

Sec. 7-8-1. - Enumeration and description of districts; designation of districts on official zoning maps.

- (a) *Criteria for zoning districts.* For the purposes set forth in article I, the City of Asheville and its extraterritorial jurisdiction are divided into zoning districts taking into account the design, size, and/or location of one or more of the following:
- (1) Transportation facilities, including streets, sidewalks, and bridges;
  - (2) Schools, parks, greenways, and other public facilities and requirements;
  - (3) Police protection;
  - (4) Fire protection;
  - (5) Sanitary sewer and stormwater drainage structures;
  - (6) Water supplies for purposes of fire protection and consumption;
  - (7) Access and location to other utility services;
  - (8) Potential hazards from fire, flooding, and diseases;
  - (9) Access to light and air from buildings;
  - (10) Access for fire and police protection and refuse collection;
  - (11) Protection for occupants of dwellings from noise, dust, and gases caused by traffic and other uses;
  - (12) Topography and other natural features; and/or
  - (13) Current uses of land and buildings for residences, businesses, industries, places of worship, schools, and for other uses and heights of buildings, the size and location of yards, and the density of population in each of the zoning districts hereinafter mentioned.
- (b) *Enumeration and descriptions of zoning districts.* There are three types of zoning districts:
- (1) General use districts are those in which a variety of uses are permitted. The general use districts established in this article are classified from "highest" to "lowest" in the following order:

"Highest"

RS-2 Residential Single-Family Low-Density District

RS-4 Residential Single-Family Medium Density District

RS-8 Residential Single-Family High Density District

RM-6 Residential Multi-Family Low Density District

RM-8 Residential Multi-Family Medium Density District

RM-16 Residential Multi-Family High Density District

Neighborhood Business District

Office District

Office II District

Office/Business District

Community Business I District

Community Business II District

Urban Residential District

Neighborhood Corridor District

Haywood Road Form District

River Arts Form District

Urban Village District

Urban Place District

Resort District

Institutional District

Highway Business District

Regional Business District

Central Business District

River District

Commercial Industrial District

Light Industrial District

Industrial District

"Lowest"

For any district where an overlay district is found, the overlay district shall have the same order as the general use district for the purpose of determining its hierarchy under the table.

- (2) Overlay districts are zoning districts which overlap one or more general use districts. Overlay districts (article IX) involve additional regulations on some or all property within underlying general use districts. The following overlay districts are established:
- a. Reserved.
  - b. *Historic preservation overlay district(s)*. Asheville's historic areas are important assets to the city. The protecting and conserving of the historic areas is encouraged through the establishment of historic preservation overlay districts. Designation of an area as a historic district and the development of design standards for the area help preserve the architectural integrity of the area and stabilize and enhance property values. Historic districts, protected by designation as preservation overlays, serve as valuable educational tools and as tourist attractions.
  - c. *Downtown design review overlay district*. Urban design review assists in protecting the downtown local architectural heritage and in the preservation of the considerable economic investments that have occurred over the years. The downtown design review process seeks to encourage renovation and new development in a manner that will promote visual harmony, enhance the historical integrity, and develop creative design solutions. While the design guidelines will not dictate architectural styles, they will suggest a variety of design options for achieving compatibility within the designated boundaries.
  - d. *Manufactured housing and manufactured housing community overlay districts*. The manufactured housing and manufactured housing community overlay districts are established to provide a procedure for identifying areas in which manufactured housing may be located and to establish standards for individual manufactured homes and for the development of communities. These overlay districts are intended to expand the range of housing opportunities available to residents of Asheville while assuring that manufactured housing is compatible with existing development.
  - e. *Blue Ridge Parkway Overlay District*. Realizing the importance of the Blue Ridge Parkway to the economy of Asheville and western North Carolina, the Blue Ridge Parkway Overlay District is created to protect and preserve the unique features of this asset to the city. The standards established in this district will protect the scenic quality of the parkway and reduce encroachment on its rural setting.
  - f. *Transition overlay district*. Several areas in the City of Asheville are experiencing development pressures which are pushing the areas toward change. The location of most of these area on the edge of residential neighborhoods means that changes in these areas could have a significant impact on the adjacent neighborhoods. Transition overlay districts are established to allow these areas to change while assuring that the change is compatible with adjacent areas. Standards are developed individually for each area and designed to meet each area's unique needs. Involvement of area property owners and residents in the preparation of development standards is encouraged.
- (3) Conditional districts are zoning districts which provide for flexibility in the development of property while ensuring that the development is compatible with neighboring uses. Conditional zoning districts are available for any of the general use zoning classifications enumerated in this ordinance; moreover, there are certain conditional districts that are not associated with an existing general use district and may only be considered with Level III developments. These districts include:
- Central Business Expansion District

Institutional Expansion District

Commercial Expansion District

Residential Expansion District

Industrial Expansion District

Lodging Expansion District

Mixed Use Expansion District

(c) *Designation of districts on official zoning maps.* Each district shall be shown on the official zoning maps of the City of Asheville, North Carolina, a copy of which is located in the city planning and development department. Said set of maps, and all district designations, boundaries, figures, letters, and symbols shown on such maps are hereby declared to be a part of this chapter.

(d) *Table of Permitted Uses.* The table is a summary listing of uses that are fully defined in section 7-2-5.

Zones	RS2	RS4	RS8	RM6	RM8	RM16	NB	OFF I	OFF II	OB	CBI	CBII	NCD	HB	RB	CI	CBD	LI	IND	RSRT	INST	RIV	URD	UV	UP	ARPT
<b>Residential Uses</b>								P	P	P	P	P				P										
Accessory dwelling unit	P	P	P	P	P	P		P	P	P	P	P				P										
Accessory dwelling commercial caretaker														P	P	P	P	P	P		P	P				
Dwellings, Duplex				P	P	P		P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	
Dwelling, Townhouse			P	S	S	S		S	S	S	S	S	S	S	S	S	S			S	S	S	S	P	S	
Dwellings, Multi-family				P	P	P	S	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	
Dwelling, Single family detached	P	P	P	P	P	P		P	P	P	P	P		P	P					P	P		S	P	S	
Cottage Development			S	S	S	S																				
Sustainable Development Projects				S	S	S		S	S	S	S	S		S	S	S					S	S				
<b>Public and Institutional Uses</b>	RS2	RS4	RS8	RM6	RM8	RM16	NB	OFF I	OFF II	OB	CBI	CBII	NCD	HB	RB	CI	CBD	LI	IND	RES	INST	RIV	UR	UV	UP	ARPT
<b>Institutional Uses</b>																										
Armories														P	P	P		P	P			P				

Assisted living facilities						S		P	P	P	P	P	S	P	P	P	P			P	P	P	S	S	P	
Civic, social service & fraternal organizations						S		P	P	P	P	P	P	P	P	P	P				S	P	P	P	P	
Convention, Conference, and/or Exhibit Centers												P		P	P	P	P			P	P	P				
Colleges and Universities														P	P	P	P		S		P	P		P	P	
Day Care Center, Adult						S		S	S	P	P	P	S	P	P	P	P			P	P	P	S	S	P	
Day Care Center, Child						S		S	S	P	P	P	S	P	P	P	P			P	P	P	S	S	P	
Day Care Home, Adult	S	S	S	S	S	S		P	P	P	P	P		P	P	P	P			P	P	P	S	S		
Day Care Home, Child	S	S	S	S	S	S		P	P	P	P	P		P	P	P	P			P	P	P	S			
Detention, jails & correctional facilities														C	C	C					EXP					
Dormitories														P	P	P	P		S		P	P				
Family Care Homes	S	S	S	S	S	S		P	P	P	P	P		P	P	P	P			P	P	P	S			
Fire/Police stations	P	P	P	P	P	P	P	P	P	P	P	P	S	P	P	P	P	P	P	P	P	P	S	P	S	
Government buildings and uses								S	S	S	S	S	P	P	P	P	C				S	P	S	P	P	P
Group homes			C	C	C	S			P	P	P	P		P	P	P	P				P	P	S	S		
Hospitals/medical centers														P	P	P	P				P	P				
Libraries	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Museums											P	P	P	P	P	P	P			P	P	P		P	P	
Orphanages						P				P	P	P		P	P	P	P				P	P		S		
Performance centers												P	P	P	P	P	P				P	P		P	P	

Places of Worship	S	S	S	S	S	S		P	P	P	P	P	S	P	P	P	P		P	P	P	P	S	P	P	
Post offices without distribution facility							P	P	P		P	P	P	P	P	P	P		P	P	P	P	P	P	P	
Post office distribution facilities														P	P	P			P			P				
Public Utilities & related facilities	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S	P	P	P
Schools	S	S	S	S	S	S		P	P	P	P	P	P	P	P	P	P				P	P	S	S	P	
Shelters									P	P	P		P	P	P				P	P		S				
Stadiums & arenas															P	P	P		P		S	P				
Transportation terminals														P	P	P	P		P			P				
Vocational or Technical School												P	S	P	P	P	P	S	S		P	P		S	P	
Recreational Uses	RS2	RS4	RS8	RM6	RM8	RM16	NB	OFF I	OFF II	OB	CBI	CBII	NCD	HB	RB	CI	CBD	LI	IND	RES	INST	RIV	UR	UV	UP	ARPT
Arboretums	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Community Centers	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P				P	P	P	P	P	
Golf Courses	P	P	P	P	P	P				P				P	P	P				P	P	P				
Parks, Passive and greenways	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Recreational uses, governmental such as, but not limited to, parks for active use	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	
Recreational uses, restricted to membership, non-profit	S	S	S	S	S	S			P	P	P	P		P	P	P	P			P	P	P	S			

Recreational uses accessory to residential uses	P	P	P	P	P	P				P	P	P	P	P	P	P	P			P	P	P	P	P	P	
Commercial/Business Uses	RS2	RS4	RS8	RM6	RM8	RM16	NB	OFF I	OFF II	OB	CBI	CBII	NCD	HB	RB	CI	CBD	LI	IND	RES	INST	RIV	UR	UV	UP	ARPT
Food, Beverage, Entertainment Uses																										
Adult establishments																C	C	C	EXP					EXP		
Eating/drinking establishments (drive-through facility permitted separately)							S	S	S	S	P	P	P	P	P	P	S			P	S	S	P	P	P	P
Nightclubs											P	P		P	P	P	P			S		P		P		
Microbrewery								S	S	S	P	P	P	P	P	P	S			S	S	P		P	P	
Mobile food vending								S	S	S	S	S	S	S	S	S	S	S	S		S	S		S	S	
Movie theaters											S	S	S	P	P	P	P				S	P		P	P	
Recreational uses, commercial indoor											P	P	P	P	P	P	P			P		P		P	P	
Recreational uses, commercial outdoor												P		P	P	P				P		P				
Lodging																										
Bed & breakfast inns				S	S	S		S	S	S	S	S	S	S	S						S	S	S		S	S
Boardinghouses						S					S	S	S	S	S		S				S	S		S	S	
Campground															P	P				P		P				
Homestays	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S			S	S	S	S	S	S	
Hotel, extended stay																				P						

Hotel, large																				P						
Hotel, small																				P						
Short-term vacation rental																				S						
<b>Office Uses</b>																										
Business incubator														P		P		P	P			P				
Call Center																P		P	S			P				
Home Occupations	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P			P	P	P	S	P	P	
Instructional services									P	P	P	P	P	P	P	P	P				P	P		P	P	
Offices							P	P	P	P	P	P	P	P	P	P	P	S	S		P	P	P	P	P	P
Radio/Television studios										P	P	P	P	P	P	P	P		P		P	P		P	P	
Research & technology production uses									P	P		P	P	P	P	P	P	P	P		P	P		P	P	
<b>Retail/Service Uses</b>																										
Barber shops & beauty salons							P	P	P	P	P	P	P	P	P	P	P			S	P	P	P	P	P	
Car washes											P	P	S	P	P	P		P				P		S		P
Cat café																	P									
Clinics								P	P	P	P	P	P	P	P	P	P				P	P	S	P	P	
Clinics, veterinary								P	P	P	P	P	P	P	P	P	P				P	P		P	P	
Commercial use accessory to residential use					S	S	S	S	S	P	P	P	P	P	P	P	P			P	S	P	S	S	S	
Equipment rental business											S	S	S	S	S	S				S		P			P	
Farm Products Market							P			P	P	P	P	P	P	P	P					P	P	P	P	

Financial institutions (drive-through permitted separately)										P	P	P	P	P	P	P	P				P	P		P	P	
Flea markets															P			P			P					
Funeral establishments										P	P	P		P	P	P	P		P		P	P		S		
Gasoline sales											P	P	S	P	P	P	S		P			P	EXP	S		P
Grocery stores (outdoor storage and gasoline sales uses permitted separately)							P				P	P	P	P	P	P	P					P		P	P	
Hardware/garden supply stores (outdoor storage permitted separately)							P				P	P	P	P	P	P	P					P		P	P	
Health & fitness facilities							P			P	P	P	P	P	P	P	P			S	P	P		P	P	
Heavy equipment & specialized vehicle sales, rental & service														P	P	P			P			P				P
Industrial equipment sales														P	P	P	P	S	P			P				
Kennels														P	P	P						P				
Laundry/dry cleaning establishments (drivethrough facility permitted separately)							P			P	P	P	P	P	P	P	P					P	P	P	P	
Manufactured home sales and servicing														P	P	P						P				
Recreational vehicle sales, service & repair														P	P	P						P				P
Motor vehicle and boat sales new & used														P	P	P	C					P				





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General aviation services and facilities, including aircraft tie-down & parking areas, support & maintenance shops, concessions, aviation fuel storage & dispensing facilities																										P
Offices and other facilities that specifically support airport, aviation and aeronautical activities																										P
<b>Other Use Types</b>	RS2	RS4	RS8	RM6	RM8	RM16	NB	OFF I	OFF II	OB	CBI	CBII	NCD	HB	RB	CI	CBD	LI	IND	RES	INST	RIV	UR	UV	UP	ARPT
Accessory structures	S	S	S	S	S	S		P	P		P	P	P	P	P	P	P	P	P	P	P	P	S		P	
Agriculture	S	S	S	S	S	S	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	S	S	P	P
Ancillary non-residential uses	C	C	C	C	C	C																	C			
Antenna	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
Commercial satellite dishes & related equipment														P	P				P			P				
Cemeteries, animal											S	S		S	S	S	S	S	S		S	S				
Cemetaries/Columbariums	P	P	P	P	P	P					P	P		P	P	P	P		P		P	P				
Drive-through facilities or uses							EXP	S	S	S	EXP		C	P	P	P	S		P		S	S	EXP	S		
Interim uses on vacant lots								S	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	
Level III Development																										
Live-work units							P	P	P	P	P	P	P	P	P	P	P			P	P	P	P	P	P	

Outdoor storage							EXP				S	S	S	S	S	S	EXP	S	S	S		S				
Parking Decks, Garages, Structures														P	P	P	P				S	P		S	P	
Parking Lots											P	P		P	P	P	P		P		P	P				P
Recycling collection centers											S	S	S	S	S	S		P	P	S	S	S		S		
Stables																	S			S		P				
Telecommunication towers										C		C		C	C	C		C	C	C	C	C				C
Telecommunication tower/support structure concealed	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C	C	C	C	C	C
Telecommunication tower/support structure—Replacement tower	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Wireless telecommunication facilities, microcell	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Wireless telecommunication facilities, co-location	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Wireless telecommunication facilities (concealed)				S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
<b>Uses Expressly Prohibited</b>	RS2	RS4	RS8	RM6	RM8	RM16	NB	OFF I	OFF II	OB	CBI	CBII	NCD	HB	RB	CI	CBD	LI	IND	RES	INST	RIV	UR	UV	UP	ARPT
Adult establishments																	EXP					EXP				
Asphalt plants																						EXP				EXP
Chemical storage facilities																						EXP				
Detention, jails & correctional facilities																						EXP				

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NOTES
Permitted = P
A use permitted by right that must still meet all regulatory standards for the applicable district in Sec. 7-8.
USSR = S
A use permitted by right subject to special standards in <u>Sec. 7-16-1</u> , as well as all regulatory standards for the applicable district in Sec. 7-8.
Conditional = C
A use permitted only through approval of the City Council subject to special standards in <u>Sec. 7-16-2</u> , that must also meet all regulatory standards for the applicable district in Sec. 7-8.
Expressly Prohibited = EXP
Use is expressly prohibited in any indicated districts.
Tan - adding or changing category
Accessory Use Only = AP
RES = Residential Zones
MU = Mixed Use Zones
IND = Industrial Zones
S = Special Zones
FN #1 - Living Quarters uses prohibited
FN #2 - Excluding protection service
FN #3 - Allowed as accessory use only
FN #4 - Allowed if no gasoline sales
FN #5 (XP) - Expressly Prohibited
FN #6 - Allowed if indoors only

(Ord. No. 2369, § 1, 5-27-97; Ord. No. 3156, § 1, 8-24-04; Ord. No. 3157, § 1(a)(2), 8-24-04; Ord. No. 3328, § 1(i), 1-24-06; Ord. No. 3483, § 1(b), 6-2-07; Ord. No. 3700, § 1c, 2-10-09; Ord. No. 3959, § 1b, 4-12-11; Ord. No. 4007, § 1b, 9-13-11; Ord. No. 4233, § 1c, 9-24-13; Ord. No. 4342, § 1c, 9-9-14; Ord. No. 4417, § 1, 5-26-15; Ord. No. 4431, §§ 1b, c, 6-23-15; Ord. No. 4448, § 1b, 9-8-15; Ord. No. 4470, § 1b, 11-17-15; Ord. No. 4560, §§ 1j, k, 2-14-17; Ord. No. 4608, § 1(b—d), 8-22-17; Ord. No. 4646, § 1(c), 11-14-17; Ord. No. 4637, § 1h, 1-9-18; Ord. No. 4836, § 1(d), 10-27-20)