# Town Code & Land Use Management Ordinance Text Amendments



Town Council November 19, 2025

#### Staff Recommendation

- Close the public hearing
- Adopt Resolution (R-2) and enact Ordinance (O-3)

### Development Process

- Concept Plan Review
- Conditional Zoning
- Special Use Permits
- Site Plan Review
- Subdivisions

### Development Standards

- Lot layout standards
- Infrastructure requirements
- Two-family housing options
- Parking regulations
- Manufactured homes
- Signs

### Update to Ordinance A

Requirements for how a "plat" is prepared have been updated to align with neighboring jurisdictions.

## Clarification: Conditional Zoning

- The proposal allows –but does not require –Council action after a single hearing.
- Council will always have the option of continuing a hearing.
- Avariety of circumstances could merit continuing a hearing:
  - ☐ Insufficient public input
  - ☐ Major changes to ordinances or site plans
  - ☐ Requests for additional information/analysis
  - ☐ Unsatisfactory proposals from applicants

## Clarification: Conditional Zoning

- We have learned a lot since the affordable housing process was adopted.
- Council adopted the affordable housing review process on November 16, 2022.
- The difference between the affordable housing process and the standard process has already narrowed significantly.
- Supporting LIHTC projects was a key consideration in designing the process.

### Clarification: Conditional Zoning

In the 3 years since the affordable housing process was adopted, the town has seen:

16 total residential Conditional Zoning applications

3 LIHTC projects <u>approved</u> through affordable housing process

1 mixed-income project <u>denied</u> through affordable housing process

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