

**ASHEVILLE ZONING
PERMITTED USES**

Zones	RS2	RS4	RS8	RM6	RM8	RM16	NB	OFF	OFF II	OB	CBI	CBII	NCD	HB	RB	CI	CBD	LI	IND	RSRT	INST	RIV	URD	UV	UP	ARPT
Residential Uses																										
Accessory apartment	S	S	S	S	S	S		P	P	P	P	P				P										
Accessory dwellings														P	P	P	P	P	P		P	P				
Dwellings, Duplex	S/C	S/C	S/C	P	P	P		P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	
Dwellings, Triplex	C	C	C	P	P	P		P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	
Dwellings, Quadraplex	C	C	C	P	P	P		P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	
Dwelling, Townhouse				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	
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				
Public and Institutional Uses	RS2	RS4	RS8	RM6	RM8	RM16	NB	OFF I	OFF II	OB	CBI	CBII	NCD	HB	RB		CBD	LI	IND	RES	INST	RIV	UR	UV	UP	ARPT
Institutional Uses																										
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	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	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	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	
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	P	S	S	P	
Shelters									P	P	P			P	P	P	P				P	P		S			
Stadiums & arenas																P	P	P				S	P				
Transportation terminals																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		
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		

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		P	P	P	P	P	P	P	P	P	P				P	P	P		P	P
Boardinghouses						S					P	P	P	P	P		P				P	P		P	P	
Campground														P	P	P				P		P				
Homestays	S	S	S	S	S	S		P	P	P	P	P		P	P	P	P			P	P	P				
Vacation resort lodging	S	S	S	S	S	S																P				
Lodging Facilities											P	P	S	P	P	P	P			P	P	P		S	P	P
Office Uses																										
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	
Retail/Service Uses																										
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

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						
Funeral establishments										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			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	
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				
Motor vehicle and boat service & repair business (outdoor storage permitted separately)											S	S	S	P	P	P	S		S		S		S		P

Motor vehicle and utility trailer rental														P	P	P	P	P	P				P					
Motor vehicle service facility (outdoor storage and gasoline sales permitted separately)											P	P	S	P	P	P	P		P			P		S			P	
Pharmacies (drive-through facility permitted separately)							P	S		P	P	P	P	P	P	P	P				P	P	P	P	P			
Plant sales, nurseries and greenhouses											P	P		P	P	P						P						
Printing & publishing												P	P	P	P	P	P	P	P			P		P	P			
Retail sales (outdoor storage, gasoline sales, drive-through facility uses permitted separately)							S			P	P	P	P	P	P	P	P	S	S	S	S	P	P	S	P	P		
Self-service storage facilities														P	P	P		P	P			P						
Single tenant retail structures, multi-tenant retail structures with GFA of more than 100,000 sq. ft.														C	C	C						C					C	
Small Engine service and repair							P			P	S	S	P	S	S	P	S		P			P					P	
Studios, galleries & workshops for artists, artisans, and craftspeople - low impact								P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Studios, galleries & workshops for artists, artisans and craftspeople - high impact														P	P	P	S	P	P			P						
Tailors/dressmaker shops							P			P	P	P	P	P	P	P	P			P		P	P	P	P			
Taxi stands														P	P	P	P					P				P	P	
Tattoo Parlors											P	P		P	P	P	P					P						
Industrial 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		
Concrete plant																		P	P			P						
Crematories - animal														S	S	S		S	S		S	S						

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Airport passenger terminal with associated ticket sales, restaurant/lounge/food services, retail sales & services, car rental services, other incidental services and associated short and long-term parking lots																										P
Airport services																										P
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
Other Use Types	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	S		P		
Agriculture	S	S	S	S	S	S	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	
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	
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				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
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	
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	
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	
Uses Expressly Prohibited	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
Adult establishments																	EXP				EXP				
Asphalt plants																						EXP			EXP
Chemical storage facilities																						EXP			
Detention, jails & correctional facilities																						EXP			
Drive-through facilities or uses							EXP				EXP												EXP		
Gas manufacturing																						EXP			
Gasoline sales																							EXP		
Gated communities	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP	EXP			EXP	EXP	EXP	EXP	EXP	EXP
Hazardous waste management facilities																						EXP			
Hazardous materials (H1) manufacturing or storage																						EXP			

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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