**How are land use decisions made?**

**First**

Ordinances are adopted

The County creates land development regulations through a set of ordinances. Ordinances help to ensure that everyone operates under the same set of development rules.

1. **Ordinance Drafted**
   - Wording is drafted for a new ordinance or for changes to existing ordinances, with guidance from existing Comprehensive and other adopted plans, County Staff, the Planning Board, and Commissioners.
   - Amendments can also be proposed by citizens.

2. **Public Hearing SCHEDULED**
   - A Public Hearing is scheduled and the public is notified through various types of advertising.

3. **Public Hearing ADOPTED**
   - The adopted ordinance provides the legal basis by which development applications must be reviewed.

4. **Public Hearing REVIEWED**
   - The adopted ordinance must be reviewed.

**Then**

Applications are reviewed

Applicants may apply for permits based on the standards adopted in the ordinance. These standards determine what developments can be approved.

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**Types of development review**

Some uses are allowed By-Right while larger projects are subject to special requirements through a Special Use Permit (SUP). The Board of Adjustment reviews SUP applications to ensure that they meet the standards. Only the Board of Commissioners can change which districts certain uses are allowed, or what the requirements are, by amending the ordinance.

Examples of uses requiring a SUP in certain zoning districts (not a complete list):

- Planned Unit Developments
- Buildings over 50,000 SF in size
- Manufactured home parks with 9+ units
- Other types of uses
- 5+ buildings on a single lot
- 3+ vacation rentals
- Other types of uses

**History of zoning in Buncombe County**

<table>
<thead>
<tr>
<th>Year</th>
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