

Proposed Amendments to LUMO Omnibus

January 21, 2026, Council Meeting

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During the January 7, 2026, Town Council work session, a majority of Council members expressed support for three amendments to the proposed LUMO Omnibus Text Amendments. This document contains suggested language for the three amendments.

These amendments may be proposed and acted on individually or as a package.

Amendment 1: Site Plan Review

Description of amendment: The amendment will remove the site plan review process for all projects.

- Module 1, Section 1 to be rewritten as follows:
 - **"Section 1. Appendix A. Article 4. Procedures, Section 4.7. Site Plan Review, is hereby repealed and reserved for future use."**
- Module 1, Sections 2 – 9 to be removed from Ordinance A.

Amendment 2: Duplex Parking Restrictions

Description of amendment: The amendment will retain the existing 4 space maximum for duplexes and clarify that it applies only to outdoor parking.

- Module 7, Section 4 to be updated as shown in the highlighted edits below:
 - "6.19.3 Two-Family Dwelling Units, Attached and Detached.

The following dimensional standards shall apply to the development:

Lot Dimensions	
Minimum Lot Size	Follows underlying zoning
Building Dimensions	
Maximum Floor Area Ratio	0.40, when lot size is 7,500-square feet or less N/A
Maximum Floor Area	3,000 5,000 square feet when the lot size is greater than 7,500 square feet
Building Separation (Applies only to Detached Dwellings)	Separation between dwelling units shall comply with Fire Code
Parking	No more than four (4) outdoor vehicular parking spaces, as defined by landscaping and hardscape materials, shall be permitted on site. Subject to the front yard parking rules in section 5.9.9 of this ordinance.

Amendment 3: District-Specific Plans

Description of amendment: The amendment will require that the district-specific plan that accompanies a conditional zoning approval identify the approximate location of above-ground stormwater management areas. The amendment also clarifies that the requirement to show above-ground stormwater management areas does not apply to projects within the Light Industrial Conditional Zoning District (LI-CZD), as that was not previously a requirement within the LI-CZD.

- Module 13, Section 1, definition of “District-Specific Plan” to be updated as shown in the highlighted text below:
 - ***“District-Specific Plan*** *Community Priority Rezoning Plan:* A plan or schematic diagram that depicts the approximate size, location, and relationship of the principal elements of the proposed development such as uses; intensity; buildings, parking areas and loading areas; access and circulation; open space; environmental constraints; **above-ground stormwater management areas;** and the development envelope. Not included in the term development envelope are below ground utility lines, **above-ground stormwater management areas,** landscape and natural areas, and other non-impervious features.

The term “District-Specific Plan” shall also include any previously approved District-Specific Plans, Community Priority Rezoning Plans, and Rezoning Plans.

For applications or developments in the Light Industrial Conditional Zoning District, the district-specific plan is not required to depict building locations. Instead, it must depict a maximum building envelope with massing exhibits and the development envelope.

For a Light Industrial Conditional Zoning District, development envelope means the area containing building footprints, parking areas, loading areas, and other appurtenant impervious features. Not included in the term development envelope for a Light Industrial Conditional Zoning District are below ground utility lines, above-ground stormwater management areas, landscape and natural areas, and other non-impervious features.”