



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date: March 13, 2023
Department: Planning and Economic Development
Agenda Section: Regular
Public hearing: Yes
Date of public hearing: Jan. 19, 2023

PRESENTER/INFORMATION CONTACT

Planning and Economic Development Manager Shannan Campbell

ITEM TO BE CONSIDERED

Subject: Unified Development Ordinance text amendment – Section 6.7.10 Roof Pitch

Attachments:

1. Ordinance amending the UDO
2. Consistency Statement

Summary:

Modern architectural design incorporates flat roofs and roofs with pitches less than 5:12 with a fair amount of frequency now. Our current ordinance only images a very traditional parapet cover for flat roofs and very traditional rooflines. It would benefit the town to gain the architectural interest that may result in removing traditional roof line requirements. This is a staff generated text amendment.

Joint public comments on this item were limited and the Planning Board voted to recommend approval of the revised UDO language at its February meeting.

January Joint Public Hearing Minutes:

- A. Unified Development Ordinance text amendment — Section 6.7.10 roof pitch
Campbell introduced the item and showed a slide with examples of various roof pitch angles. She said flat roofs are becoming more popular and they allow more options for sustainability.

The proposed change to the text was presented.

Ferguson asked if any part of the ordinance prohibits roof gardens or green roofs. Campbell said no. Planning Board Member Alyse Polly said she liked the opportunity for flat roofs and said the examples look good. Giglia asked about solar. Campbell said it is allowed.

There were no public comments on this item; therefore, Johnston moved to the next item.

February Regular Planning Board Meeting:

Unified Development Ordinance text amendment – Section 6.7.10 Roof pitch

Campbell reviewed the text amendment for roof pitches. Johnston asked for comments. Polly said she likes the idea and is in favor.

Motion: Salvi moved to recommend approval of the text amendment to the town board. Giglia seconded.
Vote: 7-0.

Financial impacts:

None.

Staff recommendation and comments:

Staff recommends approval as written.

Action requested:

Approve, deny, or approve with changes the language modifying the unified development ordinance.