

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.
- A variety 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 approved
through affordable housing process

1 mixed-income project denied
through affordable housing process

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

Staff Recommendation

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