

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
Residential Uses																										
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				
Public and Institutional 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
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	

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
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	
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	

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
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	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			

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
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	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				

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
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						
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	
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
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
Cat café																	P									

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
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				

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
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
Kennels														P	P	P						P				
Laundry/dry cleaning establishments (drive through 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				
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				

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
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	
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				

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
Crematories - animal														S	S	S		S	S		S	S				
Crematories - human								S	S		S	S		S	S	S			S		S	S				
Industrial uses																P			P			P				
Industrial uses, light											S	S			S	P		P				P			P	
Recycling operation																S		S	S			S				
Recycling plant																			S			EXP				
Lumber yards															P	P			P			P				
Motor freight terminals																P			P			P				
Wholesale sales														P	P	P	P	P	P			P			P	
Warehousing and storage															S	P		P	P			P				P
Aeronautical—Airport 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
Aerospace and aviation-related training facilities																										P
Air cargo/freight terminals, operations and activities																										P
Aircraft hangars, servicing and repair facilities																										P
Aircraft sales and leasing facilities and services																										P
Aircraft servicing, manufacturing and retrofitting facilities																										P

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
Airport administration and maintenance facilities																										P
Airport facilities to include runways, aprons, taxiways, weather monitoring facilities, control tower, navigational/communication facilities, airfield lighting, signs & associated structures																										P
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

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
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	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	

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
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	
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	ARPT
Adult establishments																	EXP					EXP				
Asphalt plants																						EXP				EXP
Chemical storage facilities																						EXP				
Detention, jails & correctional facilities																						EXP				

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
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	EXP
Hazardous waste management facilities																						EXP				
Hazardous materials (HI) manufacturing or storage																						EXP				
Manufacture or storage of ammunition, dynamite, or other high explosives																						EXP				
Mining																						EXP				
Outdoor storage							EXP										EXP									
Paper Mills																						EXP				
Skywalks/pedestrian bridges over key pedestrian streets																	EXP									
Slaughter house																						EXP				
Solid waste disposal facilities																						EXP				
Solid waste landfills																						EXP				
Uses prohibited by Asheville Flood Protection Standards																						EXP				

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
Uses with outdoor speaker systems							EXP																			
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 Sec. 7-16-1, 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 Sec. 7-16-2, 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																										

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
FN #4 - Allowed if no gasoline sales																										
FN #5 (XP) - Expressly Prohibited																										
FN #6 - Allowed if indoors only																										