THE CITY OF ASHEVILLE

MEMORANDUM

TO:	Planning & Zoning Commission
FROM:	Steph Monson Dahl, Planning and Urban Design Director Chris Collins, AICP, Assistant Director of Planning & Urban Design
DATE:	05/28/2026
SUBJECT:	2026 Early Housing Text Amendments: Review Process and Materials for Discussion

SUMMARY STATEMENT:

This memo provides information to support the Planning and Zoning Commission's (PZC) discussion for agenda item #1 on your June 3, 2026 meeting; and clarifies that a vote on the item will occur at the next meeting in July.

BACKGROUND:

Earlier this year City Council directed staff to provide them with options to implement regulatory recommendations from the Affordable Housing Plan and the Missing Middle Housing Study in advance of the longer-term project to update the Unified Development Ordinance (UDO). In response, the Planning and Urban Design Department (PUD) assisted the City Manager with an application to amend the City's current ordinances with text amendments that would:

1) Permit duplexes in all zoning districts that allow single-family housing,
2) Expand the allowable size of Accessory Dwelling Units (ADUs), and
3) Remove minimum off-street parking requirements.

Staff now brings these recommendations to Planning and Zoning for review as part of the City's Anti Displacement and Affordable Housing (ADAH) Initiative. In order to ensure a thorough PZC review process and provide City Council with a timely recommendation (in advance of their July 28, 2026 Council meeting) the Planning and Zoning Commission will consider this item over the course of two meetings: beginning on June 3, 2026, and ending at the July PZC meeting (that

date is being rescheduled due to the July 4 Holiday). To facilitate this process, a continuance will be issued for this item.

At the June 3 meeting, Staff will present a short update on the ADAH initiative, and then walk PZC through each of the proposals, soliciting PZC member questions and feedback on each item. After the meeting, Staff will analyze PZC input and public input received to determine if there are opportunities to improve staff's proposals. At the second meeting (in July), staff will update PZC on any changes, members will complete any discussion of the items, and vote on the proposals as presented.

PROPOSAL DETAILS:

The current proposals are:

1. An amendment to permit Duplexes and Townhomes in additional zoning districts;
2. An amendment to allow more flexibility for the development of Accessory Dwelling Units (ADU) by increasing the allowable size of an ADU and removing the requirement for an ADU to provide one off-street parking space; and
3. An amendment to eliminate requirements to build off-street parking for most new development in all zoning districts except Hotel uses within the Central Business District (CBD) zoning.

Duplex Entitlement Update

This amendment to Sections 7-2-5, 7-8-1(d) and 7-16-1(28) proposes to have the following impacts:

- Increase the number of zoning districts allowing duplex construction from 26 to 33 by adding permissions in the following districts:
    - RS-2, RS-4 and RS-8
    - NB
    - RAD-RES, RAD-NT, and RAD-LYH
- Utilizes the current special requirements for townhouse uses (Sec 7-16-1(28)) to allow for ownership opportunities by the subdivision of individual duplex dwelling units. This proposal requires:

- Changing the use “Dwelling, Townhouse” from not allowed to “A use permitted by right subject to special standards” in the following districts:
  - RS-2
  - RS-4
  - RS-8
- Creation of a new subsection detailing special standards for “Dwelling, Townhouse” uses within the RS-2, RS-4 and RS-8 zoning districts that:
  - Limits townhouse developments in these districts to an attached cluster of two units (maintaining the form of a duplex); and
  - Allows for flexibility to not meet the minimum lot width, lot area, or side setbacks where the two units share a wall;
- This allows each duplex unit to be subdivided (even if the lots created are substandard in width or area) and would allow ownership opportunities for both new and existing duplex units.

Accessory Dwelling Unit Standards

This amendment to Sections 7-2-5 and 7-14-1 proposes to allow larger ADUs, allow ADUs on a lot containing a duplex, and remove the minimum parking requirement for an ADU to promote the flexibility and practicality of an ADU. In order to achieve this, the amendment proposes to:

- Amend the definition of Accessory Dwelling Unit found in Section 7-2-5 to allow an ADU on a lot with a single-family detached dwelling or a duplex building; and
- Amend Section 7-14-1 to:
  - Expand the maximum size allowance of an ADU (attached or detached) from 70% of the primary residential structure gross floor area or 800 square feet (whichever is less) to 90% of the primary residential structure gross floor area or 1,200 square feet (whichever is less); and
  - Remove the requirement for the provision of one off-street parking space for an ADU
- In order for a new ADU to contribute to neighborhood character, the height limitation for an ADU remains unchanged at 25 feet as opposed to the height limit of 40 feet for primary structures.
- A building footprint limitation (in combination with the above gross floor area limitations) may be considered if deemed necessary to further the contribution of an ADU to existing neighborhood character.

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Minimum Parking Requirements

This amendment to Section 7-11-2 proposes to remove most mandated minimum parking ratios within the City by:

- Updating Section 7-11-2 by removing minimum parking ratios for all land uses in all zoning districts except for “Hotel” uses within the Central Business District zoning designation.
- Simplifying but retaining maximum parking allowances for all land uses in all districts.