

MEMORANDUM FROM STAFF

From: Marcellus Johnson, Planning Administrator
 To: Lapel Advisory Plan Commission
 Date: 05/07/2026
 RE: UDO Standards to Update
 Exhibits: None

Revisions Matrix

In the interest of organizing the various areas where the UDO needs revisions and prioritizing action on these issues, staff has prepared the following matrix. The matrix provides the topic of the revisions, the problem the revisions seek to fix, suggested fixes Plan Commission could choose to recommend, and deadlines for these revisions.

Issue/Revision	Due	Suggested Fix 1	Suggested Fix 2	Suggested Fix 3
UDO Re-adoption	6/30/2026	Re-adopt UDO with amendments	N/A	N/A
Land Use				
Add retail sporting goods store to C1	6/30/2026	Add retail sporting goods store to C1	N/A	N/A
Add Indoor shooting range to Ag, C1, II, and Ig	6/30/2026	Add Indoor shooting range to Ag, C1, II, and Ig	N/A	N/A
Add unlisted uses: duplex, contractor's office, veterinary clinic, truck parking	12/31/2026	Decide which uses should be added and to which districts and amend UDO	N/A	N/A
Add additional unlisted uses	12/31/2026	Decide which uses should be added and to which districts and amend UDO	N/A	N/A
Add Home Occupation Uses: salon/barber, pet grooming, office (accounting, law, other	12/31/2026	Decide which uses should be added and to which districts and amend UDO	N/A	N/A

professional services)				
Definitions				
Add "retail sporting goods store"	6/30/2026	Add "retail sporting goods store"	N/A	N/A
Add "indoor shooting range"	6/30/2026	Add "indoor shooting range"	N/A	N/A
Modify "Applicant" to conform to state	6/30/2026	Modify "Applicant" to conform to state	N/A	N/A
Modify "Homeowners Association" to conform to state	6/30/2026	Modify "Homeowners Association" to conform to state	N/A	N/A
Modify "Manufactured Home" Type I-III to conform to state	6/30/2026	Eliminate Type II and III designations and modify remaining definition to conform to state	Eliminate Type III designation, modify Type I definition to conform to state, and write new definition for Type II based off Type I	N/A
Modify "Mobile Home" to conform to state	6/30/2026	Modify "Mobile Home" to conform to state	N/A	N/A
Add use definitions to help with Use Classification	12/31/2026	Add definitions for less obvious land use designations such as: personal service use, office use, auto-oriented use, industrial assembly and distribution, etc.	N/A	N/A
Zoning and Subdivision Standards				
Parking requirements in the C2 district are impossible to meet	12/31/2026	Eliminate off-street parking requirements and allow properties to rely solely on on-street parking	Develop a in-lieu fee program to allow applicants to pay a fee per required space that Town could use to maintain public parking facilities on- and off-street	
Architectural requirements are difficult to meet	12/31/2026	Reduce or eliminate individual material and architectural	Modify the point assignments for the Architectural	Lower the total number of points required for the

		standards	Standards table	Architectural Standards table
Develop standards for data centers	12/31/2026	Recommend council impose a moratorium until standards can be developed	N/A	N/A
Revise and reorganize access management standards to align with corridor plans	2/28/2027	Consult I-69 and SR 13 Corridor Plans and align standards to recommendations	N/A	N/A
Add language required for plats/covenants absolving Town of responsibility for maintaining any non-dedicated common areas	6/30/2026	Add language required for plats/covenants absolving Town of responsibility for maintaining any non-dedicated common areas	N/A	N/A
Zoning and Subdivision Procedures				
Add procedures for Variance of Use	6/30/2026	Add procedures for Variance of Use	N/A	N/A
Add procedures for Use Classification	6/30/2026	Add procedures for Use Classification	N/A	N/A
Revise procedures for subdivisions	6/30/2026	Revise procedures for subdivisions to modernize and streamline	N/A	N/A