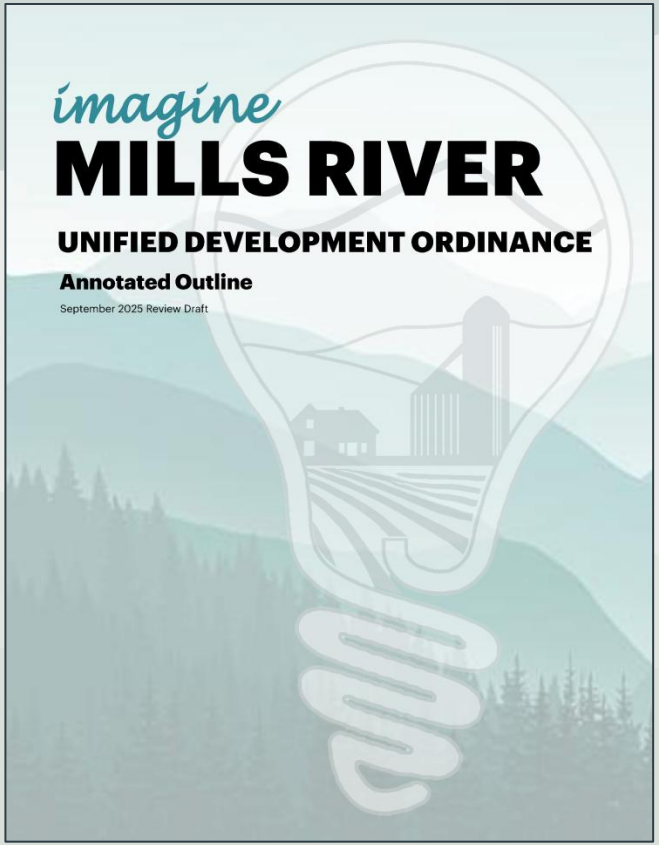
imagine Mills River

unified development ordinance

Annotated Outline
Steering Committee Meeting 4 9-24-25

OVERVIEW

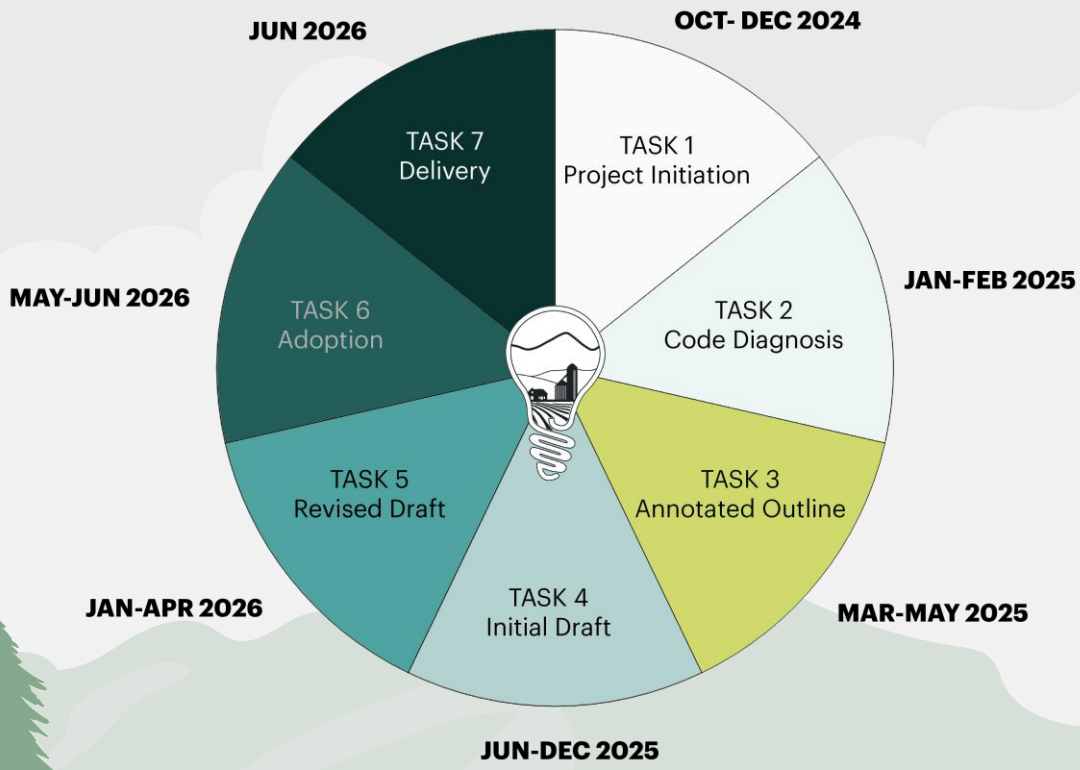
- Project Background
- Annotated Outline
- Discussion
- Next Steps



PROJECT GOALS

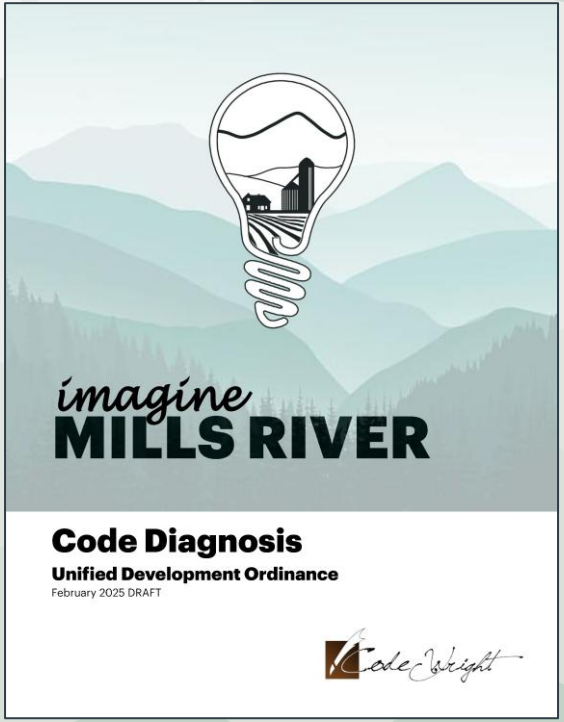
1. Protect Community Character
2. Implement Town Policy
3. Create a User-Friendly Code
4. Protect the Environment
5. Increase Housing Options
6. Promote Development Quality
7. Modernize Uses

WORK PROGRAM



- About 4 months behind due to SB382
- We will make up time in Tasks 4 & 5
- The document needs to be adopted by July 2026

CODE DIAGNOSIS



1. The ‘Road Map’ for the new UDO
2. Explores the gap between the policy guidance and the current development regulations
3. Provides a framework for discussion about how the development rules should be updated
4. Makes recommendations

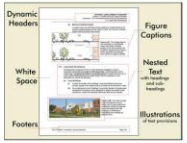
07 Code Diagnosis

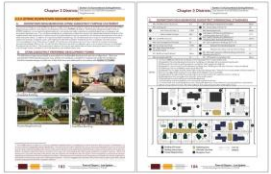
The Code Diagnosis outlines the issues to address in the new UDO. It summarizes the input we have collected and makes recommendations organized into SEVEN KEY THEMES. Each of the 7 themes are listed below:

1

Create a UDO Document that is Easy to Use and Understand

- Consolidate provisions into a UDO
- Use an intuitive structure for chapters
- include navigational aids and a new dynamic page layout
- Remove lengthy paragraphs; standardized procedural language;
- Clear & measurable decision-making criteria.
- Add diagrams to zoning districts, rules of measurement, and development standards; add new illustrated design standards with precedent imagery;
- incorporate summary tables wherever possible; add procedural flow charts.





2

Design Zoning Districts to Reflect Rural Character

- Arrange zoning districts to align with future land use mapping
- Target growth in areas where utilities are available;
- Consideration of overlays to address character areas and environmental resources
- Ensure balance of residential and non-residentially zoned land
- Enforce buffers, building setbacks, and viewsheds
- Consider cluster and conservation subdivisions
- Creation of farmland preservation standards.

3

Implementing the Town's Adopted Land Use Policies

- Manage growth through density and design standards;
- Creation of use standards
- Creation of a unified development ordinance;
- Protection of natural resources
- Diversity in housing
- Update and clarify administrative roles and those of Town Boards
- implementation of design standards
- Require infrastructure improvements and target growth where utilities are available.

4

Modernize and Expand Land Uses

- Remove uses from district narratives
- Utilize a new use table
- incorporate a wider-range of new, modern-use types with associated use-specific standards;
- Reduce reliance on special use permits;
- Add list of prohibited uses;
- Create procedure for determining unlisted uses.

5

Protect Environmental and Natural Features of the Town

- Establish resource conservation areas and/or standards
- Encourage native and habitat-forming landscape options
- Offer incentives for tree protection; create perimeter buffer requirements
- Update water supply watershed requirements
- Slope protection standards
- Implement sustainable development incentives
- Consideration of overlays to address environmental resource areas.

Example of conventional subdivision

Example of cluster development

6

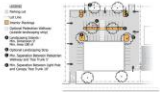
Provide a Greater Range of Housing Choices

- Allow a wider range of by-right housing
- Allow additional small house / small lot options
- Encourage accessory dwelling units
- Permit more multi-family and townhouse development subject to new standards
- Revisit standards for tiny homes and add live/work units.

7

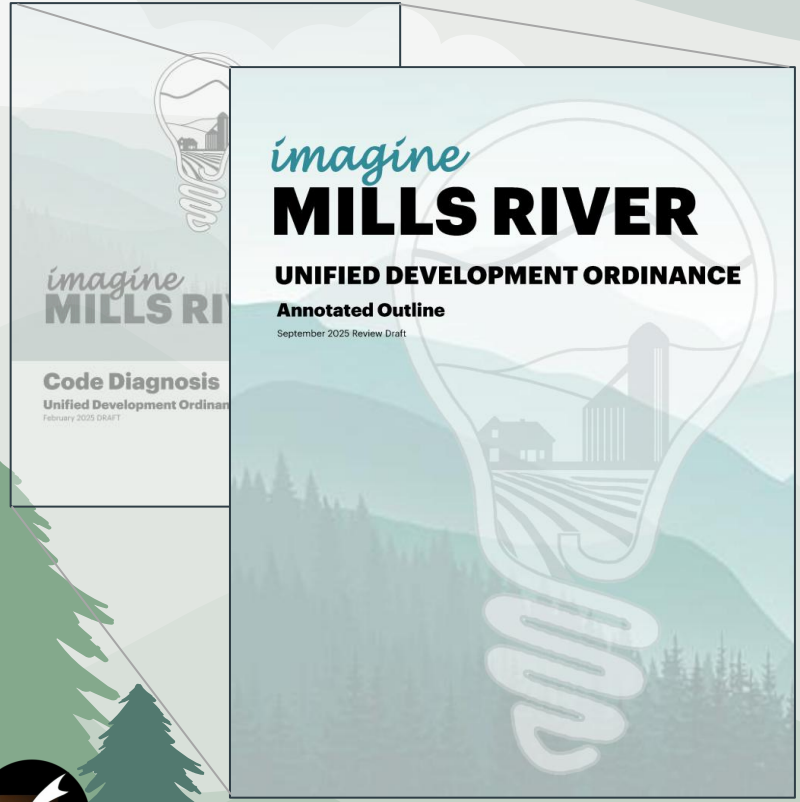
Promote Quality Development

- Provide new and clear design standards
- Add optional single-family residential design guidelines and a suite of new non-residential design standards
- Modernize and enhance numerous development standards (parking, lighting, open space, etc.)
- Limit off-premise signage
- Add new use-specific standards for most uses.



imagineMills River

ANNOTATED OUTLINE



1. Refinement of concepts discussed in Code Assessment (Task 2)
2. UDO document format
3. Article & Section organization
4. Procedures, Districts, Uses
5. Exploration of proposed Development Standards

DOCUMENT BASICS

TABLE OF CONTENTS

CHAPTER 1. Administration 5

CHAPTER 2. Applications 15

CHAPTER 3. Districts 35

CHAPTER 4. Land Uses 45

CHAPTER 5. Nonconformities 78

CHAPTER 6. Standards 86

CHAPTER 7. Violations 119

CHAPTER 8. Word Usage 124

CHAPTER 9. Appendices 130

STYLE SET

CHAPTER 10. HEADING 1

Body Text 1

§ 10.1 HEADING 2

Body Text 2

10.1.1. HEADING 3

Body Text 3

A. HEADING 4

Body Text 4

01. HEADING 5

Body Text 5

a. HEADING 6

Body Text 6

i. Heading 7

Body Text 7

Body Text 1
Body Text 2
Body Text 3
Body Text 4
Body Text 5
Body Text 6
Body Text 7
10.1.2. List 3
A. List 4
01. List 5
a. List 6
i. List 7

Table of Contents Link

GENERIC HEADING

GENERIC SUBHEADING

DOCUMENT CONVENTIONS

The following two pages provide a summary of the text, language, and punctuation conventions to be used in the new Mills River UDO.

UDO CONVENTION TABLE

TOPIC	CONVENTION
DOCUMENT NUMBERING	- Use chapter-based numbering (e.g., 1, 2, 3, etc.)
	- Main sections use two-digit numbers (1.1); Main sub-sections use three-digit with decimal numbers (1.1.1)
	- Every sub-section, illustration, & table has its own unique number
	- Use a period after section number, but not at the end of heading
	- Use sequential page numbering – do not use chapter-based prefixes for page numbering
TEXT NUMBERING	- Spell out numbers one through ten (one, two, three, etc.)
	- Use the numeric version of numbers starting at 11 (and higher)
CAPITALIZATION	- This Ordinance, not 'this ordinance'
	- Town, not 'town'
	- Town Council, Planning Director
	- Official Zoning Map
	- Single-Family, not 'Single-family'
	- (see Section 123) not (See Section 123)
	- Special Use Permit, not 'special use permit'
	- applicant, not 'Applicant'
HYPHENATION	- Single-Family
	- Multi-Family
	- Mixed-Use
ABBREVIATIONS	- Okay to use abbreviations and acronyms like UDO, OFI, etc.
	- Use %, not 'percent'
	- Use NCGS, not 'GS' or 'North Carolina General Statutes'
	- Use §, not 'Section'
	- Use Feet, not "ft" or " ' "
	- Use Inches, not 'In' or ' " '
	- Use Square Feet or "sq. ft."
	- Use Min., not 'Minimum'; Max., not 'Maximum'
	- i.e., or e.g., or etc.
	- Use and, not "&"
COMMAS	- Use Oxford style: one, two, and three
SENTENCE SPACING	- One space between sentences, not two spaces

UDO AMENDMENTS

Below is a sample table showing a possible method for the Town to record amendments to the Unified Development Ordinance ('UDO') text following adoption. The table lists amending ordinance numbers and adoption dates. It also provides a short description of each amendment. This table, if included, is updated as part of any proposed Ordinance text amendment. In addition to this table, amended sections of the Ordinance text are appended with an editor's note indicating the date the section was amended and the applicable ordinance number. The Town should also make historical text amendment ordinances available for public review so readers can easily see how the Unified Development Ordinance language has evolved over time. One other important aspect is the "last updated" date at the bottom of each page (to be included in the UDO version, not this Annotated Outline). This is the control method the Town and applicants can use to ensure they are using the latest version of the UDO.

UNIFIED DEVELOPMENT ORDINANCE AMENDMENT RECORD		
AMENDING ORDINANCE NUMBER	ADOPTION DATE	DESCRIPTION
2028-00	12-20-28	A short description listing the main sections modified and an abbreviated summary of the changes Section 1.1: added language Section 3.5: section deleted Section 4.2: Some other change, etc.
2029-100	08-01-29	Another description and summary from a subsequent round of text amendments

ABOUT THIS ANNOTATED OUTLINE

This document is an Annotated Outline of the Mills River draft Unified Development Ordinance (or "UDO"), which is being developed as part of the Town's Imagine Mills River Process (www.imaginemillsriver.com).

A Unified Development Ordinance is the legal document the Town uses to protect public's health, safety, and welfare with respect to the use of land and the establishment of development in Town. A UDO establishes what kinds of land uses may be permitted in which locations, the process the Town will use to consider applications for the establishment of new land uses, and how land uses/sites should be operated to protect public safety and support the Town's adopted goals for its future.

This Annotated Outline is an abbreviated or summary version of the proposed Unified Development Ordinance. It identifies the "look and feel" of the forthcoming UDO document. It illustrates the proposed numbering scheme, text attributes, and page layout. It also identifies the chapter names and their sequence. It lists the main sections and sub-sections within each chapter and the appendix. In addition, it provides a brief summary of the contents of each main section and sub-section in the document.

The contents of this Annotated Outline will be modified and expanded during the Imagine Mills River process to become the Town's new Unified Development Ordinance. The new UDO, if adopted by the Town Council, will replace the Town's current development regulations found in various chapters of the Town Code of Ordinances – https://codelibrary.amlegal.com/codes/millsriver/latest/millsriver_nc/0-0-0-1. The new UDO may consolidate other chapters or sections of the Code of Ordinances as well.

This Annotated Outline proposes nine chapters that are listed in alphabetic order. Each chapter is designed to consolidate similar kinds of standards, like review procedures, zoning district requirements, use standards, and so forth. The first page of each chapter includes a table of contents of sections and sub-sections within each chapter (which is also organized in alphabetic sequence to the degree possible).

The top of almost every page of this Annotated Outline identifies the chapter name and number, the main section name and number, and the sub-section found on that particular page. This allows readers to quickly thumb through the document using only the page tops as navigation aids. Page numbers are included on the bottom of each page. Each page footer also bears the date that the document was last updated.

The material included in this Annotated Outline is based upon the Code Diagnosis, which was the end product of Task 2 of the Imagine Mills River project. The Code Diagnosis may be reviewed on the project website at www.imaginemillsriver.com.

The goals or guiding principles for Imagine Mills River and the new UDO are as follows:

1. **Create a UDO Document that is easy to use and understand**
2. **Design zoning districts to reflect rural character**
3. **Implement the Town's adopted land use policy guidance**
4. **Modernize and expand land uses**
5. **Protect environmental and natural features**
6. **Provide more housing choices**
7. **Promote higher quality development**

Questions about this Annotated Outline, the new Unified Development Ordinance, or any part of the Imagine Mills River project may be entered on the project website, or applicants may contact the Town's Planning Department at 828-890-2901.

CHAPTER 1 ADMINISTRATION

Prefatory information

Legal ‘boilerplate’

Review authorities

Transitional standards

Vested rights

§ 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 PURPOSE AND INTENT OF ORDINANCE

§ 1.8 SEVERABILITY

§ 1.9 TRANSITIONAL PROVISIONS

§ 1.10 VESTED RIGHTS

CHAPTER 2 APPLICATIONS

§ 2.1 CHAPTER INTRODUCTION

§ 2.2 APPLICATION SUMMARY TABLE

§ 2.3 REVIEW AUTHORITIES

§ 2.4 REVIEW PROCESS

§ 2.5 SPECIFIC APPLICATION PROCEDURES

2.4.17. APPLICATION AMENDMENT

This section clarifies that any application may only be amended in accordance with the procedure used for its establishment.

2.4.18. EXPIRATION OF APPROVAL

This section sets down the general rules for expiration of a development approval, including expiration within two years for failure of an applicant to achieve substantial commencement of work identified in the permit or maintain substantial progress towards completion of the work allowed under the permit. The section also clarifies that the maximum time period between approval and expiration is halted during appeals of the approval or litigation associated with the approval.

§ 2.5 SPECIFIC APPLICATION PROCEDURES

This section of the UDO includes each of the 30+ different specific application types included in the Ordinance. Each application has a standardized structure with specified review criteria and a procedural flow chart. The Administrative Adjustment procedure below provides an example of how the review procedures will be organized. While there is discussion of each procedure included here, completion of the other application subsections will take place during the code drafting effort.

2.5.1. ADMINISTRATIVE ADJUSTMENT

A. PURPOSE AND INTENT

The purpose for this section is to establish a clear procedure and measurable review criteria for the administrative consideration of requests for minor deviations to certain numeric standards in this Ordinance (like zoning district dimensional standards, but not density). The intent of the procedure is to provide relief from practical difficulties in complying with the standards of this Ordinance. Administrative Adjustments shall only be granted when the proposed development complies with all applicable requirements, including advancement of the purposes of this Ordinance as described in Section <>, Purpose and Intent of Ordinance.

B. APPLICABILITY

01. Except where otherwise prohibited, an Administrative Adjustment may be requested for a modification or deviation to any of the following:

a. A zoning district dimensional standard in Chapter 3, Districts.

b. A numeric use-specific standard in Chapter 5, Land Uses.

c. A numeric requirement in Chapter 7, Standards.

02. In no instance shall an Administrative Adjustment application seek to reduce any of the following:

a. The maximum allowable residential density on a lot;

b. The minimum required separation distance between two use types;

c. The requirements specified in a transportation impact analysis;

d. Reductions to the standards pertaining to flood damage prevention; or

e. Reductions to required infrastructure standards, including streets, potable water, or wastewater system requirements.

03. Applications seeking a Variance shall not also be subject to a simultaneous Administrative Adjustment application.

FIGURE <>: ADMINISTRATIVE ADJUSTMENT PROCEDURE

Step	Action
1	Pre-Application Conference (optional)
2	File Application (may be filed alone or with another application)
3	Completeness Determination
4	Staff Review
5	Decision by Planning Director (if submitted with another application, decision on Administrative Adjustment is rendered first)
6	Written Notice of Decision
7	Review of Associated Applications (if applicable)

C. AMOUNT OF ADJUSTMENT

An administrative adjustment may allow a deviation from a numeric standard in this Ordinance in accordance with the amount specified in Table <>, Maximum Adjustment Amount.

§ 2.1 CHAPTER INTRODUCTION

This section outlines how the Applications chapter is organized into a summary table, a complete listing of the review authorities, a set of basic or standardized review procedures the Town will follow when processing applications, and the specific application procedures themselves. It also explains the uniform structure of each application section and provides a key to the symbols and colors in each application's procedural flow chart.

§ 2.2 APPLICATION SUMMARY TABLE

The application summary table identifies the type of development applications, review authorities for each application type, a cross-reference to the relevant UDO section, and whether a pre-application conference is required or optional. This table clarifies who hears appeals of certain decisions and indicates which decisions require a public hearing specifying the type of hearing, legislative or evidentiary.

TABLE <>: APPLICATION SUMMARY TABLE

Type of Action: C=Comment; R=Recommendation; D=Decision; ·=Not Applicable
Pre-Application Conference: M=Mandatory; O=Optional; ·=Not Applicable
Type of Hearing: L=Legislative; E=Evidentiary; ·=Not Applicable
Appeal Authority: BOA=Board of Adjustment; SC=Superior Court; NC=NC Dept of Insurance or Residential Code Council
[#] = Table Note (see end of table)

APPLICATION TYPE[4]	PRE-APPLICATION CONFERENCE	REQUIRED PUBLIC HEARING TYPE	REVIEW AUTHORITY					APPEAL AUTHORITY	UDO REFERENCE
			TECHNICAL REVIEW COMMITTEE	PLANNING DIRECTOR	PLANNING BOARD	TOWN COUNCIL	BOARD OF ADJUSTMENT		
Administrative Adjustment	·	·	·	D	·	·	·	BOA	<>
Annexation	O	L	·	C	·	D	·	SC	<>
Appeal	·	E	·	·	·	·	D	SC	<>
Building Permit	Decided by Henderson County Building Department								
Certificate of Occupancy [1]	Decided by Henderson County Building Department								
Conditional Rezoning [2]	M	L	C	C	R	D	·	SC	<>
Conservation Subdivision [3]	M	·	C	D	·	·	·	BOA	<>
Construction Drawings	O	·	D	·	·	·	·	BOA	<>
Conventional Rezoning	O	L	·	C	R	D	·	SC	<>
Determination	·	·	C	D	·	·	·	BOA	<>
Development Agreement	M	L	C	R	·	D	·	SC	<>
Driveway Permit [4]	·	·	·	D	·	·	·	BOA	<>
Exempt Subdivision	·	·	·	D	·	·	·	BOA	<>

[4] Verify with staff the necessity of each of these permits / applications, understanding the Town will need time from adoption to effective date in order to prepare applications and procedures for each.

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			TECHNICAL REVIEW COMMITTEE	PLANNING DIRECTOR	PLANNING BOARD	TOWN COUNCIL	BOARD OF ADJUSTMENT		
Fee-in-Lieu	O	·	C	D	·	·	·	BOA	<>
Fence or Wall Permit [5]	O	·	·	D	·	·	·	BOA	<>
Final Plat	·	·	C	D	·	·	·	BOA	<>
Floodplain Hazard Permit	O	·	·	D	·	·	·	BOA	<>
Limited Subdivision	·	·	·	D	·	·	·	BOA	<>
Minor Subdivision	M	·	·	D	·	·	·	BOA	<>
Performance Guarantee	O	·	·	D	·	·	·	BOA	<>
Preliminary Plat	M	·	R	D	·	·	·	BOA	<>
Sign Permit	·	·	·	D	·	·	·	BOA	<>
Site Plan	O	·	C	D	·	·	·	BOA	<>
Special Use Permit [2]	M	E	C	·	·	·	D	BOA	<>
Temporary Use Permit	·	·	·	D	·	·	·	BOA	<>
Text Amendment	M	L	·	C	R	D	·	SC	<>
Traffic Impact Analysis [6]	M	·	·	D	·	·	·	BOA	<>
Tree Clearing Certificate	O	·	·	D	·	·	·	BOA	<>
Variance	O	E	·	·	·	·	D	SC	<>
Vested Rights Certificate	O	E	·	·	·	D	·	SC	<>
Zoning Compliance Permit	·	·	·	D	·	·	·	BOA	<>

NOTES:
[1] This includes temporary Certificates of Occupancy.
[2] Required Concept Plans must first be reviewed by TRC prior to consideration by another review authority.
[3] Approval of a Conservation Subdivision entitles the applicant to submit a Preliminary Plat.
[4] The Planning Doirector shall review and comment on driveway permits associated with NCDOT streets.
[5] Retaining walls shall also be reviewed by the TRC.
[6] The Planning Director either accepts or does not accept a TIA.

CHAPTER 3 DISTRICTS

§ 3.1 CHAPTER INTRODUCTION

§ 3.2 CONVENTIONAL ZONING DISTRICTS

§ 3.3 CONDITIONAL ZONING DISTRICTS

§ 3.4 GENERAL DIMENSIONAL STANDARDS

§ 3.5 INCENTIVES & ALTERNATIVES

§ 3.6 OVERLAY ZONING DISTRICTS

§ 3.7 ZONING MAP

TABLE <>: ZONING DISTRICTS ESTABLISHED

FORMER ZONING DISTRICTS		ZONING DISTRICTS IN THIS ORDINANCE	
CONSERVATION			
(New)		CON	Conservation
CONVENTIONAL RESIDENTIAL			
(New)		AGR	Agricultural Residential
MR-RR	Rural Residential [1]	RUR	Rural Residential
MR-30	Low Density District	LDR	Low Density Residential
(New)		MXR	Mixed Residential
CONVENTIONAL NON-RESIDENTIAL			
MR-NC	Neighborhood Commercial [2]	(Delete)	
MR-GB	General Business	GLC	General Commercial
MR-MU	Mixed-Use [3]	(Delete)	
(New)		TNC	Town Center
MR-LI	Light Industrial	IND	Industrial
CONDITIONAL [4]			
MR-R-CD	Residential Conditional [5]	RCZ	Residential Conditional
MR-M-CD	Mixed-Use Conditional [5]	MCZ	Mixed-Use Conditional
MR-C-CD	Commercial Conditional [5]	CCZ	Commercial Conditional
MR-I-CD	Industrial Conditional [5]	ICZ	Industrial Conditional
OVERLAY			
	Corridor Overlay District	(Delete) [6]	
	Water Supply Watershed Protection District	WSWO	Water Supply Watershed Overlay
(New)		FDPO	Floodplain Overlay [7]

NOTES:
[1] The Rural Residential District has been adopted and codified, but no land has this zoning designation.
[2] Some existing MR-NC will be translated into MXR.
[3]The current MR-MU Mixed-Use district is being abolished and is proposed for replacement with the VEC village Core district located in the core area of Mills River only.
[4] A conditional district may be either Type 1, Limited or Type 2, Unrestricted (Concept Plan), as requested by the applicant.
[5] No land has any conditional zoning district designation.
[6] The Corridor Overlay district standards are being integrated into a series of design and development standards applied to all forms of non-residential development.
[7] This is not a FEMA flood damage prevention ordinance, but rather a Town ordinance that addresses flooding.

Town-owned properties

May add deed-restricted conservation lands too

RESIDENTIAL:

AGR = More than 3 AC

RUR = 1.5 to 3 AC

LDR = up to 1.5 AC

MXR = Variable size

COMMERCIAL:

TND & IND = based on location/FLUM

None of these exist yet

CONSERVATION			
(New)		CON	Conservation
CONVENTIONAL RESIDENTIAL			
(New)		AGR	Agricultural Residential
MR-RR	Rural Residential [1]	RUR	Rural Residential
MR-30	Low Density District	LDR	Low Density Residential
(New)		MXR	Mixed Residential
CONVENTIONAL NON-RESIDENTIAL			
MR-NC	Neighborhood Commercial [2]	(Delete)	
MR-GB	General Business	GLC	General Commercial
MR-MU	Mixed-Use [3]	(Delete)	
(New)		TNC	Town Center
MR-LI	Light Industrial	IND	Industrial
CONDITIONAL [4]			
MR-R-CD	Residential Conditional [5]	RCZ	Residential Conditional
MR-M-CD	Mixed-Use Conditional [5]	MCZ	Mixed-Use Conditional
MR-C-CD	Commercial Conditional [5]	CCZ	Commercial Conditional
MR-I-CD	Industrial Conditional [5]	ICZ	Industrial Conditional
OVERLAY			
	Corridor Overlay District	(Delete) [6]	
	Water Supply Watershed Protection District	WSWO	Water Supply Watershed Overlay
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CONSERVATION			
(New)		CON	Conservation
CONVENTIONAL RESIDENTIAL			
(New)		AGR	Agricultural Residential
MR-RR	Rural Residential [1]	RUR	Rural Residential
MR-30	Low Density District	LDR	Low Density Residential
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OVERLAY			
	Corridor Overlay District	(Delete) [6]	
	Water Supply Watershed Protection District	WSWO	Water Supply Watershed Overla
(New)		FDPO	Floodplain Overlay [7]

MR-MU went to:

AGR if res & over 3 AC

RUR if res & 1.5 to 3 AC

LDR if res & 1.5 AC or less

MXR if non-residential

TNC if in center location

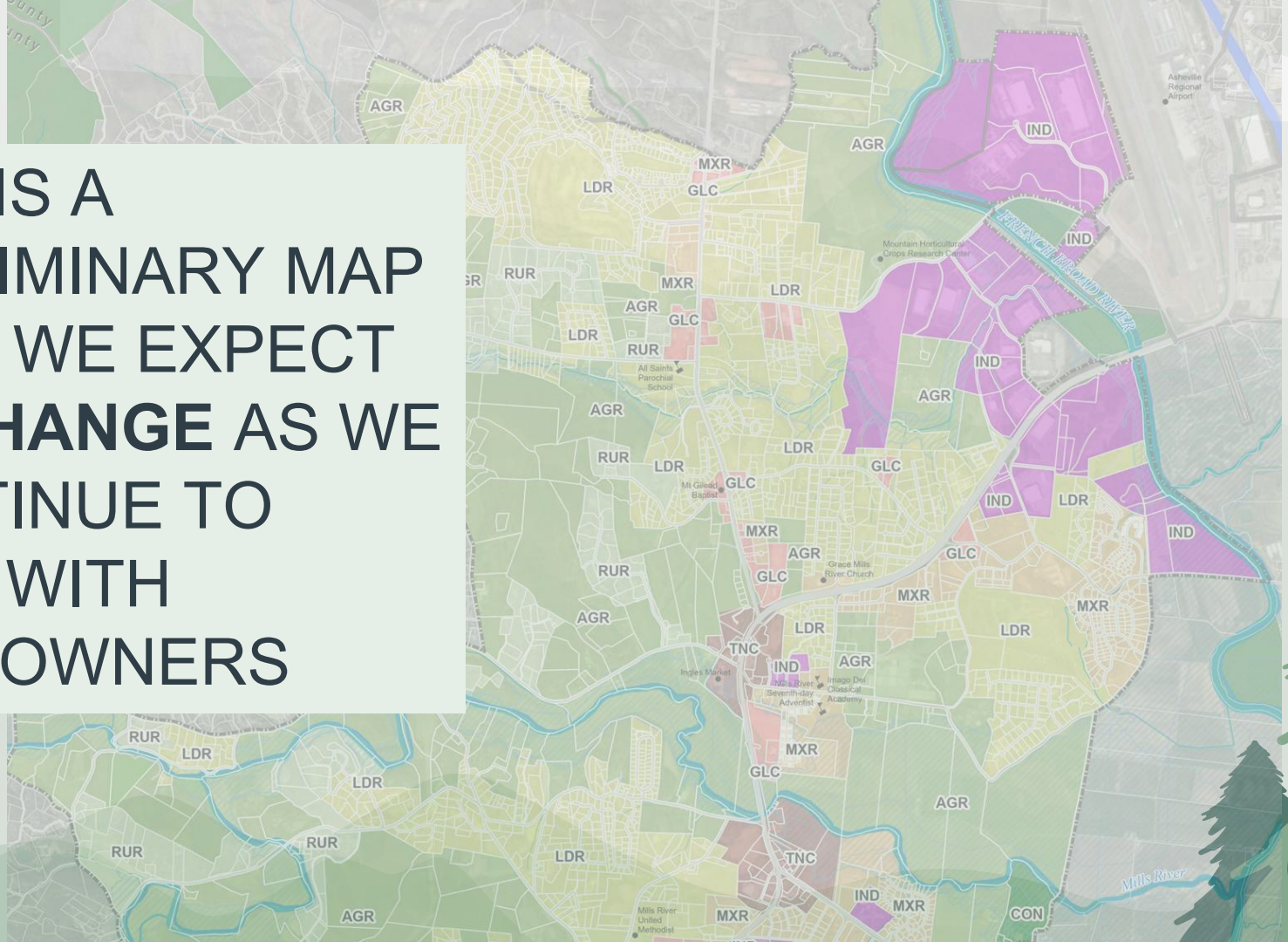
MR-NC went to:

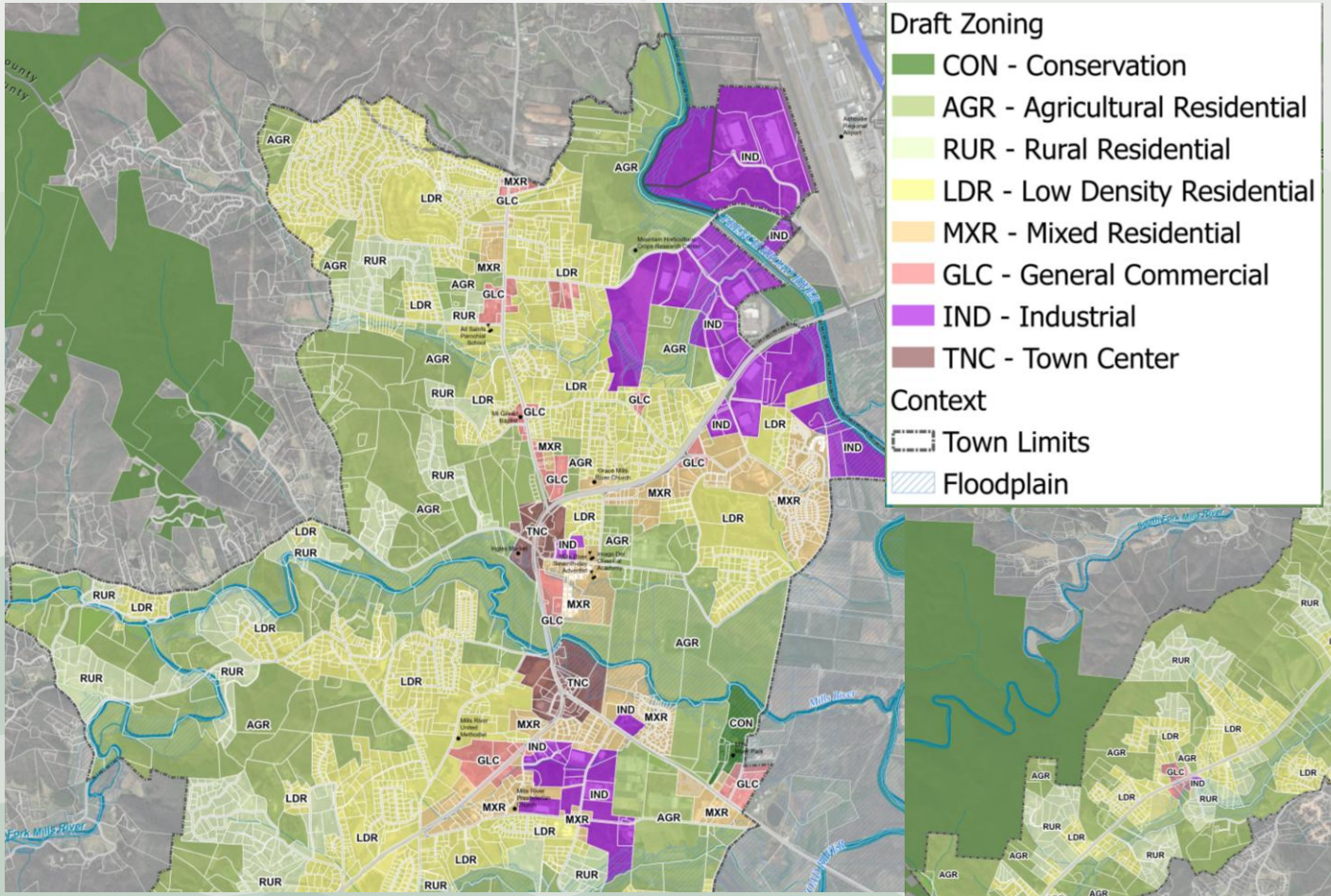
MXR if developed

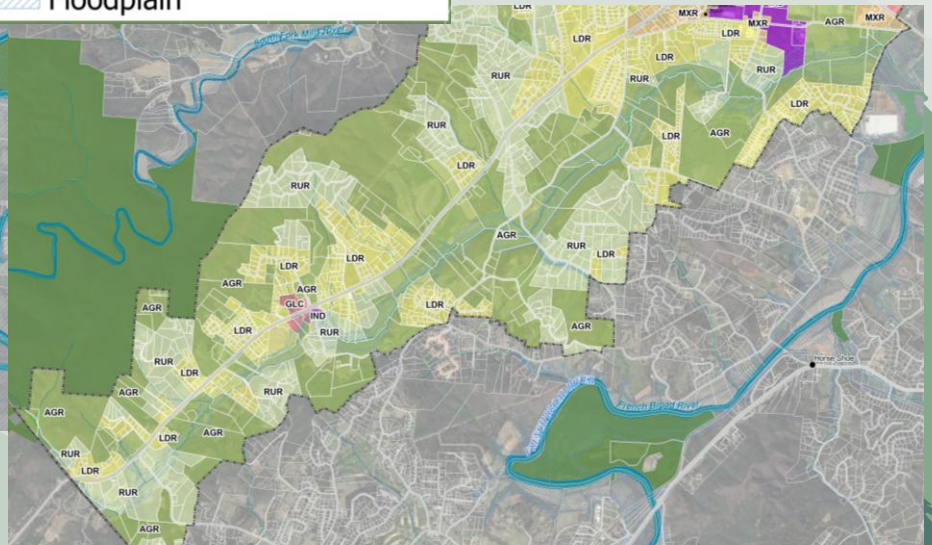
AGR if in flooplain

LDR if vacant

THIS IS A PRELIMINARY MAP THAT WE EXPECT TO **CHANGE** AS WE CONTINUE TO TALK WITH LANDOWNERS




Draft Zoning
CON - Conservation
AGR - Agricultural Residential
RUR - Rural Residential
LDR - Low Density Residential
MXR - Mixed Residential
GLC - General Commercial
IND - Industrial
TNC - Town Center
Context
Town Limits
Floodplain



CHAPTER 4 LAND USES

TABLE <>: LISTING OF COMMON PRINCIPAL USES

P=Permitted by right, subject to a Zoning Permit & applicable use standards
S=Permitted, subject to a Special Use Permit & applicable use standards
C=Permitted within a conditional use district, subject to applicable use standards
"•"=Prohibited
[#]=See Note at end of table

USE CATEGORY		CONVENTIONAL RESIDENTIAL DISTRICTS				CONVENTIONAL NONRESIDENTIAL DISTRICTS					CONDITIONAL DISTRICTS				USE STDS
USE TYPE	CON	AGR	RUR	LDR	MXR		GLC		TNC	IND	RCZ	MCZ	CCZ	ICZ	
Current Districts & Uses (in yellow rows)			MR-RR	MR-3O		MR-NC	MR-GB	MR-MU		MR-LI	MR-R-CD	MR-M-CD	MR-C-CD	MR-I-CD	
AGRICULTURAL USE															
Agricultural Production															
Agricultural Processing	•			•	•		•		•	P	•	•	•	C	
Agricultural Products	•	P	P	•	•		•		•	•	•	•	C	•	
Commercial Greenhouse	•	P	P	•	•		•		•	P	•	•	C	•	
Farm and Produce Stands			P												
Horticulture	•	P	P	•	•		•		•	•	•	•	C	•	
Nursery (retail or wholesale)	•	P	P	•	•		•		•	•	•	•	C	•	
Viticulture (including winery or vineyard, but excluding event venues)	•	P	P	•	•		•		•	•	•	•	C	•	
Livestock Related															
Animal Husbandry	•	P	•	•	•		•	•	•	P	•	•	•	C	
Animal Processing	•	•	•	•	•		•	•	•	S	•	•	•	C	
Equestrian Facility	•	P	•	•	•		•	•	•	•	C	•	C	•	
Riding Stables			P												
COMMERCIAL USE CLASSIFICATION															
Animal Related															
Animal Boarding, Indoor and/or Outdoor	•	P	S	•	•		•		•	P	C	•	C	C	
Animal Boarding, Indoor Only	•	•	•	•	•		P		P	P	C	C	C	C	
Animal Grooming	•	P	P	•	•		P		P	P	C	C	C	C	
Animal Shelter	•	•	•	•	•		•		•	P	•	•	C	C	
Animal Hospitals / Kennels							P	P							
Dog Training Facility	•	P	P	•	•		P		•	P	•	•	C	C	
Kennel and Animal Boarding			S												
Veterinary Service	•	P	P	•	P		P		•	•	•	C	C	•	
Veterinary Clinic						S		P							
Eating and Drinking															
Bar, Cocktail Lounge, or Private Club	•	•	•	•	P		P		P	•	•	C	C	•	
Bakery							P	P							

§ 4.1 CHAPTER INTRODUCTION

§ 4.2 PRINCIPAL USES

§ 4.3 PROHIBITED USES

§ 4.4 SECONDARY USES

§ 4.5 TEMPORARY USES

§ 4.6 UNLISTED USES

CHAPTER 5 NONCONFORMITIES

This chapter is likely to evolve further over the course of UDO drafting as the consulting team works with staff to craft regulations in response to changing State laws regarding downzoning

§ 5.1 CHAPTER INTRODUCTION

§ 5.2 PRIOR NONCONFORMITIES ABOLISHED

§ 5.3 STATE & FEDERAL NONCONFORMITIES

§ 5.4 NONCONFORMITIES ESTABLISHED THROUGH CONSENT

§ 5.5 CONTINUATION OF NONCONFORMITIES

CHAPTER 6 STANDARDS

§ 6.1 CHAPTER INTRODUCTION

§ 6.2 ACCESS & CIRCULATION

§ 6.3 ARCHITECTURAL STANDARDS & GUIDELINES

§ 6.4 EXTERIOR LIGHTING

§ 6.5 FENCES & WALLS

§ 6.6 INFRASTRUCTURE

§ 6.7 LANDSCAPING & SCREENING

§ 6.8 MAINTENANCE OF PROPERTY

§ 6.9 OPEN SPACE SET-ASIDE AND PARKLAND DEDICATION

§ 6.10 OWNERS' ASSOCIATIONS

§ 6.11 PARKING AND LOADING

§ 6.12 REFUSE AND RECYCLING COLLECTION

§ 6.13 RESOURCE PROTECTION

§ 6.14 SIDEWALKS AND GREENWAYS

§ 6.15 SIGNAGE

§ 6.16 STORMWATER AND SEDIMENTATION

§ 6.17 SUBDIVISION DESIGN

§ 6.18 TREE PROTECTION

CHAPTER 7 VIOLATIONS

How the UDO is enforced

§ 7.1 CHAPTER INTRODUCTION

§ 7.2 COMPLIANCE REQUIRED

§ 7.3 DESCRIPTION OF VIOLATIONS

§ 7.4 ENTITY RESPONSIBLE

§ 7.5 GENERAL ENFORCEMENT PROCEDURES

§ 7.6 REMEDIES

§ 7.7 STATUE OF LIMITATIONS

§ 7.8 VIOLATION OF ENVIRONMENTAL CONTROLS

CHAPTER 8
WORD USAGE

How terms are used, measured, and defined

§ 8.1 CHAPTER INTRODUCTION

§ 8.2 ABBREVIATIONS

§ 8.3 RULES OF LANGUAGE CONSTRUCTION

§ 8.4 RULES OF MEASUREMENT

§ 8.5 TERMS DEFINED

CHAPTER 9 APPENDICES

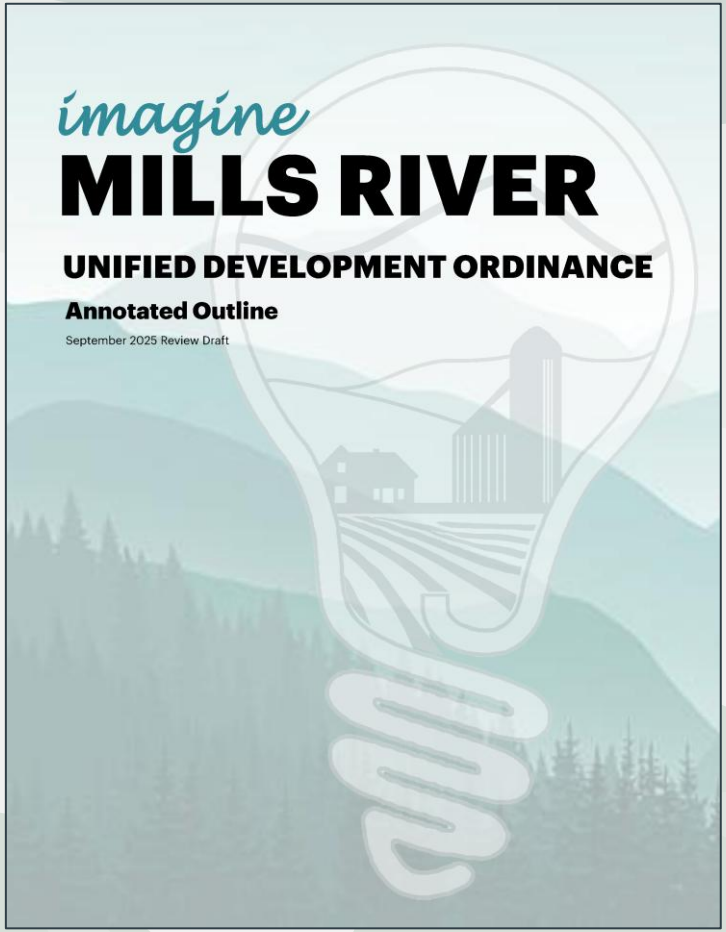
Supplemental details and resources

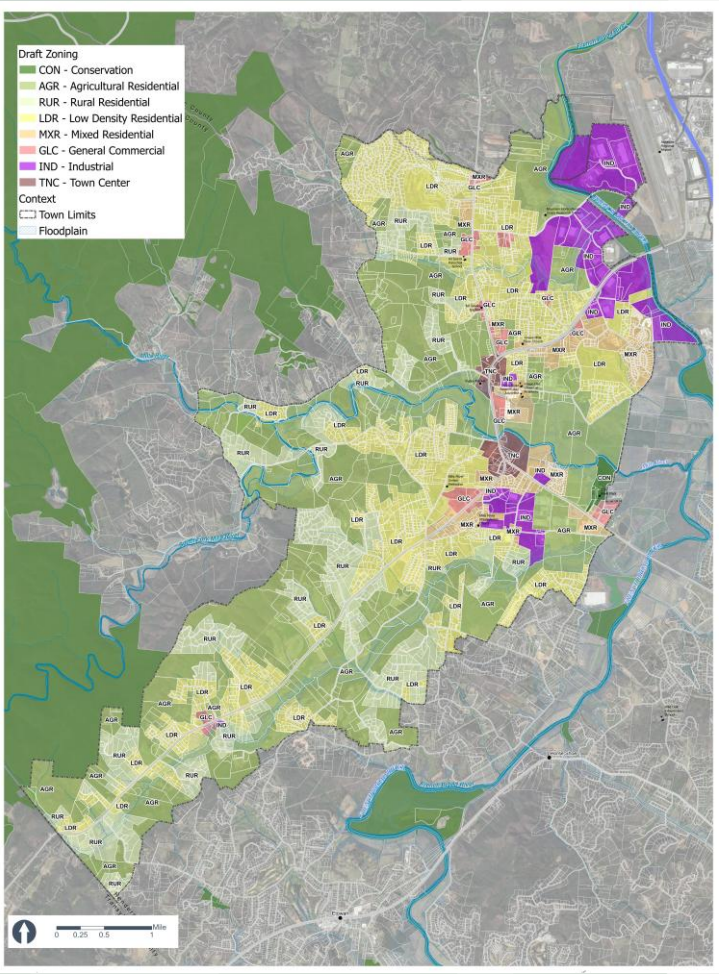
§ 9.1 PLAN & PLAT CONTENT REQUIREMENTS

§ 9.2 SUBDIVISION CERTIFICATES & DECLARATIONS

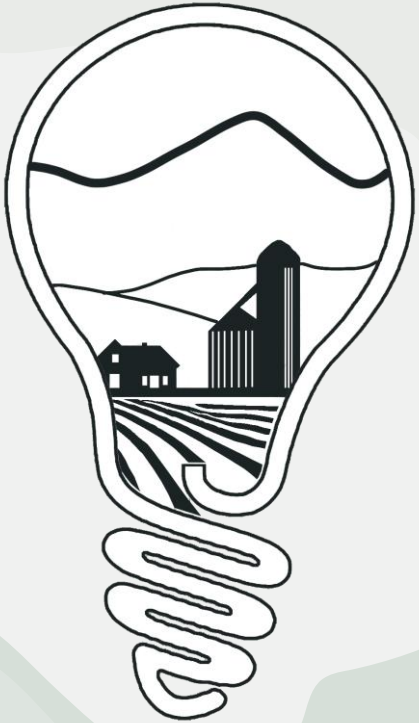
§ 9.3 VEGETATION LIST

QUESTIONS & ANSWERS





NEXT STEPS



- Public Forum 2 9/25/25 12-5:30
- Presentation to Town Council 9/25/25 @ 6:30
- Office Hours 9/26/25 9-12
- Post Draft to Website
- Continue review and update of Outline
- Webinar of Final Annotated Outline 10/25
- Task 4, Initial Draft Oct 25 – Jan 26