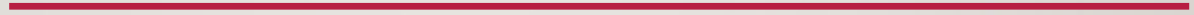


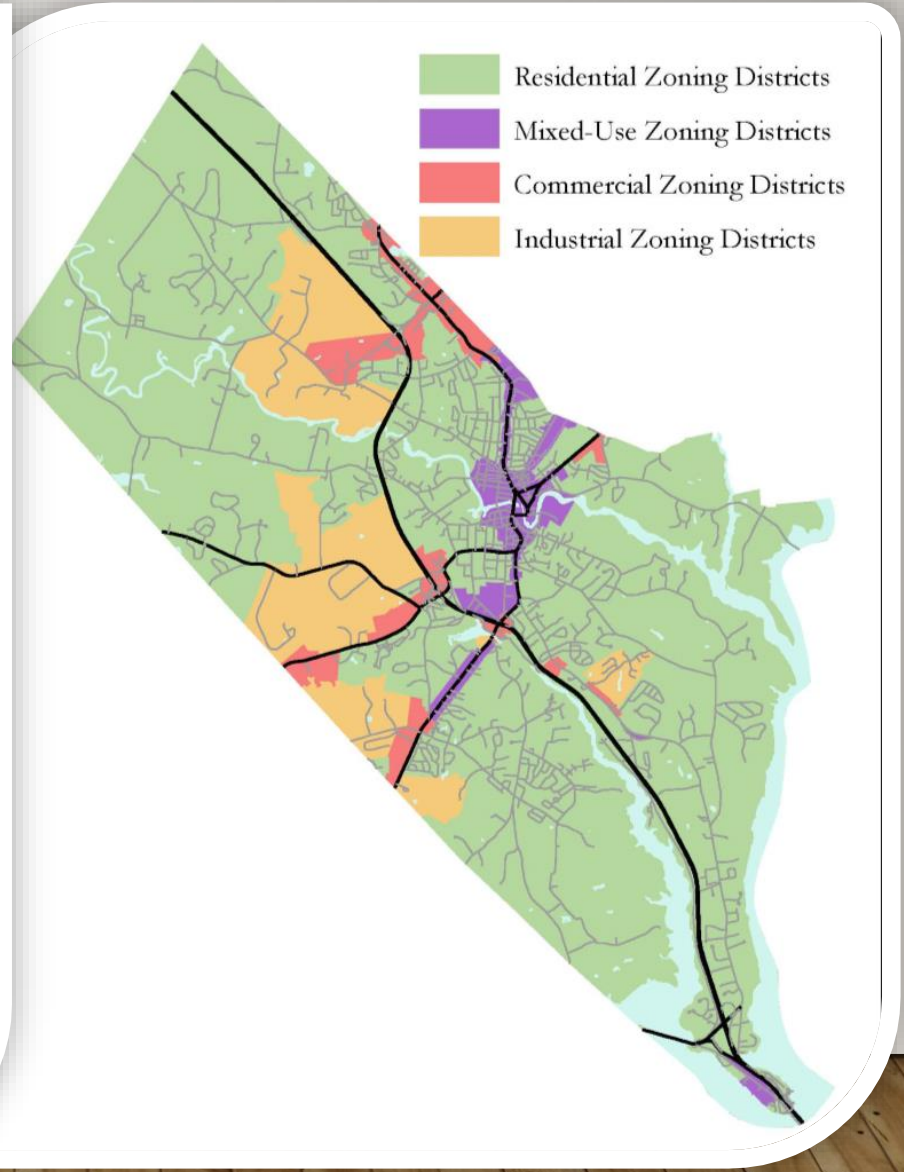
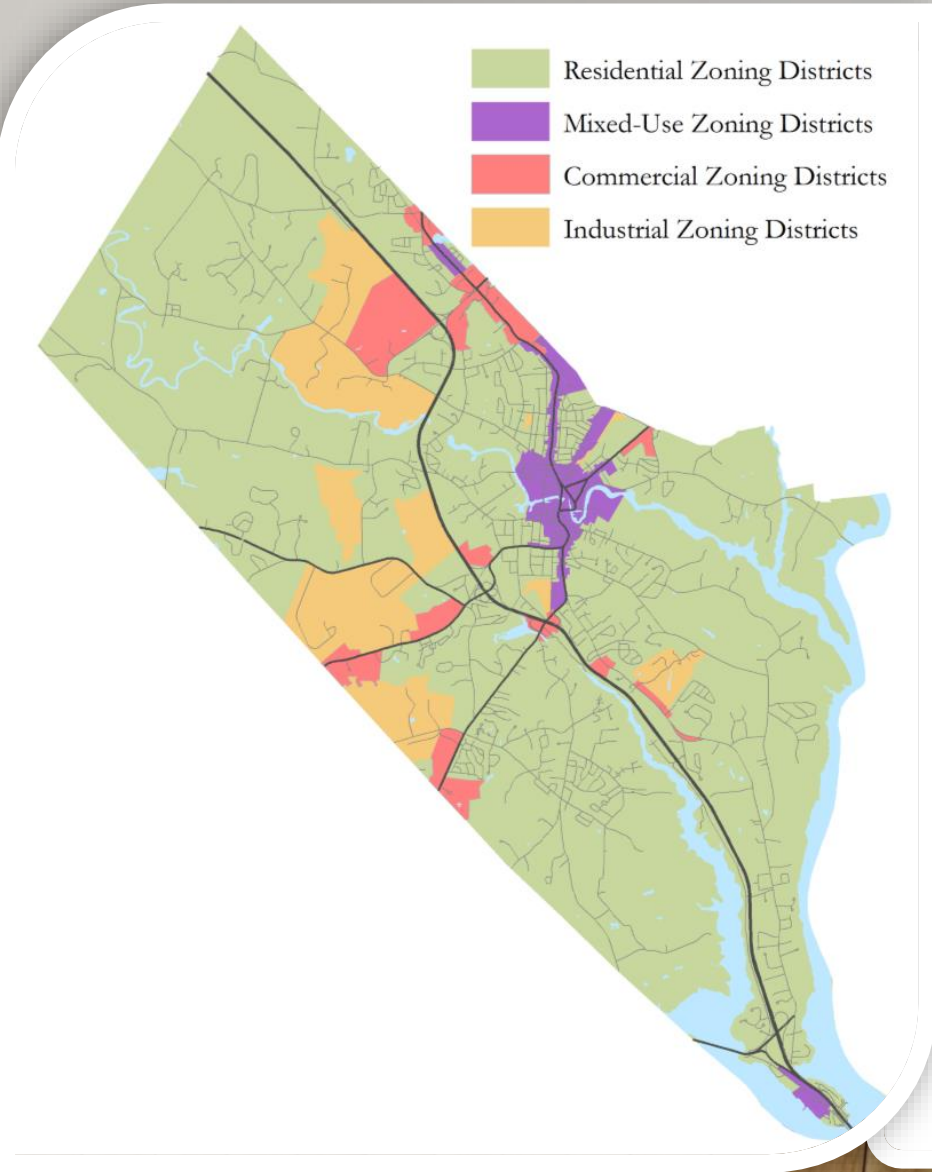
REZONING 2020



HOW DID WE GET HERE?

- January 2018: Planning Board Goals Set
- February 2018 to August 2019: Rezoning/TDR Subcommittees draft reports
- August 27, 2019: Subcommittee submits report
- September 2019 – February 2020: Staff drafts language.
- February 11/25, 2020: PB Posts amendments
- March 7, 2020 Council workshop
- April, May – PB holds public hearings
- June 23, PB approves amendments after 5th PH.
- July 22, City Council holds public hearing and adopts

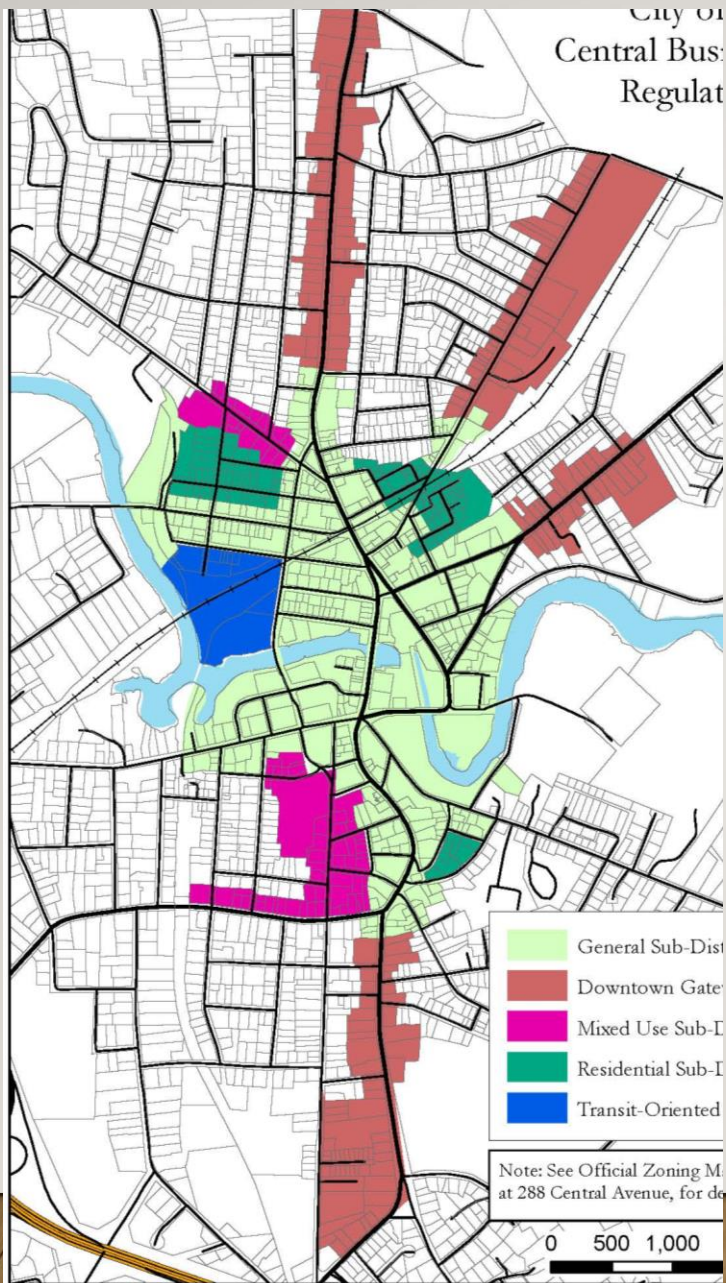
REZONING – SUBSTANTIVE



REZONING – ACREAGE

	2019		2020	
	Ac	% of City	Ac	% of City
Commercial	775	4%	583	3%
Industrial	1,836	10%	2,112	11%
Mixed use	571	3%	704	4%
(Nonres.	3,182	17%	3,399	18%)
Residential	15,410	83%	15,193	82%

	2019		2020	
	Ac	% of City	Ac	% of City
Single	14,447	78%	14,231	77%
Multi	963	5%	962	5%



CREATE GATEWAY

Create standalone Gateway zone, incorporating Downtown Gateway sub district.

Changes 109 acres, all mixed use from a sub district of the Central Business District to a standalone district and then adds other areas to the new district.

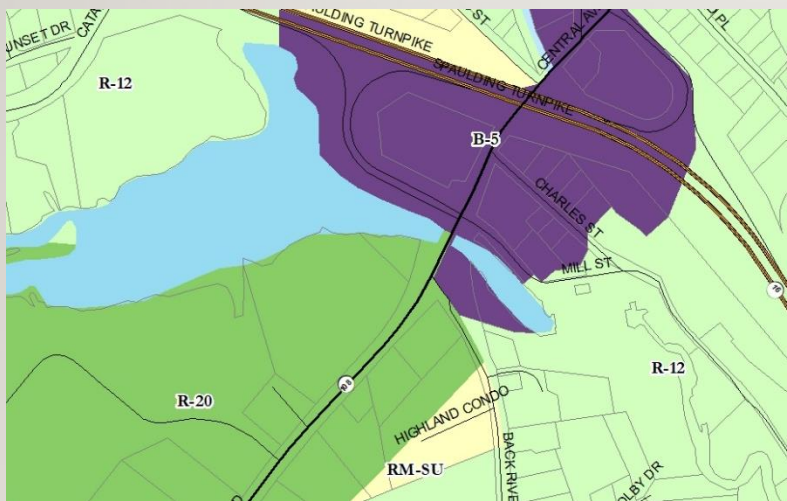
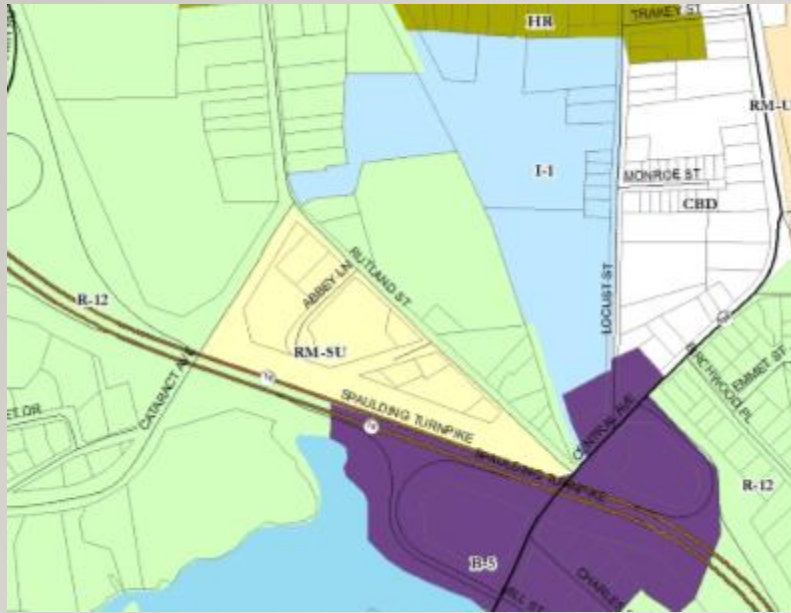
Create Gateway

Rezone area between Locust Street and Spaulding Turnpike from I-1, R-12 and RM-SU and B-5 to Gateway

Changes 90 acres, 35 of which is residential, 30 is commercial and 25 is industrial to the new standalone mixed use district.

Rezone area on Durham Rd at Back River from R20 to Gateway

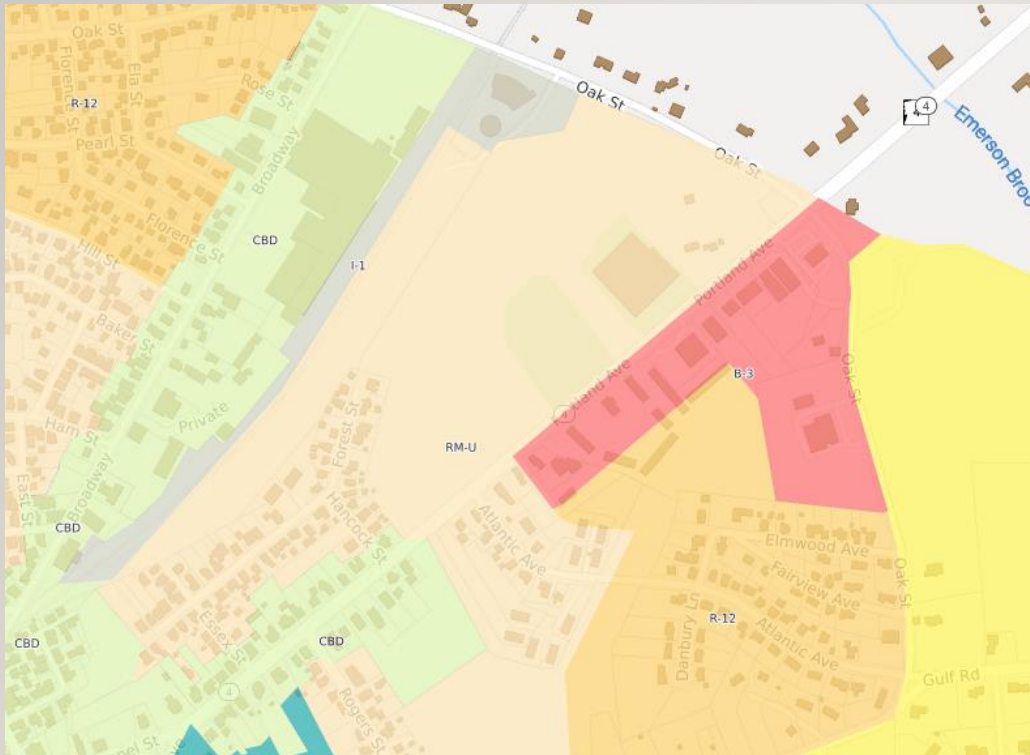
Changes 7 acres all residential to the new standalone mixed use district.



Create Gateway

Rezone area off Oak Street and Portland Avenue from I-1, and B-3 to Gateway

Changes 31 acres, which is residential, 22 is commercial and 9 is industrial to the new standalone mixed use district.



Create Gateway

Rezone area along New Rochester Road from O to Gateway



Changes 25 acres, which are mixed use to the new standalone mixed use district.

Rezone area on Dover Point Road to Gateway



Changes 5 acres all commercial to the new standalone mixed use district.

Gateway in a nutshell

Creates a welcoming entrance point to Dover

- No min lot size
- No frontage
- Min coverage 50%
- Build To line: 5-20'
- Side setback 10'
- Rear setback 15'
- CUP for relief from standards
- Lodging must be 150' from residential

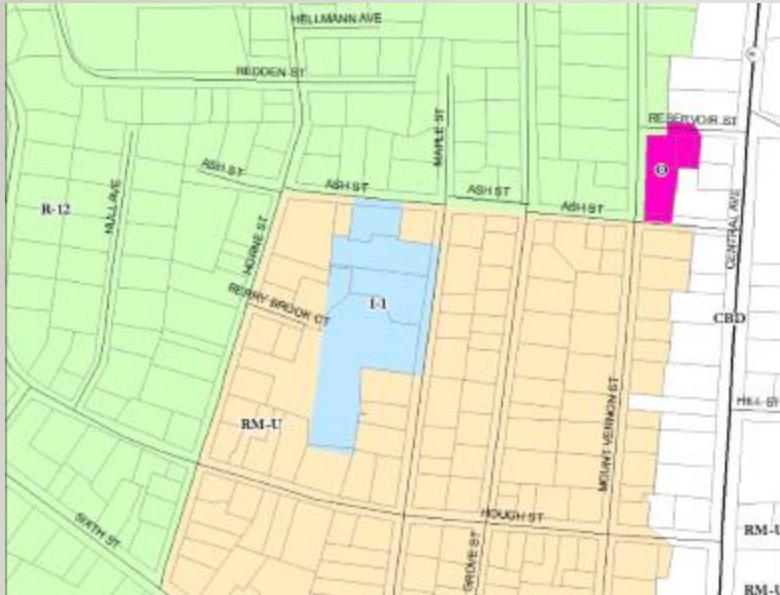
Central Ave, Rutland, Locust, Broadway, Portland Ave:

- 2 story min, 4 Max
- 1 unit/4,000 sf with bonus for commercial or rent limit

Dover Point, New Rochester:

- 2 story min, 2 Max
- Res: restricted to 1 or 2 fam
- Com: size limited to 2K per

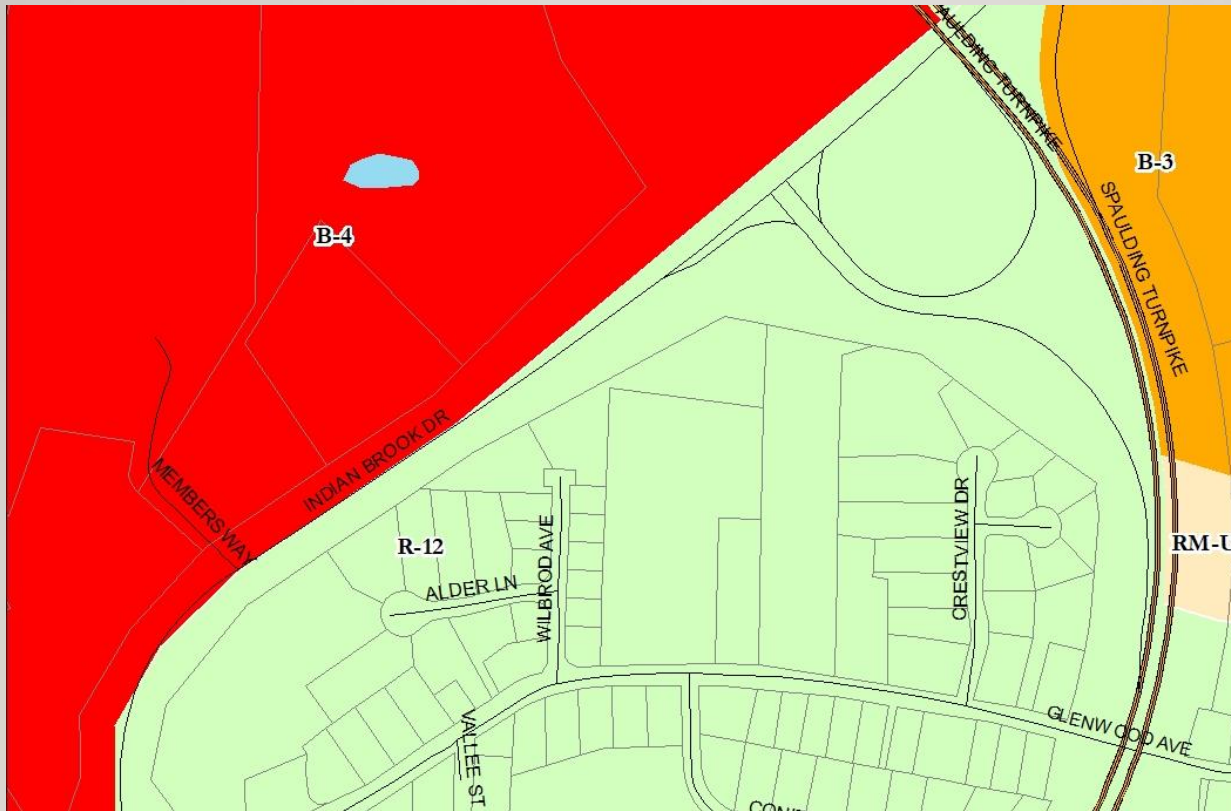
ELIMINATE I-1:



Rezone area between Maple Street and Horne Street to RM-U

Changes 4 acres, all industrial, to residential to meet neighborhood context.

INDIAN BROOK:



Rezone R-12 area along
Indian Brook Drive to B-4

Changes 20 acres, 12 usable,
residential to commercial*

Sixth Street:



Rezone R-12 area along Sixth Street to ETP

Changes 14 acres, 10 usable, all residential to commercial*

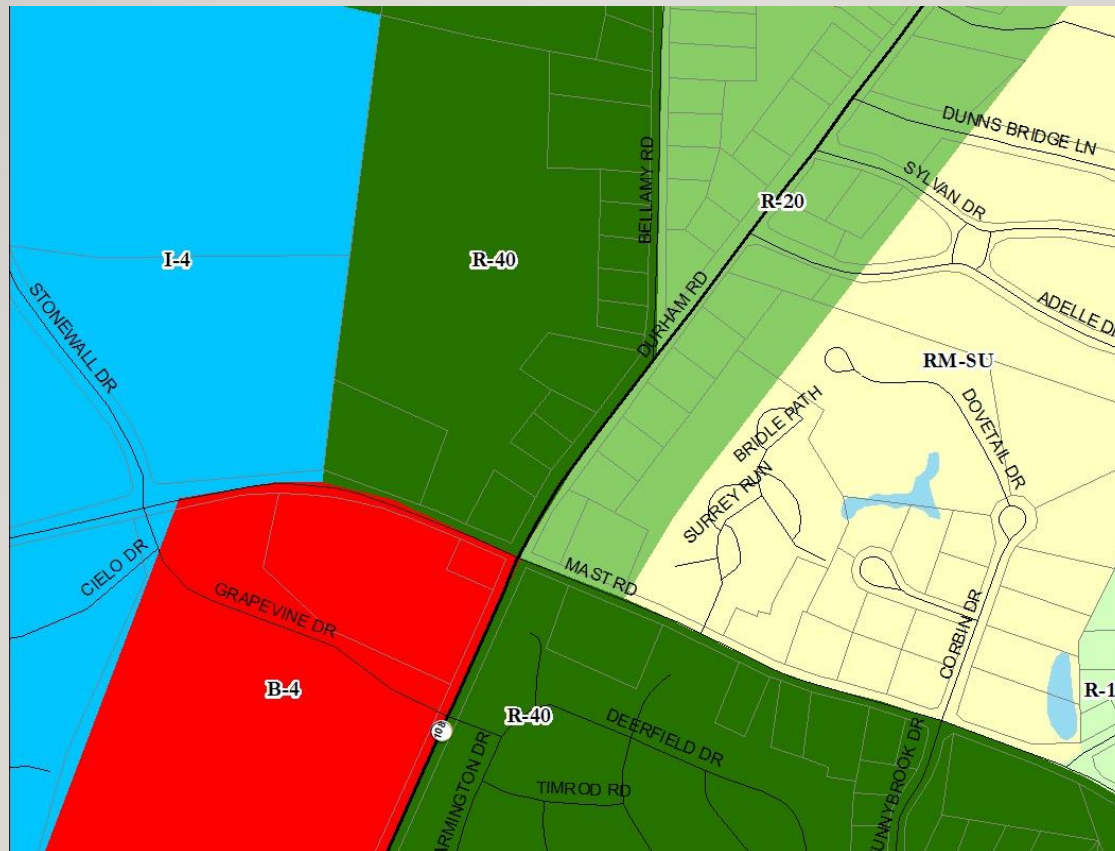
Weeks Crossing

Rezone area along Pine Crest and Week's Lane to B-3 from R-12 and B-1

Changes 1.5 acres, which are commercial and residential to commercial



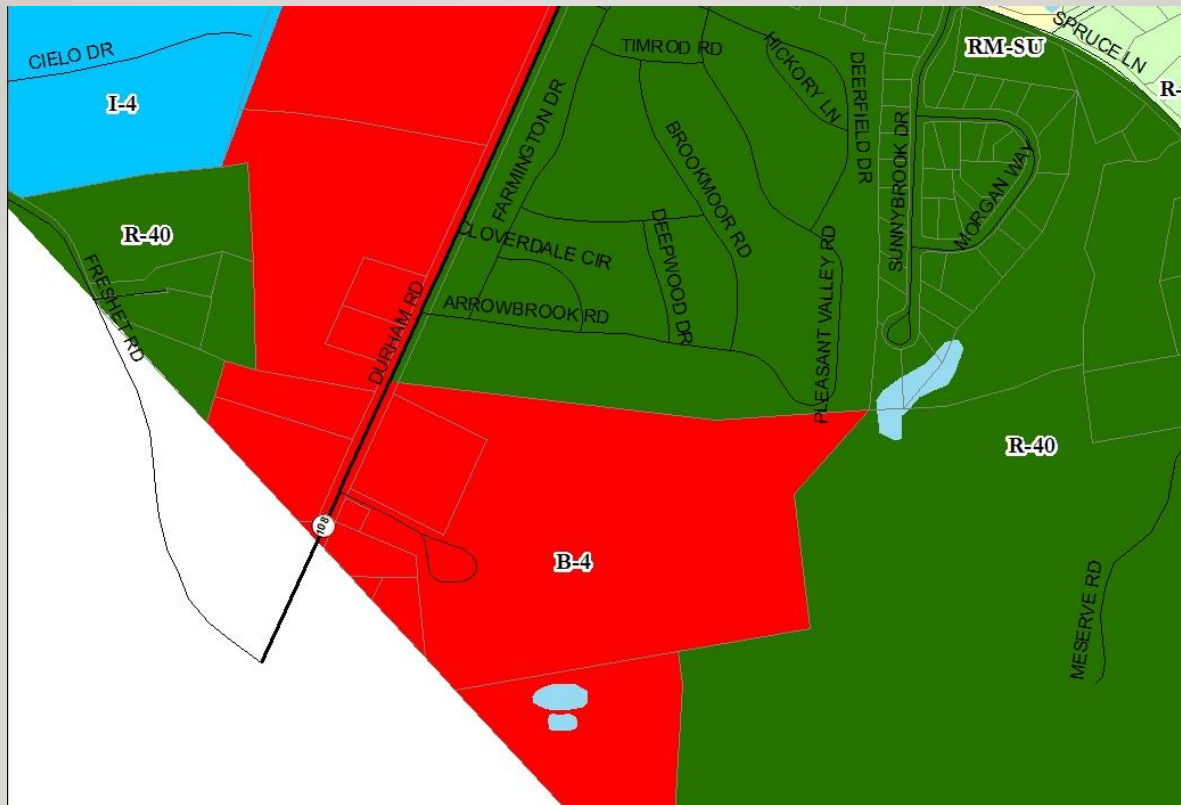
Durham Road/Mast Road



Rezone area along Mast Road
and Durham Road intersection
to B-4

Changes 46 acres, all residential. 43
becomes commercial, 3 stays
residential*

Durham Road



Rezone area along Durham
Road and Spruce Lane
intersection to I-4

Changes 74 acres, 29 residential to
industrial.*

Littleworth Road



Rezone area along Littleworth
and Knox Marsh Road to I-2

Changes 155 acres, 101 residential, to
industrial. 54 from Commercial to
industrial*

Name Changes/Consolidation

- Amendment 9
 - Rename rural industrial (I-2) to Commercial Manufacturing (CM)
 - Updates uses to allow a blend of commercial and industrial uses.
 - Min lot size: 20,000 sf
 - Min Frontage: 100 feet
 - RCM allowed
- Amendment 11
 - Merge Office & Assembly (I-4) & ETP to Innovative Technology (IT)
 - Blends uses
 - Min lot size: 2 Ac
 - Max coverage: 33%
 - 50' setbacks
 - Industrial TDR allowed
 - RCM allowed

Name Changes/Consolidation

- Amendment 10
 - Rename Thoroughfare Business (B-3) to Commercial (C)
 - Rezone Highway Business (B-5) Hotel/Retail (B-4) to Commercial (C)
 - Consolidates all Commercial zones into one, using B-3 as basis
- Min lot size: 20,000 sf
- Min Frontage: 125 feet
- Front setback: 30'
- Side setback: 12'
- Rear setback: 15'
- Allows Multi family
 - 1/5,000 sf
 - In a mixed use with 34% commercial

TDR Updates

- Removes rounding of units
- Adds provision for 600 sf units, at no cost, if cost meets HUD guidelines
- Clarifies Total Living Area
- Removes sale only restriction
- Clarifies application style
- Sets thresholds for submission (4+ units)
- Allows purchase of SF homes with no size limit
- Allows multi-family to be no charge if rent meets HUD guidelines
- Clarifies commercial requirements in mixed use
- Allows creation of 1 unit per 2,000 sf created of assembly or manufacture over 40,000 sf
- Removes cluster style
- Increases rear setback/ abutter screening
- Requires utilities

Updates

- Amendment 12
 - Revise Small Wind Energy Systems to Alternative Energy Systems
 - Adds Solar Power
 - Reviewed by Eng Com.
- Amendment 14
 - Revise RCM to allow on lots 50 acres or larger in IT, CM, R-40
- Removes age restriction on units
- Requires industrial/manufacturing for uses in CM
- Clarifies sewer needed for Adult Care
- Bonus unit if 1,000 sf or less
- Clarifies parking is shared by all components

Amendments 15/16

districts

Zones: 2019 vs 2020

- Residential

HR	R-40	R-20
R-12	RM-SU	RM-U

- Nonresidential

B-1	B-3	B-4
B-5	I-1	I-2
I-4	ETP	

- Mixed -Use

H	LBW	O
CBD	CWD	

- Residential

HR	R-40	R-20
R-12	RM-SU	RM-U

- Nonresidential

<u>C</u>	<u>CM</u>	<u>IT</u>
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- Mixed -Use

<u>G</u>	H	LBW
O	CBD	CWD