Housing Focused Zoning Text Amendments

City Council

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THE CITY OF ASHEVILLE



Housing Focused Zoning Text Amendments

Amendments in This Presentation

Duplex Allowance Expansion: Allow duplexes in more districts, create ownership opportunities for some configurations.

Accessory Dwelling Unit Updates: Allow larger ADUs, Eliminate Parking Requirements

Minimum Parking Requirement Updates: Eliminate minimum requirements and retain yet simplify maximum requirements.

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Housing Focused Zoning Text Amendments

Duplex Allowance Expansion







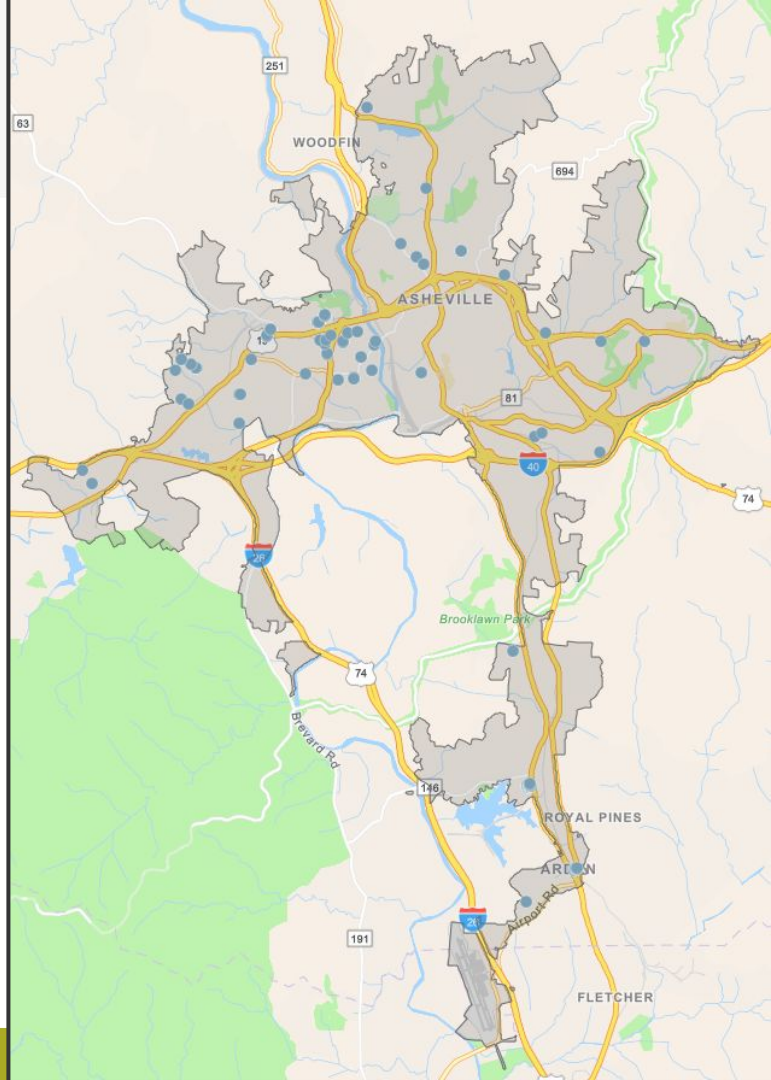
UDO Definition: *Dwellings, duplex* means a building that contains two dwelling units on one lot, The units must share a common wall, floor or ceiling.

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Housing Focused ZTAs

Duplexes in Asheville

- 18 Permits Applied For (Apr 2025 - Apr 2026)
- Currently Allowed in 26 Zoning Districts; none of which are RS.
- This amendment would allow duplexes in all residential zoning districts and some mixed-use districts (such as those in the River Arts Form District) where they are not currently allowed.

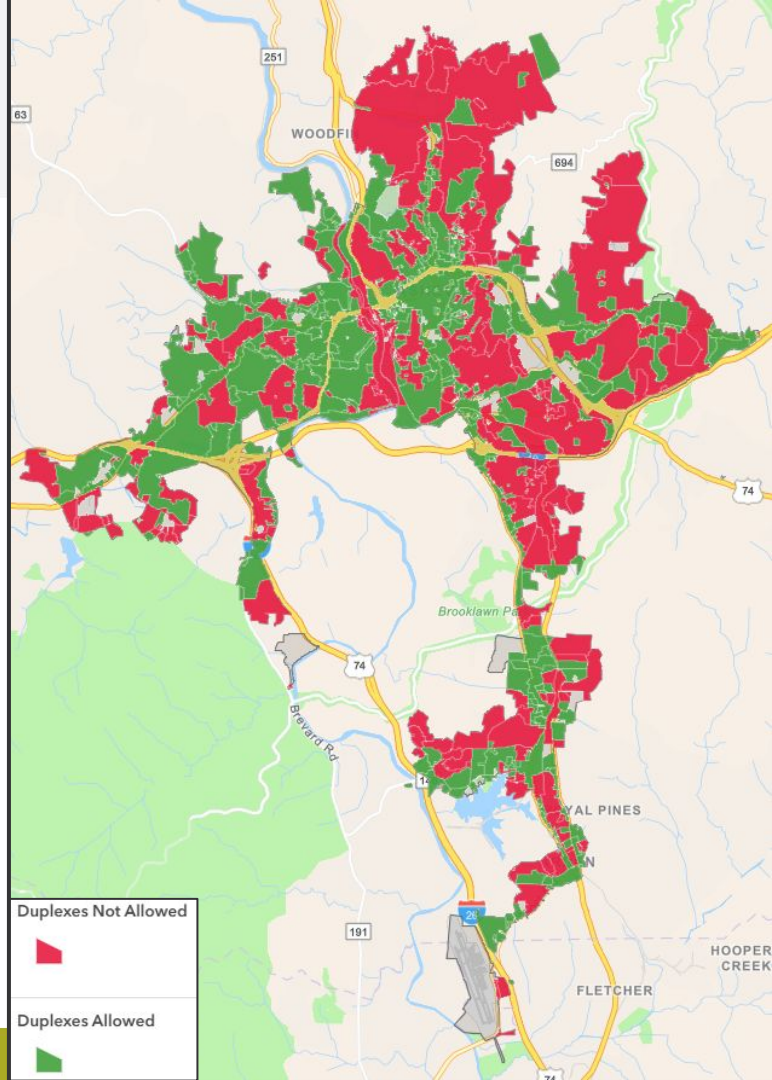


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Current Zoning Allowances

- Allowed in 26 Districts
- Allowed in 15,557 acres
  (51% of City Zoned Land)
- Allowed on 19,539 parcels
  (49% of all parcels)
- Disallowed in 14 Districts
- Disallowed in 13,759 acres
  (45% of City Zoned Land)
- Disallowed on 20,104 parcels
  (47% of all parcels)

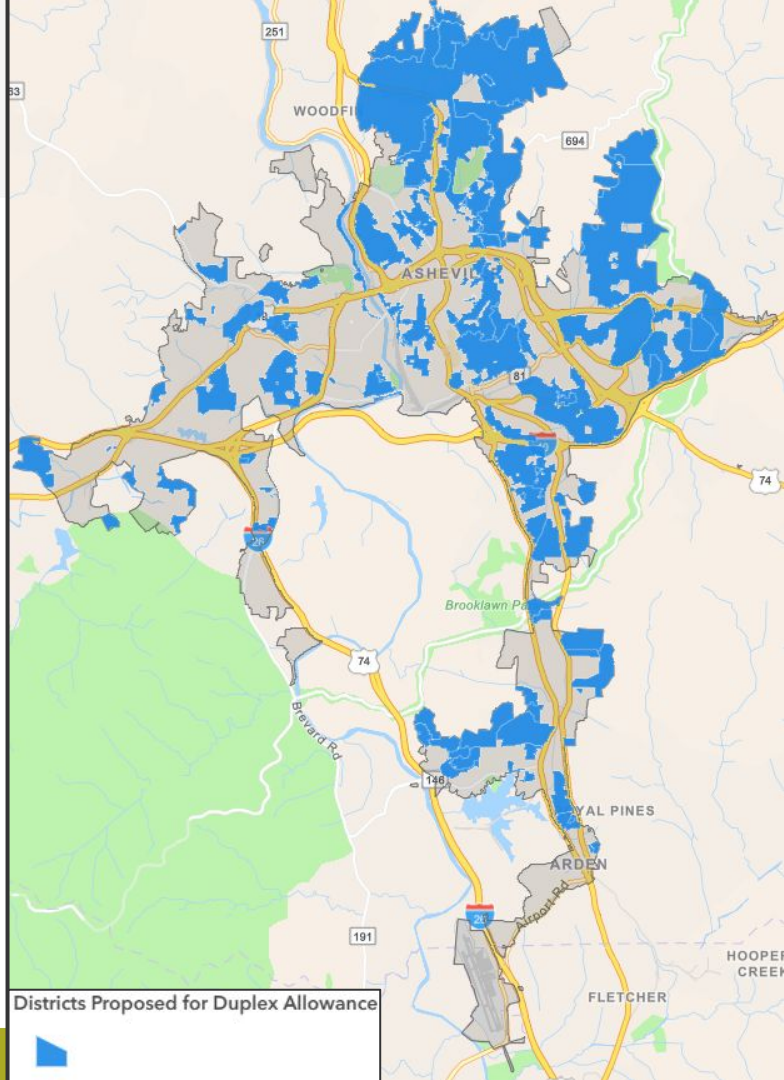
*Data excludes the airport which isn't zoned



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Proposed Zoning Allowances

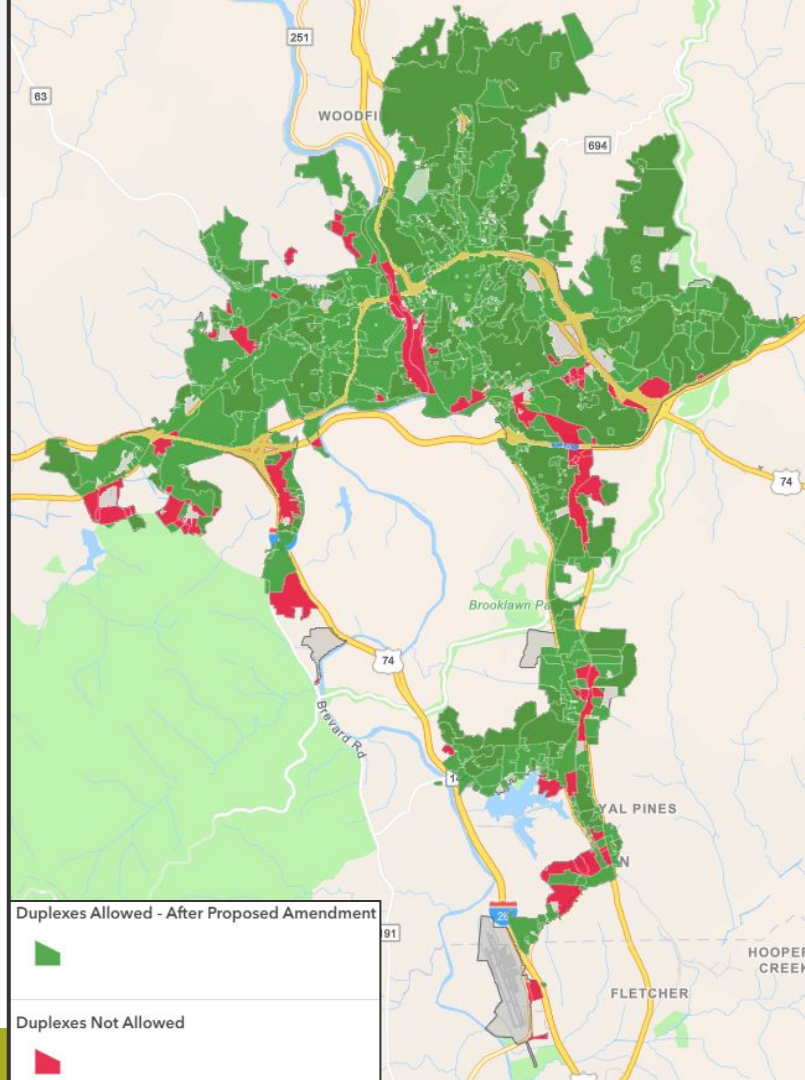
- Adding the following districts:
  - RS2, RS4, RS8
  - NB
  - RAD-RES, RAD-NT, RAD-LYH
- Adding 12,484 acres
  (41% of City Zoned land)
- To further allow 19,995 parcels
  (43% of all parcels)



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Impacts of Amendment

- Increase in Duplex Allowance by:
  - 41% of zoned land area (from 51% to 92%)
  - 10,597 acres of land (from 42% to 92%)
  - 20,049 parcels (from 49% to 99%)



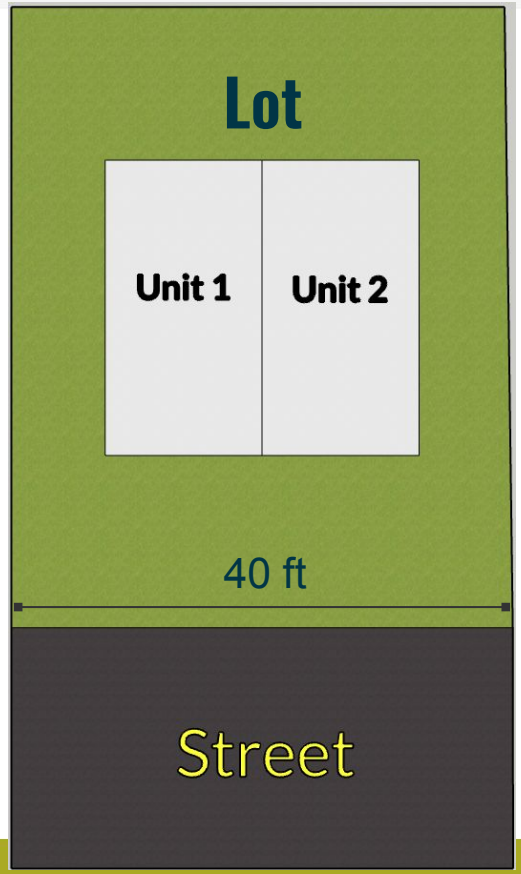
Housing Focused ZTAs

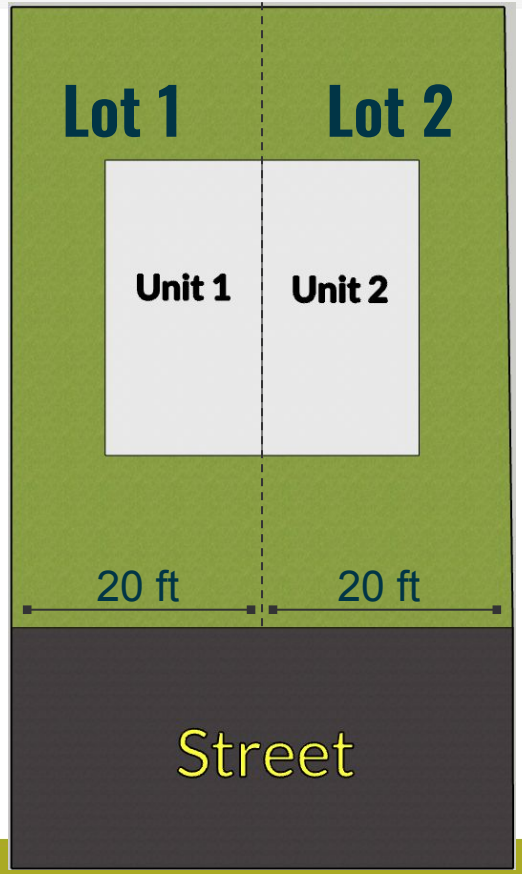
Duplex Ownership Opportunities

- Townhouse uses are currently allowed with special standards. These standards allow:
  - Waiver of minimum lot size and width requirements of the zoning district; and
  - Waiver of property line setback requirements where a shared wall exists.
- New special standards for RS zoning districts:
  - Townhouse developments capped at 2 attached units in RS-2, RS-4 and RS-8
  - External side yard requirements (the side without a shared wall) remain in place, ensuring separation between any two-unit townhomes.

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Planning & Zoning Commission: Duplexes

- Planning & Zoning Commission Recommended Approval
  - Vote: 6-1
- PZC Changes Added:
  - Remove the existing provision restricting the maximum townhome cluster size to 4 units in the RM-6 zoning district; and
  - Remove the existing provision requiring townhomes to provide parking to the rear of the building unless a garage is provided.

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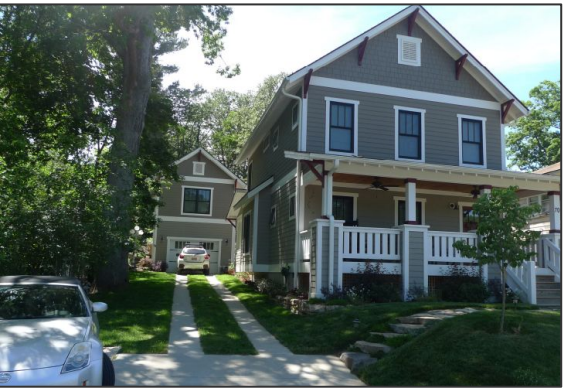
Duplex Allowance Expansion

- Questions?
- Next Up: Accessory Dwelling Units.

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Accessory Dwelling Unit Updates







UDO Definition: *Accessory dwelling unit* means a complete dwelling unit that is contained on the same lot as the structure of a single-family dwelling or business.

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Accessory Dwelling Unit Updates

- Increase the maximum allowed size of an ADU to 1,000 square feet.
- Change to requirement for the ADU to be a maximum of 70% of primary residence size to be simply smaller than the primary residence.
- Eliminate off street parking requirements for ADUs.
- Allow one ADU on a lot containing a duplex.

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Planning & Zoning Commission: ADUs

- Planning & Zoning Commission Recommended Approval
  - Vote: 6-1
- PZC Changes Added:
  - Change the proposed staff text restricting ADU's to 90% of the primary residence size to "smaller than the primary residence".

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ADU Updates

- Questions?
- Next Up: Minimum Parking Standards

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Minimum Parking Standards



UDO Purpose: (2) To provide for safe and adequate space for the temporary storage of vehicles.

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Parking Standards Update

- Recent state legislation has removed a local government's ability to require a minimum number of parking spaces.
- This amendment is required to bring the City's regulations into compliance with state law.
- Maximum parking allowances are maintained but simplified.
- Minimum bicycle parking standards remain in place.

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Parking Standards Update

Existing CBD Radius Parking Exemption Area

An analysis of 13 projects within this parking exemption area found the following:

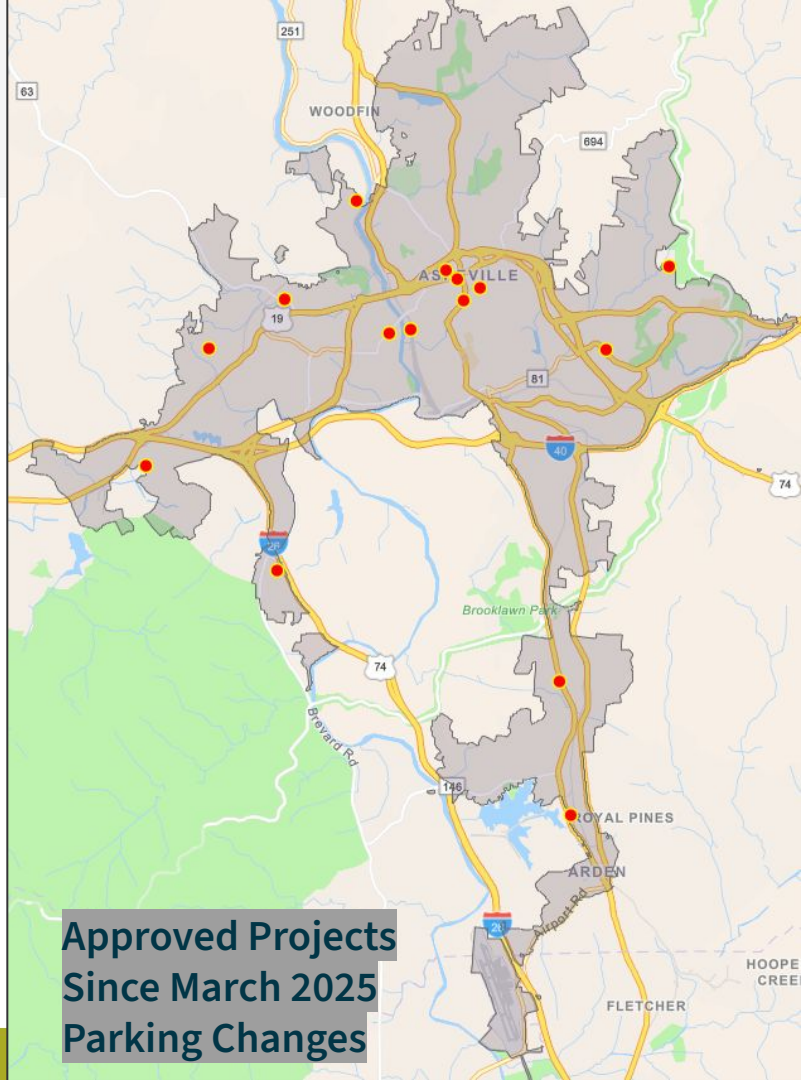
- 13 projects making up 689 housing units
- Parking was provided at some level with each project.
- **Only 7% fewer spaces were provided than would have been required by the UDO's minimum parking requirements.**

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Parking-Tracking Recent Impacts

- **9 projects** have been approved that would have required or required parking.
- When aggregated, those 9 projects **would have required a total of 170 spaces prior to March 2025**.
- Under the current ordinance, those 9 projects were only required to provide a total of 47 spaces.
- When aggregated, those 9 projects **provided a total of 228 spaces.**



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Parking - Compliance with State Standards

NC House Bill 162, Session Law 2026-39

- Signed into law on July 6, 2026
- **(c) A zoning or other development regulation shall not do any of the following:**

[...]

(2a) Require an off-street parking lot to meet a minimum number of parking spaces per development or structure, regardless of occupancy or use….

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Planning & Zoning Commission: Parking

- Planning & Zoning Commission Recommended Approval
  - Unanimous Vote
- PZC Recommended No Changes.

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Parking Updates

- Questions?
- Next Up: Recommendations & Suggested Motions

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Main Points

- The three proposed amendments propose to add flexibility in housing types, size and site planning.
- The three proposed amendments are all supported by the Comprehensive Plan, Missing Middle Housing Study and Affordable Housing Plan;
- Minimum Parking Provisions must be updated to comply with NC State Law.

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Comprehensive Plan Consistency

- The three proposed amendments support the following Comprehensive Plan goals:
  - **Increase and Diversify the Housing Supply**
    Zoning policies to promote more housing.
  - **Encourage Responsible Growth**
    Promoting small-scale residential lots with limits aimed at encouraging compatibility.

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Further Plan Considerations

The three proposed amendments support the following other plan goals and recommendations:

- Affordable Housing Plan (2024):
  - Goal 3.2 - Reduce regulatory barriers [to housing] citywide.
- Missing Middle Housing Study (2023):
  - Zoning Recommendation 4 - Allow Wider Range of Housing Options through By-Right Review.

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Housing Focused ZTAs

Recommendations

Duplex Allowance Expansion

- Staff Recommends Approval
- PZC Recommended Approval: 6-1 Vote

ADU Updates

- Staff Recommends Approval
- PZC Recommended Approval: 6-1 Vote

Parking Updates (Compliance with State Law)

- Staff Recommends Approval
- PZC Recommended Approval: Unanimous Vote

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Housing Focused ZTAs

Suggested Motion - Duplexes

I move to approve the proposed wording amendments to the Unified Development Ordinance (UDO), Chapter 7 of the Asheville Code of Ordinances, and find that the proposed amendments are reasonable, are in the public interest, are consistent with the City's comprehensive plan and meet the development needs of the community in that the amendments will: 1) Promote zoning policies to encourage more housing; 2) Implement one of the suggested anti-displacement housing supply strategies identified in the Missing Middle Housing Study; and,3) Promote small-scale residential units on residential lots to encourage neighborhood compatibility and create flexibility within the planning, permitting, and construction process.

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Housing Focused ZTAs

Suggested Motion - ADUs

I move to approve the proposed wording amendments to the Unified Development Ordinance (UDO), Chapter 7 of the Asheville Code of Ordinances, and find that the proposed amendments are reasonable, are in the public interest, are consistent with the City's comprehensive plan and meet the development needs of the community in that the amendments will: 1) Promote zoning policies to encourage more housing; and, 2) Promote small-scale residential units on residential lots with limits aimed at encouraging compatibility and creating flexibility within the planning, permitting, and construction process.

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Housing Focused ZTAs

Suggested Motion - Parking

I move to approve the proposed wording amendments to the Unified Development Ordinance (UDO), Chapter 7 of the Asheville Code of Ordinances, and find that the proposed amendments are reasonable, are in the public interest, promote compliance with NC state statutes, and are consistent with the City's comprehensive plan in that the request: 1) promotes zoning policies to give more opportunities for housing, and 2) promotes flexibility for builders and developers to self-select the amount of land necessary for off-street parking.

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