

Zoning - Statutory Requirements

G. S. 105 - 317(a)(1)

"In determining the true value of land, to consider as to each tract, parcel, or lot separately listed at least its advantages and disadvantages as to location; **zoning** ; quality of soil; waterpower; water privileges; dedication as a nature preserve; mineral, quarry, or other valuable deposits; fertility; adaptability for agricultural, timber-producing, commercial, industrial, or other uses; past income; probable future income; and any other factors that may affect its value except growing crops of a seasonal or annual nature."

The regulated or legally allowable use of a property by a zoning authority can impact its value. A parcel of land that is within a commercially zoned area could bring a higher price in the marketplace than an otherwise comparable property with a lesser or more restricted zoning.

Following is a list of zoning districts for the municipalities located within Haywood County. This list is considered current at the time of the publication of these schedules and may be subject to change as deemed appropriate by the zoning authorities for these jurisdictions.

Zoning changes within the reappraisal period will be considered by the Haywood County Tax Office and may result in a change of land type and/or classification or neighborhood association. Any of these changes could cause an increase or decrease in the overall valuation for the affected property

For all real property in Haywood County, North Carolina that is located outside the corporate limits and planning and zoning jurisdictions of all municipalities; analysis of highest and best use will be considered based on historical use of the property as well as through analysis of Haywood County Land Use Ordinances.

Haywood County, North Carolina Real Property
Related Ordinances

Building Regulations	Building Inspections
Erosion and Sediment Control	Sediment Control Office
Farmland Preservation	Soil & Water Conservation
Flood Damage Prevention	Planning Department
Manufactured Home Park	Planning Department
Mountain Ridge Protection	Planning Department
Slope Ordinance	Planning Department
Subdivision and Pre-Development	Planning Department
Watershed Protection	Planning Department

TOWN OF WAYNESVILLE

ZONING DISTRICTS

**TOWN OF
MAGGIE VALLEY
ZONING DISTRICTS**

TOWN OF CLYDE
ZONING DISTRICTS

TOWN OF CANTON

ZONING DISTRICTS

