**Exhibit A**

**Street Name, Street Address and Address Display Ordinance Text Amendment ZPH2026-00016**

**Planning Board recommended approval at their 6-15-2026 meeting.**

**Board of Commissioners Draft-7/20/2026**

~~Deletions~~
Additions

## Chapter 66 – ~~STREETS~~ ROADWAYS, SIDEWALKS AND OTHER PUBLIC PLACES[1]

*Footnotes:*

*--- (1) ---*

*Cross reference— Any ordinance establishing or prescribing street grades saved from repeal, § 1-10(13); buildings and building regulations, ch. 10; traffic and vehicles, ch. 74.*

~~*State Law reference— Roads and bridges, G.S. 153A-239 et seq.*~~

## ARTICLE II. – ~~STREET~~ ROADWAY NAMES AND ~~STREET~~ ADDRESSES[2]

*Footnotes:*

*--- (2) ---*

*Cross reference— Any ordinance naming any street or public way in the county saved from repeal, § 1-10(6).*

~~*State Law reference— Authority to name roads and assign street numbers, G.S. 153A-240.*~~

### Sec. 66-26. - Title of article.

This article shall be known and may be cited as the "~~Street~~ Roadway Name, ~~Street~~ Address and Address Display Ordinance of Buncombe County, North Carolina."

(Ord. No. 20351, art. 2, 11-30-93)

## Sec. 66-27. - Intent of article.

The purpose and objectives for which this article is adopted and enacted are as follows:

(1) Provide a uniform system of assigning ~~street~~ addresses throughout the county.

(2) Facilitate provision of adequate public safety and emergency response services.

(3) Minimize difficulty in locating buildings for public service agencies and the general public.

(Ord. No. 20351, art. 1, 11-30-93)

## Sec. 66-28. - Definitions.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

*Address* means the combination of numbers and roadway names assigned by the county that identifies a particular building, utility, or lot.

~~*BCMSAL (Buncombe County Master Street Address List)* means the official listing of all streets and roads within the county.~~

*Driveway* means a private way of passage giving access to a lot from a roadway and serving not more than two structures. A driveway serving more than two structures shall be considered a roadway.

*End point* means a point at either end of a ~~street~~ roadway where the ~~street~~ roadway either begins or ends.

*Plat* means a map representing a lot, parcel, or a tract of land showing the boundaries and location of ~~streets~~ roadways, rights-of-way, easements, and other ways of passage, and other information required by this article.

*Point of origin* means:

(1) For dead-end streets, the point of origin is located at the end point from which the street emanates.

(2) For all streets which are not dead-end streets, the point of origin shall be the end point of the street closest to the center of the intersection of Patton Avenue and Broadway Street.

(3) Where the point of origin is questionable and for all other conditions not defined in subsections (1) and (2) of this definition, the determination of the point of origin is left to the discretion of the street address administrator.

*Roadway* means any street, road, highway, driveway, right-of-way, thoroughfare or other way of passage serving more than two structures.

~~*Street a*~~*Address administrator* means an official or designated person of the county responsible for the administration of this article.

~~*Street A*~~*ddress number* means the address number assigned to a lot, property, utility, emergency location, or building by the ~~street~~ address administrator.

~~*Street naming and numbering proposal* means a proposal submitted to the street address administrator prior to subdividing and recording subdivided parcels.~~

(Ord. No. 20351, art. 3, 11-30-93)

Cross reference— Definitions generally, § 1-2.

## Sec. 66-29. - Enforcement.

(a) No building permit shall be issued until an official ~~street~~ address has been assigned to the lot.

(b) Power shall not be released nor shall a certificate of occupancy be issued until the assigned ~~street~~ address number has been properly displayed in accordance with section 66-32.

(c) Owners or occupants of buildings already constructed, which do not comply with ~~street~~ address display requirements described in this article, will be notified by registered or certified mail and requested to meet these requirements within 60 days from the date of notification. A warning notice will be issued after 60 days if the requirements have not been met. If the owner or occupant does not comply voluntarily with this article within 30 days of the delivery of the warning notice by registered or certified mail, or by hand delivery, a ~~$25.00~~ $100.00 civil penalty shall be assessed.

(d) The ~~street~~ address administrator shall have the authority to issue warning notices, to collect civil penalties and to coordinate the enforcement activities of this article.

(Ord. No. 20351, art. 7, 11-30-93)

## Sec. 66-30. – ~~Street~~ Roadway names.

(a) ~~*On file.* The street roadway names listed in the BCMSRAL kept on file with the county planning department, are hereby declared the official names of streets roadways in the county, unless hereafter changed by action of the county board of commissioners.~~

(b) *Determination of need for roadway names, driveway names, and name changes.* The ~~street~~ address administrator is hereby authorized to determine the need for ~~street~~ roadway names, driveway names, and name changes to maintain E911 standards and to ~~recommend~~ facilitate such additions or changes ~~to the county board of commissioners~~ for both private and public ~~streets~~ roadways and driveways ~~outside the jurisdiction of any municipality~~ within the county and its jurisdiction.

(c) ~~*Public hearing.* A public hearing is required and shall be held before the naming or renaming of a street or road roadway is official in accordance with G.S. 153A-240.~~

(d) *Duplication.* There shall be no assignment of duplicate ~~street~~ roadway names. ~~Street~~ Roadway names should not closely approximate phonetically the name of any ~~street~~ roadway within the county, irrespective of the use of a suffix (street, avenue, boulevard, drive, place, court, etc.).

(e) *Extensions of existing ~~streets~~ roadways*. Where proposed ~~streets~~ roadways are the extension of existing ~~streets~~ roadways, the existing ~~street~~ roadway names shall be used.

## Sec. 66-31. - ~~Street~~ Roadway addresses.

(a) *Duties of ~~street~~ address administrator.* The ~~street~~ address administrator is hereby authorized to:

(1) Assign ~~street~~ addresses on ~~streets~~ roadways which are not presently addressed; and

(2) Resolve conflicts in numbers, assign and reassign numbers, or propose any changes which are deemed necessary ~~and in accordance with G.S. 153A-240~~.

*(b) Inclusions and exclusions.* ~~Street A~~addressing includes the assignment of ~~street~~ numbers to residences, businesses, and other structures, as well as utilities, emergency locations and other property within the county and its ~~outside the~~ jurisdiction ~~of any municipality within the county~~. It shall not include the assignment of numbers to interior offices and rooms in

existing or future houses, buildings and other structures. Unit numbering includes the assignment of unit numbers to offices, apartment buildings, strip malls, and multifamily residential and commercial. Unit numbering does not include assignment of numbers to hotels or hospitals.

*(c) Assignment procedures.* Addresses shall be assigned to buildings and property according to the following procedures:

(1) Address numbers shall follow in numerical sequence from low to high, beginning at the point of origin of the ~~street~~ roadway.

(2) For all address assignments, beginning at the ~~street's~~ point of origin, even numbers shall be assigned on the left side of the ~~street~~ roadway and odd numbers shall be assigned on the right side of the ~~street~~ roadway.

(3) Allowances shall be made for vacant properties in order that numbers may be assigned to future structures on such properties. For all new ~~streets and roads~~ roadways and all ~~streets~~ roadways receiving new ~~street~~ addresses, two numbers shall be assigned~~, one on either side of the street,~~ at 50-foot intervals.

(4) The ~~street~~ address administrator will have the right to authorize and approve alternate methods of ~~street~~ address numbering which meet the intent of this article when strict adherence to these standards cannot reasonably be met, such as in higher density developments.

*(d) ~~New street naming and numbering; proposal.~~* ~~For all subdivisions where new streets are proposed, a street naming and numbering proposal shall be submitted to the street address administrator for approval before any property can be subdivided and recorded. The proposal shall include:~~

*New roadway naming and numbering procedure.* For all subdivisions where new roadway names are required, proposed names shall be submitted for approval by the applicant. Once the roadway names are approved and returned to the applicant, a site plan shall be submitted showing the roadways labeled with the approved roadway names and designating the proposed lots. Preassigned house numbers shall be assigned for each lot to be included on the recorded plat.

~~(1) A scaled plat of the overall tract illustrating street layout;~~

~~(2) The name proposed for each street identified on the map;~~

~~(3) The proposed address scheme for the subdivision identified on the map; and~~

~~(4) An alphabetical list of the proposed street names, together with an alternate name for each name proposed.~~

~~The street address administrator will review the proposed street naming and numbering proposal for duplicate names, appropriateness of names, and for overall compliance with the street naming and numbering policy and make a recommendation to the county commissioners to accept or deny the proposal. Approved street names and addresses shall be included in the final plat submitted for recordation.~~

(e) For all presently unnamed ~~streets or roads~~ roadways, whenever there is a need to name said ~~street or road~~ roadway for 911 purposes the procedure shall be as follows:

(1) The ~~street~~ address administrator shall send by certified mail a notice to all property owners of parcels through which the unnamed roadway runs and parcels serviced by ~~on~~ the unnamed ~~street or road~~ roadway informing them of the need to name said ~~street or road~~ roadway, and of their right to select a name for the ~~street or road~~ roadway within 30 days;

(2) If within 30 days of the sending of said notice, the ~~street~~ address administrator receives a petition signed by the majority of the responding property owners stating a preference for the name, the ~~street or road~~ roadway shall be named accordingly unless the chosen name is already in use for another ~~street or road~~ roadway within the county regardless of roadway suffix (Rd, Ln, Dr, etc.) and in accordance with section 66-30, or is otherwise objectionable as determined by the address administrator. Objectionable names include but are not limited to names with special characters/symbols, unconventional spellings, offensive language, and any which are like-sounding or otherwise too similar to existing roadway names. Owners of multiple parcels on the road in question shall have only one vote for the purpose of determining a majority;

(3) In the event the name chosen by the property owners is already in use or otherwise objectionable, the ~~street~~ address administrator shall notify the property owners that the name they have selected cannot be used and the process specified in the foregoing paragraphs (1) and (2) shall be repeated;

(4) That in the event the property owners shall fail to respond to the ~~street~~ address administrator's notice within 30 days, or there is no majority among responding property owners, the ~~street~~ address administrator shall be authorized to choose a name for the ~~street or road~~ roadway.

## Sec. 66-32. - Display of ~~street~~ address numbers.

(a) It shall be the duty of every owner or occupant of a house, building or mobile home to erect or cause to be erected the assigned ~~street~~ address number of the property so that the location can be easily identified from the ~~street~~ roadway. Rural route box numbers shall be substituted for ~~street~~ address numbers only in areas where ~~street~~ addresses have not been assigned.

(b) The official ~~street~~ address number shall be displayed on the front of or at the entrance to the structure so as to be clearly legible from the ~~street~~ roadway on which the property fronts.

(c) If the structure is situated so that reasonably sized numerals cannot be clearly seen from the ~~street~~ roadway, the address number shall also be displayed at the end of the driveway or easement nearest the ~~street~~ roadway which provides access to the building.

(d) Numerals indicating the address number of a single-family dwelling shall be at least three inches in height, shall be in a contrasting color to the background on which they are applied and shall be posted and maintained so as to be legible from the ~~street~~ roadway.

(e) Numerals for multiple dwelling units and nonresidential buildings shall be at least six inches in height, shall be in a contrasting color to the background on which they are applied and shall be placed on the front of the building facing the ~~street~~ roadway or on the end of the building nearest the ~~street~~ roadway.

(f) ~~Street a~~Address numbers of all mobile home lots must be clearly displayed on each lot so as to be legible from the ~~street or service street~~ roadway.