

# CONSIDERATIONS FOR SMALL-SCALE RESIDENTIAL INFILL

## AGENDA

**5:30 - 6:00** Open House - Review of Visuals

**6:00 - 6:30** Presentation

**6:30 - 7:30** Table Discussions:

- 1) Considerations for All Residential Zoning Districts
- 2) Considerations for Multifamily Zoning Districts

**7:30** Conclusion of Workshop

# SMALL-SCALE RESIDENTIAL INFILL

A photograph of a residential street with trees and houses. The street is lined with mature trees, and a white car is parked on the side. The houses are visible in the background, partially obscured by the trees.

Presentation & Workshop #2  
August 11, 2016

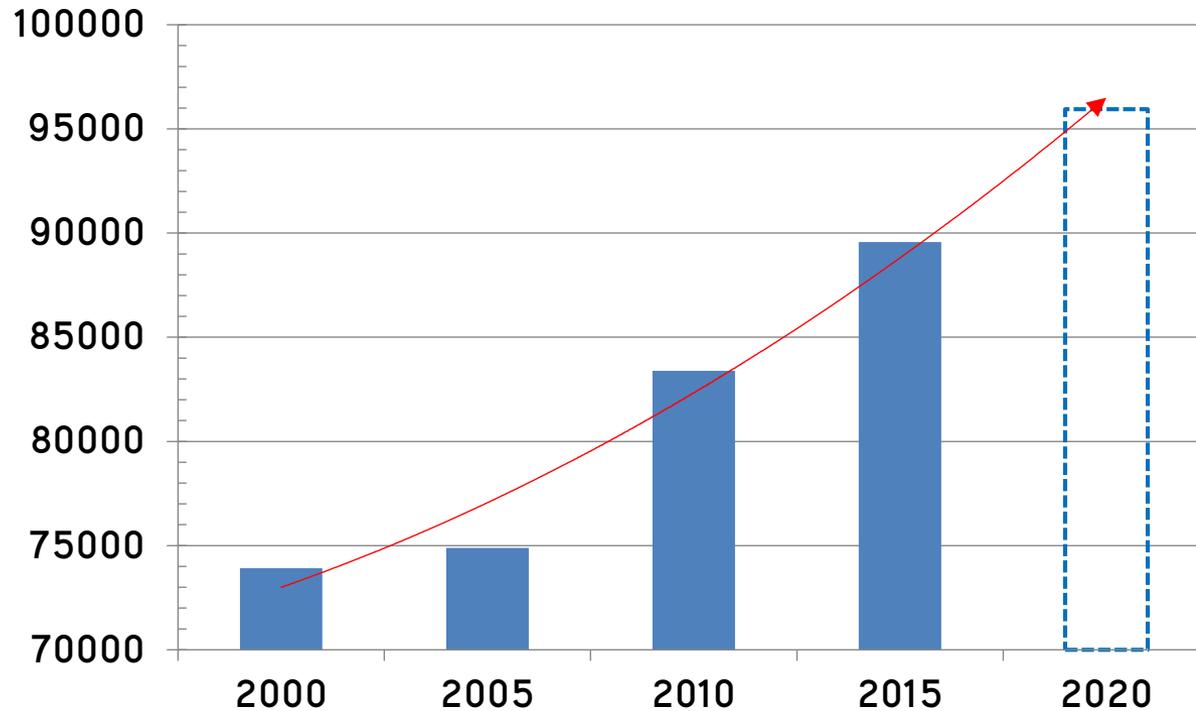
Department of Planning & Urban Design



Wifi: Network: CC-1H  
Password: ussAVL2015

# Today

## Asheville's Population



- Limited Housing Supply
- Cost-burdened renters & homeowners
- Few Housing Options

# Asheville Housing Sampler



# BOUNDARY CHANGES ASHEVILLE

"IN THE LAND OF THE SKY"

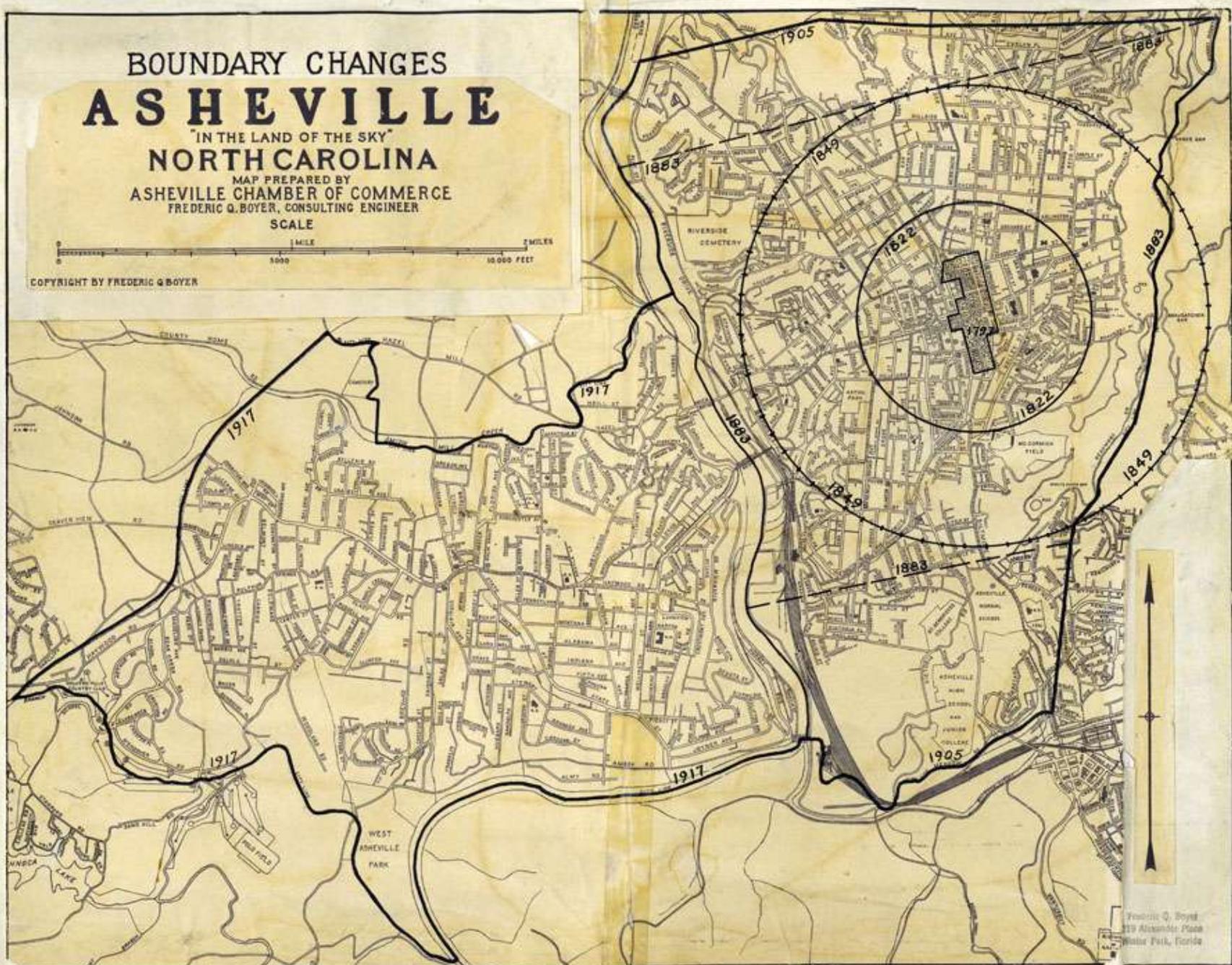
## NORTH CAROLINA

MAP PREPARED BY  
ASHEVILLE CHAMBER OF COMMERCE  
FREDERIC Q. BOYER, CONSULTING ENGINEER

SCALE

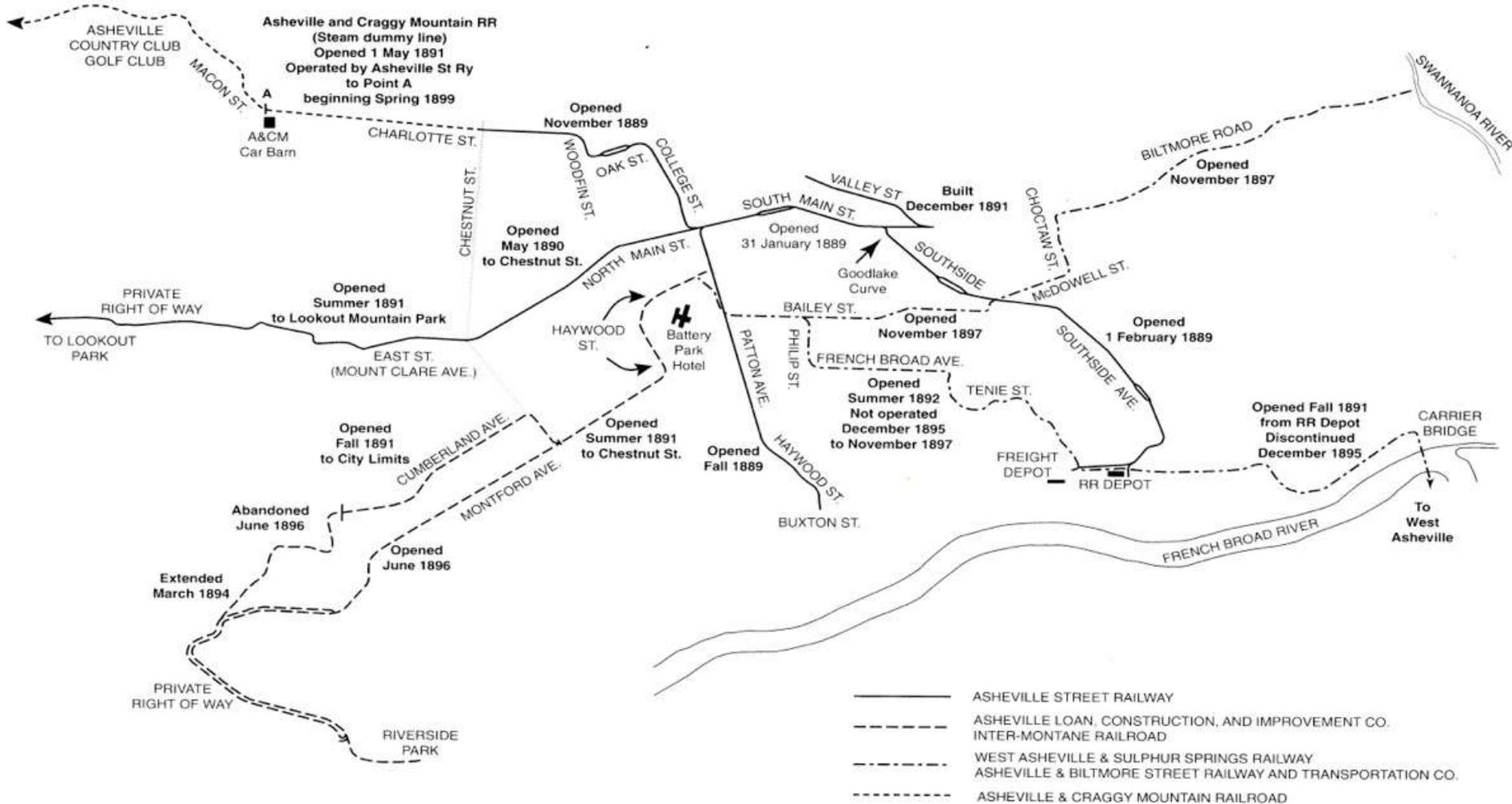


COPYRIGHT BY FREDERIC Q. BOYER



Frederic Q. Boyer  
219 Alexander Place  
Water Park, Florida

# ASHEVILLE STREET RAILWAYS 1889-1900



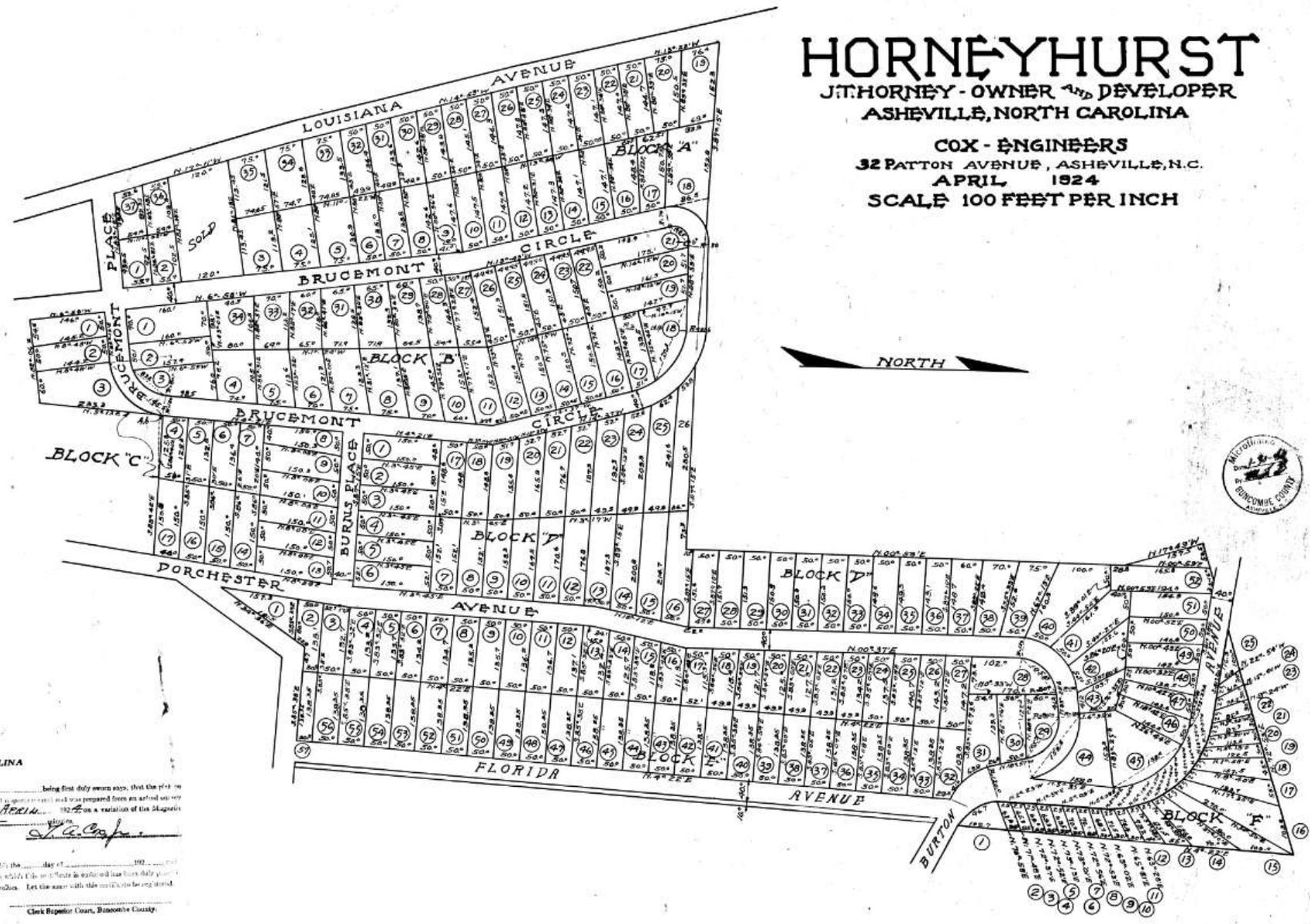
- ASHEVILLE STREET RAILWAY
- - - - ASHEVILLE LOAN, CONSTRUCTION, AND IMPROVEMENT CO. INTER-MONTANE RAILROAD
- — — — WEST ASHEVILLE & SULPHUR SPRINGS RAILWAY
- - - - ASHEVILLE & BILTMORE STREET RAILWAY AND TRANSPORTATION CO.
- ..... ASHEVILLE & CRAGGY MOUNTAIN RAILROAD



# HORNEYHURST

J. THORNEY - OWNER AND DEVELOPER  
ASHEVILLE, NORTH CAROLINA

COX - ENGINEERS  
32 PATTON AVENUE, ASHEVILLE, N.C.  
APRIL 1924  
SCALE 100 FEET PER INCH



STATE OF NORTH CAROLINA  
County of Buncombe

J.A. Cox, Jr. being first duly sworn, deposes that the plat on which this subdivision is shown is in all respects correct and was prepared from an actual survey of the land shown thereon, and that the same is correct in all respects as required by the Statutes of North Carolina. Let the same with this certificate be registered.

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_ 1924.

Notary Public for Buncombe County, North Carolina.

J.A. Cox, Jr.

Clark Register Court, Buncombe County.











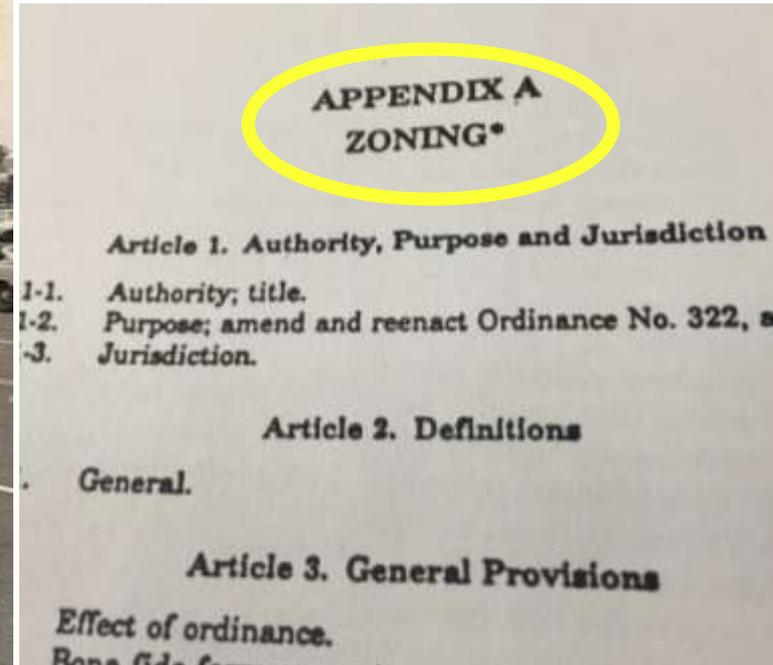
SLOW DOWN  
AHEAD



WOODLEY AVE

ROWWOOD AVE

# 1920s – Today: What Happened?



# Neighborhood Density:

## Neighborhood Examples

## Street View Example

## Land Analysis



Zoning District: RS8  
Min Lot Size: 5,000 SF  
Units Permitted/Acre: 8

**Avg Lot Size: 7,000 SF**  
(40% Larger than Permitted)

**Actual Density: 6.3**  
(21% Fewer than Allowed)



Zoning District: Primarily RS4  
Min Lot Size: Primarily 10,000 SF  
Units Permitted/Acre: 4

**Avg Lot Size: 30,000 SF**  
(300% Larger than Permitted)

**Actual Density: 1.9**  
(53% Fewer than Allowed)

# Neighborhood Density (Cont):

## Neighborhood Examples

## Typical Street Example

## Land Analysis



Zoning District: RS4  
Min Lot Size: 10,000 SF  
Units Permitted/Acre: 4

**Avg Lot Size: 27,000 SF**  
(270% Larger than Permitted)

**Actual Density: 1.2**  
(70% Fewer than Allowed)



Zoning District: RS4  
Min Lot Size: 10,000 SF  
Units Permitted/Acre: 4

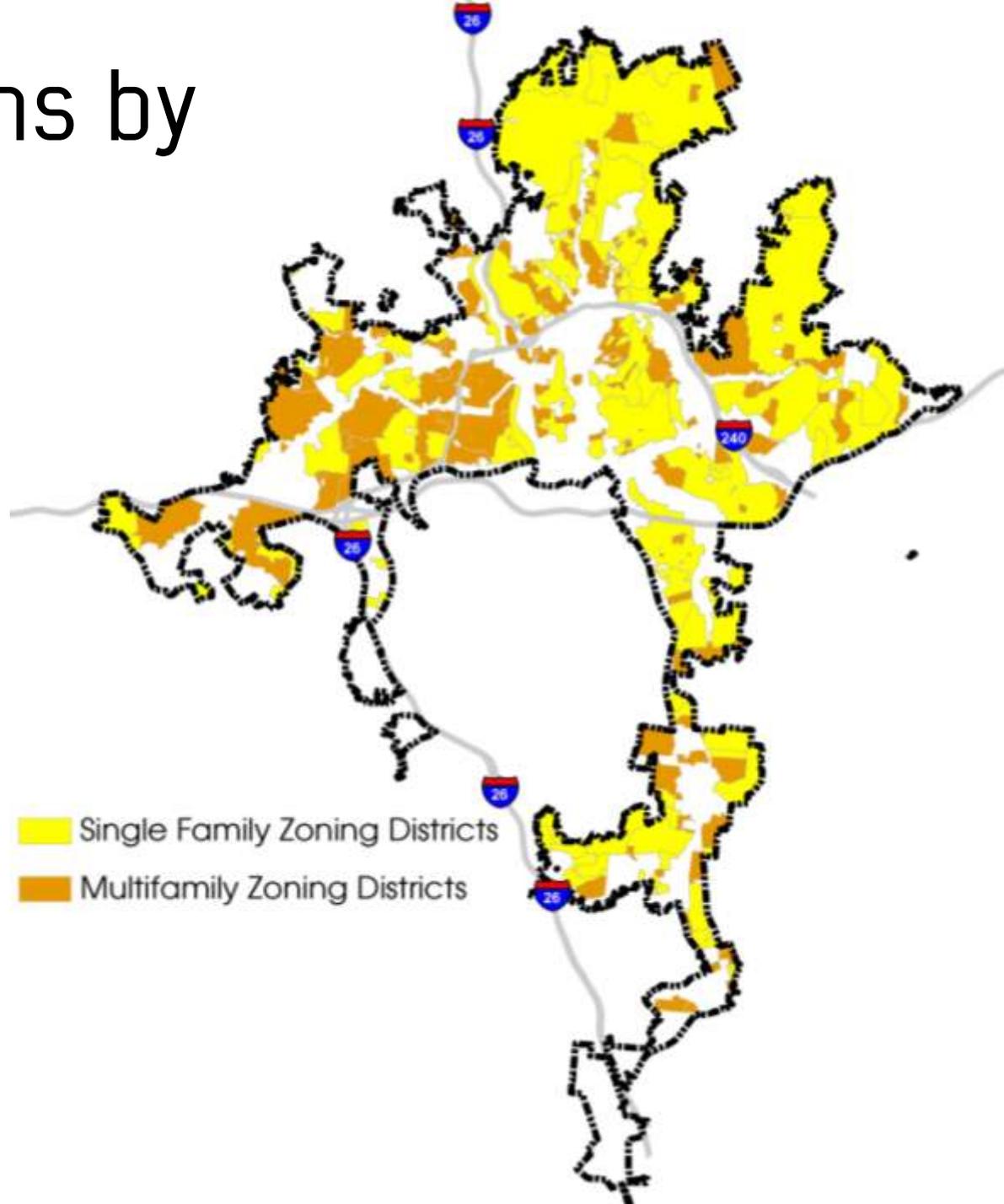
**Avg Lot Size: 16,000 SF**  
(60% Larger than Permitted)

**Actual Density: 2**  
(50% Fewer than Allowed)

**Citywide Actual Density = 2.7 units/acre**

# Considerations by location:

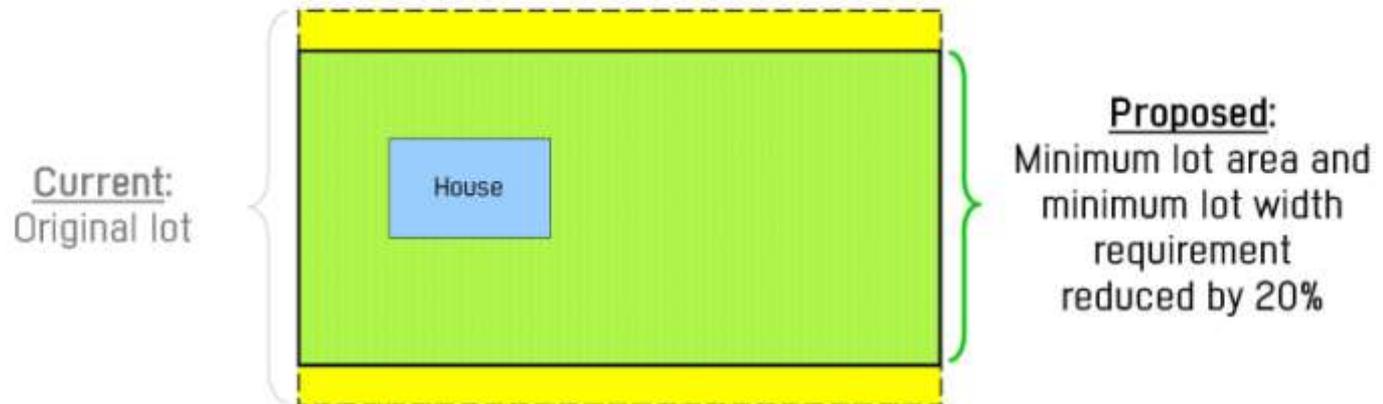
- 1) All Residential Zoning Districts
- 2) Multifamily Zoning Districts



# Residential Zoning Districts Consideration #1

## Reduce Minimum Lot Area and Lot Width by 20%

Example of a Lot Reduced  
by 20% in Area and Width



\* Other standards such as setbacks and the provision of off-street parking would still be required

# Residential Zoning Districts Consideration #1

Reduce Minimum Lot Area and Lot Width by 20%

## Zoning District

		RS2	RS4	RS8	RM6	RM8	RM16
Min Lot Area	Current	20,000 SF	10,000 SF	5,000 SF	7,000 SF	5,000 SF	3,500 SF
	Proposed	16,000 SF	8,000 SF	4,000 SF	5,600 SF	4,000 SF	2,800 SF
Min Lot Width	Current	100'	80'	50'	70'	50'	50'
	Proposed	80'	64'	40'	56'	40'	40'

No reduction of lot area/width if affected by Steep Slope Ordinance  
(Over 2,200' Elevation and more than 15% Grade)





# Residential Zoning Districts

## Consideration #2

### Establish Lot Area Averaging

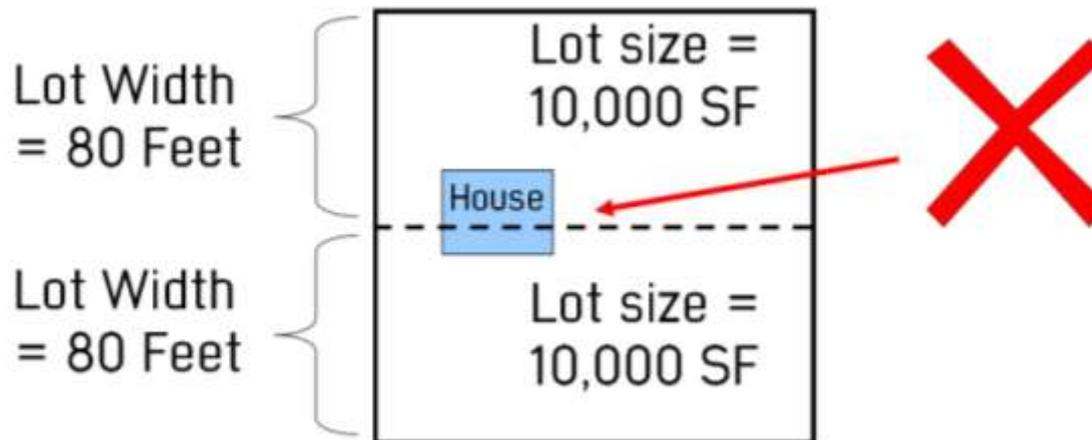
Example: RS4 Zoning District  
Min Lot Size: 10,000 SF  
Min Lot Width: 80 FT



# Residential Zoning Districts Consideration #2

## Establish Lot Area Averaging

Example: RS4 Zoning District  
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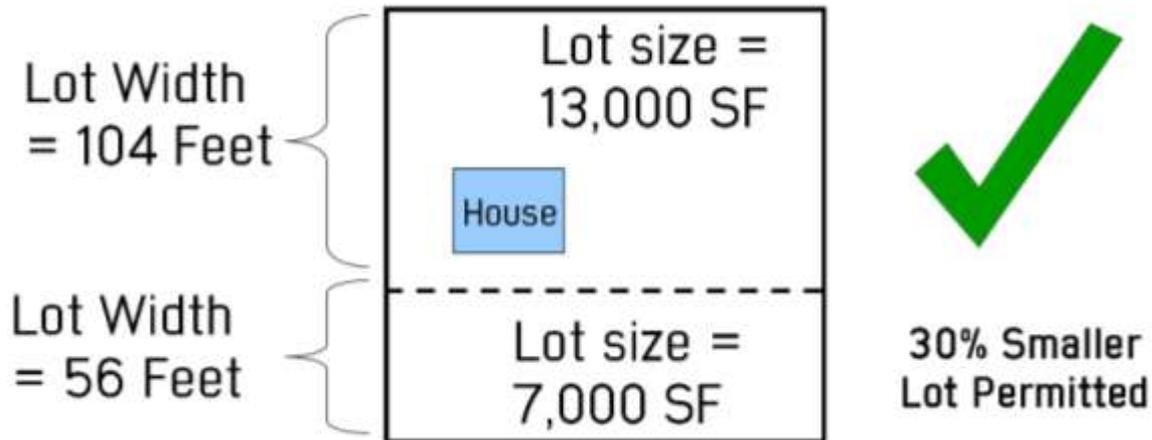


# Residential Zoning Districts

## Consideration #2

### Establish Lot Area Averaging

Example: RS4 Zoning District  
Min Lot Size: 10,000 SF  
Min Lot Width: 80 FT



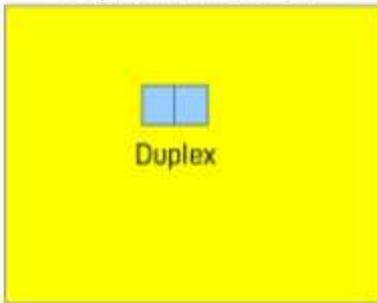
# Multifamily Zoning Districts Consideration #1

## Incentivize Duplexes:

**Example: RM6  
Zoning District**  
**Min Lot Size:  
7,000 SF**

Current lot size requirement for a:

Duplex: 14,000 SF

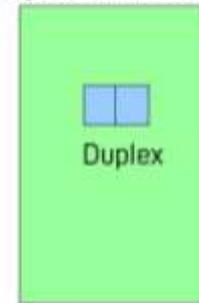


Versus for a Single-Family  
Home & ADU: 7,000 SF



Proposed lot size requirement for a:

Duplex: 7,000 SF





# Multifamily Zoning Districts

## Consideration #2

### Incentivize Multifamily:

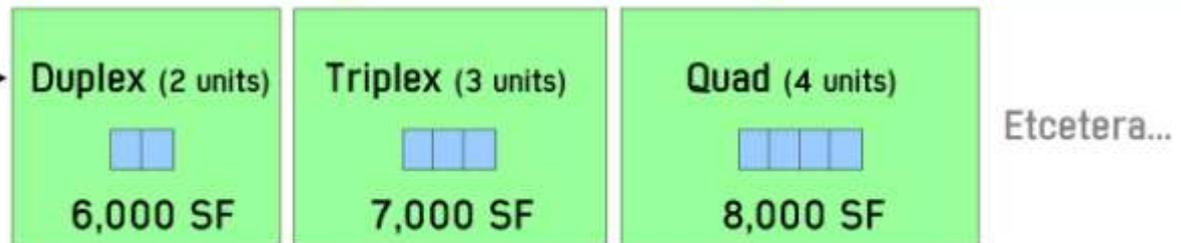
- Allow Extra Multifamily Units for Each 1,000 SF of Additional Lot Area

Example: RM8 Zoning District  
Min Lot Size: 5,000 SF

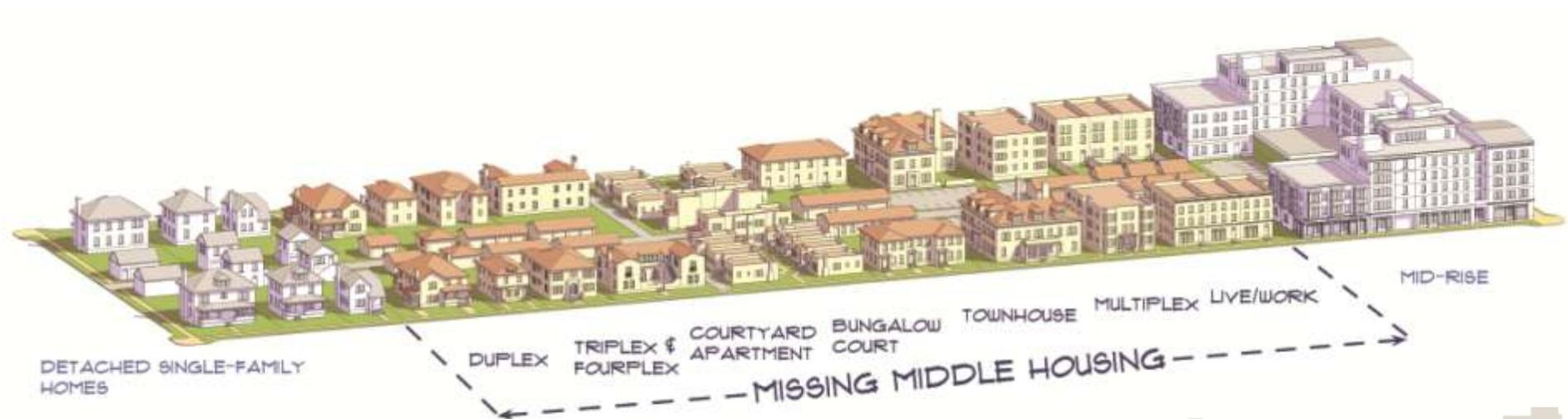
Current lot size  
requirement for a:



Proposed lot size  
requirement for a:



# Housing: The Missing Middle





# Multifamily Zoning Districts

## Consideration #3

### Require Design Compatibility for all Multifamily

#### Possible Design Elements:

- Number and location of entrances
- Roof style
- Parking & driveways
- Planting & street trees
- Orientation of building
- Building mass & coverage of lot
- Setbacks
- Height
- Front porch
- Others?

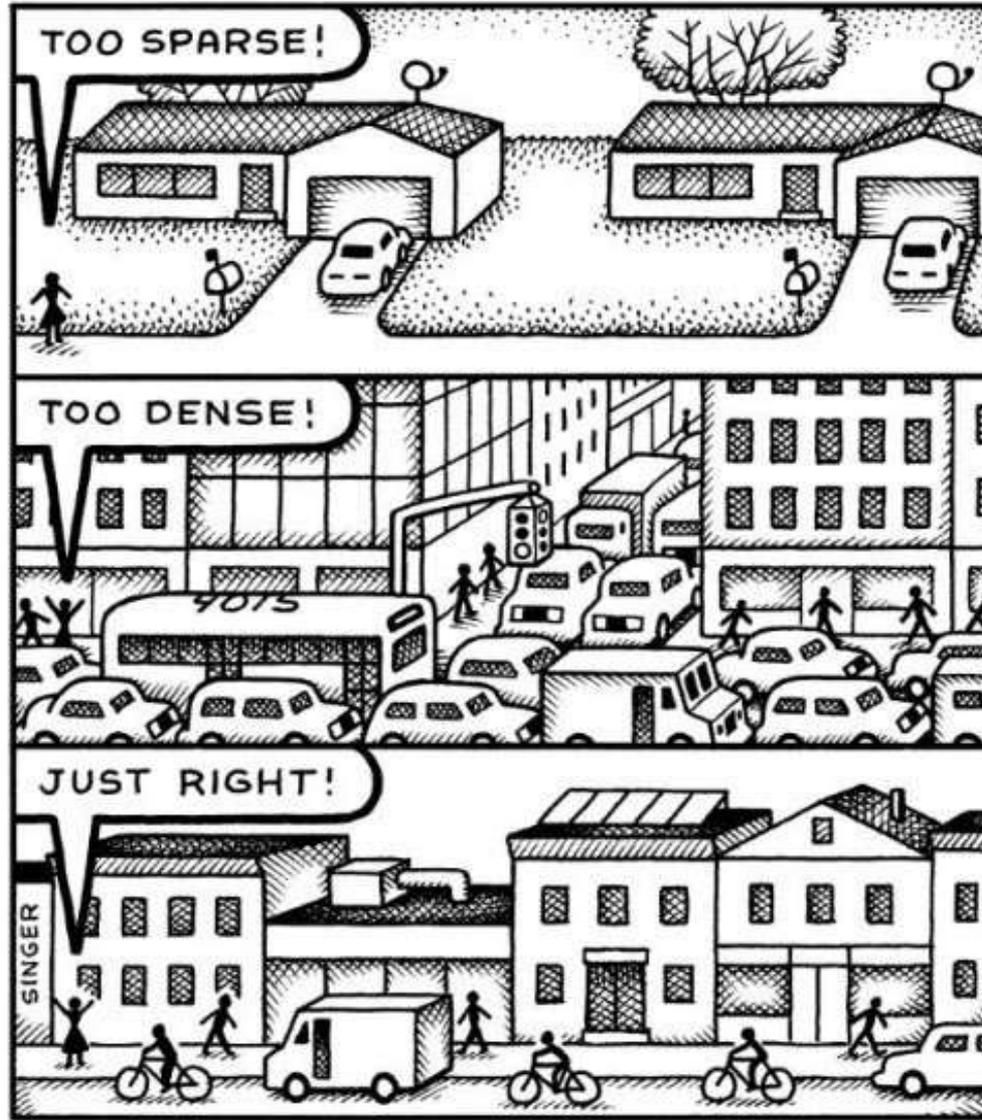
**Example:** Requiring trees or shrubs to be planted in front of



**Example:** Requiring Parking to be located behind multifamily



# GOLDBLOCKS EVALUATES DENSITY:



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# Next Steps

**July 15:** Online Survey Open (Until August 30<sup>th</sup>)



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**August 11:** Small Scale Residential Infill Workshop #2

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**September:** Draft Ordinance(s) Developed

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- July 15:** Online Survey Open (Until August 30<sup>th</sup>)
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- October:** Planning & Zoning Commission Review
- November:** City Council Review



## Small-Scale Residential Infill

Asheville, NC ▶ Departments ▶ Community Relations ▶ Small-Scale Residential Infill



# SMALL-SCALE RESIDENTIAL INFILL



THANK YOU!

**Questions?**

Department of Planning & Urban Design

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[www.ashevillenc.gov/Departments/PlanningandUrbanDesign](http://www.ashevillenc.gov/Departments/PlanningandUrbanDesign)

