

Planning and Zoning Commission Workshop

March 24, 2026 - 6 p.m.

New Haven Public Works Facility

205 Industrial Drive

New Haven, MO

Agenda

1. Call to Order
2. Roll Call
3. Code Changes
 - a. Lighting Ordinance (405.725), pages 1-6
 - b. Uses Regulated By Zoning District (405.140-405.180), pages 7-14
 - c. Minimum Dimensional Requirements (405.270), pages 15-16
4. Prior Workshop Summary
 - a. January 27th, 2026, pages 17-19
5. Miscellaneous
6. Adjourn

Section 405.725 Lighting

A. Purpose. The City of New Haven recognizes that some public areas need to be illuminated at night and that residents and businesses have the right to illuminate their properties for safety and commerce. Conversely, the City also recognizes that artificial light at night impacts conservation and health. All property owners, residents and businesses, have a right to experience the night. These regulations are intended to:

1. Protect the public health, safety, and general welfare;
2. Enable the fair and consistent enforcement of these regulations;
3. Control light spillover and glare to reduce the degradation of the sky from light pollution;
4. Encourage lighting systems which conserve energy and costs;
5. Preserve community character; and
6. Provide for nighttime safety, utility, security, and productivity.

B. Applicability. The requirements of this Section shall apply to the following:

1. New construction **permanent lighting** in connection with all uses and structures; and
2. **Permanent** Lighting replacement in connection with all uses and structures

C. Definitions. Listed below are certain words and phrases cited in this Section with their intended meanings.

COLOR TEMPERATURE ("CCT")

The color appearance of a white LED. CCT is defined in degrees Kelvin; a warm light is around two thousand seven hundred (2,700) K, moving to neutral white at around four thousand (4,000) K, and to cool white at five thousand (5,000) K or more.

FIXTURE

The assembly that houses the lamp or lamps and can include all or some of the following parts: a housing, a mounting bracket or pole assembly, a lamp holder, a ballast, a reflector or mirror and/or a refractor or lens.

FOOTCANDLE

A measure of light falling on a surface. One (1) footcandle is equal to the amount of light generated by one (1) candle shining on a one-square-foot surface located one (1) foot away.

FULLY-SHIELDED

An outdoor fixture constructed in such a manner that it emits no light above the horizontal plane of the fixture.

GLARE

The effect produced by a light source within the visual field that is sufficiently brighter than the level to which the eyes are adapted, to cause annoyance, discomfort, or loss of visual performance and ability.

INSTALLED

The attachment or assembly fixed in place, whether or not connected to a power source, of any outdoor light fixture.

LAMP/LIGHT SOURCE

The component of luminaire that produces the actual light, commonly known as the "bulb" or "light bulb."

LUMEN

A unit measuring the amount of light emitted from a light source. One (1) footcandle is one (1) lumen per square foot.

LUMINAIRE

A complete lighting system and includes a lamp or lamps and a fixture.

OUTDOOR LIGHT FIXTURE

Outdoor electrically powered illuminating devices, outdoor lighting or reflective surface lamps and similar devices, permanently installed or portable, used for illumination of the following:

1. Buildings and structures; and
2. Recreational areas and facilities; and
3. Parking lots; and
4. Building overhangs and open canopies; and
5. Sidewalks, street corners, and intersections.

SHIELDING

A light fixture controlled in such a manner that a direct view of the lamp/light source from an adjacent property is prevented.

STROBE LIGHT

A device that produces regular, rapid, and intense flashes of light.

D. General Requirements.

1. Outdoor lighting shall be required for safety and personal security in areas of pedestrian assembly and sidewalks, and vehicular parking and drive aisles and in association with all uses where activity occurs outdoors during hours of darkness.

a. For all applicable uses and structures, such lighting shall be so arranged and/or fully shielded as to eliminate the intrusion of light or glare onto adjoining residential property and streets.

b. For commercial or industrial uses, such lighting shall provide a minimum of one-half (0.5) footcandle of lighting and a maximum average of three (3) footcandles of lighting at all places of pedestrian assembly and sidewalks, and vehicular parking and drive aisles.

c. For multifamily residential and institutional uses, such lighting shall provide a minimum of one-fifth (0.2) footcandle of lighting and a maximum average of one and one-half (1.5) footcandles of lighting at all places of pedestrian assembly and sidewalks, and vehicular parking and drive aisles.

d. Exception: Outdoor lighting shall not be required for events enhanced by darkness or dark skies.

2. All outdoor light fixtures/lamps/bulbs installed or hereafter replaced shall comply with the following:

a. Light fixtures must be fully shielded.

b. Light fixtures must be aimed directly downward [e.g., ninety degrees (90°) perpendicular] to the ground.

(1) Exception: Decorative uplighting is allowed to be aimed at a vertical surface so long as it is shielded in such a way that the light does not leak above the height of the surface or the overhang of the soffit.

c. Lamps may not exceed a CCT of two thousand seven hundred (2,700) K.

d. Lamps must be completely recessed so that the lamp is not visible.

e. No light shall be emitted above ninety degrees (90°) from the lamp.

(1) Exceptions.

(a) Light from decorative uplighting mounted to a wall may be emitted above ninety degrees (90°) from the lamp. However, such lighting may not exceed a CCT of two thousand seven hundred (2,700) K.

(b) Uplighting for flagpoles.

f. Illumination at the ground level of the property line of subject property shall be zero (0) footcandles.

g. Every reasonable effort shall be made (through placement and lighting control devices) to minimize the visibility of any lamp that is required to be fully shielded.

h. For parking lots, light standards are limited to twenty (25) feet, measured from the ground to the highest point of the standard. All other light standards shall not exceed twenty (20) feet in height.

3. Total outdoor light output, including proposed and existing street lights, pedestrian lights, building lights, landscape lights, and any other lighting and signage lighting, shall not exceed five footcandles (5 fc). The applicant must submit sufficient information to enable the City Administrative Officer to determine compliance.

E. Conformance With Applicable Codes.

1. All outdoor electrically powered illuminating devices shall be installed in conformance with all other applicable provisions of this Code and under appropriate permit and inspection.

2. Whenever the regulations of this Section are applicable, the applicant must submit sufficient information to enable the City Administrative Officer to determine whether the proposed and/or existing lighting scheme will comply with this Code. Such information may include, but is not limited to, the following:

- a. A layout of proposed luminaire and outdoor fixture locations;
- b. Aiming angles for the fixtures and shielding/shielding mechanisms;
- c. A description of proposed luminaires and outdoor lighting fixtures and associated equipment (catalog cuts);
- d. A description of glare control devices, shielding/shielding mechanisms;
- e. A description of proposed lamps;
- f. Overall and mounting heights and means of assembly/mounting;
- g. Location and use of adjacent properties;

h. An illumination (footcandle) grid demonstrating adequate intensities and uniformity;

i. For commercial and institutional uses:

(1) Hours of business operation; and

(2) The maximum footcandle average for all places of pedestrian assembly, sidewalks, and vehicular parking and drive aisles.

j. Additional submissions may be required showing greater detail of areas that may require further clarification.

3. Where there is a conflict between the provisions of this Code and other regulations of the zoning ordinance, the most restrictive requirement shall govern.

G. Grandfathered Existing Fixtures. All outdoor light fixtures/lamps/bulbs lawfully installed prior to and operable on the effective date of this Section are exempt from all requirements of this Section, unless existing outdoor lighting fixtures are replaced, removed or reinstalled in connection with any use or structure to which this Section is applicable.

H. Waiver. The Board of Aldermen may waive any of the requirements of this Section.

I. Nothing herein shall be construed to prevent or inhibit the City from pursuing any legal or equitable means to address a violation of this Section of this Code.

Reference for light standard 405.725(D)(2)(h) see Section 205.250(F)(4)

4. *Lighting.*

- a. All exterior lighting, building and parking lot lights and landscape lighting shall be directed away from adjacent highways, streets and properties so that no light is cast on adjoining properties or public roadways.
- b. No light standards utilized for the illumination of parking areas shall exceed twenty-five (25) feet in height. No other light standard shall exceed eighteen (18) feet in height.
- c. The pole, pole base and fixture housing shall be bronze or black.
- d. All lighting shall be low or high-pressure sodium and served with underground cables.
- e. All parking areas and walkways shall be illuminated so as to produce a minimum uniform illumination of two (2) foot-candles within said area but no more than five-tenths (0.5) foot-candles at the property line.

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Chapter 405. Zoning Regulations

Article V. Use Regulations By Zoning District

Section 405.140. Zoning District "R-1A" Single-Family Residential.

[Ord. No. 918 §2, 5-1-2008; Ord. No. 1051 §1, 3-11-2013]

A. Intent And Purpose. The purpose of the R-1A District is to protect and preserve areas of low-density residential development and to allow for the construction of new single-family detached dwellings within subdivisions of lot sizes seven thousand five hundred (7,500) square feet or larger. The regulations set forth in this Section or set forth elsewhere in this Chapter, when referred to in this Chapter, are the regulations in the R-1A Single-Family Residence District.

B. Permitted Uses. All buildings and land within a "R-1A" zoning district shall be limited to the following uses:

1. Single-family dwellings.
2. Accessory buildings customary, incidental and subordinate to the use of the main building. Accessory buildings would include, but not necessarily be limited to, garages, carports, swimming pools, pergolas, patios and fireplaces.
3. Churches.
4. Public parks and playgrounds.
5. Public buildings, facilities and utilities.
6. Group home. No group home shall be located within one-half (½) mile of another group home. The exterior appearance of the home and property shall be in reasonable conformance with the general neighborhood standards. Group homes shall be eleemosynary or not-for-profit in nature.

Uses Permitted Upon Review And Approval By The Planning And Zoning Commission.

1. Home occupations.
2. Modular housing.

Special Use Permit Required.

1. Mortuaries.

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2. Single-user office in residential structure located on an arterial road or major collector road.

a. No modifications shall be made to the residential appearance of said structure without approval of the Planning and Zoning Commission.

3. Communication tower.

4. Bed and breakfast homes, vacation homes and rooming houses.

[Ord. No. 1393, 2-14-2022]

~~B. Coverage. Main and accessory buildings shall not cover more than thirty percent (30%) of the lot area.~~

C. Water Supply And Sewage System. Each lot within a "R-1A" zoning district shall be served by a public water supply and a public sewer system.

D. Parking Regulations. Off-street parking space shall be provided in accordance with the requirements set forth in Article X of this Chapter.

1. Upon the effective date of this Subsection (March 11, 2013), all new construction of residential units in "R-1A" Districts shall include an attached garage or attached covered carport area. Such garage or carport shall accommodate parking of at least one (1) passenger vehicle.

Exception: A detached garage may be permitted provided that the garage is located behind the front building line and is in conformance with all applicable minimum dimensional requirements. In no event shall a detached carport be permitted.

E. Dimensional Requirements. Minimum width, depth and minimum lot size shall be provided in accordance with the requirements set forth in Article VI of this Chapter.

~~F. Floor Area. Every single-family detached dwelling hereafter erected shall contain a floor area, exclusive of garage space and area over open porches, of a minimum of twelve hundred (1,200) square feet of livable floor space completely above grade.~~

Section 405.150. Zoning District "R-1B" Single-Family Residential.

[Ord. No. 918 §2, 5-1-2008]

A. Intent And Purpose. The purpose of the R-1B District is to protect and preserve areas of low-density residential development and to allow for the construction of new single-family detached dwellings within subdivisions of lot sizes six thousand (6,000) square feet or

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larger. The regulations set forth in this Section or set forth elsewhere in this Chapter, when referred to in this Chapter, are the regulations in the R-1B Single-Family Residence District.

B. Permitted Uses. All buildings and land within a "R-1B" zoning district shall be limited to the following uses:

1. All uses permitted within a "R-1A" Single-Family Residential District.

Uses Permitted Upon Review And Approval By The Planning and Zoning Commission.

1. Home occupations.

2. Modular housing.

Special Use Permit Required.

1. Mortuaries.

2. Single-user office in residential structure located on an arterial road or major collector road.

a. No modifications shall be made to the residential appearance of said structure without approval of the Planning and Zoning Commission.

3. Communication tower.

4. Bed and breakfast homes, vacation homes and rooming houses.

[Ord. No. 1393, 2-14-2022]

~~B. Coverage. Main and accessory buildings shall not cover more than forty percent (40%) of the lot area.~~

C. Water Supply And Sewage System. Each lot within a "R-1B" zoning district shall be served by a public water supply and a public sewer system.

D. Parking And Regulations. Off-street parking space shall be provided in accordance with the requirements set forth in Article X of this Chapter.

E. Dimensional Requirements. Minimum width, depth and minimum lot size shall be provided in accordance with the requirements set forth in Article VI of this Chapter.

~~F. Floor Area. Every single-family detached dwelling hereafter erected shall contain a floor area, exclusive of garage space and area over open porches, of a minimum of eight hundred (800) square feet of livable floor space completely above grade.~~

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Section 405.160. Zoning District "R-1C" Single-Family Residential.

[Ord. No. 918 §2, 5-1-2008; Ord. No. 961 §1, 3-8-2010]

A. Intent And Purpose. The purpose of the R-1C District is to protect and preserve areas of medium-density residential development and to allow for the construction of new single-family attached dwellings, commonly referred to as duplexes, at densities that provide for affordable housing having lot sizes three thousand five hundred (3,500) square feet or larger. The regulations set forth in this Section or set forth elsewhere in this Chapter, when referred to in this Chapter, are the regulations in the R-1C Single-Family Residence District.

B. Permitted Uses. All buildings and land within a "R-1C" zoning district shall be limited to the following uses:

1. All uses permitted within "R-1A" and "R-1B" Single-Family Residential Districts.

Uses Permitted Upon Review And Approval By The Planning and Zoning Commission.

1. Home occupations.

2. Modular housing.

Special Use Permit Required.

1. Mortuaries.

2. Single-user office in residential structure located on an arterial road or major collector road.

a. No modifications shall be made to the residential appearance of said structure without approval of the Planning and Zoning Commission.

3. Communication tower.

4. Bed and breakfast homes, vacation homes and rooming houses.

[Ord. No. 1393, 2-14-2022]

~~B. Coverage. Main and accessory buildings shall not cover more than ninety percent (90%) of the lot area.~~

C. Water Supply And Sewage System. Each lot within a "R-1C" zoning district shall be served by a public water supply and public sewer system.

D. Parking And Regulations. Off-street parking space shall be provided in accordance with the requirements set forth in Article X of this Chapter.

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E. Dimensional Requirements. Minimum width, depth and minimum lot size shall be provided in accordance with the requirements set forth in Article VI of this Chapter.

~~F. Units. All dwelling units shall be a minimum of eight hundred (800) square feet in floor area.~~

Section 405.165. Zoning District "R-1D" Single-Family Residential

A. Intent And Purpose. The purpose of the R-1D District is to protect and preserve areas of medium-density residential development and to allow for the construction of new single-family attached dwellings, commonly referred to as townhouses, at densities that provide for affordable housing having lot sizes two thousand five hundred (2,500) square feet or larger. The regulations set forth in this Section or set forth elsewhere in this Chapter, when referred to in this Chapter, are the regulations in the R-1D Single-Family Residence District.

B. Permitted Uses. All buildings and land within a "R-1D" zoning district shall be limited to the following uses:

1. All uses permitted within "R-1A", R-1B" and "R-1C" Single-Family Residential Districts.

Uses Permitted Upon Review And Approval By The Planning and Zoning Commission.

1. Home occupations.
2. Modular housing.

Special Use Permit Required.

1. Mortuaries.
2. Single-user office in residential structure located on an arterial road or major collector road.
 - a. No modifications shall be made to the residential appearance of said structure without approval of the Planning and Zoning Commission.
3. Communication tower.
4. Bed and breakfast homes, vacation homes and rooming houses.

[Ord. No. 1393, 2-14-2022]

C. Water Supply And Sewage System. Each lot within a "R-1D" zoning district shall be served by a public water supply and public sewer system.

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D. Parking And Regulations. Off-street parking space shall be provided in accordance with the requirements set forth in Article X of this Chapter.

E. Dimensional Requirements. Minimum width, depth and minimum lot size shall be provided in accordance with the requirements set forth in Article VI of this Chapter.

Section 405.170. Zoning District "R-2" Two-Family Residential.

[Ord. No. 918 §2, 5-1-2008; Ord. No. 961 §§2 — 3, 3-8-2010]

A. Intent And Purpose. The purpose of the R-2 District is to protect and preserve areas of low, medium, and higher density residential development and to allow for the construction of new two-family dwelling units as in-fill within existing areas of town at densities that provide for affordable housing having lot sizes seven thousand (7,000) square feet or larger. The regulations set forth in this Section or set forth elsewhere in this Chapter, when referred to in this Chapter, are the regulations in the R-2 Two-Family Residence District.

B. Permitted Uses. All buildings and land within a "R-2" zoning district shall be limited to the following uses:

1. All uses permitted within a "R-1A", "R-1B", "R-1C", or "R-1D" Single-Family Residential District.

2. Two-family dwellings or single-family dwellings with accompanying garage apartments.

Uses Permitted Upon Review And Approval By The Planning and Zoning Commission.

1. Home occupations.

Special Use Permit Required.

1. Mortuaries.

2. Single-user office in residential structure located on an arterial road or major collector road.

- a. No modifications shall be made to the residential appearance of said structure without approval of the Planning and Zoning Commission.

3. Communication tower.

4. Bed and breakfast homes, vacation homes and rooming houses.

[Ord. No. 1393, 2-14-2022]

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~~B. Coverage. Main and accessory buildings shall not cover more than thirty percent (30%) of the lot area.~~

C. Water Supply And Sewage System. Each lot within a "R-2" zoning district shall be served by a public water supply and a public sewer system.

1. Each dwelling unit, whether detached or attached, shall be served by a separate water and sewer service.

D. Parking Regulations. Off-street parking space shall be provided in accordance with the requirements set forth in Article X of this Chapter.

E. Dimensional Requirements. Minimum width, depth and minimum lot size shall be provided in accordance with the requirements set forth in Article VI of this Chapter.

~~F. Units. All dwelling units shall be a minimum of one thousand (1,000) square feet of floor area.~~

~~1. Exception. In "R-2" Districts that border or are immediately adjacent to an "R-1B" District, "R-1C" or "R-3" District, all dwelling units shall be a minimum of eight hundred (800) square feet of floor area.~~

Section 405.180. Zoning District "R-3" Multi-Family Residential.

[Ord. No. 918 §2, 5-1-2008; Ord. No. 961 §4, 3-8-2010]

A. Intent And Purpose. The purpose of the R-3 District is to protect and preserve areas of higher density residential development and to allow for the construction of new residential developments, commonly referred to as apartment homes, that provide affordable housing having lot sizes ten thousand (10,000) square feet or larger. The regulations set forth in this Section or set forth elsewhere in this Chapter, when referred to in this Chapter, are the regulations in the R-3 Multiple-Family Residence District.

B. Permitted Uses. All buildings and land within a "R-3" zoning district shall be limited to the following uses:

1. All uses permitted within a "R-1A", "R-1B", "R-1C", R-1D, or "R-2" District.
2. Multi-family residential dwellings.
3. Clubs, lodges and meeting places for other organizations.
4. Rooming and boarding houses but not hotels and motels.
5. Nursing homes and homes for the aged.

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6. Parking lots.

Uses Permitted Upon Review And Approval By The Planning and Zoning Commission.

1. Funeral home and mortuaries.
2. Home occupations.
3. Offices.

Special Use Permit Required.

1. Communication tower.

~~B. Coverage. Main and accessory buildings shall not cover more than forty percent (40%) of the lot area.~~

C. Water Supply And Sewer System. Each lot within a "R-3" zoning district shall be served by a public water supply and a public sewer system.

1. Each detached or attached dwelling unit, including, but not limited to, duplexes, villas and town homes, shall be served by a separate water and sewer service. This requirement shall not apply to dwelling units in apartment buildings.

D. Parking Regulations. Off-street parking space shall be provided in accordance with the requirements set forth in Article X of this Chapter.

E. Dimensional Requirements. Minimum width, depth and minimum lot size shall be provided in accordance with the requirements set forth in Article VI of this Chapter.

~~F. Units. All units on plats shall be a minimum of eight hundred fifty (850) square feet in area for apartments and one thousand (1,000) square feet for condominiums and town houses.~~

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Chapter 405. Zoning Regulations

Article VI. Zoning District Dimensional Requirements

Section 405.270. Minimum Dimensional Requirements.

[Ord. No. 918 §2, 5-1-2008; Ord. No. 956 §3, 1-11-2010; Ord. No. 994 §1, 2-14-2011; Ord. No. 1429, 3-13-2023]

The minimum required lot areas, lot width and yard dimensions in each district shall be in accordance with the following tabulation:

	Minimum Depth of Front Yard in Feet	Minimum Width of Side Yard in Feet	Minimum Depth of Rear Yard in Feet	Minimum Lot Area per Family in Square Feet	Minimum Lot Width in Feet	Minimum Lot Size in Square Feet
Minimum Dimensional Requirements of Each Zoning District						
General Agricultural	35	20	35	1 acre	150	1 acre
Single-Family Residence R-1A	25	6	25	~~10,000~~ 7,500	~~70~~ 50	~~10,000~~ 7,500
Single-Family Residence R-1B	25	6	20	6,000	50	6,000
Single-Family Residence R-1C	20	6(4)	20	3,500	~~35~~ 25	3,500
Single-Family Residence R-1D	20	None	20	2,500	20	2,500
Two-Family R-2	25	6	20	~~5,000~~ 3,500	~~60~~ 50	~~8,000~~ 7,000

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Multi-Family R-3	25	20(1)	25	2,500	60(2)	10,000
General Commercial	25	None(3)	30(3)	N/A	None	None
Planned Shopping Center	35	None(3)	35(3)	N/A	None	4 acres
Central Business	None	None	None	N/A	None	None
Light Industrial	35	20(3)	35(3)	N/A	100	1 acre
Heavy Industrial	35	20(3)	35(3)	N/A	100	1 acre
All lots in Single-Family Residential Districts must have their minimum lot width frontage on at least a forty (40) foot wide public right-of-way.						

The minimum dimensional requirements for the "M" Mobile Home District shall be in accordance with the design standards set forth in Article V of this Chapter.

Number in parentheses refers to the following additions or modifications to the aforementioned dimensional requirements.

(1) Lots located within a "R-3" Multi-Family Residential District shall have minimum side yards of twenty (20) feet each where the dwellings located thereon do not exceed two (2) stories. An additional three (3) feet per side yard will be required with each additional story.

(2) Lots located within a "R-3" Multi-Family Residential District shall have a minimum width of sixty (60) feet, however, the width shall be increased by ten (10) feet for each additional dwelling exceeding three (3).

(3) Whenever any new commercial or industrial building or parking lot is established so as to abut the side or rear line of a lot in a residential district, an opaque fence, wall or rear line of a hedge not less than six (6) feet and not more than eight (8) feet high shall be constructed and maintained in good condition.

(4) The minimum side yard width is zero (0) for the side of an attached unit sharing a common partition wall with another unit. On the side of a unit that is unattached, minimum side yard is six (6) feet.

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Planning and Zoning Workshop

Lighting Ordinance Discussion

- Current lighting ordinance is brief, general, and does not adequately address light pollution or specifics like light spillover or glare.
- Examples from other communities (Ozarks, Wildwood, Brentwood) and a Community Guide for Preventing Light Pollution were shared as references.
- Desire expressed for a more robust ordinance to prevent issues like intrusive lights in residential areas and to support safe, focused lighting for development.
- Suggestions included setting standards for lumens, color temperature, and addressing lighting for signage.
- Discussion about technical enforcement: light meters are accessible and affordable for measuring compliance; lighting plans from developers can indicate anticipated illumination.
- Consensus that updating the lighting ordinance is both feasible and common in other cities, with safety and appropriate lighting levels being primary concerns.

Zoning and Housing Diversity

- Group discussed the limitations imposed by exclusive single-family zoning and the lack of diversity in housing stock.
- Several articles and best practices for ending single-family zoning were provided, focusing on allowing multi-family housing that still fits community character.
- Concern voiced about parking for multi-family units and ensuring development fits the town's existing form, especially for infill lots and small-scale projects.
- Recognition that younger residents and new workers often seek smaller, low-maintenance homes, but options are limited in the current market.
- Economic development and employer surveys reveal housing supply as a key barrier for attracting new residents and workers.

Revising Lot Size and Minimum Requirements

- Current zoning has R1A at 10,000 sq ft minimum lots, R1B at 6,000 sq ft, and R1C at 3,500 sq ft, with minimum house size requirements (e.g., 1,200 sq ft in R1A, 800 sq ft in R1B).
- Many in-fill lots are smaller than current minimums, making development difficult without variances.
- Suggestion to reduce the R1A minimum lot size to 7,500 sq ft to encourage infill and allow more flexible development while maintaining single-family character.
- Participants considered removing or reducing minimum house size requirements, as few communities retain them, to foster affordability and adaptability.
- Discussion of the potential for increased accessory structures or shared green spaces to address storage and recreation needs with denser development.

Green Space and Community Character

- Emphasis on balancing housing growth with preservation of green spaces to maintain town character.
- Ideas raised for incorporating green space requirements or tree preservation into land development codes.
- Discussion of using incentive or conservation easements to keep certain parcels undeveloped or accessible as community recreation spaces.
- Specific local examples cited, such as city-owned lots that could become parks or recreation areas, and the value of connecting undeveloped areas with trails.
- Noted challenges with landlocked parcels and the need for creative solutions for access and use.

Suggested Action Items

- Review and draft revisions for the town lighting ordinance with guidance from reference communities and dark sky principles.
- Gather and analyze further examples of lighting ordinances and implementation outcomes from other towns.
- Propose reduction of R1A minimum lot size from 10,000 to 7,500 sq ft and consider changes to minimum house size requirements.
- Map and catalog infill lots and assess which zoning or code changes would best enable their development.
- Consider adding green space and tree preservation requirements to the land development and zoning codes.
- Reach out to local developers for input on barriers and opportunities under the current code and proposed changes.
- Explore incentives or programs for voluntary conservation of key open spaces or undevelopable lots.