Wording Amendments for Small-Scale Residential Infill

Department of Planning & Urban Design
August 22, 2017
Asheville’s Missing Middle

Key Points:
1. Asheville housing is significantly constrained (~3% vacancy rate)
2. Residential districts are not providing permitted number of housing units
3. Housing stock lacks variety: primarily single-family
TIMELINE: Small-Scale Residential Infill

2016
- Initial Presentation to City Council: 2/23/2016
- Public workshop #1: 7/14/2016
- Presentation to CREIA: 8/10/2016
- Presentation to SACEE: 7/20/2016
- Presentation to PED: 8/11/2016
- Public workshop #2: 9/30/2016

2017
- Engineers/Architects Review: 2/1/2017
- CREIA Meeting: 3/13/2017
- CAN Meeting: 2/13/2017
- PED Update: 5/16/2017
- MMTC Update: 4/26/2017
- City Council Review: 8/22/2017
- P&Z Approval: 8/2/2017
- HCD Review: 8/15/2017

Refine Considerations: 9/2/2016 - 5/31/2017

Online Survey Results Summary
- Lot Reductions: Yes 63%, No 27%, Not sure 10%
- Incentivize Duplexes: Yes 66%, No 28%, Not sure 6%
- Incentivize Multifamily: Yes 49%, No 33%, Not sure 18%
- Design Regs for Multifamily: Yes 72%, No 12%, Not sure 16%
## Proposal #1

Reduce Minimum Lot Width by 20%

<table>
<thead>
<tr>
<th></th>
<th>RS2</th>
<th>RS4</th>
<th>RS8</th>
<th>RM6</th>
<th>RM8</th>
<th>RM16</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current</td>
<td>100’</td>
<td>80’</td>
<td>50’</td>
<td>70’</td>
<td>50’</td>
<td>50’</td>
</tr>
<tr>
<td>Proposed*</td>
<td>80’</td>
<td>60’</td>
<td>40’</td>
<td>60’</td>
<td>40’</td>
<td>40’</td>
</tr>
</tbody>
</table>

* RS4 proposed minimum lot width rounded from 64’ to 60’; RM6 rounded from 56’ to 60’

Properties subject to the Steep Slope Ordinance (i.e. located above 2,200’ elevation on more than a 15% grade) would continue to be restricted by those regulations.
Proposal #2

Incentivize Duplexes

Allow duplexes on parcels meeting minimum standards that are located in Residential Multifamily (RM) zoning districts

Current land requirements for a:

- Duplex
- ADU

Proposed land requirements for a:

- Duplex
- ADU
Proposal #3

Incentivize Multifamily in RM Zoning Districts

Allow additional multifamily units for every 1,000 square feet of parcel area in excess of the minimum lot area standards of the zoning district, while meeting other requirements (e.g. parking)

<table>
<thead>
<tr>
<th>Current land requirement for a:</th>
<th>Duplex (2 units)</th>
<th>Triplex (3 units)</th>
<th>Quad (4 units)</th>
<th>Fiveplex (5 units)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Proposed land requirement for a:</td>
<td>Duplex (2 units)</td>
<td>Triplex (3 units)</td>
<td>Quad (4 units)</td>
<td>Fiveplex (5 units)</td>
</tr>
</tbody>
</table>
Proposal #4

Establish neighborhood-scale multifamily design standards for RM6, RM8, RM16
House Street

Utility and trash screening
Parking screening
Parking located to the side or rear

Building
- Max. footprint 4,000 sf
- Max. Gross Floor Area 12,000 sf
- Max. 3 stories
- Max. 12 dwelling units

Minimum 2 windows per non-street facing building facade

Minimum 15% of street facing facades shall be made up of windows

Street facing facade over 50' shall contain a min. 2' change in the facade wall plane

Maximum 1 entrance per street-facing facade

Street trees
Related Changes

Other changes that support this proposal include:

1. Increase off-street parking requirements near the CBD
2. Remove *Alternative Access*, a duplicative subdivision standard
3. Allow Townhomes to be permitted uses in RS8 districts
4. Revise *Flag lots* to establish maximum flat lot dimensions
5. Reduce driveway standards
Related Changes

Changes to off-street parking requirements:

PROPOSAL:
Increase off-street parking requirements within one mile of the Central Business District (CBD) from zero parking required to 50% of the standard to be provided.

Example:
<table>
<thead>
<tr>
<th></th>
<th>3 bedroom house</th>
</tr>
</thead>
<tbody>
<tr>
<td>UDO requires</td>
<td>2 parking spaces</td>
</tr>
<tr>
<td>Current requirement</td>
<td>0 parking spaces</td>
</tr>
<tr>
<td>Proposed requirement</td>
<td>1 parking space</td>
</tr>
</tbody>
</table>
Related Changes

Changes to driveway standards:

<table>
<thead>
<tr>
<th></th>
<th>Single-Family</th>
<th>Multifamily</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current</td>
<td>12’–18’</td>
<td>24’–36’</td>
</tr>
<tr>
<td>Proposed</td>
<td>9’–12’</td>
<td>9’–24’</td>
</tr>
</tbody>
</table>

Proposed:

Current:
Housing & Community Development Committee Review (8/15/17):

1) **TOPIC**: Off-street parking standards within 1 mile of the CBD;  
**RECOMMENDATION**: No change

2) **TOPIC**: Driveway standards;  
**RECOMMENDATION**: Reduce minimum driveway standards without changing maximum limits

<table>
<thead>
<tr>
<th>Driveway (min’-max’)</th>
<th>Single-Family</th>
<th>Multifamily (near street)</th>
<th>Multifamily (150’ away from street)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Current</td>
<td>12’–18’</td>
<td>24’–36’</td>
<td>24’–36’</td>
</tr>
<tr>
<td>As Proposed by staff</td>
<td>9’–12’</td>
<td>9’–24’</td>
<td>20’–24’</td>
</tr>
<tr>
<td>As Proposed by HCD</td>
<td>9’–18’</td>
<td>9’–36’</td>
<td>20’–36’</td>
</tr>
</tbody>
</table>
SUMMARY
Small-Scale Infill Recommendations:

1) 20% lot width reduction for all residential zoning districts
2) Incentivize duplexes
3) Incentivize multifamily
4) Establish neighborhood-scale multifamily design standards
5) Related UDO changes to support compatible infill

Thank you!