

REF #	PRIORITY			Article	Section/ Figure	Topic	Suggested Code Amendments	Source of Suggestion	Staff Comments	STATUS
	High Interest	Low Interest	Not in Favor							
6	High Interest	Low Interest	Not in Favor	5A/5B		Buffers	"Increase buffer between non residential use and residential use to 20ft. Mandate Native Trees and Shrubs be used."	Public Comments	Policy decision that would require more discussion through work session(s) prior to approval process.	Policy decision
7	High Interest	Low Interest	Not in Favor	2		Building Height	Increase maximum permitted heights in certain zones or districts.	Public Comments	Policy decision that would require more discussion through work session(s) prior to approval process.	Policy decision
8	High Interest	Low Interest	Not in Favor	2		Building Height	Reduce maximum permitted heights in Corporate Park (CP) or Mill District (M)	Public Comments	Policy decision that would require more discussion through work session(s) prior to approval process.	Policy decision
9	High Interest	Low Interest	Not in Favor	2	Sect 18-212.1	Building Height	Suggest flexibility regarding architectural features above the height maximum on buildings	Town Council	Policy discussion is needed. Clarification on what qualifies as a parapet or whether a decorative roof is allowed even if not screening equipment.	Policy decision
10	High Interest	Low Interest	Not in Favor	2	Sect 18-236(3)	Church Street Vision	The incentive bonuses described for the Church Street Overlay (CS-O) district are not fully articulated in the section referenced. Consider moving the language in Section 18-236(5) ahead of the design standards to promote clarity.	ZoneCo	The new code brought forward, unchanged, the language from the prior code. During the BAR discussion of Code Create, the BAR and staff discussed the possibility of reworking this section as part of a general Church Street review, 25 years after it was originally adopted. (The code requires that the BAR be part of that review.)	Policy decision
11	High Interest	Low Interest	Not in Favor	2	Sect 18-236(5)	Church Street Vision	This "bonus modification" subsection is the core operative language of the Church Street Overlay (CS-O) district that a developer will need to understand, but it is hidden at the end. Consider moving higher in the section, before the design guidelines, so that the average reader will better understand how the CS-O district's bonus incentives work.	ZoneCo	The new code brought forward, unchanged, the language from the prior code. During the BAR discussion of Code Create, the BAR and staff discussed the possibility of reworking this section as part of a general Church Street review, 25 years after it was originally adopted. (The code requires that the BAR be part of that review.)	Policy decision
14	High Interest	Low Interest	Not in Favor	2	Sections 18-222, 18-223, 18-224, and 18-226	Façade Breaks	Language regarding façade breaks is ambiguous when describing width and depth, such that the average person could not understand the requirement.	ZoneCo	Staff recommends reviewing this language and potentially updating it for clarity. This topic may require more discussion at work session(s).	Policy decision
15	High Interest	Low Interest	Not in Favor	4A		Fences	Increase max. fence height above 6' because of deer	Public Comments	Policy decision that would require more discussion through work session(s) prior to approval process.	Policy decision
20	High Interest	Low Interest	Not in Favor	2	Sect 18-213.1	Lot Coverage	Residential lot coverage: Should patios made of permeable materials, no larger than a certain size/area, be exempted from lot coverage calculations?	Town Council	Policy decision that would require more discussion through work session(s) prior to approval process.	Policy decision
21	High Interest	Low Interest	Not in Favor	2		Lot Coverage	Allow all or a portion of permeable paving materials not to count towards lot coverage	Public Comments	Policy decision that would require more discussion through work session(s) prior to approval process.	Policy decision
22	High Interest	Low Interest	Not in Favor	2	Sect 18-211	Lot Deviation	There are some who say that the 3-foot deviation has led to builders taking the full 3 feet and that doing so may also be contributing to tree canopy loss, as builders decide to regrade the whole property. Because there is an exception clause for instances when staying within the limits creates construction problems, should the range be reduced to 1 ½'?	Town Council	Policy decision that would require more discussion through work session(s) prior to approval process.	Policy decision

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	High Interest	Low Interest	Not in Favor							
24	High Interest	Low Interest	Not in Favor	2		Open Space	Increase the percentage of open space required in commercial districts beyond what was newly adopted (for the first time) in the new code.	Public Comments	Policy decision that would require more discussion through work session(s) prior to approval process.	Policy decision
28	High Interest	Low Interest	Not in Favor	2		Parks	Rezone Beulah Property from RS-12.5 to Parks and Recreation Zone (PR)	Public Comments	Policy decision that would require more discussion through work session(s) prior to approval process.	Policy decision
29	High Interest	Low Interest	Not in Favor	2		Pergolas	Include "non-enclosed shade structures" as permitted architectural feature allowed to exceed building height	Public Comments	Policy decision that would require more discussion through work session(s) prior to approval process.	Policy decision
30	High Interest	Low Interest	Not in Favor	2		Pergolas	Allow "non-enclosed shade structures" to exceed building height only after BAR recommendation and Council approval	Public Comments	Policy decision that would require more discussion through work session(s) prior to approval process.	Policy decision
31	High Interest	Low Interest	Not in Favor	4A/4B/5A/5B		Public Art	Include requirement for public art in commercial development	Public Comments	Policy decision that would require more discussion through work session(s) prior to approval process. Research of other jurisdictions would be helpful.	Policy decision
33	High Interest	Low Interest	Not in Favor	4B/5A/5B		Setbacks	Increase setbacks and required wall height when parking lot abuts residential	Public Comments	Policy decision that would require more discussion through work session(s) prior to approval process.	Policy decision
35	High Interest	Low Interest	Not in Favor	4A/4B/5A/5B		Signs	Overall review of and revisions to sign regulations	Public (BAR) Comments	Policy decision that would require research, policy development, and more discussion through work session(s) prior to approval process.	Policy decision
36	High Interest	Low Interest	Not in Favor	5A/5B		Signs	Restrict number of signs allowed without permit or review by BAR (1.5 sf or less in area)	Public (BAR) Comments	Policy decision that would require more discussion through work session(s) prior to approval process.	Policy decision
37	High Interest	Low Interest	Not in Favor	5A/5B		Signs	Add restrictions and/or clarifying language for signs on mansard roofs	Public (BAR) Comments	Policy decision that would require more discussion through work session(s) prior to approval process.	Policy decision
38	High Interest	Low Interest	Not in Favor	5A/5B		Signs	Adopt Church St standards for perpendicular signs as standards in other zones	Public (BAR) Comments	Policy decision that would require more discussion through work session(s) prior to approval process.	Policy decision
39	High Interest	Low Interest	Not in Favor	5A		Signs	Eliminate internally illuminated signs on Church St entirely	Public (BAR) Comments	Policy decision that would require more discussion through work session(s) prior to approval process.	Policy decision
40	High Interest	Low Interest	Not in Favor	4A/4B/5A/5B		Signs	Reinstitute a permit requirement for temporary signs	Public (BAR) Comments	Policy decision that would require more discussion through work session(s) prior to approval process.	Policy decision
42	High Interest	Low Interest	Not in Favor	6		Subdivisions - Process	Discuss review process for subdivisions, including public notification	Town Council	Currently, all subdivision plans are reviewed by the Planning Commission and approved by Town Council. State Code specifically refers to the Planning Commission or "an agent designated by the governing body" as the authority to approve subdivision plats. Letters to neighbors are not required notification, however, they could be added as a Town requirement if Council desires.	Policy decision

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	High Interest	Low Interest	Not in Favor							
44	High Interest	Low Interest	Not in Favor	3		Uses	Change grocery stores from permitted to conditional use in Avenue Center (AC)	Public Comments	Policy decision that would require more discussion through work session(s) prior to approval process.	Policy decision
45	High Interest	Low Interest	Not in Favor	3		Uses	Change brewpubs from permitted to conditional use in Avenue Center (AC)	Public Comments	Policy decision that would require more discussion through work session(s) prior to approval process.	Policy decision
46	High Interest	Low Interest	Not in Favor	3		Uses	Add "Indoor Storage" as a principal use (conditional) in commercial districts	Public Comments	Policy decision that would require more discussion through work session(s) prior to approval process.	Policy decision
47	High Interest	Low Interest	Not in Favor	3		Uses	Make drive-throughs not permitted . (AE, AW, AC, and GS). Drive-Through Facilities do not contribute to walkability and pedestrian safety.	Public Comments	Policy decision that would require more discussion through work session(s) prior to approval process.	Policy decision
48	High Interest	Low Interest	Not in Favor	3		Uses	Add upper story residential as a permitted use in Mill and Corporate Park Districts	Public Comments	Policy decision that would require more discussion through work session(s) prior to approval process.	Policy decision
49	High Interest	Low Interest	Not in Favor	3		Uses	Make commercial parking lots/garages as a standalone use not permitted. (AE, AW, AC, GS, and CS) Large parking garages are not compatible with a walkable community for the simple reason that they attract cars and traffic.	Public Comments	Policy decision that would require more discussion through work session(s) prior to approval process.	Policy decision
50	High Interest	Low Interest	Not in Favor	3		Uses	Allow for more than one farmers market	Public Comments	Policy decision that would require more discussion through work session(s) prior to approval process.	Policy decision
51	High Interest	Low Interest	Not in Favor	3		Uses	Expand ability to install EV charging stations	Public Comments	Policy decision that would require more discussion through work session(s) prior to approval process.	Policy decision
52	High Interest	Low Interest	Not in Favor	3		Uses	Redraft outdoor dining to allow Simply Social to add more tables	Public Comments	Policy decision that would require more discussion through work session(s) prior to approval process.	Policy decision
53	High Interest	Low Interest	Not in Favor	3		Uses	Outdoor Dining - remove the 8-seat limitation within 60 to 75 feet of residential	Planning Commission	Policy decision that would require more discussion through work session(s) prior to approval process.	Policy decision
54	High Interest	Low Interest	Not in Favor	3		Uses	Add to Conditional Uses in Transition Zone (T), to include General Services; Personal Services; Child Care Center; Shared Kitchen	Planning Commission	Policy decision that would require more discussion through work session(s) prior to approval process.	Policy decision
55	High Interest	Low Interest	Not in Favor	3		Uses	Creating standards for Food Trucks. Where are they allowed? Should they be allowed?	Staff discussion with Council	Policy decision that would require more discussion through work session(s) prior to approval process.	Policy decision