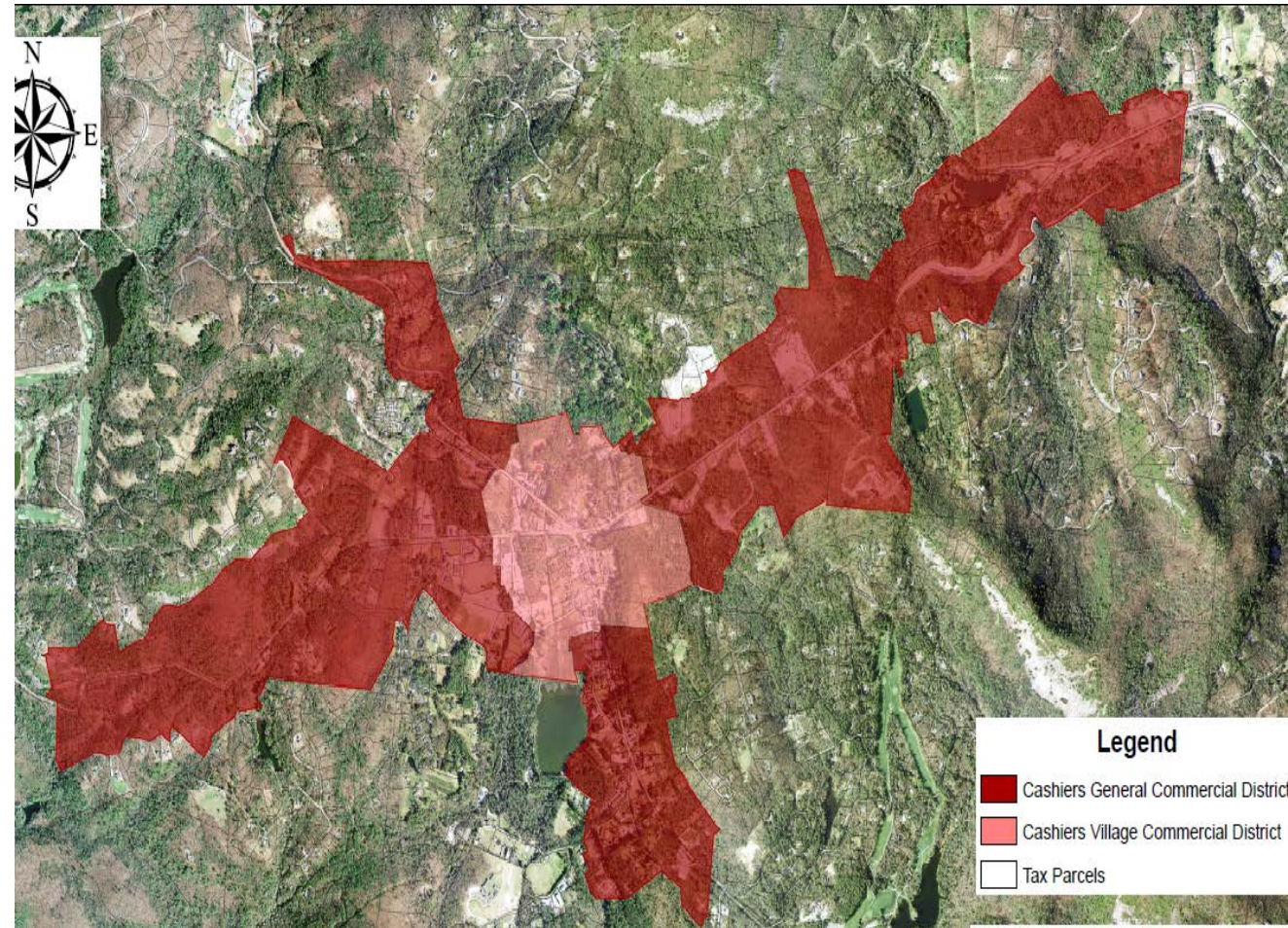
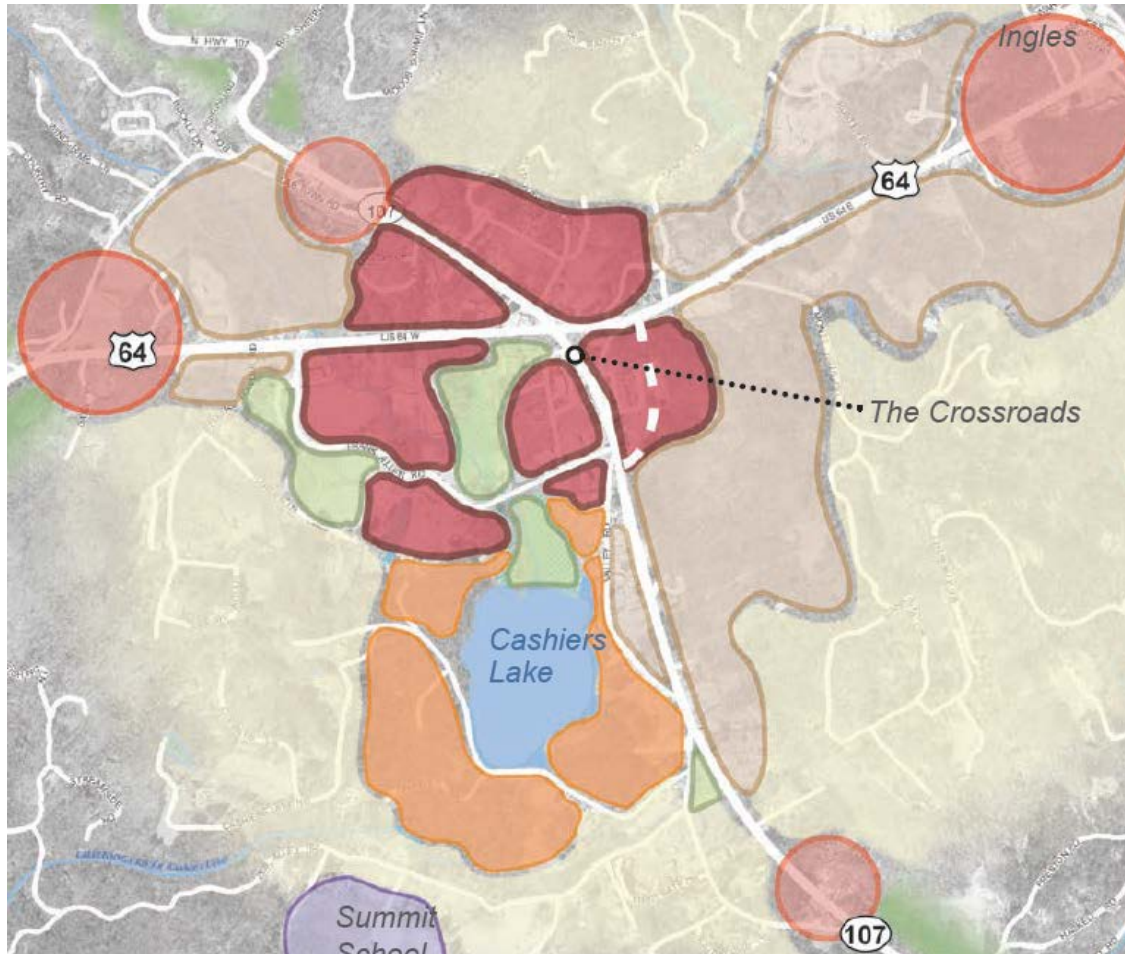
Communities Without Max. Building sizes or FAR

- Maggie Valley
- Banner Elk
- Brevard
- Biltmore Forest
- Currituck County, NC

Items to Consider with Introducing Max. Building Limits or FAR

- The Small Area Plan (SAP) discusses both building footprint and building size. This will need to be clarified.
- SAP breaks down the community in several character districts with different objectives regarding building footprint. Currently there are only two zoning districts. Matching the Small Area Plan concepts into our two district zoning model will be difficult.
 - The General Commercial District includes all four Gateway areas, a portion of the Village Core, and a portion of the transitional zone.
 - Village Commercial includes portions of the Village Core and portions of the Transitional area.
- Types of Uses- A recognition that not all uses may be accommodated in a building maximum size.
- Expansion of existing buildings- A recognition that some buildings may not be able to expand depending on their existing size.
- Non-conforming uses- Typically not allowed to expand. Some jurisdictions do allow for expansions under certain conditions.

Character Areas – Zoned Areas



Form Based Codes

- LU-9 – Consider codifying form based criteria to improve predictability in the development review process.
 - Re- codify the Cashiers Development Standards to a form based code based on the Small Area Plan.