

01	<p><b>MAKE THE LDO EASY-TO-USE</b></p> <p>Consolidate material into a single document; Create a more intuitive document structure; Use more Purpose and Intent statements; Include navigational aids for the reader; Create a new page layout; Replace prose with numbered statements; Standardize document voice; Consolidate information into summary tables; Use illustrations to explain concepts; Add more definitions; Self-codify the LDO</p>
02	<p><b>IMPLEMENT WOODFIN'S ADOPTED POLICY GUIDANCE</b></p> <p>Revise zoning districts in accordance with FLUM; Reform utility connection requirements; Include a workforce housing target for new development; Protect non-residential zoning; Allow more 'micro' non-residential uses; Add new pedestrian circulation requirements; Address food security</p>
03	<p><b>INCREASE PROCEDURAL PREDICTABILITY</b></p> <p>Add missing procedures; Use a standardized procedural format and flowcharts; Address application completeness; Supplement with intent statements; Provide more clarity on exemptions; Clarify approval expiration and vesting rules; Reduce reliance on special use permits; Modernize the conditional rezoning procedure (reset to 100 units or 100,000 sf); Address unbuilt/partial master-planned communities; Recognize new downzoning limitations in State law</p>
04	<p><b>RAISE THE BAR FOR DEVELOPMENT QUALITY</b></p> <p>Update commercial and multi-family design standards; Add active open space standards; Overhaul sign rules for clarity &amp; context; Require parking to side or rear; Reduce visibility of ridgetop development; Add a blend of tree preservation mandates/incentives; Add single-family design guidelines</p>
05	<p><b>ADD INCENTIVES AND FLEXIBILITY</b></p> <p>Add an administrative adjustment; Include an alternative plan process for development standards; Include development agreements; Add incentives to convert 'pole' signs; Add a vested rights certificate; Use a two-tiered conditional rezoning procedure; Incorporate menu-based design standards; Add sustainable development incentives; Include a conservation subdivision option</p>
06	<p><b>PROMOTE SUSTAINABILITY AND RESILIENCE</b></p> <p>Increase dimensional requirements on sloped lots; Add blend of options/mandates for Green Stormwater Infrastructure; Automatic density bonus for 'flat' sites near existing infrastructure; Add native plant requirements; Require emergency accessways; Identify and promote a town center</p>
07	<p><b>BROADEN HOUSING OPTIONS</b></p> <p>Allow a wider array of "by-right" housing; Allow small lot/small size and detached multifamily housing options; Require variable lot sizes or housing type mix in larger subdivisions; Encourage live/work uses; Expand allowances for ADUs; Add density exemptions for affordable housing</p>

