

Sec. 7-8-7. - RM-16 Residential Multi-Family High Density District.

- (a) *Purpose.* It is the intent of the RM-16 Residential Multi-Family High Density District to permit a full range of high density multi-family housing types along with limited institutional, public and commercial uses appropriate within high density residential areas. It is intended that this district be located near employment centers, shopping facilities, roads and other urban infrastructure capable of handling the demand generated by high density residential development.
- (b) *Allowable land uses.* All permitted uses, special uses, conditional uses and uses expressly prohibited are identified in subsection 7-8-1(d), Table of Permitted Uses. Standards for special uses and conditional uses can be found in article XVI of this chapter.
- (c) *Prohibited uses.* Any use not specifically listed as a permitted use or a use by right, subject to special requirements, or a conditional use in the RM-16 Residential Multi-Family High Density District is prohibited.

Gated communities. This shall not include those gated communities lawfully established prior to June 12, 2007, or extend to those properties acquired as part of such communities prior to June 12, 2007, provided it can be demonstrated that these properties were included in a documented community masterplan.

- (d) Reserved.
- (e) Reserved.
- (f) *Development standards.*
 - (1) *Density standards.* The maximum residential density in the RM-16 District shall be two dwelling units for the first 2,500 square feet of lot area and an additional dwelling unit may be provided for each 1,000 square feet of lot area in excess of the minimum lot standard.
 - (2) *Structure size standards.* New multifamily structures shall have a building footprint of not more than 4,000 square feet and a gross floor area of not more than 12,000 square feet.
 - (3) *Lot size standards.* The minimum lot size in the RM-16 District shall be 2,500 square feet.
 - (4) *Lot width standards.* Lots in the RM-16 District shall have a minimum width of 40 feet.
 - (5) *Setback standards.* The following minimum setbacks shall be required for uses in the RM-16 District.

Front: 15 ft.

Side: 6 ft.

Rear: 15 ft.

The landscape and buffering standards (section 7-11-3) may require additional setback; if so, the most restrictive requirement shall apply.

The minimum spacing between structures shall, in addition, be as per the Asheville Fire Prevention Code.

(6) *Impervious surface standards.* None.

(7) *Height standards.* The maximum height of structures in the RM-16 District shall be 40 feet.

(8) *Landscaping/buffering standards.* Landscaping and/or buffering shall be provided as required by section 7-11-3 of this chapter.

(9) *Parking/loading standards.* Parking and loading facilities shall be provided as required by section 7-11-2 of this chapter. No parking shall be permitted in any required front setback other than that which would occur on an approved driveway.

(10) *Sidewalk standards.* Sidewalks shall be provided as required by and pursuant to the requirements for sidewalks as set forth in section 7-11-8 of this chapter.

(11) *Access standards.* None.

(12) *Recreational/open space standards.* Open space shall be provided as required by section 7-11-4 of this chapter.

(13) *Design and operation standards.* Multifamily development in RM-16 shall comply with design standards as required by section 7-10-8.

(14) *Emergency wireless communications.* Communication requirements shall be provided as required by section 7-11-9 of this chapter.

(Ord. No. 2369, § 1, 5-27-97; Ord. No. 2506, § 1, 8-11-98; Ord. No. 2527, § 1, 11-10-98; Ord. No. 2584, § 1(f), 6-22-99; Ord. No. 2663, § 1(f), 2-8-00; Ord. No. 2664, § 1(g), 2-8-00; Ord. No. 2735, § 1d., 8-22-00; Ord. No. 2772, § 1(c), 11-28-00; Ord. No. 2871, § 1(f), 11-27-01; Ord. No. 2901, § 1(g), 3-12-02; Ord. No. 3031, § 1(f), 6-10-03; Ord. No. 3064, § 1(d), 10-14-03; Ord. No. 3156, § 1, 8-24-04; Ord. No. 3483, § 1(b), 6-2-07; Ord. No. 3489, § 1(b), 6-19-07; Ord. No. 3572, § 1(i), 1-8-08; Ord. No. 3583, § 1(a), 2-12-08; Ord. No. 3643, § 1a, 7-22-08; Ord. No. 3874, §§ 1a, b, 6-8-10; Ord. No. 3908, §§ 1b, e, 10-26-10; Ord. No. 3959, §§ 1n, p, 4-12-11; Ord. No. 4608, § 1(k), 8-22-17; Ord. No. 4621, § 1(f), 10-24-17)