The Blueprint Woodfin Land Development Ordinance ("LDO") project is an update of the Town's current development regulations into a new consolidated LDO and associated zoning map. The new LDO is a single document that integrates the current zoning, subdivision, floodway, signs, stormwater, as well as all development application review procedures into a modern, easy-to-use document that implements Woodfin Together and other adopted land use policy guidance.

The Town's development regulations are currently housed in numerous Chapters of the Town's Code of Ordinances, Part II. Chapters that are included in the tables on the following pages include: Chapter 6, Animals; Chapter 10, Business Regulations; Chapter 14, Flood Damage Prevention; Chapter 18, Housing; Chapter 26, Outdoor Lighting; Chapter 34, Signs; Chapter 41 Stormwater; Chapter 42, Streets and Sidewalks; Chapter 46, Subdivisions; and Chapter 54, Zoning.

The Town has expressed a strong desire to modernize the current standards in an easy-to-use and consolidated Land Development Ordinance (LDO), as mentioned above. The tables on the following pages provide an analysis of the current status of the development process and the Town's current land development regulations and explores how these regulations might be integrated into the new LDO. Each applicable chapter and section in the current Code is identified in the tables and is supplemented with a recommendation about how that particular regulation might be carried over, revised, updated, deleted, or combined with another provision.

These tables, along with the previously completed Policy Document Review and the Key Themes for Improvement will inclusively make up the Code Diagnosis, Task 2, in the Blueprint Woodfin project. This information in the Code Diagnosis is used to create the Annotated Outline in Task 3 of the Blueprint Woodfin project, considered the "dress rehearsal" for the actual LDO rewrite. The summary table follows.

TOWN OF WOODFIN CODE OF ORDINANCES - CHAPTER 6: ANIMALS	
Section # / Description	**Potential Disposition in the LDO**
6-1 through 6-28 Non-applicable sections	Sections to remain in the Town Code of Ordinances
6-29. Keeping Fowl Permit required to keep domestic fowl; annual inspection, sanitation, confinement, acreage limits, and nuisance prevention mandated; revocable for violations or health, safety, and welfare concerns.	Discuss. Retention in Town Code bars application in ETJ. Consider inclusion in accessory use standards or at minimum, cross reference Town Code
6-30 through 6-31 Non-applicable sections	Sections to remain in the Town Code of Ordinances
6-32. Bees Beekeeping allowed only in movable-frame hives, 75 feet from neighboring homes; limits based on lot size; no hive manipulation between sunset and sunrise unless relocating.	Discuss. State law bars prohibition of five or fewer hives on lots within corporate limits, and exempts bee keeping from local rules in ETJs. Carry forward these standards with other accessory uses, but consider removing timing standards as these are impractical to enforce
6-33. Penalty Non-applicable sections	Sections to remain in the Town Code of Ordinances

TOWN OF WOODFIN CODE OF ORDINANCES - CHAPTER 10: BUSINESS REGULATIONS	
Subdivision II. Mobile Food Vendors	
Section # / Description	**Potential Disposition in the LDO**
10-119. Mobile food vendor regulation Mobile food vendors require permits, must meet location, sanitation, and display standards, follow zoning, health, signage, and operational rules, and face revocation or penalties for violations.	Carry these regulations forward to the accessory use standards and cross reference any permitting standards in the Town Code

TOWN OF WOODFIN CODE OF ORDINANCES - CHAPTER 14: FLOOD DAMAGE PREVENTION	
Section # / Description	**Potential Disposition in the LDO**
14-1 through 14-94 This chapter governs flood damage prevention in all special flood hazard areas within the Town of Woodfin's jurisdiction. It requires a floodplain development permit for all development activities	Carry this chapter forward and incorporate as an overlay district. Reorganize to locate definitions with other definitions, procedures with other procedures, and violation-related provisions with other enforcement material

TOWN OF WOODFIN CODE OF ORDINANCES - CHAPTER 18: HOUSING

Section / Description	Potential Disposition in the LDO
18-1 through 18-17 Empowers the town to identify and address unsafe or unfit dwellings through enforcement and minimum habitability standards. It applies to all residential structures and outlines specific conditions—such as lack of utilities, structural instability, and sanitation failures—that render a dwelling unsafe.	Suggest retaining in Town Code. The Town may desire an update of certain definitions in alignment with the LDO update and NCGS 160D

TOWN OF WOODFIN CODE OF ORDINANCES - CHAPTER 26: OUTDOOR LIGHTING

Section # / Description	Potential Disposition in the LDO
26-1. Intent and purpose The intent is to encourage lighting practices that minimize light pollution, glare, and trespass, conserve energy, and maintain nighttime safety, utility, comfort, and security. **26-2. Applicability** Applies to new land uses, buildings, and lighting expansions. Single-family/duplex lighting, except security lights, is exempt. Changes of use or intensity requiring a ≥25% increase in parking must upgrade all lighting.	- Outdoor lighting will be incorporated as its own section within the Standards Chapter - Intent and purpose will be carried over and updated - Remove reference to security lights as pole lights. These definitions should be updated and language clarified - Single-family and duplex lighting should not be exempt from glare limitations - The maximum allowable light spillover at property lines should be stated in footcandles and enforceable - Carry over maintenance standards and requirements to upgrade street lights - Supplement with details about recreational lights, parking lot light standards, wall pack lighting heights, etc.
26-3. Materials and methods of installation/operation High pressure sodium (HPS) lamps are the preferred source for outdoor illumination. Alternate designs, materials, or methods require town administrator approval for equivalence and intent compliance.	- Carry over to LDO but update delegate Planning Director as review authority - Update standards to reflect LED as new preferred lighting method - Discuss the Town's desire for color-temperature provisions
26-4. Definitions Defines terms like Footcandle, Fully-shielded fixture (full cutoff), Partially-shielded fixture (semi-cutoff), and Shielded fixture (cutoff).	- Definitions should be updated and carried over and included in the Word Usage Chapter - As needed, the images used should be revised and include in the Measurements section or included with the appropriate definitions
26-5. General requirements Covers floodlight aiming/location, shielding effectiveness, light trespass limits (0.5 FC at residential property lines), maximum height limits for pole-mounted lights, and total outdoor light output limits per acre.	- Carry over general requirements to the Standards Chapter but update to reflect current lighting types, measurements, and best practices - Eliminate lighting zones, town administrator references, lighting classes, etc. as these are dated and no longer utilized - Discuss 9:00 PM activity limit - Sign lighting shall be moved to Signage Section

TOWN OF WOODFIN CODE OF ORDINANCES - CHAPTER 26: OUTDOOR LIGHTING	
Section # / Description	**Potential Disposition in the LDO**
26-6. Infrared security lighting Infrared security lighting is exempt from filtration rules but fixed lights must be fully-shielded. Movable lights must be mounted to prevent directing the beam higher than 20◦ below the horizon.	Discuss the need for retention
26-7. Application requirements Applicants requiring various town permits must submit information demonstrating compliance with this chapter.	Retain a lighting plan standard, and clarify that it is to be submitted along with site plan and construction drawing applications
26-8. Temporary lighting permits The town administrator may grant a 30-day temporary lighting permit (with one renewal) if the purpose is public interest and the design minimizes light pollution/trespass.	Suggest temporary lighting provisions be addressed with other temporary use standards, as subject to a temporary use permit
26-9. Nonconforming lighting Nonconforming fixtures need removal or modification to conform if abandoned, ≥50% damaged, or when a permit triggers certificate of occupancy requirements. Security lights must be fully shielded or removed by the contract end or December 31, 2013.	Discuss. The downzoning strategy proposed to deal with SL2024-57 means that all lighting standards are applied solely to “new” development, that all lighting existing on effective date becomes conforming – and, any change on an existing developed site is considered a new development subject to the standards in place at the time of the application
26-10. Variances Any person desiring non-compliant outdoor lighting may apply to the board of adjustment for a variance from the regulation.	Remove. Address variance provisions in the Variance procedure in the Applications Chapter

TOWN OF WOODFIN CODE OF ORDINANCES - CHAPTER 34: SIGNS	
Section # / Description	**Potential Disposition in the LDO**
34-1. Title This chapter is officially known as the "Town of Woodfin Sign Ordinance".	Remove
34-2. Definitions Provides the meanings for various terms related to signs, structures, messages (commercial/noncommercial), measurements, and types of signs.	- Update and refine definitions, generally - Split definitions so that most sign-related definitions are in the Word Usage Chapter, but the individual sign type definitions should remain with the individual sign standards

TOWN OF WOODFIN CODE OF ORDINANCES - CHAPTER 34: SIGNS	
Section # / Description	**Potential Disposition in the LDO**
34-3. Purpose and intent Creates a legal framework for a balanced sign system to ensure clear communication, enhance safety, protect economic viability, and improve community aesthetics.	Update and move to the Signage section of the Standards Chapter
34-4. Common standards Sign regulations are based on street type; all signs must meet codes, lighting ordinance, and visibility guidelines; limited to three business identification signs, only one permanent ground sign.	- Update and move to the Signage section of the Standards Chapter - Revise to base signs regulation not on street type but on use type and zoning district (though some height and face area standards could still be based on street type) - Clarify what kinds of signs are permitted in the ROW, changeable copy rules, standards for murals, etc.
34-5. Sign permit requirement A duly approved sign permit from the town is required to erect, display, or alter any sign unless specifically exempted. Permits are conditional on a Certificate of Occupancy or privilege license.	- Carry over and place in the Application chapter - Add new language to include an alternative plan (for proposed developments not meeting criteria as outlined in the LDO) - Keep current Master Sign Plan (Sec 34-10) but consider renaming to Uniform Sign Plan
34-6. Exemptions Lists signs exempt from the chapter or from permit requirements, including warning signs, government signs, holiday decorations, and certain temporary signs.	- Carry over exempt signs but update language and sign types to be compliant with Reed vs Gilbert case - Keep format of sign that are exempt and limited exemptions where signs must meet certain use standards - Provide permitting process for those except/limited exempt signs that don't meet criteria for exemption
34-7. Temporary signs requiring a permit Specific temporary signs like event and grand opening banners, sandwich boards, and utility pole banners require a permit and must meet specific standards.	- Carry over and update language and sign types to be compliant with Reed vs Gilbert - Discuss if these signs are permitted via a sign permit or a temporary use permit
34-8. Permanent sign requirements Permanent signs must comply with the NC Building Code. Regulations vary based on street type, number of tenants, sign face area, and height, detailed in four tables.	- Carry over regulations but update based on use type and zoning district - Keep regulations in tables but update accordingly - Ensure compliance with new permissive rules for nonconforming signage in NCGS 160D-912.1 - -Discuss new incentives for moving from pole signs to monument (ground-mounted) signs
34-9. Offsite directional signs A special class of signs for businesses not on main streets, installed and maintained by the town, are only permitted on primary or secondary arterial streets on a space available basis.	Consider removing. Offsite directional signage should be a function of the Town as part of a wayfinding signage program. Offsite directional signage should not otherwise be permitted by individual businesses

TOWN OF WOODFIN CODE OF ORDINANCES - CHAPTER 34: SIGNS	
Section # / Description	**Potential Disposition in the LDO**
34-10. Master sign plans Allows applicants to propose unique sign elements for a development to promote site consistency and architectural compatibility, subject to review and approval by the Planning and Zoning Board of Adjustment.	- Carry these regulations over and incorporate into the Sign permit section of Applications Chapter - Rename to Uniform Sign Plans
34-11. Amortization of nonconforming signs Legal nonconforming signs are allowed a period to remain based on initial cost before compliance or removal is required, with some exceptions and immediate loss conditions.	Remove this – this is no longer authorized under NCGS 160D-912.1, and the strategy for dealing with nonconformities under the downzoning bill
34-12. Prohibited signs Prohibits signs like billboards, those on public property or traffic controls, moving/flashing signs, signs creating a hazard, and those not specifically permitted.	Update and carry over
34-13. Administration Details the Town Administrator's role, permit application process, fees, consistent interpretation, permit expiration, appeals, variances, enforcement, and penalties for violations.	- Carry over. However, these policies will be integrated in the Applications chapter. Town Administrator reference will change to the Planning Director - Retain language related to enforcement and sign removal but relocate to Violations Chapter (with a cross reference in Signage section of the Standards Chapter)

TOWN OF WOODFIN CODE OF ORDINANCES - CHAPTER 41: STORMWATER	
Section # / Description	**Potential Disposition in the LDO**
41-1 through 41-48 This establishes requirements for controlling post-development stormwater runoff, nonpoint source pollution, and illicit discharges. It sets forth standards, design criteria, and procedures for structural stormwater control measures (SCMs) , long-term maintenance , enforcement , and a stormwater management utility	- Carry over to the LDO in its entirety as this ordinance was adopted in 2023. Verify with staff and update as needed to match proposed changes in new LDO language that would affect this section - Add a blend of incentives and mandates for green stormwater infrastructure standards for parking lots that exceed the maximum number of spaces allowed by a specified percentage - Explore use of incentives (such as reduced detention volumes, lower peak flow controls, and reduced downstream impact study requirements) when GSI measures are used

TOWN OF WOODFIN CODE OF ORDINANCES - CHAPTER 42: STREETS AND SIDEWALKS	
Section # / Description	**Potential Disposition in the LDO**
Article I. General Provisions	

TOWN OF WOODFIN CODE OF ORDINANCES - CHAPTER 42: STREETS AND SIDEWALKS	
Section # / Description	**Potential Disposition in the LDO**
42-1. Board approval of new streets The board must approve any new street dedicated to the town; must comply with engineering standards and serve the town	- Consider a duplication of this requirement in the LDO under the Streets section in the Standards Chapter. Otherwise would remain in Code of Ordinances - The Standards Chapter will include an Infrastructure section that addresses street standards and a Pedestrian Circulation section that addresses sidewalks, trails, and greenways
Article II. Excavation and Repair	
42-21 through 42-29	To remain in the Code of Ordinances. The Town may want to consider a Right-of-way encroachment permit
Article III. Public Sidewalk Administration	
42-47. Public sidewalks Public sidewalks are those within the right-of-way or dedicated to public use, including public parks and walkways.	
42-48. Structures, merchandise, equipment or other objects on sidewalks No objects are allowed on public sidewalks unless covered by a written encroachment agreement. Exclusions apply.	
42-49. Community events and festivals The Town may permit events on public streets/sidewalks. Sponsors may be responsible for town costs, e.g., cleaning	This ordinance shall remain in the Code of Ordinances. However, the following should be noted and applied: - Encroachment agreement language shall be included in the use standards for any sign, awning, display, eating area, bench, structure or other object that could potentially be placed within a right-of-way, specifically on a sidewalk - The regulations that pertain to the Central Business District should be revisited and this portion of the ordinance should be updated if not applicable - Temporary event permits should reference or include sidewalk language from this section
42-50. Awnings, overhangs, signage Awnings, overhangs, or signage in right-of-way, attached to building with encroachment agreement and minimum clearance	
42-51. Bicycles, skateboards and similar apparatus on sidewalks No person shall ride or operate a bicycle, skateboard, scooter, skates, or similar apparatus upon the sidewalks.	
42-52. Central business district A minimum passage for pedestrians must be maintained for merchandise displays.	
42-53. Spaces under sidewalks Use of space under a sidewalk requires a permit from the Town Council.	

TOWN OF WOODFIN CODE OF ORDINANCES - CHAPTER 46: SUBDIVISIONS	
Section # / Description	**Potential Disposition in the LDO**
Article I. In General	
46-1. Title This chapter is known and may be cited as the "Subdivision Regulations of the Town of Woodfin, North Carolina," or "Subdivision Regulations".	- Remove - Will be incorporated into the new LDO and new title will be "Land Development Ordinance of Woodfin, North Carolina"
46-2. Purpose Establishes purpose for land to ensure orderly growth, coordinate streets/public facilities, reserve recreation areas/rights-of-way, manage population/traffic for public health, safety, and welfare, and facilitate adequate services.	The Section will carry forward within the Administration Chapter of the LDO
46-3. Authority This chapter is adopted under the authority and provisions of G.S. 160D, Art. 8.	
46-4. Jurisdiction These regulations govern every subdivision within the town official boundary map, as provided in G.S. 160D-201.	
46-5. Definitions Provides the meanings ascribed to specific words, terms, and phrases, such as lot, buffer strip, dedication, easement, minor subdivision, plat, private street, street, and subdivision.	- Update and revise and include the Word Usage chapter of the LDO - Ensure consistency with NCGS 160D and definitions brought over from other ordinances
46-6. Prerequisite to plat recordation Subdivision plats must be approved by the planning board before recordation.	Remove this requirement. Subdivision approval is a ministerial (administrative) decision shall be approved by Staff and/or TRC
46-7. Acceptance of streets No street in a required plat subdivision will be maintained or its dedication accepted by the town unless the final plat is approved and the board of commissioners accepts the dedication by resolution.	- Carry forward and incorporate into LDO, in Applications (Subdivisions) and Standards - Staff should have approval of final plat
46-8. Thoroughfare plans Subdivisions including an officially adopted thoroughfare must plat it per the plan's location and this chapter's specified width. School sites determined jointly by the board of commissioners and county board of education may be reserved for 18 months.	- Carry forward requirements but separate the school site requirement from the Thoroughfare requirements - School site requirements should be listed as a separate subdivision design requirement in the Standards chapter of the LDO

TOWN OF WOODFIN CODE OF ORDINANCES - CHAPTER 46: SUBDIVISIONS	
Section # / Description	**Potential Disposition in the LDO**
46-9. Zoning and other plans Proposed subdivisions must comply in all respects with the requirements of chapter 54 (Zoning Code) and any other officially adopted plans.	Remove; the requirements will be in the same document
Article II. Legal Provisions	
46-37. Plat Approval After February 15, 1988, no subdivision plat will be filed or recorded until it is submitted and approved by the planning board per Section 46-81 and has written approval from the board of commissioners.	Remove. Planning Board will no longer approve subdivisions nor will Board of Commissioners and Town Clerk does not sign plats
46-38. Statement by owner The landowner or agent shall sign a statement on the plat indicating whether the land is within the town's subdivision regulation jurisdiction.	- Signature by the owner of the property is required on the application. Verify with the Town that this statement is necessary - Check required certificates and signature blocks for compliance with NCGS 47-30
46-39. Dedications Plat approval does not constitute acceptance of dedication by the town. The board of commissioners may accept dedication of lands for public purposes by resolution within its jurisdiction.	Carry forward and incorporate into the Applications Chapter in the Subdivision and Performance Guarantee procedures
46-40. Variances The board of adjustment may authorize a variance from these regulations for undue hardship if specific findings are made after a public hearing.	Carry forward. All variance procedures will be included in the Applications chapter of the LDO
46-41. Amendments The board of commissioners may amend this article after submission to the planning board for review and recommendation, and after holding a public hearing	Remove. The process for amendment will be updated and included in the Applications chapter
46-42. Abrogation This article does not intend to repeal existing easements, covenants, or restrictions; where this article imposes greater restrictions, its provisions govern.	Remove. This will included in the Administration chapter

TOWN OF WOODFIN CODE OF ORDINANCES - CHAPTER 46: SUBDIVISIONS	
Section # / Description	**Potential Disposition in the LDO**
46-43. Administrator The holder of the office of zoning administrator is appointed to serve as the subdivision administrator.	Remove. Authority for administration of the LDO will be designated to the Planning Director and/or their designee in the Administration Chapter of the LDO
Article III. Subdivision Plats	
46-75. Plat required on subdivision A final plat must be prepared, approved, and recorded pursuant to this article whenever any subdivision of land takes place, per G.S. 160D-804.	Carry forward with the clarification that plats are not required for the subdivision of land that are exempt from local regulations (though such subdivisions may be submitted for a plat review at applicant's request
Sec. 46-76. Approval prerequisite No final plat of a subdivision within the town's jurisdiction can be recorded by the register of deeds until it is approved by the town planning board.	Remove. Planning Board will not be responsible for the approval of subdivision plats
46-77. Procedures for review of subdivisions All subdivisions are considered major unless defined as minor. Major subdivisions follow sections 46-79 through 46-81 procedures; minor subdivisions follow section 46-78. Abbreviated minor procedure has restrictions based on adjacent property interest or prior use.	- Remove. Subdivision procedures will be outlined in the Applications section of the LDO and will be subject to new section numbers - Exempt, Limited, and Minor Subdivisions will have staff review and approval (final plat only) - Discuss the Town's desire to review subdivisions in excess of 100 units or subdivisions on steep slopes in excess of 20 units subject to conditional zoning and therefore have staff review, PB recommendation, and approval by Town Council
46-78. Minor subdivisions The subdivider submits a preliminary plat to the administrator, which must be approved before preparation of the final plat, followed by final plat preparation, submission, review, approval, and recording.	- Revise and carry forward into the Applications chapter - Eliminate procedure for a preliminary plat for minor subdivisions. Minor subdivisions can simply submit a final plat - Ensure certificates are current and reflect those as required by NCGS 47-30
46-79. Major subdivisions The subdivider must submit a sketch plan (concept plan) to the planning board at least 21 days before the meeting, and the board advises on regulations and procedures.	- Revise and carry forward to the Application chapter - Planning Board could review concept plans. However, staff and TRC should also be providing technical review and guidance of the application process

TOWN OF WOODFIN CODE OF ORDINANCES - CHAPTER 46: SUBDIVISIONS	
Section # / Description	**Potential Disposition in the LDO**
46-80. Preliminary plat submission and review Upon concept plan approval, the subdivider prepares and submits a preliminary plat to the administrator for review by other agencies and the planning board. The planning board recommends approval or disapproval to the board of commissioners.	- Verify paper or electronic submission requirements - Set minimum threshold for required Conditional Zoning at 100 units - Eliminate PB review and recommendation unless Conditional Zoning. Staff / TRC should review and approve subdivisions under CZ threshold - Board of Commissioners will no longer approve major subdivisions unless exceeds the threshold for a conditional rezoning
46-81. Final plat submission and review After board of commissioners' preliminary plat approval, the subdivider prepares the final plat and installs or guarantees improvements. Final plat submission, review by the administrator, and recording within 30 days are required.	- Carry over language and update accordingly. Performance guarantee language will be included in the Performance Guarantee section of the Application chapter - Verify process and materials needed by the County Register of Deeds for recording
46-82. Information to be contained or depicted Preliminary and final plats must depict or contain specific information, such as the title block, surveyor information, boundaries, street details, easements, utilities, and acreage, as indicated in a table.	- Carry forward. Update chart and ensure plan/plat requirements are still applicable or if others should be added. Consider inclusion in appendix - Consider addition of Construction Drawings procedure for public facilities/utilities
46-83. Recombination of land An owner may vacate a plat before selling any lots, with the same approval and recording as the final plat, which divests public rights; with lots sold, all owners must join to vacate.	Verify this is still a valid procedure; this should be carried over to Applications. May be reworded for clarity
46-84. Resubdivision procedures Any replatting or resubdivision of land must follow the same procedures, rules, and regulations prescribed for an original subdivision.	- Remove. Procedures for re-subdivision will be included in the Application chapter - Consider limitations on the use of minor/exempt subdivisions to circumvent the major subdivision requirements for infrastructure and other improvements
46-85. Zoning vested right Implements G.S. 160D-108.1 by establishing a zoning vested right upon board of commissioners' approval of a site-specific vesting plan, lasting five years unless terminated under specific conditions.	Integrate with vested rights material in new Applications Chapter
Article IV. Requirements	

TOWN OF WOODFIN CODE OF ORDINANCES - CHAPTER 46: SUBDIVISIONS	
Section # / Description	**Potential Disposition in the LDO**
46-114. Minimum standards Each subdivision must contain the specified improvements, installed per requirements and paid for by the subdivider, dedicate/reserve land, and adhere to minimum design standards.	Remove. Similar language will be provided in the Administration Chapter that will be applicable to all development, inclusive of Subdivision
46-115. Suitability of land Land determined unsuitable for the proposed use due to danger to life or property, or former solid waste disposal, shall not be platted unless conditions are corrected or tests prove suitability.	Carry over to Subdivision Design in the Standards chapter. Will need to change wording slightly as planning board would not make the determination to an ascertainable danger
46-116. Name duplication A subdivision's name shall not duplicate or closely approximate the name of an existing subdivision within the county.	Verify if this is a County rule or still applicable? If so, carry over
46-117. Subdivision design Addresses block design (lengths, widths, crosswalks), lot standards (zoning compliance, street abutment, flag lots), and utility/other easements that must be provided and delineated on the plat.	Carry over. These standards will be contained in the General Dimensional Standards in the Districts Chapter
46-118. Streets All newly constructed streets must meet NCDOT standards and specific town standards for pavement and right-of-way width, require a driveway permit, and include rules for pole offset, disclosure, and street names.	- Carry over to the Streets portion of the Infrastructure section of the Standards Chapter - Ensure streets standards are in alignment with adopted policy guidance and emergency services requirements - - Cross-reference Walk Bike Woodfin, where appropriate
46-119. Utilities Planning board approval depends on a written agreement with the water and sewer district board. Subdividers must provide a stormwater drainage system built to state standards and install street lights and underground wiring in some subdivisions.	- Carry over to the Standards chapter of the LDO - Remove reference to Planning Board approval of subdivision plats - Update stormwater design standards - Street light standards will be included in the Outdoor Lighting section of the Standards chapter
46-120. Other requirements Surveys and monument placement must comply with the Manual of Practice for Land Surveying. Construction cannot start until the preliminary plat and plans are approved, and the town may pay the cost for required oversized utilities.	Carry over to the Subdivision Design section of the Standards chapter

TOWN OF WOODFIN CODE OF ORDINANCES - CHAPTER 46: SUBDIVISIONS	
Section # / Description	**Potential Disposition in the LDO**
46-121. Penalty Violations subject the offender to a written notice and a civil penalty of $500.00, due in ten days, with each day being a separate offense, and equitable remedies are also available to the town.	Relocate to the Violations Chapter of the LDO

TOWN OF WOODFIN CODE OF ORDINANCES - CHAPTER 54: ZONING	
Section # / Description	**Potential Disposition in the LDO**
Article 1. In General	
54-1. Short Title Establishes this chapter as "The Zoning Ordinance for the Town of Woodfin, North Carolina," and identifies "The Official Zoning Map" as the zoning map.	- Remove - Will be incorporated into the new LDO and new title will be "Land Development Ordinance of Woodfin, North Carolina"
54-2. Purpose and Authority States the purpose to promote public welfare and references authority under North Carolina General Statutes Chapters 160D and 160A, Article 8.	- Remove "morals" from the purpose - Carry forward with new references to various NCGS statutes and any special legislation
54-3. Introduction Applies zoning regulations and additional restrictions to all land, structures, waters, and air within the town's jurisdiction.	- This should carry over as the "Jurisdiction" section - Does the Town have extraterritorial jurisdiction in which the LDO would be applicable?
54-4. Interpretation, purpose, and conflict Sets minimum standards for public welfare; ordinance prevails where stricter than other laws, covenants, or agreements.	- Verify that the LDO policies will "amend or repeal any other existing ordinance of the Town"? - Incorporate into Conflict section of the Administration Chapter
54-5. Intent Lists zoning goals including safety, health, open space, light, air, reduced congestion, and adequate public facilities.	- Update with input from Staff to ensure intent is consistent with policy guidance - Incorporate into the Purpose and Intent section of the Administration Chapter in the new LDO
54-6. Zoning affects every building and use Requires all land and buildings to conform to district regulations unless otherwise provided.	- Relocate to new Applicability section in Administration Chapter - Enhance with more discussion about no grading, tree removal, transfer of land, construction of buildings, except in compliance with the UDO - Clarify that there is no double counting and subdivision rules apply to division of land everywhere in Town (except for subdivisions exempted by State law) - Discuss the Town's desire to exempt bona fide farms, agriculture, forestry within the corporate limits

TOWN OF WOODFIN CODE OF ORDINANCES - CHAPTER 54: ZONING	
Section # / Description	**Potential Disposition in the LDO**
54-7. Reduction of lot and yard areas Prohibits reducing existing lots or yards below minimum requirements, except for street widening; new lots must meet standards.	Move and incorporate into the General Dimensional Standards in the Districts Chapter
54-8. Relationship of building to lot Limits one principal building per lot except in approved group developments such as campuses, clusters, or industrial parks.	- Move and incorporate into the General Dimensional Standards in the Districts Chapter - Discuss with staff to see if this is still desired or of more than one building would be allowed on a single site - Include permitted accessory structures
54-9. Relationship to the comprehensive plan Requires zoning actions to consider adopted plans and consistency statements from boards; cannot be legally challenged for plan nonconformity.	- Relocate to new section on Consistency with Adopted Policy Guidance in new Chapter 1, Administration - Enumerate adopted policy guidance documents (Woodfin Together, Walk Bike Woodfin) - Clarify that plans and policy guidance is advisory in nature
54-10. Definitions Provides detailed definitions for terms used in the ordinance, including land use, structure types, measurements, and administrative terms.	- Relocate these to a new Terms Defined section of Word Usage Chapter - Ensure consistency with 160D terminology (e.g., Building, Dwelling, Development, etc.) - Ensure all use types (principal, accessory, temporary) are defined - Removal any standards from definitions - If terms are defined in-line in portions of the LDO text, use cross-references in Terms Defined instead of duplication definitions - Remove obsolete terms - Remove definitions of terms that are not used in the ordinance text - Identify and add definitions for terms used but not already defined
54-11. Bona fide farms exempt Exempts bona fide farms and related agricultural buildings from zoning control; non-farm residences and uses remain regulated.	Move and incorporate into the Applicability section of Administration chapter
54-12. Traffic visibility Prohibits obstructions over three feet within 50-foot sight triangles at intersecting streets or alleys.	Move and incorporate into Access and Circulation section in the Standards Chapter
54-13. On-site sewage service Requires lot width and area sufficient for approved on-site sewage systems where public sewer is unavailable.	Carry over and incorporate into the Infrastructure section of the Standards Chapter

TOWN OF WOODFIN CODE OF ORDINANCES - CHAPTER 54: ZONING	
Section # / Description	**Potential Disposition in the LDO**
54-14. Cemeteries Allows cemetery establishment or expansion by special use permit, with site considerations including topography, health, and groundwater.	Remove as written and include in Land Use chapter with applicable use standards
54-15. Projection and encroachments Specifies allowable yard encroachments for projections like eaves, porches, steps, and windows within defined limits.	Carry over and incorporate in the Measurements and Exceptions section of the Word Usage Chapter
Article 2. Administration	
54-32. Zoning administrator The town manager appoints a zoning administrator to enforce zoning and land use regulations, with assistance as directed.	- Keep as Zoning Administrator or use of Planning Director? - Ensure use of correct title throughout revised LDO
54-33. Duties The zoning administrator issues written notices of violations, orders corrections, and enforces compliance or discontinues illegal land or structure uses.	- Carry forward in new subsection on Town Staff in Review Authorities section of Applications Chapter - Address powers and duties through cross references to Application Review Summary Table portion of new Applications chapter - Include basic responsibilities, powers and duties, including but not limited to: Preside over the Technical Review Committee, conduct pre-application conferences, enforce the LDO, maintain the Official Zoning Map, process development applications and prepare staff reports, and maintain public records pertaining to the LDO
54-34. Certificate of zoning compliance Requires zoning compliance permit before construction, alteration, land disturbance, or new use; sets application, fee, validity, and simultaneous processing rules.	- Carry over and incorporate language into the Applications Chapter - Verify title as zoning permit or certificate of zoning compliance; be consistent in use throughout the LDO
54-35. Building permit required Requires county building permit after zoning compliance approval; permits expire if work isn't started or resumed within set timeframes.	- Verify stated expiration dates are desired by staff and elected officials - Incorporate into Application chapter - Provide flow charts for the building permit application process
54-36. Health department approval Zoning compliance permits need written approval for water and sewer facilities from appropriate agencies before issuance.	- Verify that the list of required letters of approval is updated and complete - Incorporate requirements into the Applications Chapter
54-37. Permit choice Applicants may choose which version of a development regulation applies if rules change before a decision, per state law.	Carry over to the Permit Choice Section of the Applications Chapter and include additional detail from NCGS 160D

TOWN OF WOODFIN CODE OF ORDINANCES - CHAPTER 54: ZONING	
Section # / Description	**Potential Disposition in the LDO**
54-38. Site plans Lists site plan content requirements including dimensions, utilities, parcel ID, and structure locations for zoning compliance.	- Update and provide additional details as to the plan requirements - Clarify difference between site plan and construction drawings - Incorporate language in to the Site Plan section of the Applications Chapter - Suggest LDO require any development approval of a concept plan be required to undergo subsequent site plan (as well as preliminary plat, as appropriate) approval
54-39. Completeness review Application completeness must be determined within five working days; incomplete applications receive written notice and are withdrawn after 20 days if uncorrected.	- Carry over into the Application Filing section of the Applications Chapter and enhance - Clarify that permit choice and any review timing provisions do not commence until after an application is declared complete
54-40. Site specific vesting plan Establishes vested rights for approved site-specific plans for up to two years, extendable to three, limiting zoning changes during that period.	- Confirm compliance with NCGS 160D and incorporate language into the description of vested rights in the Administration Chapter - Add a vested rights certificate option to extend the vesting terms of a site-specific vesting plan in Applications Chapter
54-41. Notice(s) of violation Defines procedures for written violation notices, appeals, fines, and restoration requirements for unlawful land disturbance or tree removal. **54-42. Remedies available** Authorizes injunctions, mandamus, or legal actions to prevent or remedy zoning violations.	- Remove. New language outlining multiple type of remedies (e.g., Civil Penalties, Criminal Penalties, Injunctive Relief, Stop Work Orders, etc.) will be included in a new chapter on Violations - Criminal penalties only applicable to development regulations authorized by Statutes other than 160D
54-43. Performance guarantees Allows agreements requiring developers to complete improvements for group, mixed-use, or cottage cluster developments per section 46-81(b).	- Remove. Detailed Performance Guarantee language will be provided with flow charts for procedures as art of the Performance Guarantee section of the Applications Chapter - Include information on review criteria, fees, timing, requirements of as-built drawings, maintenance warranty, expiration and forfeiture - Discuss if there are site features the Town does not wish to grant performance guarantee requests
54-44. Conflicts of interest Prohibits staff from decisions where financial or personal interests exist; reassigns such cases to other authorized staff.	Carry over. Conflicts of Interest will be included in the Review Authorities portion of the Applications Chapter of the LDO
Article 3. Boards	

TOWN OF WOODFIN CODE OF ORDINANCES - CHAPTER 54: ZONING	
Section # / Description	**Potential Disposition in the LDO**
54-69. Planning board of adjustment One body acts as both a Planning Board (7 members) for legislative review and a Board of Adjustment (5 regular, 2 alternate) for quasi-judicial decisions like variances and special use permits.	- Carry forward in new subsection on Planning Board of Adjustment in Review Authorities section of Administration Chapter - Suggest writing as two different Boards (Planning Board and Board of Adjustment) with the option to have as a combined Board. Allows for future ability to separate without having to amend ordinance - Remove references to subdivision ordinance - Verify SUP to remain before Board of Adjustment - Clarify that the Board of Adjustment will never hear an appeal of a Planning Board decision – these will go to Superior Court for Buncombe County
Article 4. Establishment of Districts	

54-119. Districts
The town is divided into 14 use districts, including residential (R-43, R-21, R-10, R-7), transitional, village, commercial (C-S, C-S-2, C-S-3), industrial (L-I, H-I), manufactured home, and conditional zoning.
	- Carry over zoning districts into new Districts Chapter
	- Revisit districts based on actual implementation and percentage of land designation
	  ○ Explore the addition of a Neighborhood Commercial District
	  ○ Consider the consolidation of Community Shopping Districts
	  ○ Reclassification the residential districts
	  ○ Combination of industrial districts
	  ○ Creation of 3-4 generic conditional districts instead of parallel districts
	  ○ Ensure compliance with downzoning limitations

54-120. District boundaries District boundaries are shown on "The Official Zoning Map, Town of Woodfin, North Carolina", filed in the town administrator's office and posted at town hall and online.	Carry over and language will be incorporated in the Zoning Map section of the Districts Chapter
54-121. Due consideration Districts were created with consideration to each area's suitability for particular uses and regulations, aligning with a comprehensive plan for town physical development.	Remove
54-122. Rules governing interpretation Rules interpret ambiguous boundaries: generally follow street/alley/highway lines or lot lines. The Board of Adjustment interprets features at variance with the map.	- Incorporate language into the Zoning Map section of the Districts Chapter - Allow Planning Director to interpret map boundaries
Article V. Uses, District Regulations, and Considerations	

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Section # / Description	**Potential Disposition in the LDO**

	- Clarify the (S) is a use permitted with a Special Use Permit rather than referring to it as a Special Use
	- Remove designation of districts as that information will be incorporate into the purpose of the LDO
	- Carry over Land Use Table to Land Use Chapter in the LDO with the following modifications:
	  o Change L to PS (Permitted with Standards)
	  o Remove EXP as any cell with a dot will indicate that the use is not permitted in that zoning district
	  o Provide table with repeated header rows
	  o Add column the cross references and hyperlinks to the corresponding use standard for any use labeled PS
	- Carry over and update procedures for determining unlisted uses
	- Move general requirements for all districts to General Dimensional Standards in the Districts chapter
	- Revisit the current lot coverage requirements in the appropriate zoning district standards in the Districts Chapter

54-143. Designation of districts and uses allowed Zoning districts categorize land based on public facilities and hazards. Uses are designated as Permitted (P), Limited (L), or Special (S) in the Table of Uses. General regulations for all districts cover building height, parking, lot coverage, and accessory structures.	
54-144. Limited uses Limited uses are allowed after Planning Director review if specific standards are met, ensuring compatibility. Examples include accessory dwelling units, day care homes, and outdoor storage.	- Drop the term Limited Uses and replace with Use Standards - Break out use standards by use type category (Residential, Commercial, Institutional, etc.) and by Principal, Secondary, and Temporary - Update use standards for Wireless Telecommunication Facilities - Consider creating new and expanded use standards for particular uses that currently require a special use permit
54-145. R-43 Residential District This district intends to be a quiet, low-density neighborhood on steep slopes, primarily for single-family homes. Dimensional requirements are a 43,000 sq. ft. minimum lot size and a 30-foot front setback.	- Carry over to Districts chapter - Consider revising name of district with new naming convention
54-146. R-21 Residential District This is a quiet, low-density district for single-family residences, expecting public water and sewer. Dimensional requirements are a 21,000 sq. ft. minimum lot size and a 30-foot front setback.	- Carry over to Districts chapter - Consider revising name of district with new naming convention - Revisit minimum lot width, drop to 80’ or lower
54-147. R-10 Residential District This is a quiet medium-density residential district with public water/sewer expected. The minimum lot size for the first unit is 10,000 sq. ft. with a 25-foot front setback.	- Carry over to Districts chapter - Consider revising name of district with new naming convention - Revise the dimensional table to more clearly indicate required minimums with multiple dwellings - Revisit minimum lot widths

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Section # / Description	**Potential Disposition in the LDO**
54-148. R-7 Residential District This district allows two-family and multi-family dwellings along with single-family. The minimum lot size for the first unit is 7,000 sq. ft. with a 20-foot front setback.	- Carry over to Districts chapter - Consider revising name of district with new naming convention - Revise the dimensional table to more clearly indicate required minimums with multiple dwellings - Revisit minimum lot widths - Introduce low-intensity, neighborhood-oriented commercial uses into this district
54-149. Transitional District The purpose is a transition between residential and commercial uses, encouraging coexistence. Drive-throughs and outside storage are prohibited. Maximum residential density is eight dwelling units per acre.	Revisit the use of this district. If properties are all Town-owned, consider an Institutional District. If truly a Transitional District, zone as a Neighborhood Commercial to encourage small-scale, service oriented development walkable to residential uses
54-150. Mountain Village District (MV) This district permits a range of mixed, high-density housing, office, and retail uses near urban infrastructure. A minimum of 15 percent of land area should be nonresidential uses.	- Consider retiring this zoning district with a detailed transition plan that vests existing Master Plan approvals for a period of two years. Existing development may remain but unapproved or expired approved phases will need to meet new mixed use district requirements - Existing developments must follow conditional rezoning process for any changes to already-approved master plans
54-151. C-S Community Shopping Districts This district accommodates the expansion of retail trade and consumer services. No yards are required except a 15-foot side/rear clearance when abutting a residential district.	- Carry over to Districts chapter - Consider revising name of district with new naming convention
54-152. Community Shopping Type 2 Zone The purpose is to accommodate small-scale mixed-use development along secondary transit, reducing travel. Yard requirements are similar to C-S, with a 15-foot buffer near residential. **54-153. Community Shopping Type 3 Zone** This zone is for high-density commercial and related uses adjacent to primary arterial roads, permitting high-value, large-scale commercial investment. Yard requirements are similar to C-S.	DISCUSS: Revisit with staff, the purpose and applicability of these zoning districts that exist in text form only; not shown on maps. Consider the creation of a Neighborhood Commercial district for small-scale commercial and service type uses a Transportation Conditional District for those developments focused around transit and economic development, requiring design consideration from staff and elected officials

TOWN OF WOODFIN CODE OF ORDINANCES - CHAPTER 54: ZONING	
Section # / Description	**Potential Disposition in the LDO**
54-154. L-I Light Industrial District This district is for light industrial and warehousing uses on large tracts, with limited off-site impacts. Dimensional requirements include a one-acre lot minimum and 50-foot front setback.	- Carry over to the new Districts Chapter - Consider reduction of 1 acre lot size
54-155. H-I Heavy Industrial Districts This district accommodates all but the most noxious industries, with an expectation to minimize emissions. Dimensional requirements include a one-acre lot minimum and a 50-foot setback from residential areas.	Carry over to the new Districts chapter
54-155.1. Manufactured Home Community District This section provides standards for the safe and compatible location of manufactured home communities (MHC). Minimum lot size is two acres with a density of up to eight homes per acre.	- Revisit the need for this district; currently does not appear to be implemented within Town limits - Would allow for a Manufactured Home Park by rezoning only
54-155.2. Manufactured Home Overlay District The MHO is an overlay to accommodate manufactured homes in all residential districts to provide affordable housing opportunities consistent with surrounding land uses.	- Revisit the purpose of this overlay. While description says it allows for Manufactured homes in all districts, the overlay is not present in all residential zoning districts currently and would require a rezoning to be in most residential zones - NOTE: Manufactured Homes (Class A) are allowed by right in all residential zones. This district is needed only for Class B and C Manufactured Homes
Sec. 54-156. Conditional Districts This section creates parallel Conditional Zoning (CZ) districts for projects with one or more site-specific conditions. Major developments (20+ units/30,000+ sq. ft.) require CZ rezoning.	- Increase major development threshold to 100+ units or 100,000 sf unless steep slopes in which case threshold remains at 20 units - Revisit TIA thresholds - Provide additional guidance for the preparation, review, and approval of conditional zoning - Utilize a two-type conditional rezoning procedure (one for limited development that exceeds all existing standards, one for unlimited development that may propose reductions or deviations)
54-157. Site plan All conditional zoning applications must include a detailed site plan and site analysis, prepared to scale, showing proposed conditions, utilities, and environmental features.	- Discuss if site plans are being submitted digitally or still hard copies - Carry information over to Applications Chapter - Consider placing checklists and other plan requirements in Appendix

TOWN OF WOODFIN CODE OF ORDINANCES - CHAPTER 54: ZONING	
Section # / Description	**Potential Disposition in the LDO**
54-158. Development agreements This section allows the town to enter into development agreements for long-term, large-scale projects, providing vested rights for up to five years or as specified in the agreement.	- Carry over to Applications chapter - Ensure compliance with NCGS 160D
Article VI. Special Uses	
54-159. Special Uses Special uses are unique and require approval from the Board of Adjustment with specific conditions, ensuring no detriment to public welfare or injury to neighboring properties. Additional standards apply to certain uses.	- Special uses are those permitted uses which require the approval of a Special Use permit (SUP). This will be incorporated into Chapter 2, Applications, where the requirements for a Special Use Permit will be outlined as well as the procedure in which these permits are to be reviewed and approved - Use Standards for uses requiring an SUP shall be included in the Table of Permitted Uses and in the Use Standards in Land Uses Chapter - Revisit the need for residential uses to require an SUP if workforce housing is provided - Consider changing some of the Special uses to PS, Permitted with Standards or Uses that require Conditional Zoning
Article VII. Parking Requirements	
54-176. Off-street parking, storage and access Off-street parking or storage space is required for new construction, enlargement, increased capacity, or conversion to another use. This space can be a garage or properly graded open space.	- Revise and move to the Applicability subsection of the Parking and Loading section in the Standards Chapter - Revisit the ability to place parking in graded open space - Parking or storage space could be located off-site or off-site with an alternative parking plan; remove requirement for parking to be provided on every lot
54-177. Certification Applications for a zoning compliance permit must include location, dimension, and ingress/egress information for off-street parking and loading space.	Carry over to Zoning Compliance Permit in Applications Chapter
54-178. Combination of required parking space Required parking for separate uses can be combined in one lot, but assigned space cannot be reassigned, except that half of church/theater parking can be shared. **54-179. Remote parking space** If required parking cannot be provided on the same lot, it may be provided within 500 feet of the main entrance, provided the land is in the same ownership.	Incorporate language and elaborate on procedures for providing flexibility with parking in the Parking and Loading Section of the Standards Chapter

TOWN OF WOODFIN CODE OF ORDINANCES - CHAPTER 54: ZONING	
Section # / Description	**Potential Disposition in the LDO**
54-180. Requirements in residential districts Parking lots for more than five automobiles in residential districts must be for parking only, with approved entrances, and require a buffer strip adjacent to a residential area.	Move language to Parking and Loading section of the Standards Chapter. Include cross references to both landscaping and signs
54-181. Minimum parking requirements This section specifies the minimum number of off-street parking spaces required for various uses, such as one space per four seats in a church or per 200 sq. ft. of a retail business.	- Place Parking Requirements in a table - Ensure each use listed in the Permitted Use Table in Chapter 4, Land Uses has a coordinating parking requirement in the Parking and Loading Section of the Standards Chapter - Implement best practices and ensure compliance with statutory requirements (surfacing, space width, etc.)
54-182. Off-street loading and unloading Buildings used for business, trade, or industry must provide off-street loading space. The minimum size for a loading space is 12 feet by 40 feet with a 14-foot overhead clearance.	Carry over to the Parking and Loading Section of the Standards Chapter
Article VIII. Sidewalks	
54-191. Sidewalks Sidewalks are required for major subdivisions (20+ lots), large construction (30,000+ sq. ft./20+ units), or projects with high traffic volume (100 peak/1,000 daily trips). Design standards are specified.	- Carry over to the Pedestrian Circulation section in the Standards Chapter - Ensure compatibility and alignment with the Bike Walk Woodfin plan - DISCUSS. Sidewalk/greenway fee-in-lieu. Keep or remove?
Article IX. Manufactured Homes	
54-203. Manufactured homes Regulates Class A, B, and C Manufactured Homes and indicates the zoning districts in which they are permitted	- DISCUSS. Verify the regulation and existing zoning districts for Class B and C Manufactured Homes - Review regulations for Class C and ensure compatibility with NCGS - Apparent discrepancy in (c)(1) and (c)(2)a
54-204. General requirements for all manufactured homes. All manufactured homes must be set up to NC Department of Insurance standards. Running gear must be removed. They must have required utilities and appropriate entrance/exit structures.	Carry over to the Use Standards in the Land Uses Chapter
Article X. Environmental Standards	
54-213. Floodway District regulations	- REPEALED (Ordinance 2025-08) - Carry forth newly adopted replacement language into Environmental Standards Chapter

TOWN OF WOODFIN CODE OF ORDINANCES - CHAPTER 54: ZONING	
Section # / Description	**Potential Disposition in the LDO**
54-214. Steep slopes This section regulates development on steep slopes to protect property and environment. It sets standards for lot size, building height, and limits on land disturbance and impervious surface.	- Move definitions to the Word Usage Chapter - Carry forward to the Environmental Standards Chapter - Consider updating measurement across lot to determine if steep slopes are present (average slope method) - Review and update for incentives and best practices
Article XI. Exceptions and Modifications	
54-315. Front yard setback Front yard setbacks for dwellings may be less than the minimum, but not less than the average setback of existing buildings within 100 feet on the same block, or ten feet from the right-of-way.	DISCUSS. Contextual front yard setbacks should be applicable in cases of infill development. Consider creation of infill standards
54-317. Fences, retaining walls Fences or walls in residential front yards are limited to six feet in height and eight feet in side or rear yards. They must be safe, upright, and on the inside of property lines.	Elaborate on requirements for fences and walls and incorporate into the Fences and Walls Section of the Standards Chapter
54-319. Administrative minor modifications The Planning Director can approve minor modifications to approved plans for conditional zoning or special use permits, with limits on density and impact changes.	Move to the Application Chapter under Conditional Zoning and Special Use Permit
Article XII. Nonconformities	
54-340. Purpose and application This article applies to lawful nonconformities, permitting their continuation but prohibiting expansion or enlargement in a way that increases the degree of nonconformity. **54-341. Dimensional nonconformities** Nonconforming lots may be developed for permitted uses if new construction meets current standards. Nonconforming structures can be expanded if the nonconformity isn't increased. **54-342. Nonconforming sites** A site that no longer complies with current standards (e.g., parking, landscaping) is a nonconforming site. Substantial improvements (50% or more of value) require full compliance.	- Nonconformities as they currently exist will no longer be viable due to recent changes in State Law – update to reflect strategy to address downzoning provisions - Nonconformities will be permitted in perpetuity as they exist on the date of adoption and will therefore no longer be considered a nonconformity; granted amnesty as a permitted use (except those under an active notice of violation) - Nonconformities will only be considered as such with consent - New language will be developed and contained in a new Nonconformities

TOWN OF WOODFIN CODE OF ORDINANCES - CHAPTER 54: ZONING	
Section # / Description	**Potential Disposition in the LDO**
54-344. Nonconforming uses A nonconforming use that is discontinued for more than 180 days or changed to a conforming use may not revert to the nonconforming use	
54-346. Other nonconformities Nonconforming mobile home parks may continue but not expand. Nonconforming mobile homes on individual lots must be replaced within 180 days or comply with current standards.	
54-347. Maintenance, repair and replacement Routine maintenance and repairs are permitted. Nonconforming structures damaged by casualty can be restored to original dimensions if a permit is issued within 12 months.	- Revisit requirements for maintenance, replacement in light of changes to nonconformity language - Incorporate into the Nonconformities Chapter

END OF TABLE