



Agenda Abstract

BOARD OF COMMISSIONERS

Meeting Date:	April 14, 2025
Department:	Planning and Economic Development Division
Agenda Section:	Consent
Public hearing:	Yes
Date of public hearing:	March 20, 2025

PRESENTER/INFORMATION CONTACT

Tom King, Senior Planner

ITEM TO BE CONSIDERED

Subject: Unified Development Ordinance text amendment to Sections 6.3.1 – 6.3.3 (staff initiated)

Attachments:

1. Draft text amendment (markup)
2. Draft text amendment (clean)
3. Planning Board statement
4. Consistency statement
5. Ordinance

Summary:

Unified Development Ordinance Paragraph 6.3.3, Table: Side and Rear Setbacks for Lots Abutting a Different Zoning District, recognizes that no building setback applies where certain non-residential zoning districts adjoin the same or similar non-residential district (e.g., General Commercial adjoining General Commercial, or High Intensity Commercial adjoining General Commercial, respectively).

This is not the case for the Economic Development District where required front, side and rear building setbacks are 25 feet; even where an Economic Development District zoned lot adjoins another Economic Development District zoned lot.

Staff's proposal is, for the purposes of Paragraph 6.3.3, to treat Economic Development District zoned properties in the same manner as other non-residential zoning districts in cases where the Economic Development District adjoins properties under the same zoning designation or a similar non-residential designation (as discussed above).

While working with these tables, staff took the opportunity to attempt some housecleaning. Other proposed changes:

Paragraph 6.3.1, Table: Dimensional Requirements-Residential

- a. Clarify minimum lot area requirements for MF, MFSU and MHP districts apply to development tract size, not individual lots or allowed number of dwelling units.
- b. Provide a row in the table expressing maximum density allowed for each district.
- c. Remove 200-foot minimum lot width requirement for the MF, MFSU and MHP districts.
- d. Clean up footnotes within the table and associated footnotes.

Paragraph 6.3.2, Table: Dimensional Requirements-Non-Residential

- a. Change the ESU district 50-foot front setback to 20 feet to align with other non-residential district front setbacks.
- b. Clean up footnotes within table and associated footnotes.

Comprehensive Sustainability Plan goals:

Town Government and Public Services Goal 2: Adopt local laws, regulations and policies that help to achieve sustainable and equitable outcomes.

- Strategy: Develop and adopt policies that help accomplish town goals.
 - Implementation Action: Regularly review and update town policies as new information is garnered and achievements are met.

Financial impacts:

None

Staff recommendation and comments:

Joint public hearing:

The Joint Public Hearing for this item was held on March 20, 2025. No members of the public offered comment on this item. Staff pulled up the Zoning Map during the hearing at the Planning Board Vice Chair's request. The boards wanted to confirm that the proposed changes would not adversely impact residential lots or the Economic Development District itself. The boards were satisfied that residential lots would not be adversely impacted and that the changes would be beneficial for the Economic Development zoning district.

Planning Board recommendation:

After the hearing closed, the Planning Board unanimously recommended approval of the text amendment (7-0).

Staff recommendation:

Staff recommends approval of the text amendment as written.

Action requested:

Approve the text amendment as written.