

Town Code & Land Use Management Ordinance Text Amendments



**Town Council
November 19, 2025**

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Staff Recommendation

- Close the public hearing
- Adopt Resolution A and enact Ordinance A

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Development Process Amendments

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

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Development Standards Amendments

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

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Update to Ordinance A

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

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Process: 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

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Process: Conditional Zoning

The proposed process builds on previously adopted improvements for affordable housing.

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

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Process: Conditional Zoning

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

16 total Conditional Zoning applications

3 LIHTC projects approved through affordable housing process

1 mixed-income project denied through affordable housing process

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Staff Recommendation

- Close the public hearing
- Adopt Resolution A (R#) and enact Ordinance A (O#)

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