

MAKE THE LDO EASY-TO-USE

01

- A. Consolidate regulations into a single document
- B. Create a more intuitive document structure
- C. Include navigational aids for the reader
- D. Create a new page layout
- E. Replace prose with numbered statements
- F. Standardize document voice
- G. Consolidate information into summary tables
- H. Use illustrations to explain concepts
- I. Add more definitions
- J. Self-codify the LDO

IMPLEMENT WOODFIN'S ADOPTED POLICY GUIDANCE

02

- A. Review zoning districts for consistency with the Future Land Use Map
- B. Increase walkability and pedestrian orientation
- C. Support affordability and greater housing choice
- D. Foster sustainability and increased resilience
- E. Protect sensitive environmental resources

INCREASE PROCEDURAL PREDICTABILITY

03

- A. Add missing review procedures
- B. Clarify application review authorities
- C. Standardize procedural format
- D. Clarify rules for partial or incomplete developments
- E. Supplement with intent statements
- F. Modernize the conditional rezoning procedure
- G. Clarify signage rules
- H. Include detail on application completeness
- I. Address state-mandated downzoning limitations

RAISE THE BAR FOR DEVELOPMENT QUALITY

04

- A. Include new basic design standards for multi-family, mixed-use, and retail development
- B. Incorporate greenway, sidewalk, and 'sidepath' standards
- C. Address street continuation and traffic congestion
- D. Add new hillside/hilltop development standards
- E. Manage the impacts of off-street parking
- F. Supplement landscaping standards
- G. Add optional single-family design guidelines



05

ADD INCENTIVES AND FLEXIBILITY

- A. Enhance Administrative Adjustment procedure
- B. Incorporate Development Agreements
- C. Introduce menu-based design standards
- D. Incentivize affordable and workforce housing
- E. Include a conservation subdivision option
- F. Allow murals to include some “signage”
- G. Ease use-mixing in most districts

06

PROMOTE SUSTAINABILITY AND RESILIENCE

- A. Increase dimensional requirements on sloped lots
- B. Add options for “green” stormwater infrastructure
- C. Include minor density bonuses for ‘flat’ sites
- D. Incorporate voluntary sustainable development incentives
- E. Add native plant requirements
- F. Require increased vehicular access to subdivisions
- G. Promote bicycle use
- H. Include new development requirements in flood-prone areas

07

BROADEN HOUSING OPTIONS

- A. Allow a wider array of “by-right” housing types
- B. Allow more small lot/small size single-family homes
- C. Require variable lot sizes or housing mix in larger subdivisions
- D. Add retention requirements for existing affordable housing units
- E. Expand allowances for accessory dwelling units
- F. Exempt affordable and workforce housing from density

