? Commonly Asked Questions

Why is the development code important?

- Braselton's Development Code determines what can be built (residential, commercial, warehouses, etc.), where in the town it can be built, and how dense development can be.
- The Development Code also controls how development looks and works, including such elements as building materials, parking, and landscaping.
- The Development Code includes zoning and subdivision regulations.

What are the goals of the code update?

- Raise the bar on the quality of development
- Simplify regulations and the development process
- Refine the comp plan's vision to limit inappropriate development
- Make sure the code matches the vision for the future
- Balance property rights with community vision
- Protect open space

Who is conducting the update?

- The Town of Braselton has hired local planning and zoning consultant TSW to facilitate the process. TSW also facilitated the Comprehensive Plan process.
- Any zoning changes recommended by this process will require approval by Town Council. Any future rezonings or other zoning changes will also continue to be under local control.

How does this effort relate to the **Comprehensive Plan?**

Is my property being rezoned?

Are you redeveloping any properties?

follow.

Where can I find the existing code?

• The Development Code is the tool that the Town uses to make sure that private development follows the intent of the Comprehensive Plan, which was adopted in 2019.

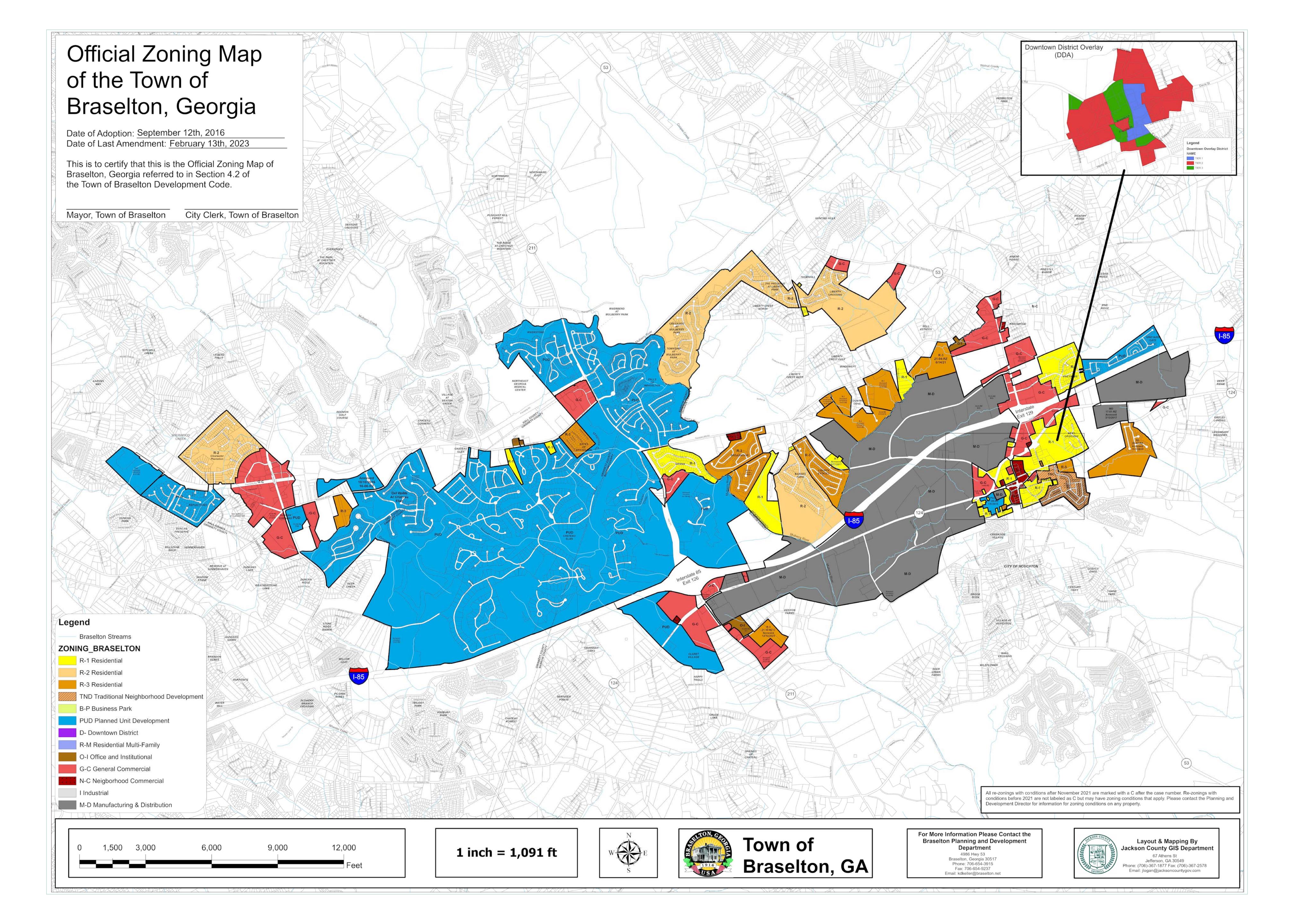
• The goal of this process is to improve the text of the development code, but no property is expected to be rezoned. Individual homeowners association rules related to aesthetics and other matters will continue to remain in force.

• No. Neither the Town nor the consultant TSW is redeveloping any properties as a part of this effort. This process only establishes the regulations that future private development must

• Please visit <u>www.braseltondevelopmentcodeupdate.com</u> to read the existing regulations and learn more!









FACADE MATERIALS



WHAT IS ALLOWED TODAY?

• Any facade material is allowed on new houses



- Same as proposed except concrete block allowed in rear, siding allowed up to 25%, stucco limited to 50%, and metal not allowed
- Requirements vary based on whether they are in an overlay

RESIDENTIAL GARAGES



- Townhouse garages must face alley
- Some garage requirements in TND zoning district and downtown
- No door width requirements

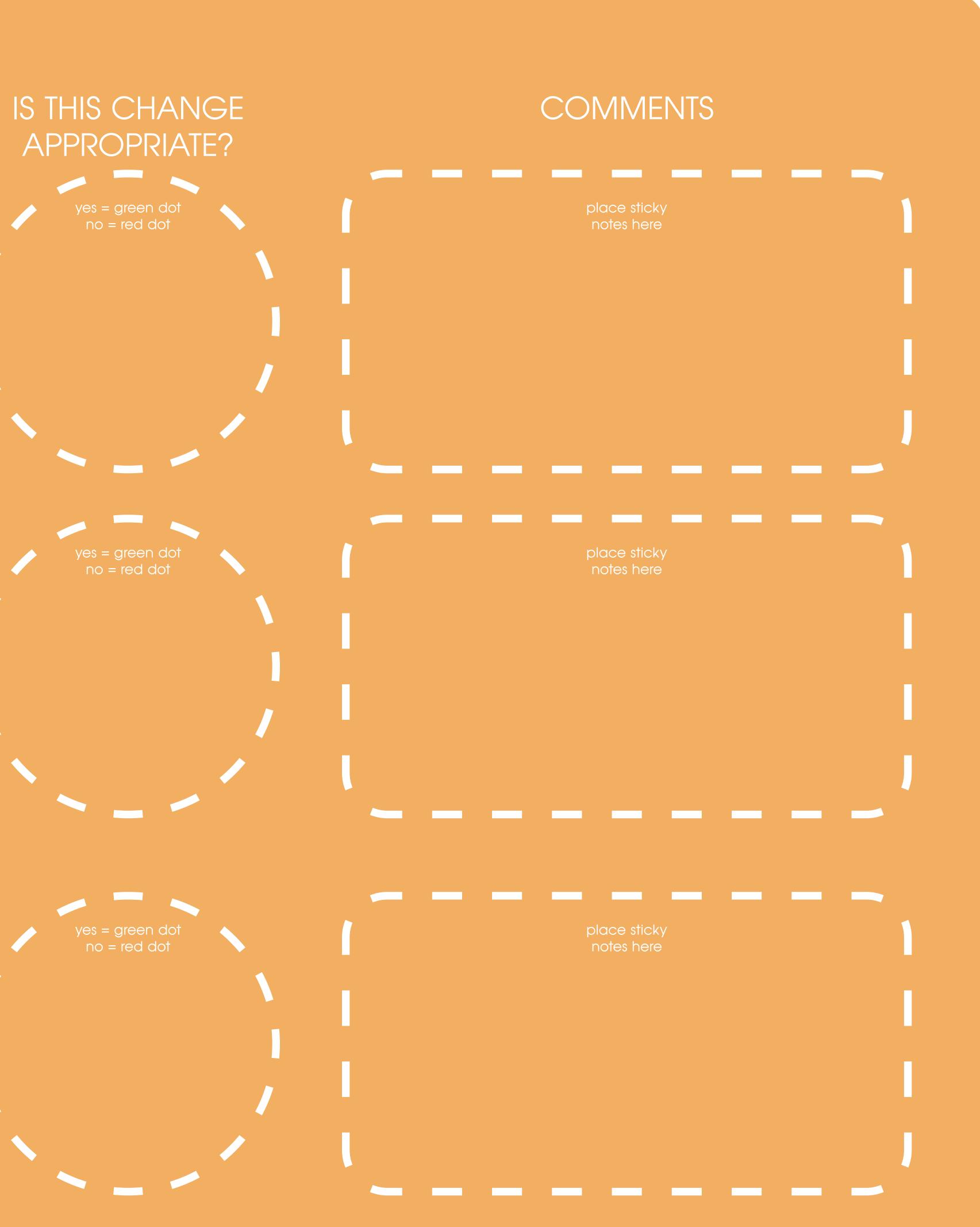
PROPOSED CODE CHANGE

- Facades are limited to brick, stone, true stucco, wood, shingles, or Hardie Board
- No more than 2 materials or colors per house
- No more than 2 identical house designs on same block face

• Facades are limited to brick,

- stone, stucco, EIFS (artificial stucco - 50% of facade only), glass, metal
- No more than 2 materials or colors per building
- Change of materials or colors required every 75 feet
- Same standards town-wide

- Street-facing garages must be set back 5 feet from facade
- Garages may also face side or alley
- Single doors must be 9 feet wide





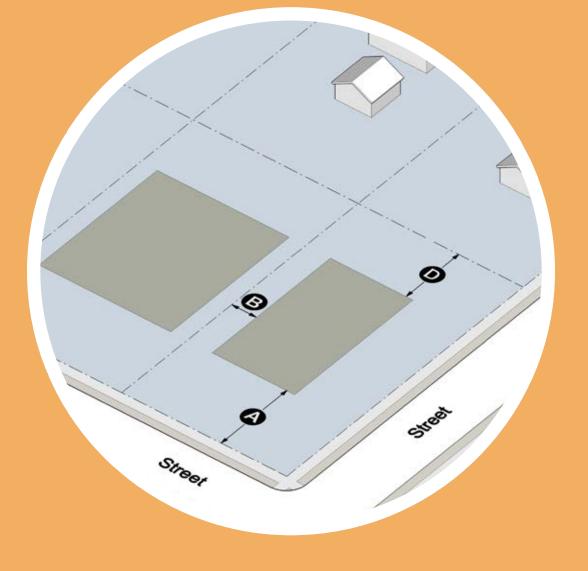
HOME SIZE



LOT SIZE



SETBACKS



WHAT IS ALLOWED TODAY?

- Minimum house size: - 1-story: 1,200 - 1,800
 - sq. ft. (varies by zoning district)
 - 2+ stories: 1,600 2,000 sq. ft. (varies by zoning district)
- Minimum apartment or condo size:
 - 750 square feet

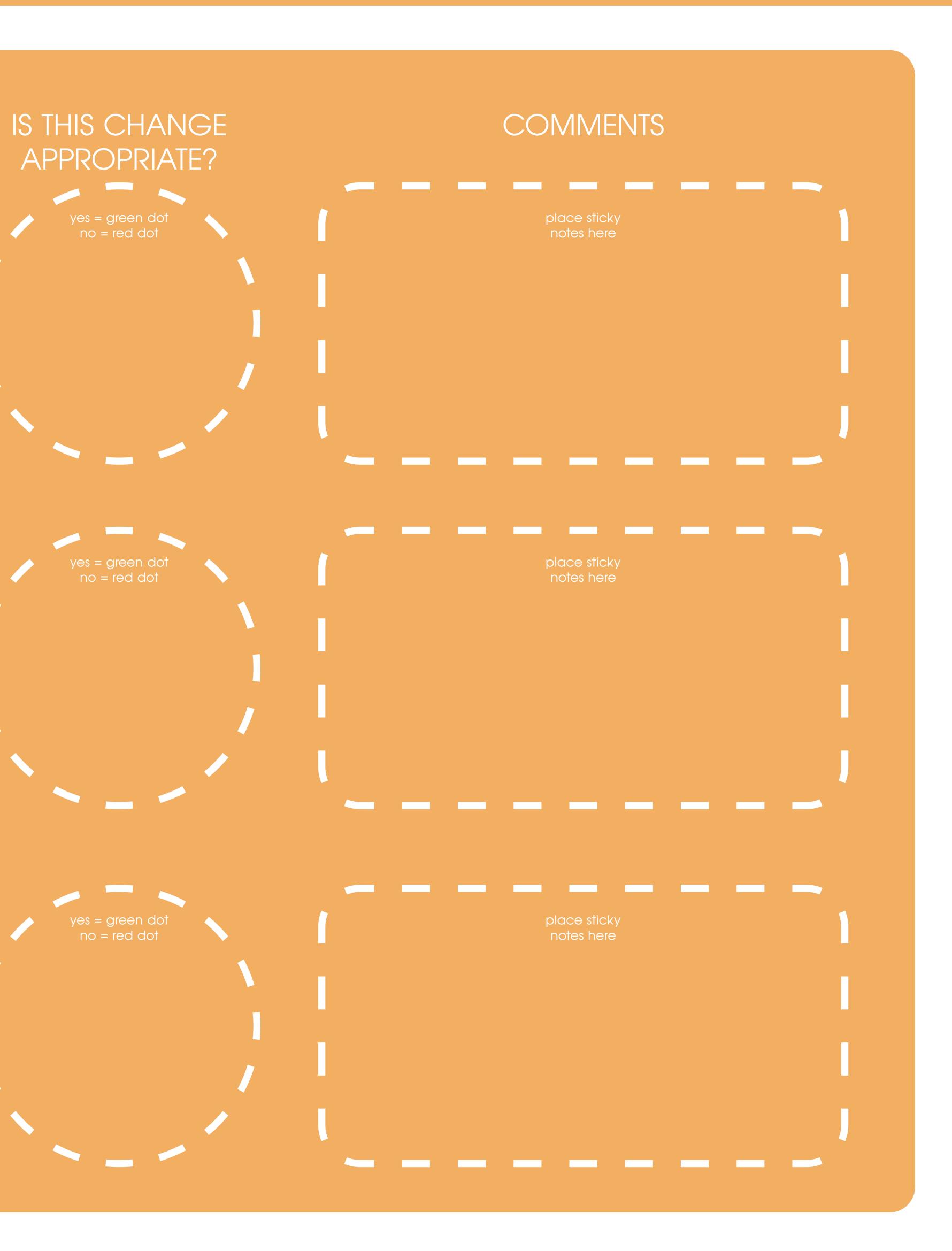
New single-family residential lots in R-3 zoning districts must be at least 10,000 square feet

- Setbacks in R-3 zoning districts are not appropriate for smaller lots:
 - 25 foot front setback
 - 10 foot side setback - 20 foot rear setback

PROPOSED CODE CHANGE

- Minimum house size:
 - 1-story: 1,800 sq. ft. - 2+ stories: 2,200 sq. ft.
- Minimum apartment or condo size:
 - 800 square feet (studio or 1-bedroom) 1,200 square feet
 - (2+ bedroom)
- New single-family residential lots in R-3 zoning districts must be at least 7,500 square feet but overall density may not increase

- Setbacks in R-3 zoning districts reduced to allow for smaller lots:
 - 10 foot front setback
 - 5 foot side setback
 - 5 foot rear setback



Open Space & Trees

OPEN SPACE



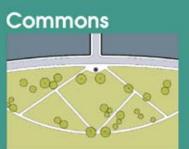
Informal active and Informal, small to passive large-scale recreational amenities for residents of a large

area



Formal, small to medium scale active recreation amenities for residents of a large area





medium scale space for active or passive recreation for residents of a limited area



ormal, small-scale recreation amenities for residents within walking distance



WHAT IS ALLOWED TODAY?

- 20% open space required in PUD zoning district and for multi-family developments
- Any undeveloped areas count as open space

- No tree preservation required
- 2 existing or new trees required on every new residential lot
- Trees required in parking lots
- Street trees required

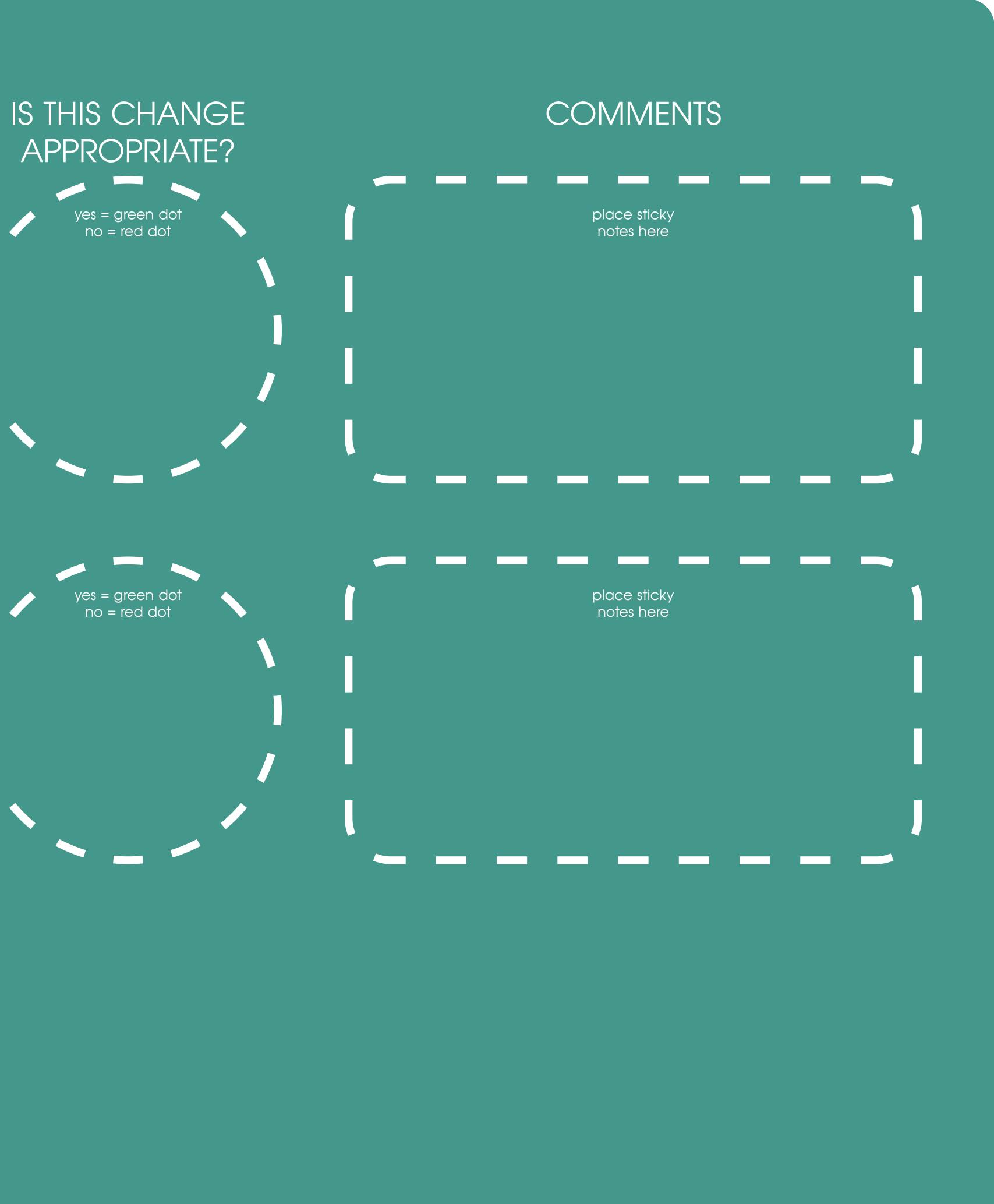


PROPOSED CODE CHANGE

- 20-30% open space required for all new residential developments (40% for multifamily)
- All open space must be designed as a type
- Standards for each type of open space
- Every house must be within 800 feet of a Commons

- No tree preservation required (no change)
- 1 large or 2 small existing or new trees required on every new residential lot
- Minimal updates to tree requirements for parking lots (one tree between every 7-9 spaces) and street trees (one every 20-40 feet)
- Street trees required

APPROPRIATE? yes = green dot no = red dotyes = green dot no = red dot



Signs

ALLOWED SIGNS

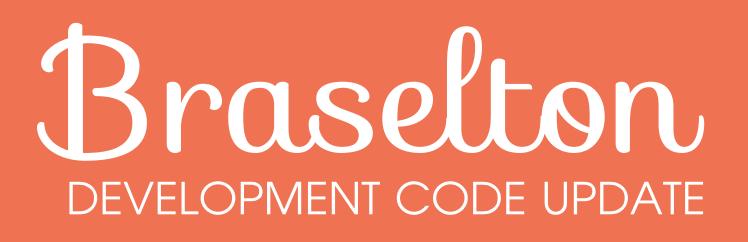


WHAT IS ALLOWED TODAY?

- Electronic signs prohibited
- Internally illuminated signs are allowed
- Neon signs allowed only in windows
- 1 small front yard allowed for garage sale, home for sale/rent



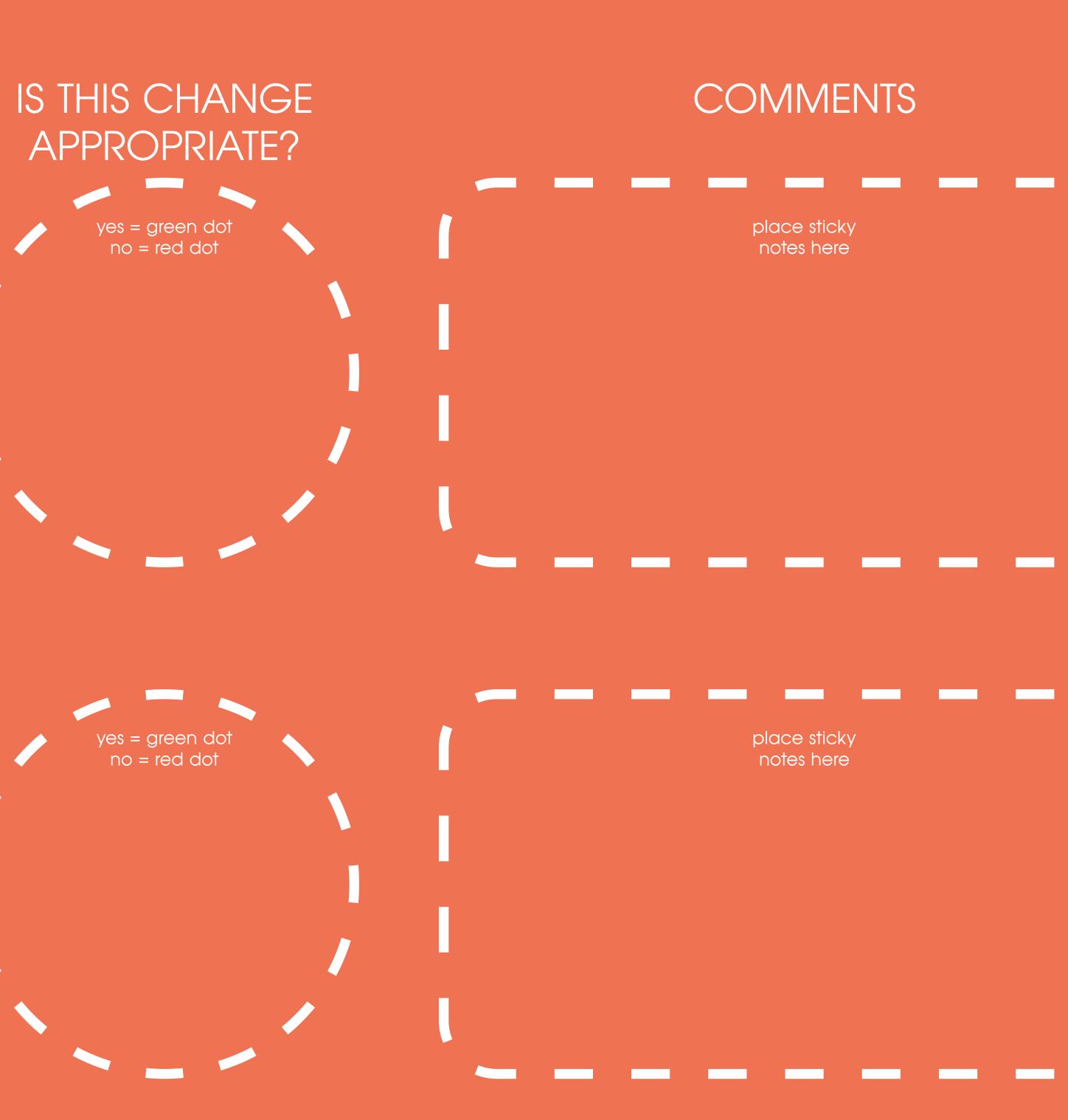
- Subdivision entrance signs up to 12 feet tall and 32 square feet of sign area
- Pole signs allowed only near I-85



PROPOSED CODE CHANGE

- Electronic signs prohibited (no change)
- Internally illuminated signs prohibited
- Neon signs prohibited
- 1 small front yard sign allowed with any message

- Subdivision entrance signs up to 12 feet tall and 32 square feet of sign area (no change)
- Pole signs allowed only near I-85 (no change)





I'Usability Updates



PROPOSED USABILITY UPDATE

ILLUSTRATIONS

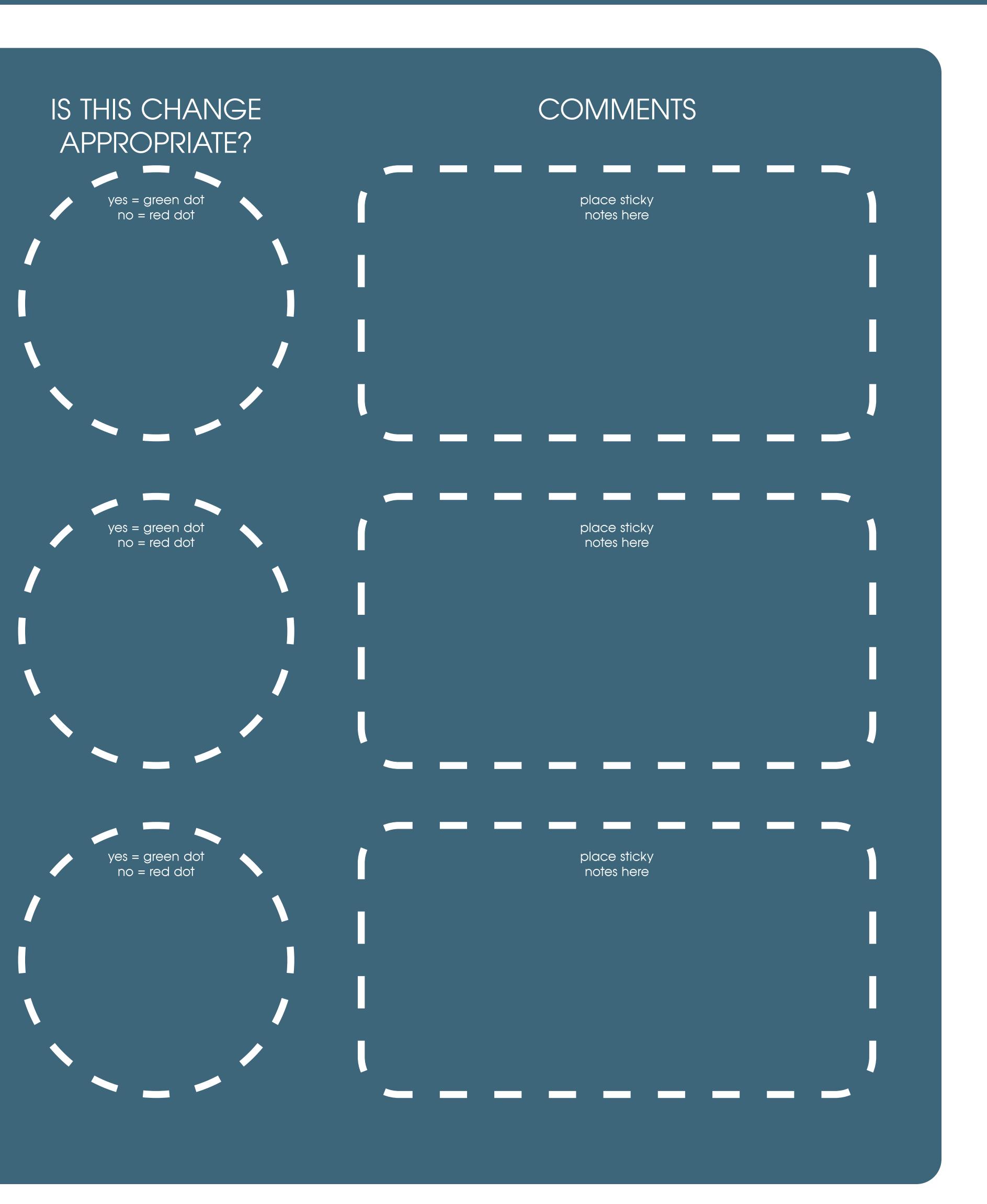
- New colorful diagrams provided to illustrate building types, setbacks, design standards, parking lot trees, berms, and more
- These would replace existing text descriptions and black & white diagrams

TABLES

- New tables allow quick reference for setbacks, lot standards, sign height and size, applicability thresholds, and more
- These would replace existing text in paragraph form

RE-ORGANIZATION

- Duplicate code sections removed
- Some material relocated into more logical articles
- Hyperlinked cross references and table of contents allow easier navigation
- Development-related regulations are proposed to be moved from Code of Ordinances to the Development Code



Dther Standards

STREET DESIGN



PUD (PLANNED UNIT DEVELOPMENTS)



MULTIFAMILY RESIDENTIAL



WHAT IS ALLOWED TODAY?

- Wide residential streets are required
- Residential streets have a 25 mph speed limit but are required to be designed for higher speeds
- Sidewalks on new residential streets must be 4 feet wide

• More than half of Braselton is zoned PUD

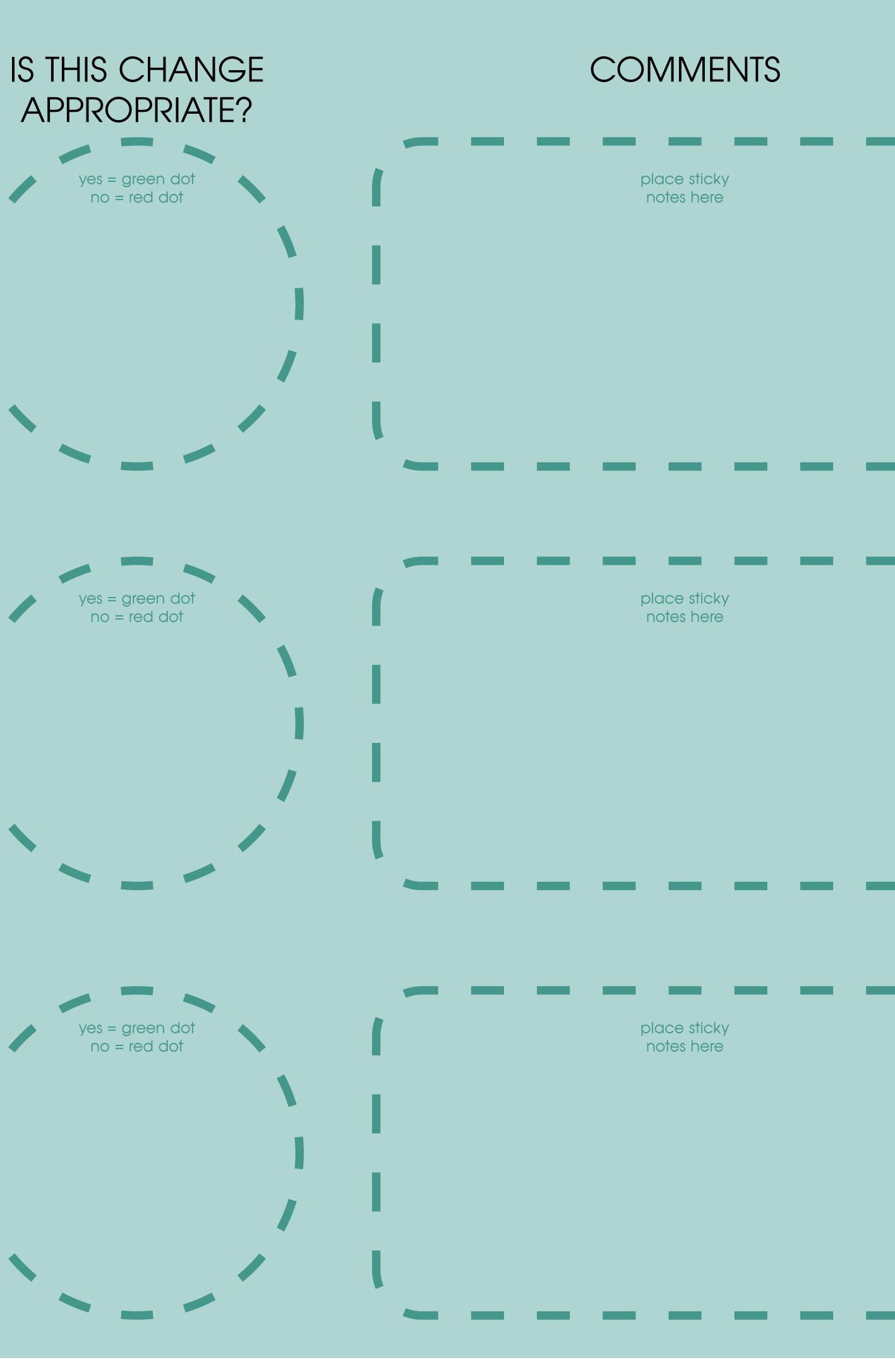
• PUD allows developers more flexibility but requires approval by the Town

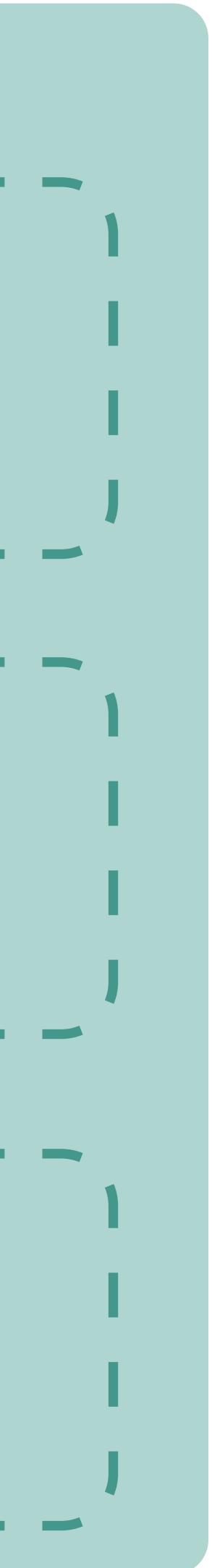
- Allowed by-right in RM zoning district
- Maximum density 8 units per acre
- Maximum height is not specified

PROPOSED CODE CHANGE

- Wide residential streets are required
- Traffic calming is required to slow traffic for safety
- Sidewalks on new residential streets must be 5 feet wide
- Wider right-of-way requirements with more utilities within right-of-way
- Existing PUDs remain as is
- New PUDs may be created but must be mixed-use
- Minor revisions to PUDs can be approved by Planning Director, major revisions must be approved by Council
- Maximum density and other standards created

- Allowed as a special use only in RM and PUD districts
- Maximum density 8 units per acre (no change)
- Maximum height 4 stories
- Minimum 10 acre parcel
- Required 40% open space





E Allowed & Prohibited Uses

	R-1	R-2	R-3	R-M	PUD*	D-1	D-2	D-3	OI	BP	NC	GC	53	West	211	MD	1	Min. Parking Spaces Required**
ESIDENTIAL USES Il household living, as listed below:														nest				
Single-family detached dwelling Single-family community Stacked duplex	P X X	P X X	P X X	P X P	P X P	X X P	P X P	X X P	X X X	X X X	X X X	X X X				X X X	X X X	2 per dwelling
Stacked duplex Townhouse Townhouse community	X X X	X X X	X S X	P P s	P	P P s	P	P	X X X	X X X	X X Y	X X X				X X X	X X X	2 per dwelling
Fownhouse community Multi-family dwelling	X X	X X	X X	S P	S S	S S	S S	S S	X X	X X	X X	X X				X X	X X	1.3 per studio or one-bedroom dwelling
Aulti-family dwelling (age 55+) Aulti-family dwelling (upper floor only)	X X	X X	X X	P X	S P	S P	S S	S P	X X	X X	X X	X X				X X	X X	2.3 per three or more bedroom dwelling
Manufactured home _ive-work	S X	X X	X X	X L/S	X L	X L	X L	X L	X X	X X	X X	X X				X X	X X	2 per dwelling
Short-term rental I group living, as listed below:	S/L	S/L	S/L	Х	Х	S/L	S/L	S/L	Х	Х	Х	Х				Х	Х	1 per bedroom
Boarding house Group residence	X P	X P	X P	X P	X P	X X	X P	X X	X X	X X	X X	X X				X X	X X	•
nstitutional living and care Maternity supportive housing residence	X P	X P	X P	S P	X P	S X	S P	S X	P X	X X	S X	S X				X X	X X	•
DMMERCIAL USES	Х	X	X	X	X	S/L	S/L	S/L		1	1	1				X	X	2 per 1,000 sq. ft. of playing court, rink, spectator
Bowling alley	Х	X X	Х	X	Х	Х	X	Х	X	X	S/L	L				Х	Х	area, or similar areas, plus 5 per 1,000 sq. ft. of
Fitness center or gym Theater (movie)	X X	Х	X X	X X	X X	L	L	L	L X	L X	L X	L				X X	X X	1 per 5 seats
Theater (live) I lodging, as listed below	Х	Х	Х	Х	Х	L	L	-	Х	Х	Х	L				Х	Х	1 per 5 seats
Bed and breakfast Hotel	S X	X X	X X	X X	X X	P P	Р Р	P P	X P	X P	P S	X P				X X	X X	1.1 per guest room, plus 1 per 5 seats in convention rooms or banquet rooms, plus 10 per 1,000 sq. ft. c
Extended stay hotel	x	X	X	X	X	S	S	S	S	S	S	S				x	X	Icalaulaul
medical, as listed below Aedical office, dentist, or clinic	Х	Х	Х	Х	X	Р	Р	Р	Р	Р	Р	Р				Х	Х	
lospital Pain clinic	X X	X X	X X	X X	X X	X P	X P	X P	S P	S P	X P	X P				X X	X X	3 per 1,000 sq. ft.
/eterinary office, hospital, or clinic office	X X	X X	X X	X X	X X	S P	S P	S P	P P	P P	S P	P P				X X	X X	
outdoor recreation, except as listed below: Golf course	X S	X S	X S	X S	X S	X X	X X	X X	X S	X X	X S	S/L S	S/L	Х	Х	X X	X X	
Equestrian stable Race track	X X	X X	X X	X	X X	X X	X X	X X	X X	X X	s X	S X				X	X X	
Fheater (drive-in)	X	Х	Х	X	Х	X	X	X	Х	Х	X P	S/L P	Х	Х	х	Х	Х	
retail, except as listed below Appliance store	X X	X X	X X	X X	X X	X	X	X	X X	X X	x	P S				X S	X X	
Building supply store Check cashing or title loans	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	S S				S X	S X	
irearm sales iurniture store	X X	X X	X X	X X	X X	S X	S X	S X	X X	X X	S P	P P				S X	X X	
iquor store Pawn shop	X X	X X	X X	X X	X X	S X	S X	S X	X X	X X	P X	P S	S	S	x	X X	X X	
/ehicle parts store personal service, except as listed below:	X X	X X	X X	X X	X X	X	X P	X	X	X P	X P	P P	-	-		S X	S X	
Aassage therapist	Х	Х	Х	X	Х	Р	P	P	P	P	P	P				Х	Х	2 per 1,000 sq. ft.
attoo or body piercing gallery	X X	X X	X X	X X	X X	X P	X P	X P	P P	P X	P P	Р Р				X X	X X	2 per 1,000 sq. ft.
ction house nk or financial institution	X X	X X	X X	X X	X X	S P	S P	S P	S P	S P	S P	P P				S X	X X	•
r, brew pub, distillery, or wine room mmercial forestry	X L	X X	X X	X X	X X	P X	Р Х	P X	x x	x X	P X	Р Х				X X	X	1 / 1
mmercial kennel, pet grooming or training	L X X	× X X	× X X	× X X	X X	S S	^ S S	× S S	S X	× S X	s S	^ P S				X	L X S	2 per 1,000 sq. ft.
mmercial parking ncentrated animal feeding operation Itivation of group or reising of livestock	× X	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х				Х	X	n/a none
ltivation of crops or raising of livestock y care center	L X	X X	X X	X S/L	X X	X L	X L	X L	X L	X L	X L	X L				X X	L X	• • •
y care home ent center, small	S/L X	S/L X	S/L X	X X	S/L X	L P	L S	L P	X P	X P	X P	X P				X X	X X	1 per 5 seats
ent center, large neral home or crematory	X X	X X	X X	X X	X X	S S	S S	S S	X S	X S	S S	S P				X X	X X	1 per 5 seats 1 per 5 seats
jor utility facility nor utility facility	X P	X P	X P	X P	X P	X P	X P	X P	X P	X P	X P	S P				S P	P P	none
vie or sound recording facility armacy	x X	X X	X X	X X	X X	P P	Р в	Р Р	P P	P X	Р Р	P				P X	X X	1 per 1,000 sq. ft.
nt nursery, lawn and garden supply	Х	Х	Х	Х	Х	Р	P	P	P	Х	P	P				Р	Х	2 per 1,000 sq. ft.
creational vehicle (RV) park	Х	X	Х	X	X	x	X	X	X	X	X	S				X	Х	1 per RV space (in addition to space provided for the RV itself)
staurant staurant (24-hour)	X X	X X	X X	X X	X X	P S/L	P S/L	P S/L	X X	X X	P S/L	P S/L		S/L	х	X X	X X	
staurant (drive-through) staurant (drive-in)	X X	X X	X X	X X	X X	X X	X X	X X	S/L S	S/L S	S/L S	S/L S	S/L S	S/L S	X X			
If-service storage facility xually oriented business	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	S X	S	Х	Х	P X	X S	• • •
lecommunications facility hicular as listed below:	Х	Х	Х	S	S	S	S	S	S	S	S	S				S	S	none
Car wash	X X	X X	X X	X X	X X	x x	X X	X X	X X	X X	X X	S S/L	S S/L	S X	X X	X X	X X	• • •
Gas station or charging station arge vehicle sales and service	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	5/L	~	^	S	S	1 per 1,000 sq. ft.
Fruck parking Fruck stop	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X				S S	S S	n/a 2 per 1,000 sq. ft.
ruck wash Small vehicle sales and service	Х	Х	Х	Х	Х	Х	Х	Х	Х	Х	X X	X S/L	S/L	х	х	S	S	2 per 1,000 sq. ft. 1 per 1,000 sq. ft.
DUSTRIAL USES cottage industry	Х	Х	Х	Х	Х	L	L	L	L	S/L	L	L				Р	Р	2 per 1,000 sq. ft.
light industrial uses, as listed below: virport or heliport	х	Х	Х	х	x	х	х	x	х	х	х	Х				x	S	to be determined by the Planning Director based or
Bus terminal	X X X	Х	Х	X X X	X X	Х	Х	Х	X S/L	X S/L	Х	X X X				X	S	the anticipated demand
Data center Distribution center or warehouse	Х	X X	X X	Х	Х	X X	X X	X X	Х	Х	X X	Х				Р	S S	0.5 per 1,000 sq. ft.
Dry cleaning or laundering plant Equipment rental	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X				X X	S S	0.5 per 1,000 sq. ft. 2 per 1,000 sq. ft.
aboratory ight manufacturing or assembly	X X	X X	X X	X X	X X	X X	X X	X X	S/L X	S/L X	X X	X X				S P	S S	3 per 1,000 sq. ft. 0.5 per 1,000 sq. ft.
lachine shop Idustrial food production	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X				S S	S S	1 per 1,000 sq. ft. 0.5 per 1,000 sq. ft.
rinting and publishing enewable energy facility	X X	X X	X X	X X	X X	X X	X X	X X	S/L S/L	S/L S/L	X X	X X				S S	S S	0.5 per 1,000 sq. ft. none
/elding shop	X X X	X X X	X X	X	XX	Х	X X	Х	Х	Х	Х	X X X				S X	S	1 per 1,000 sq. ft.
heavy industrial uses, except as listed below: mmunition/explosives manufacturing or storage	X	Х	Х	X	X	X X	Х	X X	X X	X X	X X	Х				Х	X	
sphalt or concrete plant eed manufacturing	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X				X X	X X	
Fertilizer manufacturing or storage Freight terminal or multimodal facility	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X				X X	X X	
lazardous waste treatment, handling, or disposal facility npound lot	X X	X X	X X	X X	X X	X X	X X	X X X	X X	× ×	X X	X X				X X X	X X X	3 per 1,000 sq. ft. of office space plus 0.5 per 1,000
unk yard or salvage yard	Х	X X X	Х	X	Х	Х	Х	X X X	Х	Х	Х	Х				Х	S	sq. It. of other space types
umber mill lining and quarrying atralaum or chamical refining	X X V	Х	X X V	X X V	X X	X X Y	X X V	Х	X X V	X X V	X X V	X X V				X X	X X V	
etroleum or chemical refining oultry processing plant	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X				X X	X X	
laughter house olid waste transfer station, recycling or materials recovery facility, or landfill	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X	X X				X X	X S	
TITUTIONAL USES	S/L	S/L	S/L	Х	Х	S/L	S/L	S/L	S/L	S/L	S/L	S/L				Х	Х	
lb Ilege or university	X X	X X	X X	X X	X X	L S/L	L S/L	L S/L	L	L	L S/L	L S/L				X X X	X X X	to be determined by the Planning Director based or the anticipated demand
vernment facility	A P X	Р	A P X	л Р Х	P X	P	S/L P I	P	P L	P	S/L P I	S/L P I				Р	Р	
seum ce of worship	X X X	X X	Х	X X	Х	L	L	L	L	L	L	L L				X X	X X	1 per 5 seats
son or correctional facility nool	X X	X X	X X	X X	X X	X S/L	X S/L	X S/L	X S/L	X S/L	X S/L	X S/L				X X	X X	to be determined by the Planning Director based or the anticipated demand
CESSORY USES essory uses not listed below, as determined by the Planning Director	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р				Р	Ρ	to be determined by the Planning Director based of
essory dwelling	L	S/L	S/L	S/L	S/L	L	L	L	х	х	х	х				х	х	the anticipated demand
eraft landing area	S P	S P	S P	S P	X P	S P	S P	S P	S P	S P	S P	S P				SL	S	none
wash	г Х Р	г Х Р	г Х Р	г Х Р	г Х Р	г Х Р	г Х Р	г Х Р	X	г Х Р	г Х Р	г Р Р				X	X	none
arging station for electric vehicle aster shelter	P P	P	P	P P	P	P	P	P	P	P	P	P	• "	~		P	P	none none
/e-through /e-in	X X	X X	X X	X X	X X	X X	X X	X X	S/L S	S/L S	S/L S	S/L S	S/L S	X X	X X	X X	X X	none
od truck (less than 30 total days in a calendar year) od truck (30 or more total days in a calendar year)	X X	X X	X X	X X	S S	P S	P S	P S	P S	P S	P S	P S				P S	P S	none none
rden or greenhouse est quarters	P L	P	P	P X	PL	P	P L	P L	P X	P X	P X	P X				P X	P X	none 1 per unit
me-based business	L	L P	L P	L P	L P	L	L P	L P	X X	× X X	Х	Х				Х	Х	1 space
eping of pets n-commercial keeping and raising of livestock, horses, or fowl	Р L	F X	X	Р Х	X	Х	X	X	Х	Х	X X	X X				X X	X X	none
tdoor display tdoor storage	X X	X X	X X	X X	X X	P X	P X	P X	P X	P X	P X	P L	L	L	S/L	X P	X P	none
vate recreational facility igious accessory use	L X	L X	L X	L X	L X	L P	L P	L P	L P	L P	L P	L P				P X	P X	to be determined by the Planning Director based or
tellite dish nall wireless facility	P	P P	P P	P P	P	P	P P	P P	P	' Р Р	' Р Р	P P				P	P	none
ar panel or wind turbine MPORARY USES	P P	P P	P P	P P	P P	P	P P	P P	P	P P	P P	P P				P	P	
		L	L	L	L	L	L	L	L	L	L	L				L	L	2 per 1,000 sq. ft.
nstruction office and sheds	L		Х	Х	Х	Р	Р	Р	Х	Х	Р	Р				Р	Х	2 per 1,000 sq. ft.
nstruction office and sheds oduce stand	L P L	X L	L	L	L	L	L	L	L	L	L	L				L	L	2 per 1,000 sq. ft.
onstruction office and sheds oduce stand eal estate sales office easonal sales emporary event	L P L X X	X L X X	L X X	L X X	L X X	L L	L L I	L L	L	L L I	L L I	L L				L L X	L X X	

THIS DRAFT TABLE (YES, WE KNOW IT'S A LOT!) SHOWS WHICH USES WOULD BE ALLOWED IN EACH ZONING DISTRICT

• Are the appropriate uses prohibited in each zoning district?

- Are the appropriate uses allowed in each zoning district?
- Are there any other uses that should be added to the table?
- Are there specific limitations that should be put on certain uses?
- How should uses in the Highway 53, Highway 211, and potential West Overlay be different?
- Note: Existing uses would be grandfathered in under the new code.

COMMENTS

place sticky notes here or directly on the table

*Except where allowed by a previously approved PUD

**No parking is required within Downtown Overlay District Subdistricts 1 and 3 (D-1 and D-3)

P = Permitted by Right S = Special Use L = Limited Use (see regulations in code) X = Prohibited 

DEVELOPMENT CODE UPDATE

S Technical Code Edits

MOST OF THE PROPOSED EDITS TO THE DEVELOPMENT CODE ARE RELATED TO TECHNICAL CLEAN UP. WE DON'T NEED SPECIFIC INPUT ON THESE ITEMS BUT WANTED TO LET YOU KNOW WHAT IS GOING ON BEHIND THE SCENES!

• Remove the Traditional Neighborhood (TND) zoning district (it has never been used for a development, but many of its requirements have

- been moved to the Planned Unit Development (PUD) zoning district)
- Update definitions for clarity and specificity, including adding new use and other definitions, and consolidating most definitions into one article
- Group related regulations into the same sections
- Correct broken or missing cross references
- Consolidate or remove duplicate and contradictory material
- Update language to avoid legalese where possible, while still ensuring legally defensible regulations
- Make vague language more clear
- Correct typos, misspelled words, and other mistakes throughout the code
- Where text recommends or encourages certain things, rephrase as requirements or remove from the code
- Consolidate regulations that apply town-wide into the general standards in Article IX
- Remove engineering details from the Code, but make sure the Town has all necessary engineering drawings
- Replace references to specific fee amounts with references to an official fee schedule outside of the code
- Reference a GDOT map of road classifications (local, arterial, collector, etc.)
- Rename conditional and special uses as special uses throughout for consistency and clarity
- Review all articles for conformity with the State Zoning Procedures Act
- Update the purpose statements of the code to be consistent with the Comprehensive Plan
- Update sign, cell tower, and other regulations to be consistent with recent legal precedent
- Update environmental regulations to be more clear as well as consistent with model ordinances where applicable
- Clarify grandfathering provisions and the transition between the existing and proposed code
- Update procedures and decision criteria for variances, special uses, and rezonings
- Require HOAs for all new developments with 30+ dwellings
- Require traffic impact study for all new developments with more than 200 dwellings or 200,000 square feet of non-residential space
- Rename Downtown zoning "tiers" as sub-districts to avoid confusion, make requirements for Downtown Core (D-1) and Downtown Mixed-Use (D-3) the same, but recommend ongoing discussion to determine the character of development downtown
- Provided standards for how to decide whether uses not listed in the use table are allowed
- Provided criteria for administrative variances and converted "modification of standards" to variances
- Updated parking requirements to be consistent with industry standards
- Updated subdivision and engineering requirements to match best practices and Town Engineer input
- Strengthen street network and interparcel access requirements
- Updated the Construction Code



DEVELOPMENT CODE UPDATE