

Town Code & Land Use Management Ordinance Text Amendments



**Town Council Work Session
January 7, 2026**

Development Processes

- 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

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- **Site Plan Review**
- **Concept Plan Review**
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Site Plan Review

Original Proposal:

Eliminate Planning Commission site plan review, except where required by NCD rules.

Where required by NCD rules, heavily streamline the review process.

Proposed Amendment (11/19):

Eliminate Planning Commission site plan review in all cases.

Action on Amendment:

Pass (8-0)

Concept Plans

Original Proposal:

Eliminate concept plan review.

Proposed Amendment (11/19):

Make concept plan review voluntary.

Action on Amendment:

Fail (4-4)

Concept Plans

Options for Discussion:

- A. Eliminate concept plan review.
- B. Make concept plan review voluntary.
- C. Only require concept plans outside of FLUM focus areas.
- D. Eliminate Planning Commission's concept plan review.
- E. Other.

Conditional Zoning: “District-Specific Plans”

Original Proposal:

Reduce the amount of detail required in a “district-specific plan.”

Proposed Amendment (11/19):

Maintain the proposed reduction in detail but require that **above-ground stormwater management areas** be shown.

Action on Amendment:

Pass (5-3)

Conditional Zoning: “District-Specific Plans”

Options for Discussion:

- A. Simplified definition only
- B. Simplified definition w/ above-ground stormwater management areas
- C. Simplified definition w/ above-ground stormwater management areas if located in RCD
- D. Other

Two-Family Dwellings: Floor Area

Original Proposal:

Increase maximum size from **3,000 SF** to **5,000 SF**

Proposed Amendment (11/19):

Increase maximum size from **3,000 SF** to **3,600 SF**

Action on Amendment:

Fail (4-4)

Two-Family Dwellings: Floor Area

Options for Discussion:

A. 5,000 SF

B. 3,600 SF

C. 3,000 SF

D. Other.

Two-Family Dwellings: Parking

Original Proposal:

Eliminate 4-vehicle parking maximum

Proposed Amendment (11/19):

Maintain 4-vehicle parking maximum

Action on Amendment:

Fail (4-4)

Two-Family Dwellings: Parking

Options for Discussion:

- A. Eliminate 4-vehicle parking maximum
- B. Maintain 4-vehicle parking maximum
- C. Establish new parking maximum
- D. Other.

One- and Two-Family Dwellings: Front Yard Parking

Original Proposal:

Allow up to two parking spaces in the front yard, even if doing so exceeds 40% of the front yard area.

Proposed Amendment (11/19):

Allow a maximum of two parking spaces in the front yard. Remove the existing 40% maximum for parking/driveways.

Action on Amendment:

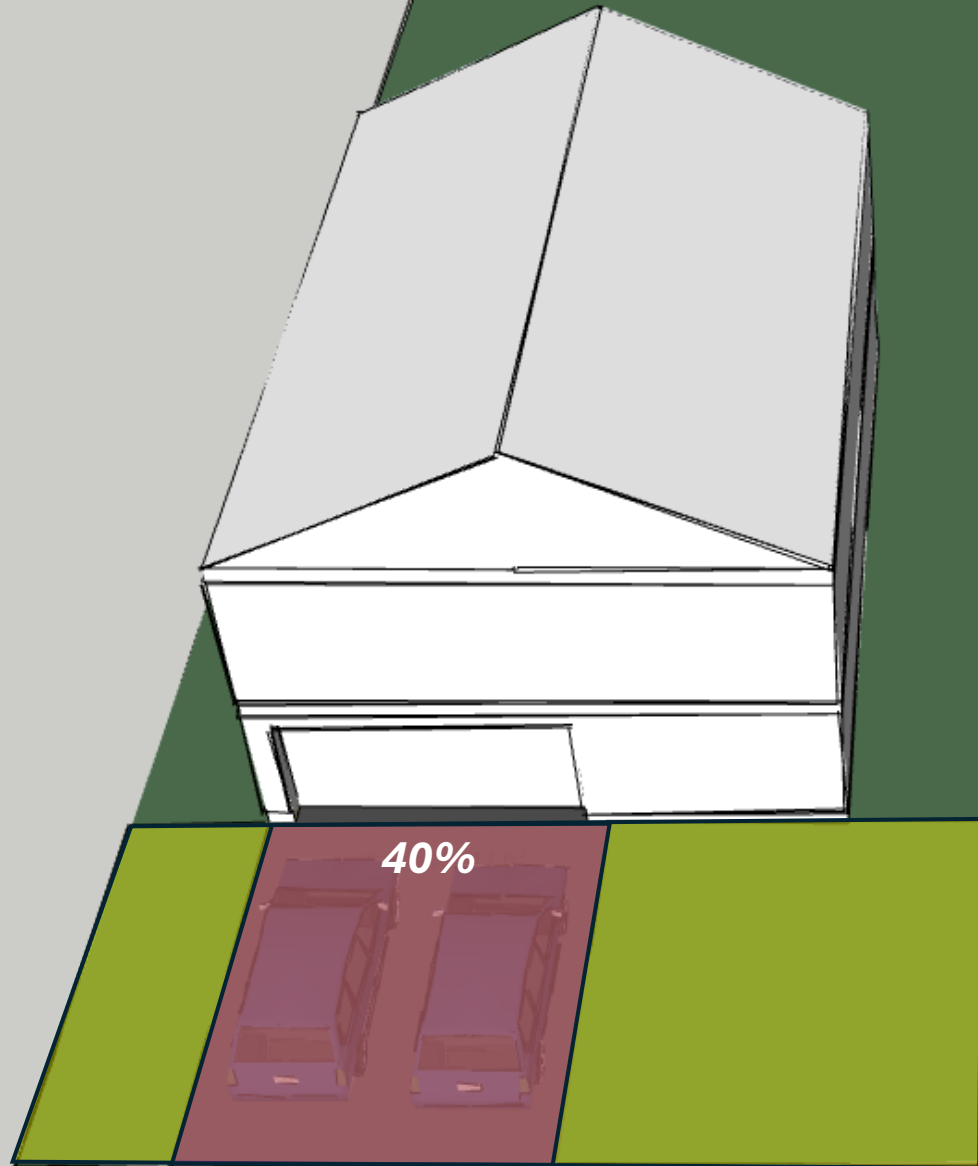
Tabled for later discussion

One- and Two-Family Dwellings: Front Yard Parking

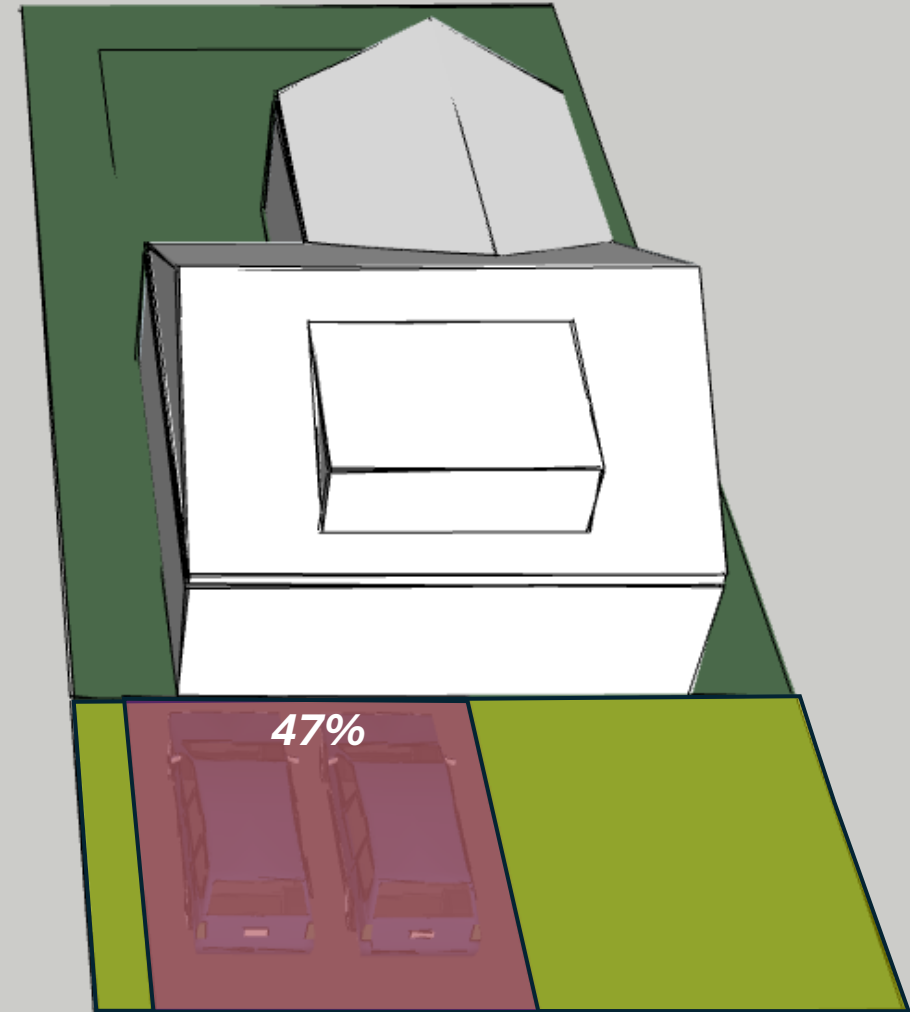
Options for Discussion:

- A. Maintain 40% parking/driveway area limit and adopt exception for up to 2 vehicles
- B. Remove 40% parking/driveway area limit and adopt 2-vehicle maximum
- C. Adjust the 40% parking/driveway area limit
- D. Other.

R-2 Lot



R-3 Lot



R-2 Lots

