

Woodfin Comp Plan

Land Use Character Areas

Purpose

The character area descriptions will guide the crafting of the Future Land Use Map. Areas displaying the character of the descriptions below, or for which that character is desired, will be designated as that character area on the FLUM. The FLUM will in turn guide zoning, rezoning and development decisions.

Town Center

LAND USE

- Mixed-use buildings with office, institutional, commercial, entertainment, dining, and/or residential

BUILT FORM

- Mixed uses
- Build to line (front)
- Zero side and rear lot lines when not adjacent to single family residential
 - Setback and buffer when adjacent to single family residential
- 4 story/60 feet max height
 - Transition stepback height when adjacent to single family residential
- No off-street parking required
- Design guidelines/standards
- Residential encouraged on upper floors
- Streetscape requirements
- No residential density standards
- Pedestrian connectivity (sidewalks or greenways) internally and externally required with new development and major redevelopment
- Minimum height – 2 stories?
- Maximum floor area per use – 20,000 SF?

Town Edge

LAND USES

- Mixed Uses with commercial, office, institutional, craft/artisan industrial, entertainment, dining, and/or residential
- Mixture of uses vertical or horizontal

BUILT FORM

- Minimum (10 feet) front setback
- Zero side yard
- Minimum (10 feet) rear setback unless adjacent to single family residential
 - Setback and buffer when adjacent to single family residential
- Parking beside or behind structures
- Shared parking encouraged
- On-street parking encouraged
- Multi-family permitted
- Streetscape requirements
- Pedestrian connectivity (sidewalks or greenway) internally and externally required with new development and major redevelopment
- Maximum floor area per use – 60,000 SF?

Corridor Development

LAND USES

- Large commercial centers
- Mix of uses permitted
- Large multi-family development permitted
- Craft/artisan industrial

BUILT FORM

- Located along major roadways and at interstate interchanges
- Minimum (15 feet) front setback
- Minimum (10 feet) side yard
- Access controlled to preserve capacity of roadways
- Off-street parking required
- 3 stories/45 feet max height
- Street trees and parking lot landscaping
- Landscaped buffer adjacent to residential
- Pedestrian connectivity (sidewalks or greenways) internally and externally required

Riverway Mixed Use Commercial & Small Scale Industrial

LAND USE

- Maker-space, artist studios, craft/artisan manufacturing
- Craft/artisan industrial
- Mixed-use buildings with office, institutional, commercial, entertainment, residential, and/or dining

BUILT FORM

- Mixed uses
- Craft industrial and artist studios permitted
- Preservation of flood areas/setback from streams and river
- 3 stories/45 feet maximum height to enable buildings in the flood fringe
- Open space standards to provide parks and preserved land
- Pedestrian connectivity internal & to adjacent sites

Residential Neighborhood

LAND USE

- Low to Medium density-per-acre developments that preserve open space
- Single family, duplexes, triplexes
- Low to medium intensity shared neighborhood amenities

BUILT FORM

- Conservation subdivisions
- Cluster development with preservation of open space/sensitive areas
- Medium to large lots
- Low density (5 du/ac max)
- 1 to 2.5 story buildings
- Vehicles are primary transportation mode; safe & walkable streets encouraged
 - Sidewalks or greenways required for larger development (25+ dwelling units)

Residential Community

LAND USE

- Medium density (10 du/ac max) mixed residential developments with:
 - Single-family
 - Duplexes and triplexes
 - Townhomes
 - Condos
 - Neighborhood-scale multi-family
 - Accessory dwelling units

BUILT FORM

- 1 to 3 story residential
- Small to medium lots
- Medium to shallow (10 foot) front setbacks
- Parking or garages located on side or rear of buildings
- On-street parking permitted
- Pedestrian connectivity (sidewalks or greenways) internally and externally required for projects with 25+ dwelling units

Residential Development

LAND USE

- Multi-family residential
- Townhouse developments

BUILT FORM

- Located near major transportation corridors
- 1 to 3 story buildings
- Public water and wastewater
- Pedestrian connectivity (sidewalks or greenways) internally and externally required

Parks/Open Space

LAND USE

- Parks & Public Lands
- Greenways & Trails
- Public River-Access Facilities
- Natural Resource Based Passive Recreation
- Forestry & Agriculture

BUILT FORM

- Buildings & structures support parks, recreation, cultural activities, and public utilities
- 1 to 2 story buildings
- Prioritizes trails & greenways for transportation and recreation

Reserved Lands

LAND USE

- Preserved Open Space
- Riparian Buffer
- Wetlands
- Major Highway Right-of-way
- Public River-Access Facilities
- Gateway & Wayfinding Signage

BUILT FORM

- Undeveloped and/or restored, healthy native habitat
- Minimal development to support recreation, river access, and signage