

The Village of Cheshire.

A neighborhood concept dedicated to encouraging the growth of strong community relationships.

CREATED BY ALLISON RAMSEY ARCHITECTS

CONCEPTUAL TOWN CENTER PLAN WITHIN OVERALL MASTER PLAN

DESIGNED BY DUANY PLATER-ZYBERK & COMPANY AND ALLISON RAMSEY ARCHITECTS

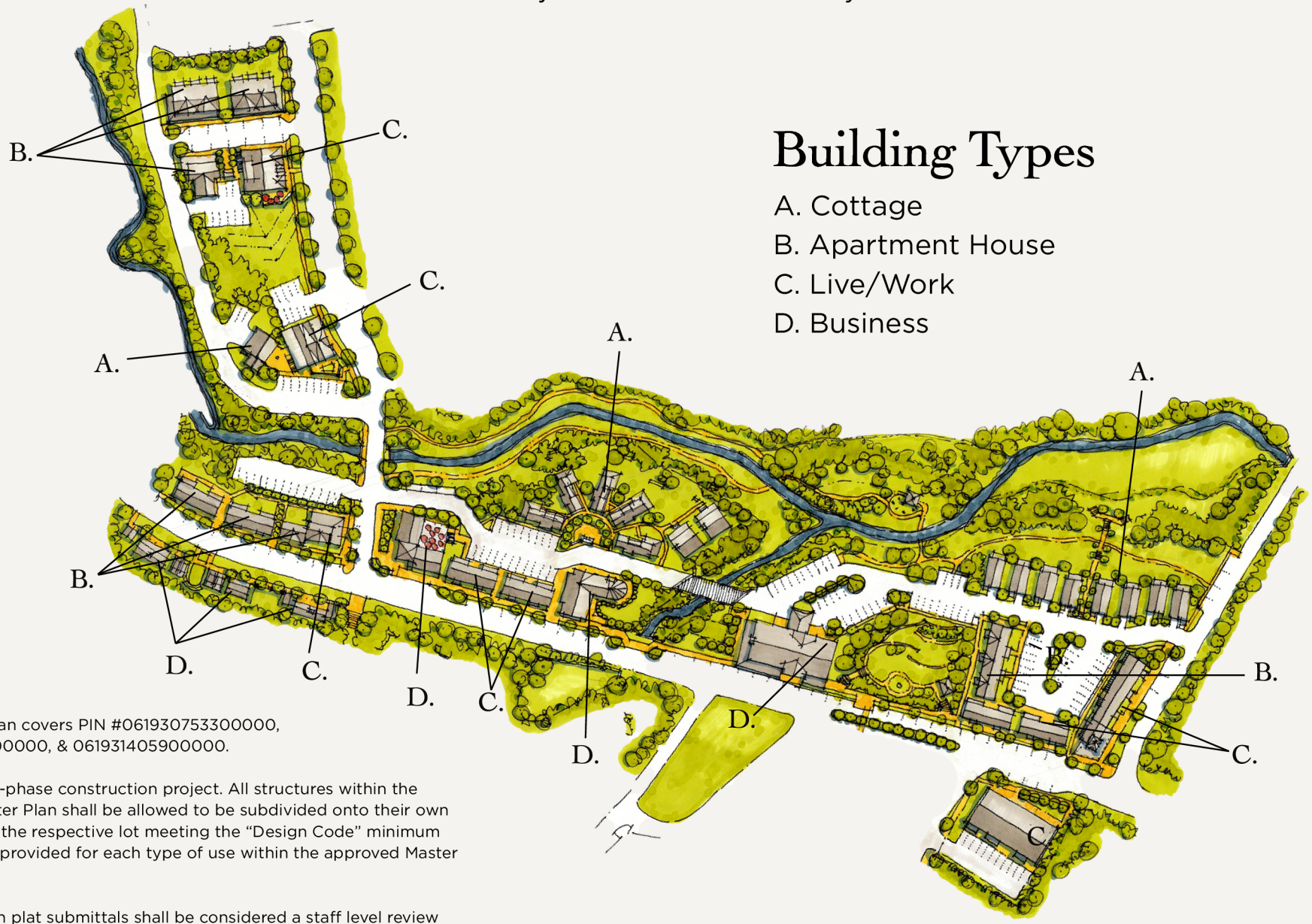


CHESHIRE
A MOUNTAIN VILLAGE
Black Mountain, North Carolina

THE VILLAGE OF CHESHIRE

THE VILLAGE OF CHESHIRE ILLUSTRATIVE BOUTIQUE PLAN

Illustrated by Bill Harris, *Allison Ramsey Architects*



Building Types

A. Cottage
B. Apartment House
C. Live/Work
D. Business

This masterplan covers PIN #061930753300000, 061940256600000, & 061931405900000.

This is a multi-phase construction project. All structures within the Cheshire Master Plan shall be allowed to be subdivided onto their own lot subject to the respective lot meeting the “Design Code” minimum lot standards provided for each type of use within the approved Master Plan.

All subdivision plat submittals shall be considered a staff level review for a town approved Master Plan.

BLOCK A | THE WORK BUILDING

PHASE III



A. THE WORK BUILDING

Live/Work



ACRES: 0.33
PARKING: 20 SPACES
NUMBER OF COMMERICAL UNITS: 2
NUMBER OF LODGING UNITS: 3
TOTAL SQUARE FOOTAGE: 6,000*

**Block summary information is estimated.*

BLOCK B | DOGWOOD LANE/HWY 9

PHASE III



A & B. VILLAGE LOFTS

Apartment House & Live/Work





C. THE CREEKVIEW COTTAGES

Cottage





ACRES: 1.42
PARKING: 44 SPACES
NUMBER OF COMMERICAL UNITS: 5
NUMBER OF LODGING UNITS: 22
TOTAL SQUARE FOOTAGE: 38,200*

**Block summary information is estimated.*

BLOCK C | THE CHESHIRE INN BOUTIQUE

PHASE II

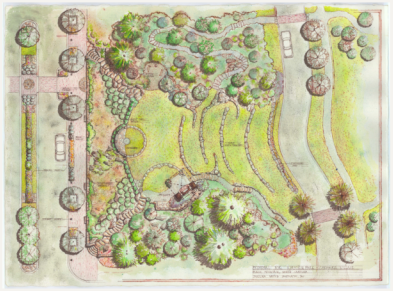


A. THE CHESHIRE INN BOUTIQUE

Business



B. THE KIRKSTEIN PARK



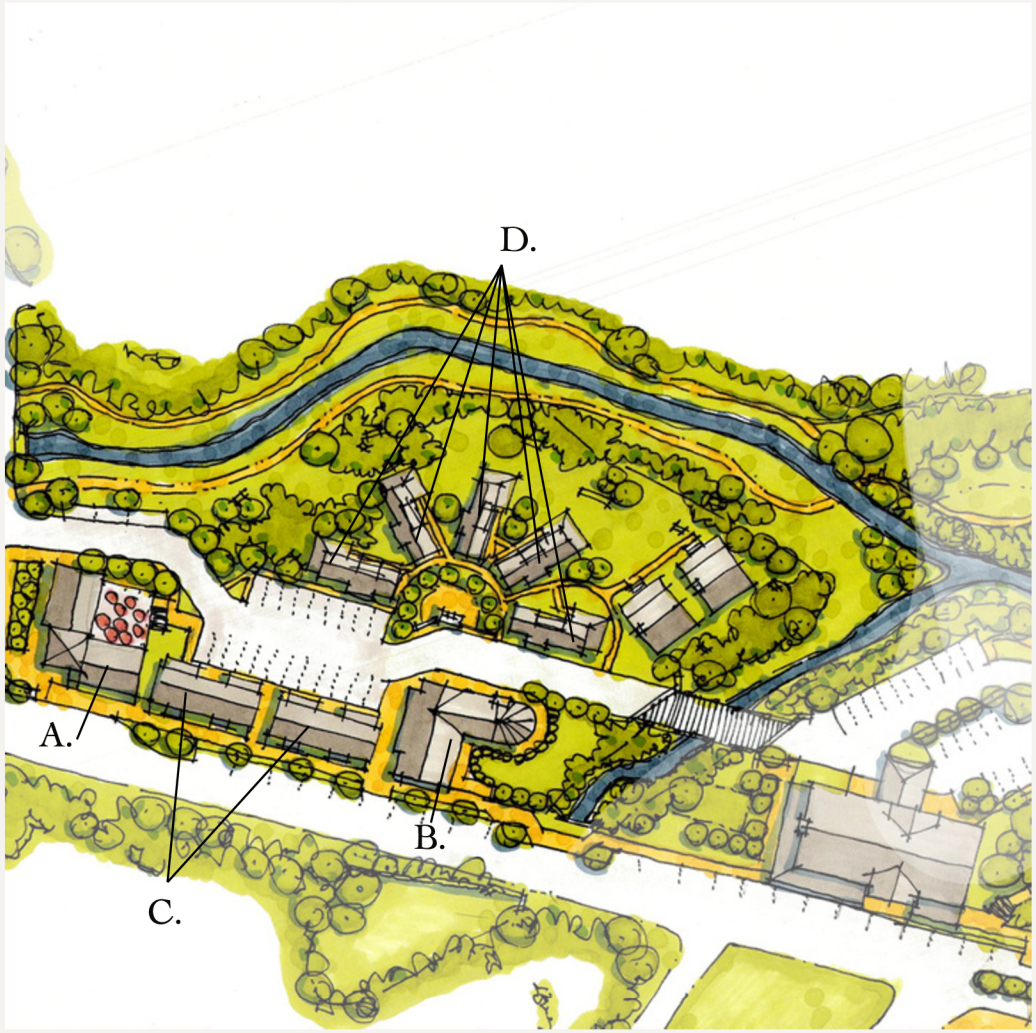


ACRES: 0.60
PARKING: 50 SPACES
NUMBER OF COMMERICAL UNITS: 1
NUMBER OF LODGING UNITS: 19
TOTAL SQUARE FOOTAGE: 20,000*

**Block summary information is estimated.*

BLOCK D | THE CHESHIRE HALL & BOUTIQUE VILLAGE

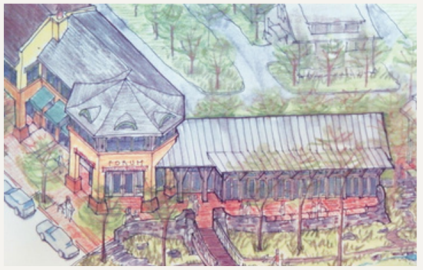
PHASE I & PHASE II



A. CHESHIRE HALL
Business



B. EVENT HALL
Business



C. WORK/LIVE BUILDING
Live/Work



D. CREEKSIDE COTTAGES
Cottage



THE CHESHIRE HALL
NUMBER OF COMMERICAL UNITS: 5
TOTAL SQUARE FOOTAGE: 3,755*

THE VILLAGE BOUTIQUE
ACRES: 1.50
PARKING: 38 SPACES
NUMBER OF COMMERICAL UNITS: 5
NUMBER OF LODGING UNITS: 11
TOTAL SQUARE FOOTAGE: 21,000*

**Block summary information is estimated.*

BLOCK E | THE EAST END

PHASE I



A. LIVE/LIVE BUILDING
Apartment House



B. THE GARDEN SHOP
Live/Work



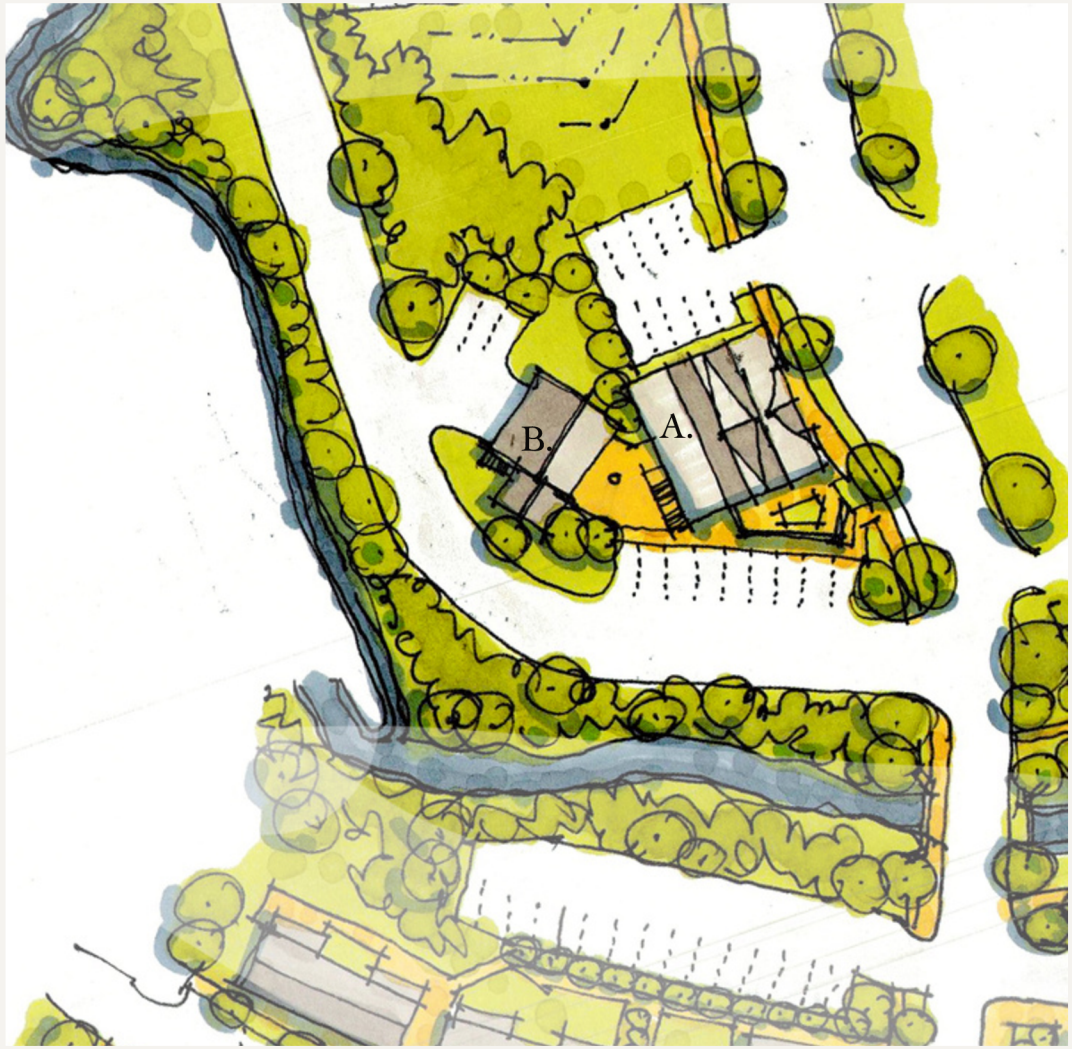


ACRES: 0.57
PARKING: 22 SPACES
NUMBER OF COMMERICAL UNITS: 2
NUMBER OF LODGING UNITS: 10
TOTAL SQUARE FOOTAGE: 13,800*

**Block summary information is estimated.*

BLOCK F | THE OFFICE & OFFICE MATE

PHASE I & PHASE II



A. THE OFFICE
Business or Work/Live



B. THE OFFICE MATE
Cottage



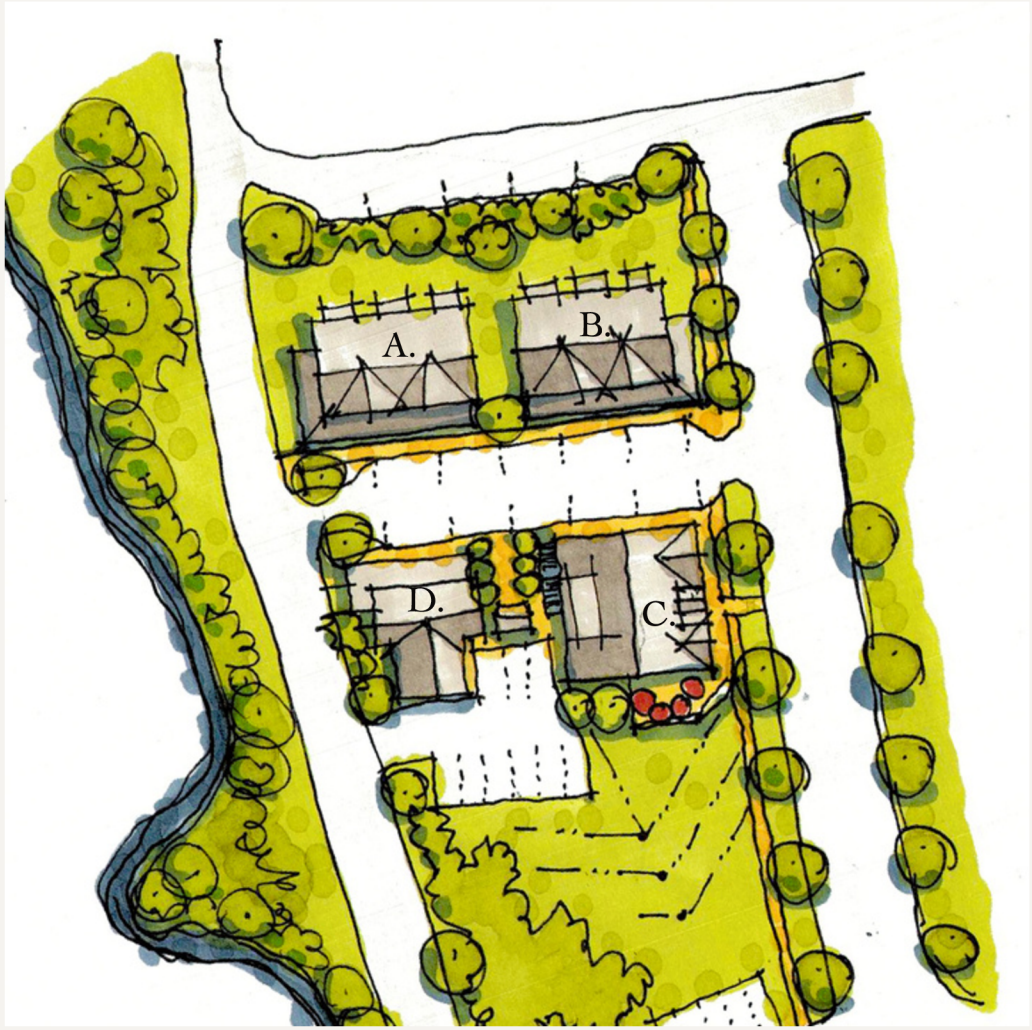
ACRES: 0.41
PARKING: 20 SPACES
NUMBER OF COMMERICAL UNITS: 2
NUMBER OF LODGING UNITS: 2
TOTAL SQUARE FOOTAGE: 3,885*

PARKING: 6 SPACES
NUMBER OF LODGING UNITS: 1
TOTAL SQUARE FOOTAGE: 2,000*

**Block summary information is estimated.*

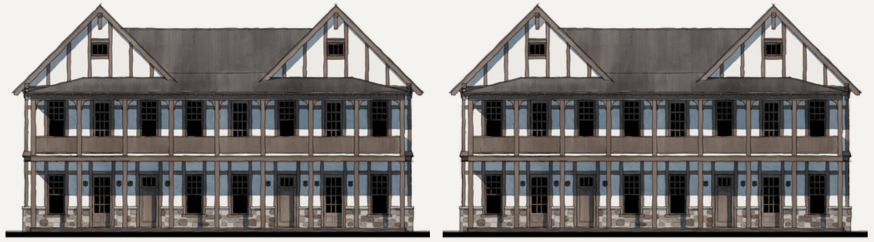
BLOCK G | THE JACOBS LOFTS

PHASE IV



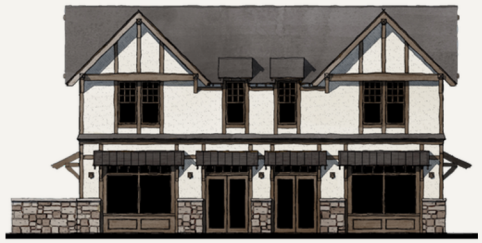
A & B. JACOBS LOFTS SOUTH MULTI-FAMILY

Apartment House



C. JACOBS LOFTS SOUTH

Live/Work



D. SOUTH TRIPLEX

Apartment House



ACRES: 0.90
PARKING: 40 SPACES
NUMBER OF COMMERICAL UNITS: 2
NUMBER OF LODGING UNITS: 15
CNC SPACES: 1
TOTAL SQUARE FOOTAGE: 14,272*

**Block summary information is estimated.*

BLOCK G | THE JACOBS LOFTS

PHASE IV



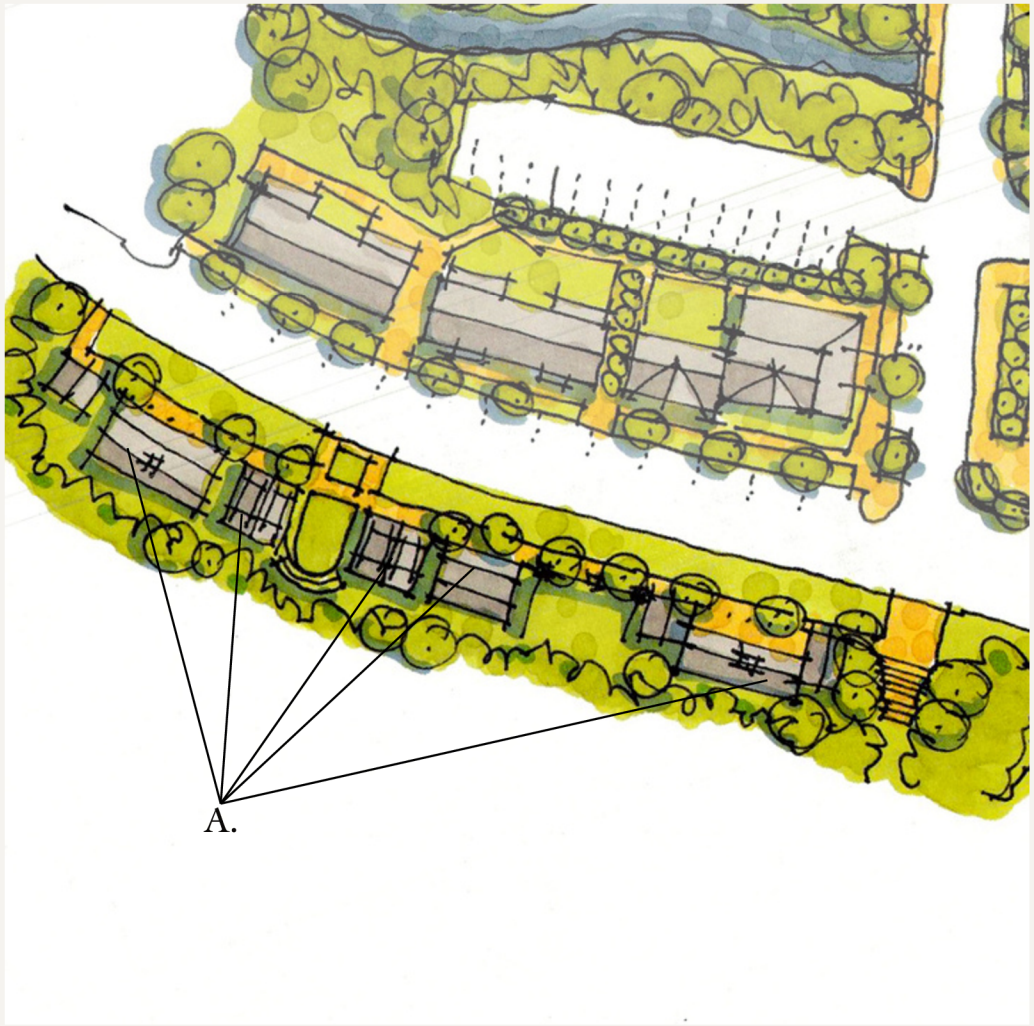






BLOCK H | THE FARMERS MARKET

PHASE I

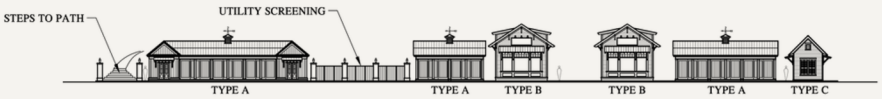


THE FARMERS MARKET

Business



A. FARM STANDS (ROW)



ACRES: 0.50

NUMBER OF COMMERICAL UNITS: 10

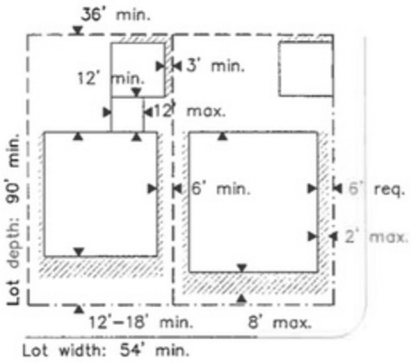
TOTAL SQUARE FOOTAGE: 2,000*

**Block summary information is estimated.*

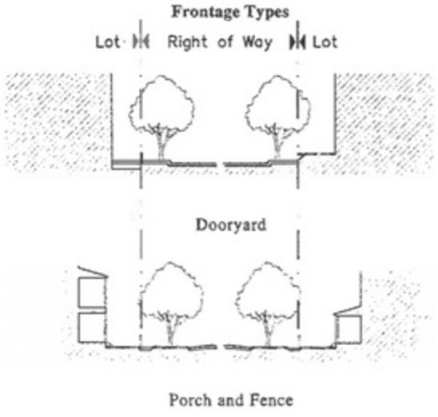
CODE PAGES

NEIGHBORHOOD GENERAL - HOUSE

A House is a single-family dwelling on its own lot. Within the Neighborhood General this type occupies lots a minimum of 60 feet in width by a minimum depth of 90 feet. The building setbacks measured from the lot lines shall be 12-18 feet from the frontage, 6 feet minimum from the side, and 36 feet minimum from the rear. Porches, stoops and balconies may encroach into the setbacks. An ancillary building containing a garage and/or apartment (not exceeding 500 square feet in footprint) is permitted in the rear yard. Buildings may be a maximum of two and one-half stories tall. A single-story structure of a maximum width of 12 feet may connect the house to the ancillary building. Rear parking may be served by driveways in the absence of an alley. Any structure having a footprint less than 250 Sq. feet is exempt from the height limit.



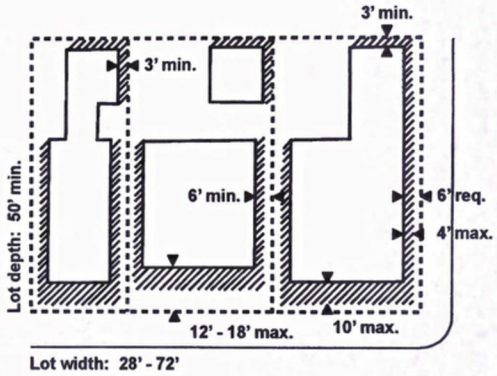
Lot size	60 ft. min. x 90 ft. min.
Setbacks	
at Building Frontage	12-18 ft.
at Building Side	6 ft. min.
at Building Rear	36 ft. min.
at Outbuilding Rear	3 ft. min.
Building Frontage at Setback	40% of lot width
Encroachments	
at Building Frontage	8 ft. max.
at Building Side	2 ft. max.
Height	2.5 stories max.
of First Floor above grade	2.5 ft. max.
Parking	2 sp per bldng, 1 sp per outbldng



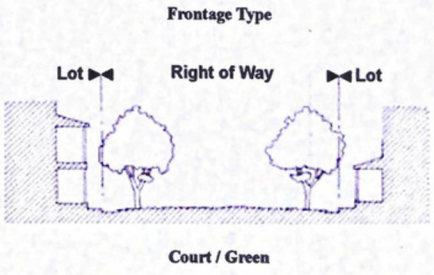
Porch and Fence

NEIGHBORHOOD GENERAL - COTTAGE

A Cottage is a single-family dwelling, smaller than a house, on a separate lot or sharing a lot with other cottages on a court. Within the Neighborhood General this type occupies lots 28 to 72 feet in width by a minimum depth of 50 feet. The principle building setbacks measured from the lot lines shall be 12 feet minimum from the frontage, 6 feet minimum from each side, and 3' minimum from the rear. Porches, stoops, and balconies may encroach into the setbacks. Principle buildings may be a maximum of two and one-half stories tall. An ancillary building containing a garage and/or apartment (not exceeding 500 square feet in footprint) is permitted in the rear yard. The ancillary building shall be setback 3 feet minimum from the alley. A single story structure of a maximum width of 12 feet may connect the house to the ancillary building. parking shall be provided at the rear of the lot and/or in a common parking area.



Lot size	**28 x 50' ft. min.**
Building Setbacks	
at Building Frontage	**12 to 18 ft.**
at Building Side	**6 ft. min.**
at Building Rear	**3 ft. min.**
at Outbuilding Rear	**3 ft. min.**
Building Frontage at setback	**60% of lot width min.**
Encroachments	
at Building Frontage	**10 ft. max.**
at Building Side	**2 ft. max.**
Height	**2.5 stories max.**
of First Floor above grade	**2.5 ft. min.**
Parking	**1 sp per bldg., 1 sp per outbuilding**

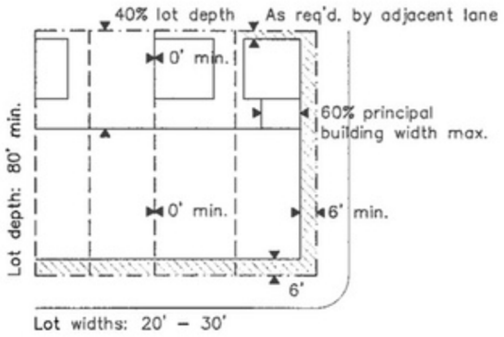


Court / Green

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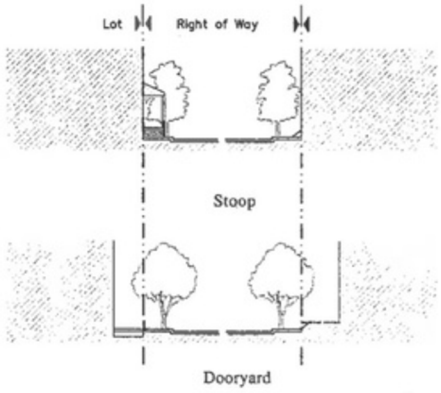
NEIGHBORHOOD CENTER - TOWNHOUSE

A Townhouse is a single-family attached residence on its own lot. Within the Neighborhood Center this type occupies lots that are a minimum of 20 feet in width by a minimum of 80 feet in depth. The setbacks to the principal building measured from the lot lines are 6 feet from the front, 0 feet from one side, 0 feet or 6 feet minimum from the other, and a minimum of 40% of the lot depth from the rear. The setback to the outbuilding and back building from the side lot lines is a minimum of 0 feet. The setback to the outbuilding from the rear lot line is the minimum required by the adjacent lane, if any. Porches, stoops, balconies, bay windows, and chimneys may encroach into the setbacks as shown. Back buildings may be a maximum of 60% of the width of the principal building. An outbuilding containing a garage and/or apartment (not exceeding 500 square feet in footprint) is permitted in the rear yard. Principal buildings may be a maximum of two and one-half stories in height. Outbuildings and back buildings may be a maximum of two stories in height. Garages and/ or surface parking shall be provided in the rear yard and accessed from a lane.



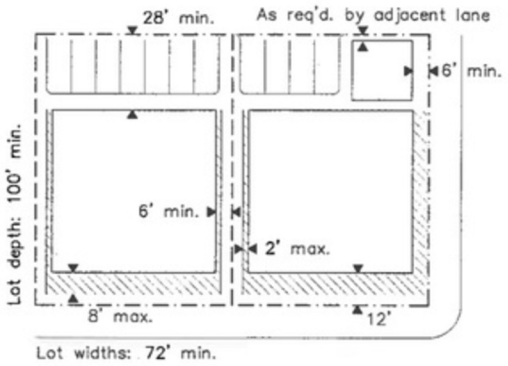
Lot size	20 ft. x 80 ft. min.
Setbacks	
at Building Frontage	6 ft. req.
at Building Side	0 ft. min.
at Building Rear	40% of the lot depth min.
at Outbuilding Rear	0 ft. min.
Building Frontage at Setback	70% of lot width
Encroachments	
at Building Frontage	6 ft. max.
at Building Side	-
Height	3 stories max.
of First Floor above grade	2.5 ft. req.
Parking	2 spaces per building

Frontage Types



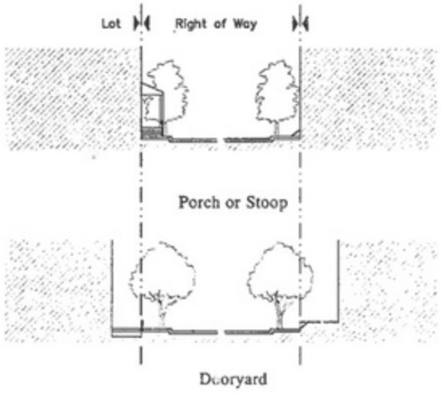
NEIGHBORHOOD CENTER - APARTMENT

An Apartment House is a multi-family residence (sharing a common entrance) on its own lot. Within the Neighborhood Center this type occupies lots that are a minimum of 72 feet in width by a minimum of 100 feet in depth. The setbacks to the principal building measured from the lot lines are a maximum of 12 feet from the front, a minimum of 6 feet from each side, and a minimum of 28 feet from the rear. The setback to the outbuilding from the side lot lines is 3 feet. The setback to the outbuilding from the rear lot line is the minimum required by the adjacent lane, if any. Porches, stoops, balconies, bay windows, and chimneys may encroach into the setbacks as shown. An outbuilding containing a garage and/or apartment (not exceeding 500 square feet in footprint) is permitted in the rear yard. Principal buildings may be a maximum of two and one-half stories in height. Outbuildings may be a maximum of one story in height. Garages and/ or surface parking shall be provided in the rear yard and accessed from a lane.



Lot size	72 ft. x 100 ft. min.
Setbacks	
at Building Frontage	12 ft. req.
at Building Side	6 ft. min.
at Building Rear	28 ft. min.
at Outbuilding Rear	6 ft. min.
Building Frontage at Setback	80% of lot width
Encroachments	
at Building Frontage	8 ft. max.
at Building Side	2 ft. max.
Height	3.5 stories max.
of First Floor above grade	2.5 ft. max.
Parking	2 spaces per building

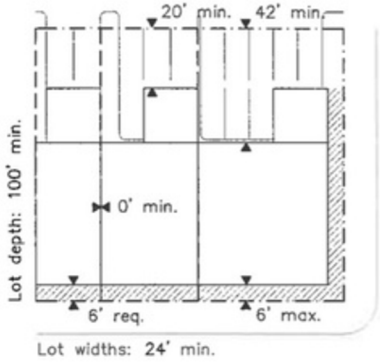
Frontage Types



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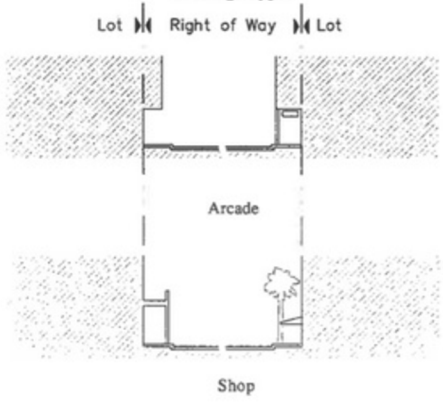
NEIGHBORHOOD CENTER - LIVE/WORK

A Live/Work Building has one dwelling above a commercial loft. Live/Work buildings may share common walls on the side lot lines. Within the Neighborhood Center this type occupies lots 24 feet minimum in width by 100 feet minimum in depth. The building setbacks measured from the lot lines shall be 6 feet required from the frontage, 0 feet from a side and 42 feet minimum from the rear. Arcades, awnings, and canopies may encroach into the setbacks. Buildings may be a maximum of three stories tall and shall be entered at grade. Parking shall be provided at the back of the lot, and adjacent on-street parking shall be counted toward the parking requirement.



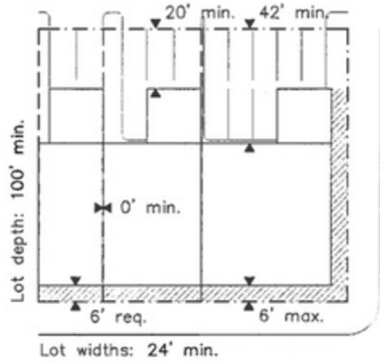
Lot size	24 ft. x 100 ft. min.
Setbacks	
at Building Frontage	6 ft. req.
at Building Side	0 ft. min.
at Building Rear	42 ft. min.
at Outbuilding Rear	20 ft. min.
Building Frontage at Setback	80% of lot width
Encroachments	
at Building Frontage	6 ft. max.
at Building Side	-
Height	3 stories max.
of First Floor above grade	0 ft. req.
Parking	4 spaces per building

Frontage Types



NEIGHBORHOOD CENTER - SHOPFRONT (COMMERCIAL)

A Commercial Building has commercial use throughout. Within the Neighborhood Center this type occupies lots 24 feet minimum in width by 100 feet minimum in depth. The building setbacks measured from the lot lines shall be 6 feet required from the frontage, 0 feet minimum from a side and 42 feet minimum from the rear. Arcades, awnings, and canopies may encroach into the setbacks. Buildings may be a maximum of three stories tall and shall be entered at grade. Parking shall be provided at the rear of the lot, and adjacent on-street parking shall be counted toward the parking requirement.



Lot size	24 ft. x 100 ft.
Setbacks	
at Building Frontage	6 ft. req.
at Building Side	0 ft. min.
at Building Rear	42 ft. min.
at Outbuilding Rear	20 ft. min.
Building Frontage at Setback	80% of lot width
Encroachments	
at Building Frontage	6 ft. max.
at Building Side	-
Height	3 stories max.
of First Floor above grade	0 ft. req.
Parking	4 spaces per building

Frontage Types



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