

STAFF REPORT

Amendments to the Unified Development Ordinance

August 12, 2025 Town Council Meeting



Requested by Planning Staff:

1. **Amendments to Sec. 8.3.4.E Location, Residential Driveway Standards** in order to change the residential parking standard that measures the length of the driveway from the back of curb to the ultimate right-of-way line.

Background: Planning staff, in coordination with the Transportation and Infrastructure Development staff, is proposing this amendment to clarify and standardize how residential driveway lengths are measured. Under the current language, the driveway length is measured from the back of curb, which can lead to inconsistent measurements and conflicts with right-of-way standards.

This amendment will shift the starting point of measurement to the ultimate right-of-way (ROW) line, rather than the back of curb, to better align with industry practices and ensure consistency in the review of residential development plans. Measuring from the ROW line also provides greater predictability for driveway lengths across various lot configurations.

8.3.4 Location

...

E) Residential Driveway Standards

...

2) Length

Driveways serving all residential properties shall have a minimum length of 20 feet, measured from the ultimate right-of-way or from the back of sidewalk if the sidewalk is located on private property. ~~back of the sidewalk or, where no sidewalk exists, from the back of the curb.~~ Driveways accessed from an alley shall be exempt from the minimum length requirement set forth in this ~~s~~Section.

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2. **Amendments to Sec. 5.1 Table of Intensity and Dimensional Standards** in order to revise the maximum built-upon area percentages for developments in the B1 Neighborhood Business District and the TF Tech/Flex District. The purpose of this amendment is to ensure that all permitted uses within each district are subject to consistent maximum built-upon area standards, eliminating discrepancies between uses in the same zoning category.

5.1.2 Business Districts

Use	Minimum Lot Width (Feet)	Minimum Setbacks (Feet)				Max. Height (Feet)	Max. Built-Upon Area (%)*	Max. Density (Units per Acre)	Additional Regulations
		Front	Side	Rear	Corner Side				
...									
B1									
Office, business or professional	—	20	20	20	20	48	70	—	—
Medical or Dental Office or Clinic	—	20	20	20	20	48	70	—	—

Use	Minimum Lot Width (Feet)	Minimum Setbacks (Feet)				Max. Height (Feet)	Max. Built-Up On Area (%) [*]	Max. Density (Units per Acre)	Additional Regulations
		Front	Side	Rear	Corner Side				
Government services	—	20	15	25	15	48	70	—	—
School	—	50	50	50	50	5 stories and 75	70	—	—
All other uses	—	25	15	20	15	36	65 70	—	—
...									
TF									
School	—	25	25	25	25	5 stories and 75	70	—	—
All other uses	—	20	20	20	20	48	65 70	—	—
...									
[*] See Sec 6.1, <i>Watershed Protection Overlay Districts</i> . ^{**} These setbacks are for the perimeter of entire project only. ^{***} The Central Business District (as defined in Sec. 12.2) is excluded from the Maximum Built-Up On Area requirements.									

PLANNING STAFF RECOMMENDATION:

Planning staff recommend approval of the proposed amendments.

PLANNING BOARD RECOMMENDATION:

The Planning Board reviewed these amendments at their July 14, 2025, meeting and unanimously recommended approval.