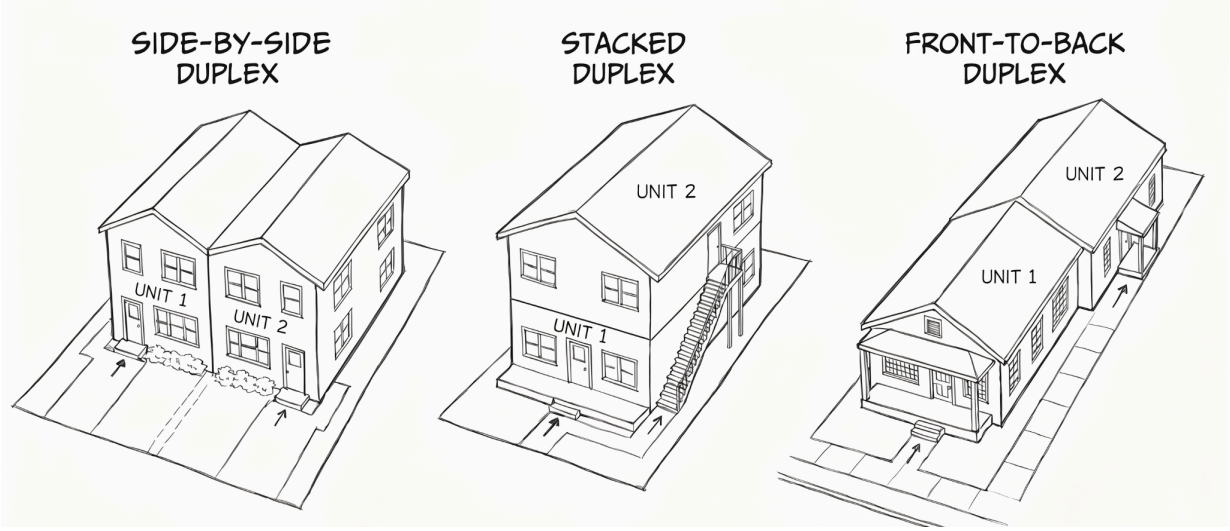
8/4/26 comments below by Scott Adams, AICP, Land Development Planner, Compact Cottages (local homebuilder) and member of City of Asheville's Affordable Housing Advisory Committee (AHAC), and member of Asheville for All (housing advocacy organization)

Sec. 7-2-5. Definitions

Dwellings, duplex means **a building containing two dwelling units sharing a common wall, floor, or ceiling. The units may be arranged side-by-side, stacked, or front-to-back (tandem).** ~~a building that contains two dwelling units on one lot. The units must share a common wall, floor, or ceiling.~~



Dwellings, townhouse means two or more single-family dwelling units having a common wall or zero setback separating units where land underneath each dwelling unit is sold with that unit. **Each townhouse lot must have frontage on a public or private street.** ~~(See Fig. 2-1)~~

The purpose of these definitions is only to define building form/typology, not rental/ownership regimes, so the "Dwellings, townhouse" definition should mirror the "Dwellings, duplex" format as follows:

Dwellings, townhouse means two or more dwelling units having a common wall or zero setback separating units. [delete the remaining text]

Duplexes and townhouses are building forms/typologies that can be developed with rental/ownership regimes including apartment rentals, condominium ownership (i.e. can exclude a land parcel beneath them and only include inside walls of unit), and fee-simple ownership (i.e. unit includes ownership of a land parcel beneath the unit).

Sec. 7-16-2 (c)(28) *Dwellings, townhouse.*

See The word "Townhome" needs to be replaced with the term "Townhouse" for consistency with the Sec. 7-16-2 (c) (28) heading and with UDO and N.C. Residential Code definitions.

a. Use districts~~: All districts as noted in section 7-8-1(d) Table of Permitted Uses.~~

1. In RS-2, RS-4, and RS-8 the following standards shall apply:

a. Minimum lot size, width, and side-yard requirements are waived for townhouse lots—except for the street sides of corner lots and the end units of townhouse clusters—provided that the residential density for each project phase does not exceed the maximum limit allowed by the district.

b. Townhome developments are limited to a total of two (2) attached units.

See sub-section b. (above), as Townhouses are currently a Permitted Use in RS-8 and there is no limit on the number of attached units in RS-8; the proposed amendment may constitute a downzoning.

This sub-section is also confusing since it's describing Duplexes (2 units), not Townhouses (2 or more units) – would it make more sense to create a separate Sec. 7-16-2 sub-section for Dwellings, duplex?

2. In RM-6, the following standards shall apply:

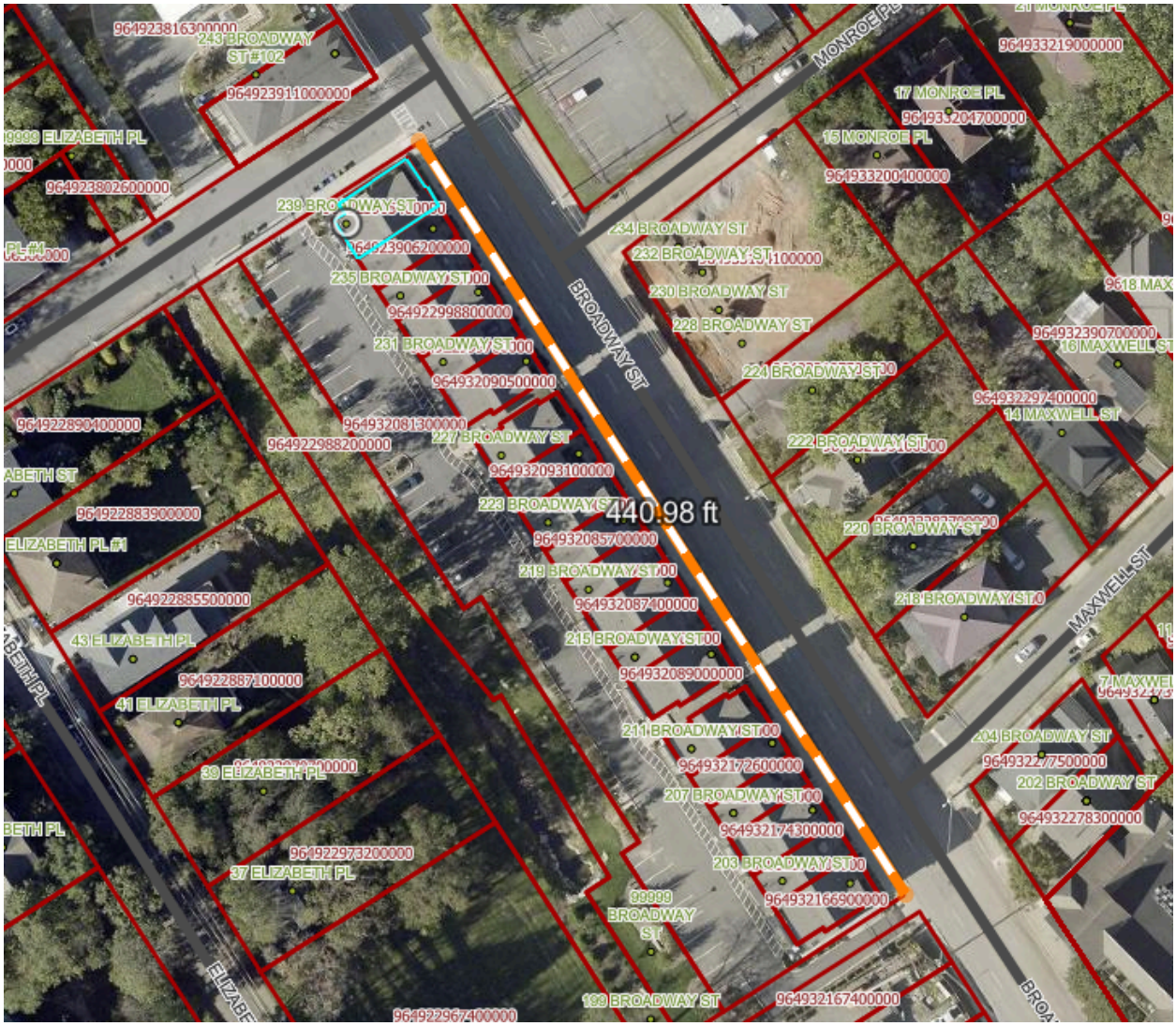
a. Minimum lot size, width, and side-yard requirements are waived for townhouse lots—except for the street sides of corner lots and the end units of townhouse clusters—provided that the residential density for each project phase does not exceed the maximum limit allowed by the district.

b. Townhome developments are limited to a total of four (4) attached units.

See sub-section b. (above), this is an existing standard. Placing an arbitrary cap of four (4) attached units per Townhouse cluster may be artificially limiting the housing capacity of sites. Deleting this four-unit cap would allow Townhouse clusters to have a greater number of attached units based on block face and site characteristics.

A local built example of Townhouses with more than four units per cluster is 201-239 Broadway St. (see next page and link below). There are six (6) units per cluster on either side of an eight (8) unit cluster at the center of a 440' block face. Given, this is a different zoning district (Neighborhood Corridor District, NCD), but the design principle of

block faces and or internal sites (with public or private streets/drive aisles) can be applied to any street. https://maps.app.goo.gl/YRJcA4596n88nfwC7



3. For all other districts that permit *dwellings, townhouse* as noted in section 7-8-1(d) Table of Permitted Uses:

a. **Minimum lot size, width, and side-yard requirements are waived for townhouse lots—except for the street sides of corner lots and the end units of townhouse clusters—provided that the residential density for each project phase does not exceed the maximum limit allowed by the district.**

~~Minimum lot size, width and side yards (except for street sides of corner lots and end units in townhouse clusters) are waived for lots containing~~

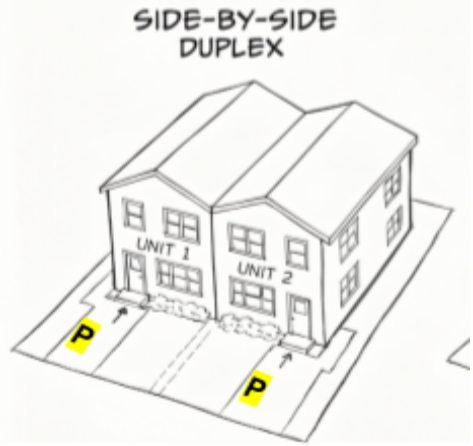
~~townhouse units; provided that the residential density for each phase of a project does not exceed the maximum permissible residential density for the respective use district. A common area that supports the townhouse development may be used to reduce the residential density to the required maximum provided that this area is commonly owned (or owned by the related community association) and is adjacent to one or more of the lots containing townhouse units within each phase of the development. This common area must be accessible to all residents of the townhouse development.~~

~~c. Within RM-6 districts, townhouse developments where the total area within lots containing townhouse units exceeds the maximum residential density permitted within the zoning district, an area of undeveloped, vegetated land sufficient to reduce the residential density to the required maximum shall be designated as permanent open space and shall be dedicated for use by the residents of the townhouse units. This open space area shall be adjacent to one or more of the lots containing townhouse units within each phase of the development, and accessible to all residents of the townhouse development.~~

~~d. Within RM-6 districts townhouse projects shall be limited to no more than four townhouses in one attached cluster.~~

~~e.~~ **b.** All parking shall be located to the rear of the structure(s~~)~~ unless garages are provided for each new unit ~~and the majority of the homes on both sides of the block have parking located in the front of the structure(s)~~.

Are Duplexes allowed to have front-loaded parking? The illustration in the proposed Definition (Dwellings, duplex) shows front-loaded parking (see below). Also, single-family homes aren't required to place parking in the rear – could this standard be deleted, in the interest of fairness, to allow more site flexibility for Duplexes and Townhouses? Rear-loaded parking is a good urban design principle, but it presents real challenges on small and/or sloping sites. Allowing front-loaded parking can also minimize grading and impervious surfaces by clustering development at street/driveway edges.



~~f.~~ **c.** All townhouse developments shall comply with all other applicable development and subdivision standards.