

imagine

MILLS RIVER

UNIFIED DEVELOPMENT ORDINANCE

Initial Draft

December 2025

CHAPTER 1 – ADMINISTRATION

CHAPTER 3 – DISTRICTS

CHAPTER 4 – USES

CHAPTER 5 – NONCONFORMITIES

CHAPTER 7 - VIOLATIONS

UNIFIED DEVELOPMENT ORDINANCE – Module 1

Town Council Meeting 4

12-11-25



OVERVIEW

- **Module 1 Chapter Review**
- **Project Goals and Concerns**
- **Process from here**
- **Questions of Comments**

UDO CHAPTERS

 Chapters in Module 1

1. **Administration**
2. Procedures
3. **Districts**
4. **Land Uses**
5. **Nonconformities**
6. Standards
7. **Violations**
8. Word Usage
9. Appendix

CHAPTER 1

ADMINISTRATION

§ 1.1 APPLICABILITY

§ 1.2 AUTHORITY

§ 1.3 CONFLICT

§ 1.4 CONSISTENCY WITH ADOPTED POLICY GUIDANCE

§ 1.5 DOCUMENT TITLE

§ 1.6 EFFECTIVE DATE

§ 1.7 INCENTIVES AND ALTERNATIVES

§ 1.8 PURPOSE AND INTENT OF ORDINANCE

§ 1.10 TRANSITIONAL PROVISIONS

§ 1.11 VESTED RIGHTS

KEY THINGS TO KNOW:

- **Addresses conflicts**
- **Identifies flexibility mechanisms**
- **Purpose & intent**
- **How we handle development in process**

CHAPTER 3

DISTRICTS

§ 3.1 CHAPTER INTRODUCTION

§ 3.2 DISTRICTS: CONVENTIONAL

§ 3.3 DISTRICTS: CONDITIONAL

§ 3.4 DISTRICTS: OVERLAY

§ 3.5 GENERAL LOT STANDARDS

§ 3.6 ZONING MAP

KEY THINGS TO KNOW:

- **4 new districts (CON, AGR, MXR, TNC)**
- **Replacing 2 districts (MR-MU & MR-NC)**
- **Conditional Zoning Districts**
- **More clarity about requirements**
- **Addressing slope**

CHAPTER 4

LAND USES

§ 4.2 CHAPTER ORGANIZATION

§ 4.2 PRINCIPAL USES

§ 4.3 STANDARDS FOR SPECIFIC
PRINCIPAL USES

§ 4.4 PROHIBITED USES

§ 4.5 SECONDARY USES

§ 4.6 TEMPORARY USES

§ 4.7 UNLISTED USES

KEY THINGS TO KNOW:

- **New use table – easier to use**
- **Wider array of uses, including residential**
- **More clarity about standards for principal uses**
- **Recognizes standards for secondary & temporary uses**

CHAPTER 5

NONCONFORMITIES

§ 5.1 CHAPTER INTRODUCTION

§ 5.2 NONCONFORMITIES,
GENERALLY

§ 5.3 NONCONFORMING LOTS OF
RECORD

§ 5.4 NONCONFORMING SIGNS

§ 5.5 NONCONFORMING
STRUCTURES

§ 5.6 NONCONFORMING USES

KEY THINGS TO KNOW:

- **Strategy for dealing with 'downzoning' law**
- **Existing uses and development remain unaffected by UDO**
- **Current nonconformities granted amnesty**

CHAPTER 6

ENFORCEMENT

§ 7.1 CHAPTER INTRODUCTION

§ 7.2 COMPLIANCE REQUIRED

§ 7.3 DESCRIPTION OF VIOLATIONS

§ 7.4 ENTITY RESPONSIBLE FOR VIOLATION

§ 7.5 GENERAL ENFORCEMENT PROCEDURES

§ 7.6 REMEDIES

§ 7.7 STATUE OF LIMITATIONS

§ 7.8 VIOLATION OF SHAO DISTRICT CONTROLS

§ 7.9 VIOLATION OF WSP0 DISTRICT CONTROLS

KEY THINGS TO KNOW:

- **Seeks compliance, not punishment**
- **More clarity**
- **Most of this set by State law**

POLICY GUIDANCE

1.2.1	Define areas where development will be targeted, create development regulations to define the nature of the development, and ensure infrastructure is available to support the demands created by development in target areas.
1.6.1	Maintain zoning districts and associated use requirements that supply an adequate amount and diversity of housing types to accommodate anticipated housing demand.
2.2.1	Allow for a variety of housing types including single family dwellings, apartments, multiple unit buildings, townhomes, condominiums, accessory housing and manufactured homes
3.1.1	Seek opportunities to preserve forested land, lowlands and wetlands and critical habitat through land purchase arrangements, conservation easements or other measures
6.4.3	Identify land suitable for commercial development and maintain an adequate supply of developable land to support new investment.

PROJECT GOALS

1. **Protect Community Character**
2. **Implement Town Policy**
3. **Create a User-Friendly Code**
4. **Protect the Environment**
5. **Increase Housing Options**
6. **Promote Development Quality**
7. **Modernize Uses**



OUR THOUGHTS

- 1. This is the first draft and the start of discussion**
- 2. It's the Town's UDO; we don't need what we don't need**
- 3. The goal is to balance character protection with property rights protection**
- 4. The document blends the predictable with the flexible**
- 5. There is always an appeal path to every decision – always recourse**

NEXT STEPS

- A** October 29, 2025. Trip Summary Notes
- B1** November 21, 2025. DRAFT UDO TO STAFF FOR REVIEW - Module 1 (Ch 1, 3, 4, 5, 7)
- C1** November 21, 2025. 2nd DRAFT Zoning Map to Staff
- C2** December 26, 2025. 2nd DRAFT Zoning Map Final
- D1** December 10-11, 2025. Initial Review of DRAFT - Module 1 Meetings
- D2** December 11, 2025. Present Module 1 and Zoning Map DRAFTS to Town Council
- E** December 26, 2025. Trip Summary Notes
- F1** December 26, 2025. DRAFT UDO TO STAFF FOR REVIEW - Module 2 (Ch 2, 6, 8, 9)
- G1** January 14-15, 2026. Initial Review of DRAFT - Module 2 Meetings
- G2** January 15, 2026. Present Module 2 DRAFT to Town Council
- H** January 23, 2026. Trip Summary Notes
- I1** February 6, 2026. CONSOLIDATED UDO DRAFT
- I2** February 23, 2026 Comments Received, Revisions, Public Copy
- J1** February 6, 2026. 3rd DRAFT Zoning Map
- J2** February 23, 2026. Final Map DRAFT, Public Copy
- K1** March 10-12, 2026. Final DRAFT Meetings (Steering Committee, Public Forum)
- K2** March 12, 2026. Present Consolidated UDO and Zoning Map DRAFTS to Town Council
- L** March 20, 2026. Trip Summary Notes
- M1** March 27, 2026. Adoption DRAFT to Staff
- M2** April 17, 2026. Adoption DRAFT to public
- N1** March 27, 2026. 4th and Adoption DRAFT Zoning Map
- N2** April 17, 2026. Adoption DRAFT to public
- O1** May 5, 2026 -OR- **O2** Special Meeting. Planning Board Recommendation Meeting
- P1** June 11th, 2026. Public Hearing and Adoption of UDO - OR - **P2** June 25, 2026. Public Hearing and Adoption of UDO (if needed)
- Q** Approved Document and Zoning Map Delivery
- R** Virtual meetings with Steering Committee to review draft UDO language (+/- Dec 30, Jan 7, Jan 21, Feb 4, Feb 18, Mar 4, Mar 18)