

SIMPLIFY THE UDO

1

Restructure from 21 to 11 chapters; Use more-intuitive chapter names in alphabetical order; Place 'like' material together in the document; Update the page layout with more navigational aids for the reader; Use numbered statements instead of prose; Increase use of summary tables; Add more illustrations and flow charts; Replace 'legalese' with plain English; and Self-codify the UDO

ADDRESS HOUSING CHOICE

2

Remove SUP requirements for subdivisions meeting affordability targets; Add requirements for maintaining existing affordable units (NOAH); Exempt deed-restricted affordable housing and "micro" units from density counts; Allow "middle" housing by-right in all districts; Establish maximum dwelling unit sizes or minimum densities for detached dwelling developments; Simplify ADU requirements generally; Add more small-lot options (like courts and pocket neighborhoods); and Allow single-room occupancy developments

ADAPT TO CLIMATE CHANGE

3

Replace cluster and 'AIS' subdivisions with conservation subdivisions; Limit plants to native species and add species diversity standards; Limit new stormwater infrastructure to "green" options; Ease review process for renewable energy structures; Prioritize passive/undisturbed open space over impervious recreation features; Prohibit new development (including fill) in the Special Flood Hazard Area; Require parking provided beyond minimums to be impervious; Disincentivize mass grading and mandate contour grading; prioritize greenways and multi-use trails over sidewalks; and Add voluntary sustainable development options and incentives

SAFEGUARD EQUITY

4

Where possible, reduce application review times & uncertainty to ease development; Explore differential AMI ranges for rental (80%) versus ownership (60%); Add relevant definitions (diversity, equity, etc.) to the UDO; Soften standards on short-term rentals and integrated ADUs; Delegate a staff member as an ombudsman with respect to development rules; Ensure required notice is multi-lingual; Broaden range of districts where manufactured/mobile homes/moveable tiny homes are permitted; Soften limitations on home occupations, micro-retail, and "social service" uses; and Explore increased use of community benefit agreements for larger developments



5

INTEGRATE POLICY GUIDANCE

Explore abolition of minimum off-street parking standards; Review and update fee-in-lieu provisions for pedestrian infrastructure; Reduce open space set-aside amounts when available to the public; Explore greater use of development agreements for expansion of rental housing; Consider converting non-residential districts to mixed-use districts; Rely on public participation for identifying preferred forms of development and for consideration of applications that seek to deviate from codified standards

6

INCREASE PREDICTABILITY

Add clarity on measurement rules; Increase definitions (to around 100 pages); Identify review criteria for all procedures and decisions; Reduce reliance on SUP in favor of codified standards and limit to one review authority; Use pre-application conferences for efficiency; Streamline/delegate advisory body reviews and abolish the Appearance Commission; Add administrative adjustment and determination procedures; Remove the ability to convert by-right applications to discretionary reviews; Ensure all districts list dimensional standards and reduce caveats; and Simplify the open space provisions

7

ENSURE LEGAL SUFFICIENCY

Address new downzoning limitations; Remove criminal penalties; Remove content-based sign regulations; Clarify that unlisted uses are not prohibited and vested rights may not be withheld; Remove references to obsolete terms (special exceptions, conditional use permits, etc.); Remove advisory board review of quasi-judicial applications; Abolish the construction management plan process; Application review process or review criteria may not be revised after application submittal; Clarify authority for schools adequate public facility standards; and remove the COA procedure since the Town has no local historic districts

8

INCORPORATE INCENTIVES

Exclude affordable housing units from density counts; Allow by-right reviews for developments meeting affordable housing or “middle” housing targets; Allow accelerated landscaping credit for retained trees; Exclude structured parking from building height calculation; Include a conservation subdivision option with smaller lots/setbacks for more open space; Add density bonuses for voluntary compliance with single-family design guidelines; Allow mixed-use development by right in non-residential districts; and Add incentives for sustainable development features

