



To: Mayor and Town Council Members

From: Mark C. Meyers, Town Manager

Date: April 16, 2026

Subject: Two Family Dwelling Ordinance – Commercial Zones; Two Family Dwelling Ordinance
- Village Overlay

Background

Based on previous Town Council direction related to a desire to provide for more affordable housing in the town, the Planning Commission has been working on ordinances to allow for two-family dwellings. No multi-family use currently exists in any zoning district.

At the September 9, 2025, Planning Commission meeting, the Commission recommended an ordinance related to two family dwellings (along with language related to building height exceptions, water and sewer requirements, land suitability, and height of accessory buildings). However, the ordinance did not make such dwellings a use but instead referenced a yet to be defined or established “village overlay” within which they could be located.

Further, at the October 14, 2025, Planning Commission meeting, the Commission voted on an ordinance that would allow two family dwellings in commercial zones. The motion was to recommend approval but failed on a tie vote – two for, two against, and one abstention. There were no further motions made regarding the ordinance. Therefore, it comes to the Town Council without recommendation.

Originally, consideration of these two ordinances was delayed while a third ordinance that would establish a “good neighbor overlay” was being debated by the Planning Commission. However, that ordinance has taken time to develop and raised concerns among staff.

Therefore, Mayor Krause brought up the two previously voted on ordinances at the April 15, 2026, Town Council work meeting to ask the council if they wish to bring up either for a vote in the short term. The consensus was to do so.

Recommendation

It is recommended that the Town Council formally consider the two ordinances related to two family dwellings following Planning Commission hearings and action. They are attached.