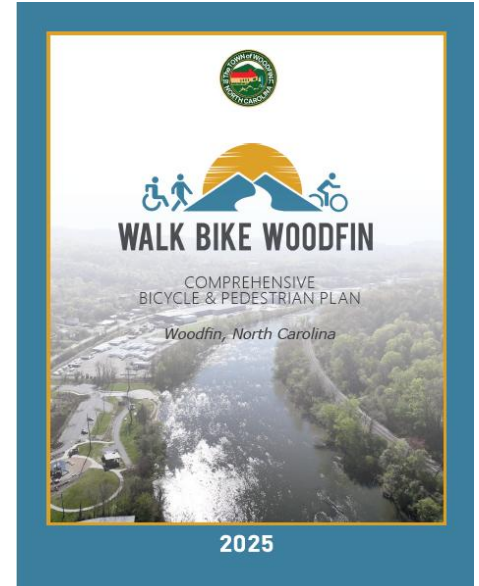
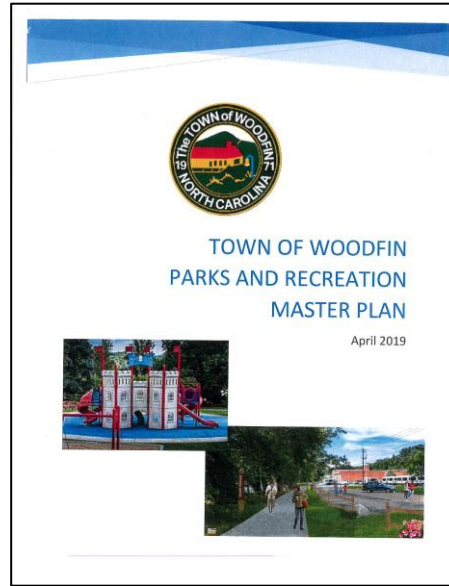




BLUEPRINT WOODFIN – LAND DEVELOPMENT ORDINANCE PROJECT

Summary of Adopted Land Use Policy Guidance October 2025

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 like the Parks and Recreation Master Plan and Walk Bike Woodfin.



Woodfin Together was adopted in February 2024 and is the Town’s policy tool for guiding community decisions about land use and development. It identifies the community’s vision for the future, a conceptual growth framework, a proposed future land use map, and a series of 18 goals and associated policies for development, transportation, economic prosperity, good governance, and sustainability. The Parks and Recreation Master Plan was adopted in 2019 and calls for continued development of the Woodfin Greenway and Blueway system, as well as continued pursuit of lands for additional public recreation facilities. Walk Bike Woodfin was adopted in 2025 and is the Town’s first Comprehensive Bicycle and Pedestrian Plan. It provides an extensive community analysis and identifies a series of recommendations including priority projects. Program and policy considerations are included, many which relate specifically to the proposed land use ordinance updates. The plan concludes with an implementation strategy and action plan to ensure the recommendations of the plan are completed.

This document summarizes the Town’s relevant adopted land use policies and explores how these policies might best be implemented by the new LDO. Each relevant land use policy is identified in the table below and is supplemented with a recommendation about how that particular policy might best be implemented. This information is used to inform the recommendations for update to the current development rules and procedures included in the forthcoming Code Diagnosis in Task 2 of the Blueprint Woodfin project.





BLUEPRINT WOODFIN – LAND DEVELOPMENT ORDINANCE PROJECT

Summary of Adopted Land Use Policy Guidance October 2025

WOODFIN TOGETHER- THE TOWN OF WOODFIN COMPREHENSIVE PLAN

Policy or Action #	Statement / Strategy	Potential Disposition in the LDO
Chapter 1. A Livable Built Pattern (Goals 1.1 & 1.2)		
1.1.1	Use the Future Land Use Map to guide development decisions	<ul style="list-style-type: none">- Compare the Town's current zoning districts to the 9 future land use categories and identify if there are necessary consolidations or additions of new zoning districts necessary- Ensure new zoning district purpose statements address the applicable land use category description- Conform zoning district dimensional standards with the FLUM guidance (at least for new development), including the objectives for off-street parking configuration
1.1.2	Promote an integrated mix of housing types and affordability options. Design with people in mind and around human interaction	<ul style="list-style-type: none">- Revise residential use types to include a wider variety of housing units and configurations (e. g., conservation subdivisions, cottage gardens, cottage courts, farmhouse clusters, mansion apartments, etc.)- Require residential and mixed-use subdivisions in excess of a certain threshold to provide a mix of housing types (e.g., 50-to-100units requires two housing types, 101-to-200 units require three unit types, etc.)- Implement new off-street parking requirements commercial and mixed-use development that require most or all of the provided parking to be located to the side or rear of the primary building facade- Enhance the compatibility of small so-called "middle housing" and multi-family projects in existing single-family detached neighborhoods through the use of design standards
1.1.3	Connect existing and future town activity centers with well designed multi-modal transportation connections comfortable for all users	<p>Update the Town's sidewalk and greenway requirements to ensure all new residential subdivisions, multi-family, and non-residential development include pedestrian circulation infrastructure on-site (or site-adjacent) and facilities in accordance with the designated locations and project details in Walk Bike Woodfin</p>
1.1.4	New developments should be human-scale, inspiring, and designed to align with Woodfin's values of affordability and sustainability	<p>Include sustainable development incentives in the LDO that encourage affordable units, mixed uses, LEED building features, and enhanced design standards</p>





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WOODFIN TOGETHER- THE TOWN OF WOODFIN COMPREHENSIVE PLAN

Policy or Action #	Statement / Strategy	Potential Disposition in the LDO
11.5	Identify and protect cherished mountain views. Establish and enhance identifiable gateways into and through the Town	<ul style="list-style-type: none">- Explore the opportunity for ridgeline and mountaintop protection standards that keep buildings away from highly visible areas and that buildings above certain elevations are configured to minimize their visibility from lower elevations or valley floors- Review and update current steep slope standards to utilize an average slope measurement across a development site under 2,200-AMSL elevation, but retain a guaranteed minimum building envelope- Consider signage revisions that tie maximum sign size, height, and minimum setback to the design speed of the street it fronts; review and update minimum sign spacing standards; add new standards for murals that may or may not include wall signage
11.6	Use the Utility Service and Annexations Criteria for intentional growth	Incorporate these criteria into the review standards for new voluntary annexations in the LDO
11.7	Preserve Woodfin's valuable historic buildings and encourage new development that reflects Woodfin's unique sense of place	Institute new multi-family, mixed-use, and non-residential (retail and office only) design standards. Include voluntary design guidelines for new single-family residential development that may be utilized by an applicant or included as a condition of approval by the Town Council as part of a conditional rezoning
11.8	Extend or improve basic infrastructure needed to support current residents and sustainable growth	<ul style="list-style-type: none">- Include updated requirements for the mandatory extension of existing utilities to serve new development of a specified maximum distance in areas where growth is appropriate and identified on the FLUM, even though the Town does not control the provision of some utilities (like water and sewer)- Consider new density incentives (without need for zoning map amendments) for provision of housing where infrastructure already exists
1.2.2	Protect existing affordable housing through regulatory and other tools	<ul style="list-style-type: none">- Discuss the inclusion of an affordable housing goal (e.g., 15%) for each new residential or mixed-use





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Policy or Action #	Statement / Strategy	Potential Disposition in the LDO
1.2.4	Work with developers, nonprofits, and community land trusts to incorporate income-restricted housing into new residential and mixed-use developments	<p>development, and an easier review process for developments that meet affordable target (note this means developments not meeting affordable targets are harder to accomplish)</p> <ul style="list-style-type: none">- Ensure housing can not be considered affordable unless it meets AMI guidelines and includes deed restrictions- Add requirements for redevelopment to maintain existing on-site deed-restricted affordable housing or contribute to a fee-in-lieu if such units are removed and not replaced
1.2.5	Protect land and buildings designated for small and large-scale employment use	<p>Limit the ability for commercially- or industrially-zoned land to be developed with residential land uses, and ensure the rezoning procedure review criteria emphasize consistency with non-residential FLUM classifications (or bar conventional rezoning of land in a commercial or industrial FLUM classification)</p>
1.2.6	Promote long-term fiscal responsibility in new development by encouraging growth in areas with existing services over other areas	<ul style="list-style-type: none">-Discuss if the Town has the will to limit development beyond identified maximum distances from the corporate limits, or in certain areas (like inside the conservation area on the FLUM) to help preserve service levels in already-developed areas-Discuss the Town's willingness to use more administrative decision-making procedures for development on lots already served by adjacent water and sewer infrastructure
Chapter 2: Transportation Options (Goals 2.1, 2.2, & 2.3)		
2.1.1	Continue to design, engineer fund, construct, and maintain greenways throughout town	<p>Ensure new development on land that contains a designated greenway (as shown on Walk Bike Woodfin) dedicates the land and constructs the greenway</p>
2.1.2	Identify locations for new public parking lots along the river to improve access to the future greenway system...	<p>Allow for parking lots as principal uses in non-residential zoning districts</p>





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WOODFIN TOGETHER- THE TOWN OF WOODFIN COMPREHENSIVE PLAN

Policy or Action #	Statement / Strategy	Potential Disposition in the LDO
2.1.3	Utilize multi-use side paths as an alternative when planning future roadway improvements in lieu of having both sidewalks and bike lanes	<ul style="list-style-type: none">- Add a new section on pedestrian circulation that mandates all new developments (including larger residential subdivisions) construct on-site pedestrian circulation features- Recognize locational guidance in Walk Bike Woodfin with respect to greenways and sidewalk locations and connections (where designated, greenways take precedence, and greenways are credited towards sidewalk requirements)- Where Walk Bike Woodfin is silent on the form or location of pedestrian facilities, allow discussion or negotiation regarding configuration of required circulation as either a greenway, sidewalk, or multi-purpose trail (greenways must be dedicated, sidewalks must be in the right-of-way, and trails must be located within an access easement)
2.2.1	Identify locations for accessible pedestrian crossing along major corridors so people can access parks and trails	Ensure the LDO clarifies that new development abutting major roadways is responsible for contributing land and constructing required vehicular and pedestrian circulation features in accordance with State and Town law and as designated in Walk Bike Woodfin
2.2.3	Identify streets suitable for road diets and explore potential improvements	
2.2.8	Promote and prioritize multiple high-quality multimodal connections over I-26	
2.3.3	Look for opportunities to enhance existing, and expand new, bus stop opportunities	Identify provision of bus stop facilities as a sustainable development incentive
Chapter 3. Opportunities to Thrive (Goals 3.1, 3.2, 3.3, & 3.5)		
3.1.2	Support home offices as a workspace for small businesses and start up firms	Allow home offices and home occupations as permitted uses by-right in all zoning districts
3.1.3	...Consider use of development agreements	Include a Development Agreement procedure in the LDO
3.1.4	Support walkable employment centers such as those identified on the Future Land Use Map	Require the provision of sidewalk, greenways, and sidepath facilities for pedestrians and cyclists
3.1.5	Balance the supply of land for housing and employment and protect land for economic development	Limit single-family detached residential land uses within commercial and institutional zoning districts (subject to compliance with SL-2024-57 – the “downzoning” bill))





BLUEPRINT WOODFIN – LAND DEVELOPMENT ORDINANCE PROJECT

Summary of Adopted Land Use Policy Guidance October 2025

WOODFIN TOGETHER- THE TOWN OF WOODFIN COMPREHENSIVE PLAN

Policy or Action #	Statement / Strategy	Potential Disposition in the LDO
3.2.5	Support local small businesses and ensure an adequate supply of appropriately-located and sized employment space for a variety of industries.	Create a use table that includes a variety of small industrial uses, flex-space, micro-retail, maker space, business incubators, co-working uses, and similar use types in non-residential zoning districts
3.3.2	Encourage green and healthy working spaces by facilitating the design and construction of developments that use renewable energy, walkable design, and green infrastructure that reduces pollution and energy costs.	<ul style="list-style-type: none">- Incentivize the provision of green stormwater infrastructure in private development with sustainable development incentives- Mandate public uses and publicly-owned development to utilize green stormwater infrastructure measures (and prohibit piped stormwater conveyances)- Explore adding new mixed-use design standards that foster pedestrian orientation- Allow renewable energy accessory uses by right
3.3.3	Support the local food economy through farmers markets, local restaurants, food incubators, community gardens, and other initiatives	<ul style="list-style-type: none">- Credit community gardens as open space- Add small agricultural uses as a permitted accessory use in commercial districts subject to specific use standards
3.5.1	Support efforts to improve food security including home gardens, community gardens, food banks, and related activities	<ul style="list-style-type: none">- Allow food banks and community kitchens by-right in all zoning districts
3.5.3	Support accessible and affordable child care and in-home care services throughout Town.	Allow child care and home care as a by right use in a variety of zoning districts. Check NCDHHS rules and include new standards for pick-up and drop-off facilities serving uses with three or more un-related children
Chapter 4. Great Government (Goals 4.1 & 4.2)		
4.1.4	Incorporate climate resilience and green building practices into town facilities and operations	Ensure the LDO standards are applied to Town lands and Town-owned/-operated development. Consider a policy that Town-owned facilities meet higher sustainability standards (for design, exterior material, energy efficiency, stormwater management, etc.)





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WOODFIN TOGETHER- THE TOWN OF WOODFIN COMPREHENSIVE PLAN

Policy or Action #	Statement / Strategy	Potential Disposition in the LDO
4.2.1	Encourage or require dedication of public spaces, such as parks, playgrounds, and squares within new master planned developments	<ul style="list-style-type: none">- Institute new open space set-aside requirements on most or all new development applications- Include public park dedication requirements - for new single-family detached residential subdivisions- Expand open space set-aside requirements while also ensuring that only those features that are “green” (like preservation of existing vegetation) or “blue” (land that provides physical or visual access to shorelines) are credited towards the minimum standards. Other features and configurations (for active recreation and gathering areas) are permitted, but should not count toward minimums- Ensure green stormwater infrastructure features (permeable pavement, bioswales, rain gardens, and ‘amenitized’ retention ponds are credited towards open space requirements
4.2.4	Where possible, seek to create outdoor rooms by centralizing parks, squares, and plazas. Front buildings toward them and use high quality design, public art, and green building.	<ul style="list-style-type: none">- Discuss the desire for gathering area open space (required in mixed-use districts and in “urban” areas) to be located in ways that are visible to/available to other adjacent lots- Credit public art towards gathering area open space set-aside requirements- Add sustainability incentives for new development
Chapter 5. A Sustainable Town (Goals 5.1, 5.2, & 5.3)		
5.1.1	Protect floodplains, steep slopes, wetlands, wildlife habitat, and other environmentally valuable and sensitive areas	<ul style="list-style-type: none">- Review flood hazard protection standards for consistency with State model ordinance- Discuss desire to bar new development in the SFHA- Include standards for the protection of ridgelines- Review and update standards for steep slopes that better address average slopes and establish new threshold lot size and setback criteria for lots under 2,200 AMSL
5.1.2	Encourage public accessibility to green space, where possible	<ul style="list-style-type: none">- Add configuration standards to open space set-aside provisions- Add greenway dedication and construction standards





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WOODFIN TOGETHER- THE TOWN OF WOODFIN COMPREHENSIVE PLAN

Policy or Action #	Statement / Strategy	Potential Disposition in the LDO
5.1.4	Plan for and manage the coexistence of nature and wildlife habitat through development standards that integrate habitat and wildlife migration throughout the town	Discuss if and how wildlife corridors should be credited towards open space set-aside or if these areas should be reserved as a part of new development
5.2.2	Use low impact development practices that mimic natural processes, such as bioretention, vegetated swales, green roofs, and permeable pavement	Include sustainable development incentives (like green stormwater infrastructure) as a method to conserve resources and be better equipped to withstand potential hazards
5.2.3	Promote use of local plant species and limit or eliminate harmful invasive plants	<ul style="list-style-type: none">- Include a prohibited invasive species list as a portion of an overall suggested/required plant list- Discuss inclusion of a native species requirement and an invasive species removal standard
5.3.3	Promote energy efficiency and green building in private development and redevelopment projects through development regulations, incentives, and dialogue	<ul style="list-style-type: none">- Provide sustainable development incentives with bonuses such as reduced parking, increased building height, additional allowance for small-scale signage, or increased density for the provision of energy conservation, building certifications, or water quality protection
5.4.2	Analyze and update development standards to minimize risk from new development	Institute newly crafted standards for site improvements such as roadways, stormwater, landscaping, parking, lighting, etc.





BLUEPRINT WOODFIN – LAND DEVELOPMENT ORDINANCE PROJECT

Summary of Adopted Land Use Policy Guidance October 2025

WOODFIN 2019 PARKS AND RECREATION MASTER PLAN

#	Recommendation / Implementation	Potential Disposition in the LDO
A.	Parks and Greenways Evaluate current policies for new developments and consider requesting or requiring a percentage of the total development be dedicated for recreation/park use. Look for opportunities to connect neighborhoods to greenways, parks and sidewalks when new development is proposed.	<ul style="list-style-type: none"> - Add open space-set aside use requirements to most forms of new development - Include a public parkland dedication (or fee-in-lieu) requirement for new single-family residential development - Add new greenway dedication and construction requirements to all new development that includes a designated greenway link - Review and update pedestrian circulation standards for standards, greenways, and sidepaths - Ensure new development on riverfront lots includes physical or visual access to the River
B.	Recreational Facilities Look for opportunities to acquire properties and form partnerships for future recreational facilities, so the Town will have more recreational facilities within the community and in nearby places.	Establish public parkland dedication (or fee-in-lieu) requirements for new single-family residential developments
E.	General Design Considerations Parks, greenways and recreational facilities are public amenities and need to be designed with all potential users in mind. They should accommodate people of all ages and abilities, offer recreational opportunities for everyone to enjoy. People need to feel safe and comfortable while using the facilities and design and layout, lighting, security and location are important factors that contribute to safety as well as accessibility.	Add configuration requirements for greenways and open space set-aside (active, passive, & gathering)

2025 WOODFIN STRATEGIC PRIORITIES

Strategic Goal	Objective / Action Step	Potential Disposition in the LDO
I.	Provide Excellent Town Services. Update Existing and Identify New Key Policies. <ul style="list-style-type: none"> • Update Floodplain / CRS • Move forward with comprehensive development code update 	<ul style="list-style-type: none"> - Update LDO to be user friendly and easy to understand with intuitive outlines, formatting, graphics, and charts - Include updated floodplain regulations within the revised LDO. Consider placing flood hazard areas as an overlay zoning district





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2025 WOODFIN STRATEGIC PRIORITIES

Strategic Goal	Objective / Action Step	Potential Disposition in the LDO
II.	Promote Affordable Living, Equity, and Inclusion. Increase supply of new affordable units and protect existing affordable units <ul style="list-style-type: none">Using zoning and other land use tools to increase affordable housing opportunities	<ul style="list-style-type: none">- Discuss adoption of affordable housing targets and differential review procedures for developments that meet them- Utilize a number of housing types, permitted by-right, which allow for a variety of price points and lifestyles- Permit accessory dwelling units in all residential zoning districts by-right
II.	Promote Affordable Living, Equity, and Inclusion. Prioritize engagement of Woodfin's economically disadvantaged households in the Town's housing strategy <ul style="list-style-type: none">Provide focused, strategic engagement opportunities	Implement clear, predictable development processes and procedures
V.	Foster Woodfin's sense of place through quality government facilities. Reduce the Town's carbon footprint. <ul style="list-style-type: none">Explore or support the introduction of public EV charging stations.Assess public facilities for energy savings opportunities.Explore ways to preserve, restore, or enhance tree canopy and stream/river banks in Woodfin.	<ul style="list-style-type: none">- Provide a menu of sustainability incentives to encourage the installation of carbon neutral facilities in new development- Provide accessory use standards for EV charging stations- Include tree preservation incentives and/or reforestation standards- Allow for the provision of blueways and other water-type features as recreational opportunities that serve as the provision of required open space in new development

2025 WALK BIKE WOODFIN: COMPREHENSIVE BICYCLE AND PEDESTRIAN PLAN

Recommendation	Potential Disposition in the LDO
Pg. 118 Streetscape Treatments Streetscape elements aid in traffic calming and making outdoor spaces inviting. Streetscape elements not only improve aesthetics - they also create a sense of place and encourage slower vehicle speeds on streets shared with pedestrians.	<ul style="list-style-type: none">- Include gathering areas (and aspects like sidewalk dining, public plazas, and similar features) to be included as sustainable development incentives- Include standards for street trees (between the sidewalk and street) and/or streetscape buffers (behind the sidewalk) along streets





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2025 WALK BIKE WOODFIN: COMPREHENSIVE BICYCLE AND PEDESTRIAN PLAN

Recommendation	Potential Disposition in the LDO
<p>Pg. 120 Roadway Crossing Treatments To create a truly accessible community for all transportation modes, designers must design facilities to maximize comfort, convenience, and safety – not only along corridors but at locations where people walking interact with street crossings, trails and driveways.</p>	<ul style="list-style-type: none">- Review and update maximum block length standards; require mid-block pedestrian connections along longer block faces, and ensure cul-de-sac heads include pedestrian connections to adjacent pedestrian facilities in abutting developments within 500 linear feet
<p>Pg. 127 Update the Town's Zoning Ordinance to Support Active Transportation Goals</p>	<ul style="list-style-type: none">- Include bicycle parking requirements for multi-family developments. Specify minimum quantities and design standards to ensure bicycle racks are secure, accessible, and conveniently located- Reduce (or eliminate) minimum vehicle parking requirements (or consider new maximum limitations) in mixed-use areas or locations with access to transit, in order to limit unnecessary surface off-street parking- Require parking lots to the side or rear of buildings to create more walkable environments- Discuss the desire to add standards for narrower travel lanes, curb extensions, raised crosswalks, and other context-sensitive treatments that prioritize walking and biking (or simply rely on adopted policy guidance documents instead)- Amend the existing fee-in-lieu policy to help prevent recently built pedestrian or bicycle infrastructure from being removed
<p>Pg. 127 Create Traffic Impact Analysis (TIA) Standards</p>	<ul style="list-style-type: none">- Develop new TIA standards to guide working with developers- Consider requiring pedestrian and bicycle counts as a part of the TIA process
<p>Pg. 128 Adopt Standard Design Guidelines for Active Transportation Facilities</p>	<p>Discuss the need for new design standards for sidewalks, greenways, and bikeways that follow national best practices (such as AASHTO, NACTO, and ADA)</p>
<p>Pg. 129 Integrate Traffic Calming into Development Review</p>	<p>Add traffic calming standards for local streets in residential neighborhoods</p>
<p>Pg. 129 Encourage Context-Sensitive Street Design</p>	<p>Discuss the desire for differential street standards in residential subdivisions with narrower travel lanes, raised crosswalks, or landscaped buffers to calm traffic and enhance walkability</p>

END OF TABLE

