



Come Build with us – Simplify! Jan 12, 2015

Potential Single- and Two- Family Project Regulatory Improvements

Introduction: These are draft ideas for text amendments to the Land Use Management Ordinance (LUMO). The Town Council has directed staff to work with the Home Builder’s Association to identify improvements and clarifications for rules concerning single and two family projects. Please let us know what you think. What makes sense? What should change? What is missing?

Topic / Section	Intent	Ideas
Clarifications <i>Various sections</i>	<ul style="list-style-type: none"> • Maintain existing regulations • Remove conflicting language • Simplify language for readability 	<ul style="list-style-type: none"> • Clarify the zones in which duplexes are permitted. <i>Table 3.7-1</i> • Add reference date for minor subdivision rule. <i>Sec. 4.6.1(b)(1)</i> • Clarify front-yard parking all-weather surface requirement. <i>Sec.5.9.5(c)</i> • Clarify definitions “Development,” “structure” & “lot line, interior” <i>Appendix A</i>
Setback Exceptions <i>Sec. 3.8.3(a)</i>	<ul style="list-style-type: none"> • Expand exceptions to allow for compliance with building code and FCC regulations 	<ul style="list-style-type: none"> • Add railings of exempt decks and pool decks, as required by building code, Decks less than 3 feet in height are currently exempted. • Add Individual TV satellite dishes / Antennas as required by Federal Communications Commission regulations.
Height Exceptions <i>Sec 3.8.3(b)</i>	<ul style="list-style-type: none"> • Expand exceptions to allow for similar features 	<ul style="list-style-type: none"> • Add parapets and dormers to exception list. Chimneys, cupolas, decorative towers, steeples, and solar collectors are currently exempted.
Height Measurement <i>Sec. 3.8 - Table 3.8-1 and footnote F and G</i>	<ul style="list-style-type: none"> • Simplify language for readability • Simplify height measurement • Maintain existing height limits 	<ul style="list-style-type: none"> • Base height on mean finished grade along the street façade of the structure. • Rename and clarify primary and secondary height limits. • Clarify that entire structure is subject to height limits or building envelope.
Dimensional Standards <i>Table 3.8-1 footnotes</i>	<ul style="list-style-type: none"> • Maintain existing regulations • Re-organize section • Simplify language for readability 	<ul style="list-style-type: none"> • Re-organize rules and exceptions for table. • Match the format of this table to other updated tables in LUMO.
Zoning Compliance Permit Applicability <i>Sec 4.9.1</i>	<ul style="list-style-type: none"> • Clarify review thresholds • Establish thresholds proportional to the scope of project 	<ul style="list-style-type: none"> • Confirm that ordinary maintenance does not trigger need for zoning review. • Establish expedited procedure for reviewing minor single/two family projects. • Establish maximum threshold for what qualifies as a minor project.
Steep Slopes <i>Sec 5.3.2</i>	<ul style="list-style-type: none"> • Maintain existing regulations • Change timing of requirement 	<ul style="list-style-type: none"> • Require steep slopes to be identified on subdivision plat <i>and</i> site plan.
Public Water / Sewer Connections <i>Sec 5.12.1(a)(1)</i>	<ul style="list-style-type: none"> • Establish threshold for connection requirement • Reduce number of variances 	<ul style="list-style-type: none"> • Require connections to public water and sewer for existing individual lots when it does not require extension of public water or sewer main.