

February UDO Rewrite Kickoff Meeting Recap

Changes in approach - top priorities

Regulating form v. regulating land use

Should the new UDO focus more on regulating how new development impacts its physical surroundings, or should it focus on the types of land uses occurring on property?

Current policy guidance:

- In the downtown, the Town focuses on form, using a type of "form-based code" to regulate development. However, this code also incorporates specific land use standards that prohibit or condition certain uses.
- In other areas, zoning is more "conventional," focusing on development density, lot size and close control of what land uses can be conducted where.
- The Town also has a set of architectural design standards intended to exert some control over architecture, materials and site design.

Considerations: Zoning has to strike a balance, regulating only what it must to achieve the community's larger development objectives. Applying too much regulation may stymie development and overreach local authority.

Results: Participants generally favored more emphasis on regulation of form, allowing more flexibility on land uses. This was particularly evident when considering mixing retail, residential and office uses, allowing a variety of uses to occur within a convenient walking radius.

Emphasizing predictability

How should the new UDO make for a more predictable, consistent set of standards and guidelines, providing developers with a clear understanding of what's required and the public a reliable set of expectations as to what is delivered?

Current policy guidance:

- Current "conditional zoning" process assigns high levels of uncertainty, requiring all development in these areas to negotiate Board of Commissioners approvals.
- Basic entitlements underlying "conditional zoning" areas may not reflect actual land use objectives.

Considerations: While the community wishes to have some control of the character and intensity of development - and the way it connects to the rest of the town - the current process is too risky for developers to test. Board of Commissioners approval is a political process, with unpredictable outcomes.

Results: Participants generally favored clarity and consistency in zoning and development regulations, putting in place meaningful rules that are specific, consistent and enforceable, with some land use approvals within staff's or the Board of Adjustment's authority.

