# Town Code & Land Use Management Ordinance Text Amendments



Town Council November 19, 2025

#### **Staff Recommendation**

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



### Development Process Amendments

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



#### Development Standards Amendments

- 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.

### 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

## 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.

### 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 <u>approved</u> through affordable housing process

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



#### **Staff Recommendation**

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