PRESENTED BY CAMIROS

City of Keene, New Hampshire

Downtown Zoning Regulations Update

Presentation + Community Open Houses | December 2019

Why We're Here

Keene's most recent comprehensive zoning update was nearly 50 years ago. Downtown has evolved in significant ways since that time, along with the City as a whole. Downtown today presents significant opportunities to accommodate increased density and mixed-use development.

What is Form-Based Coding?

F **tize the**
b ensuring
th ments
a
character of a place.

Building Placement

Build-to Lines and Build-to Zones vs. Minimum Setbacks

Building Height

Minimum and Maximum Heights, Height Exceptions

Building Activation

Building Entries, transparency requirements

What We've Been Up To

Touring, Data Gathering, Document Review and Analysis

Summer 2018

Key Stakeholder Interviews, Existing Conditions Survey of Downtown

Summer 2018

Presentation of Technical Review Report, Community Workshops

Winter 2018

Revisions, Staff Discussions, Developing and Drafting Regulations

2019

— DISTRICT OVERVIEW

DT
Downtown
District Purpose

01

Provide a series of standards allowing for the orderly growth and development of downtown Keene in a manner that respects and enhances the City's unique identity.

02

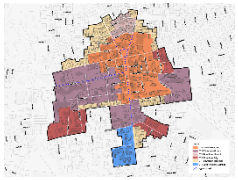
Allow for new development that is creative, innovative, and sustainable, and that reinforces the vibrancy, human scale, and pedestrian-orientation of downtown.

03

Ensure that development remains sensitive to surrounding community context, form, and use.

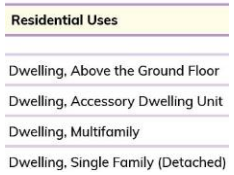
— DISTRICT OVERVIEW

DT Downtown District



Subdistricts

Smaller areas help target key differences in character and form

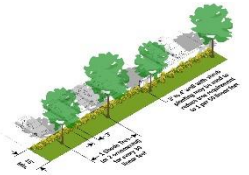


Updated Uses

Simplified approach, designed for flexibility

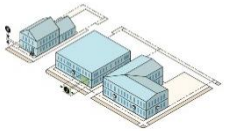
Street Types

Prioritize design quality or flexibility based on key frontages



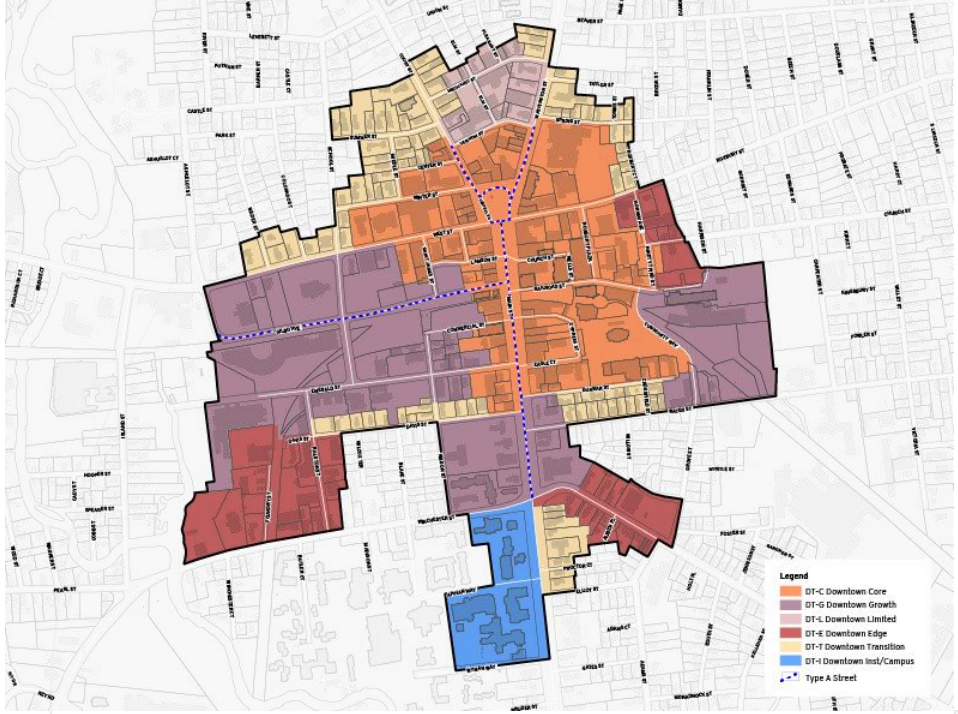
Parking + Screening

Standards address placement and design of lots and structures



Form Standards

Reinforce existing development patterns, and encourage the City's vision for the future



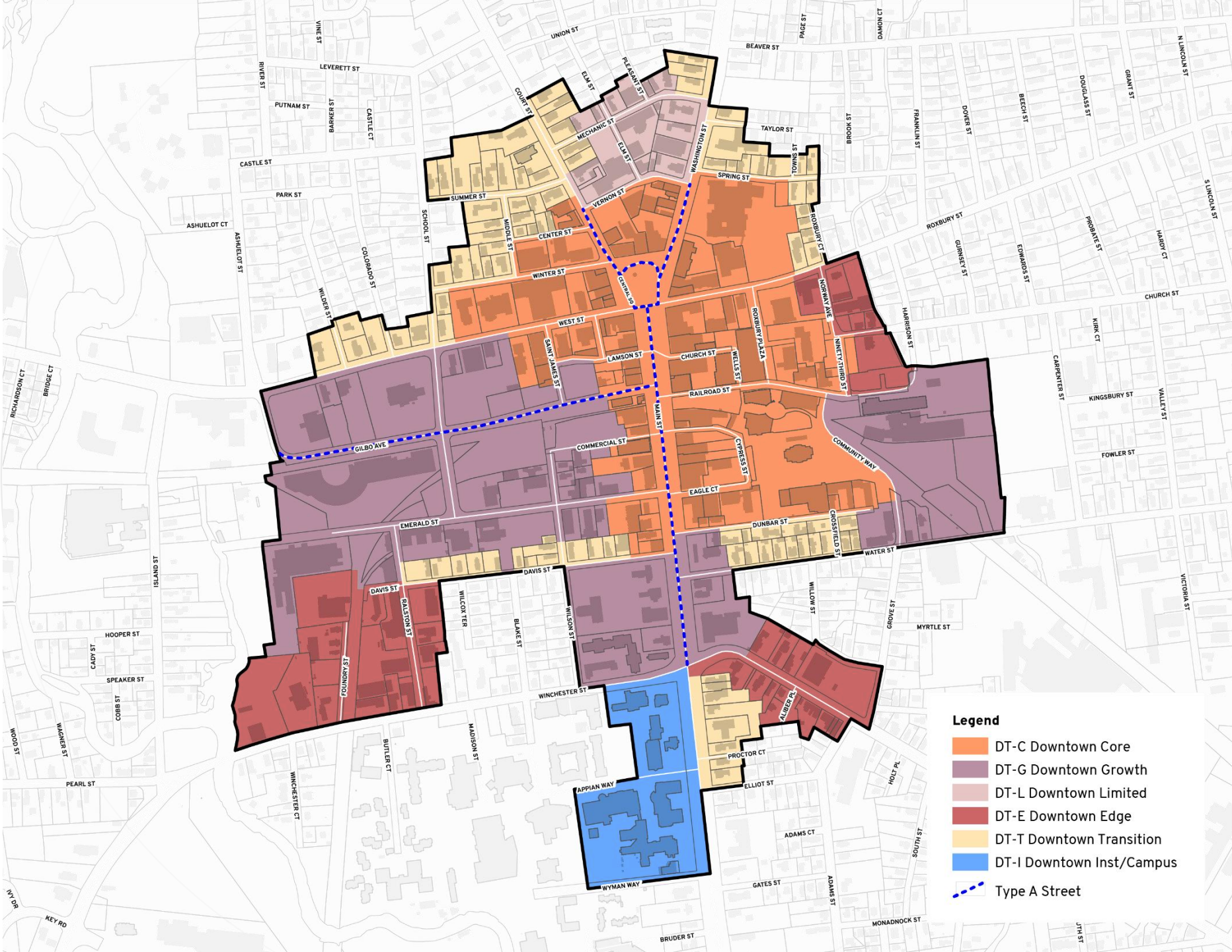
Subdistricts

To facilitate development that reinforces and enhances existing varied character areas, and encourages creative, innovative development within downtown, the DT District is divided into six sub-districts that include tailored dimensional, design, and use standards related to their specific contexts.

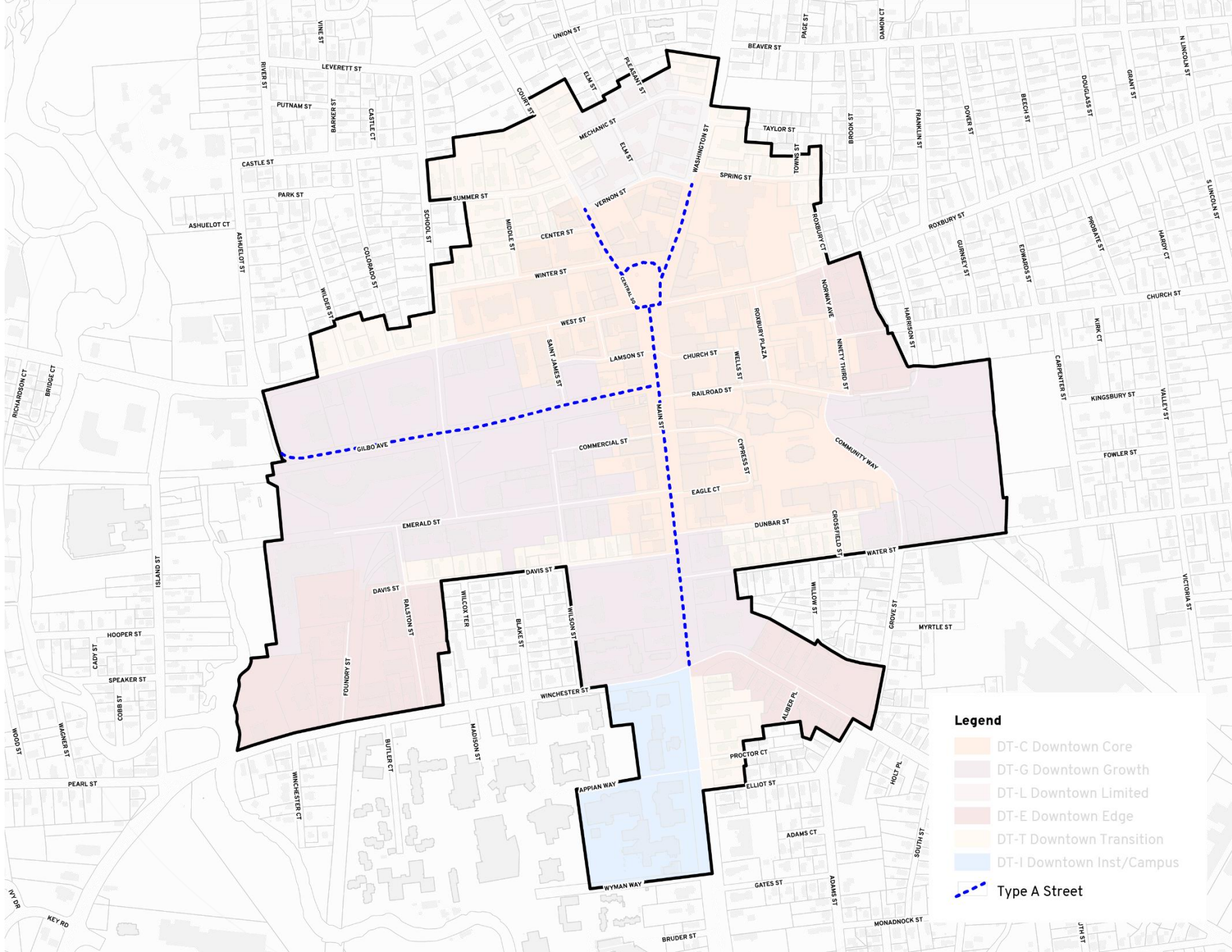
Street Types

In order to establish a rational hierarchy of design intensity and pedestrian orientation, streets and rights-of-way are classified as Type A or Type B Streets. Street types only apply in two subdistricts.

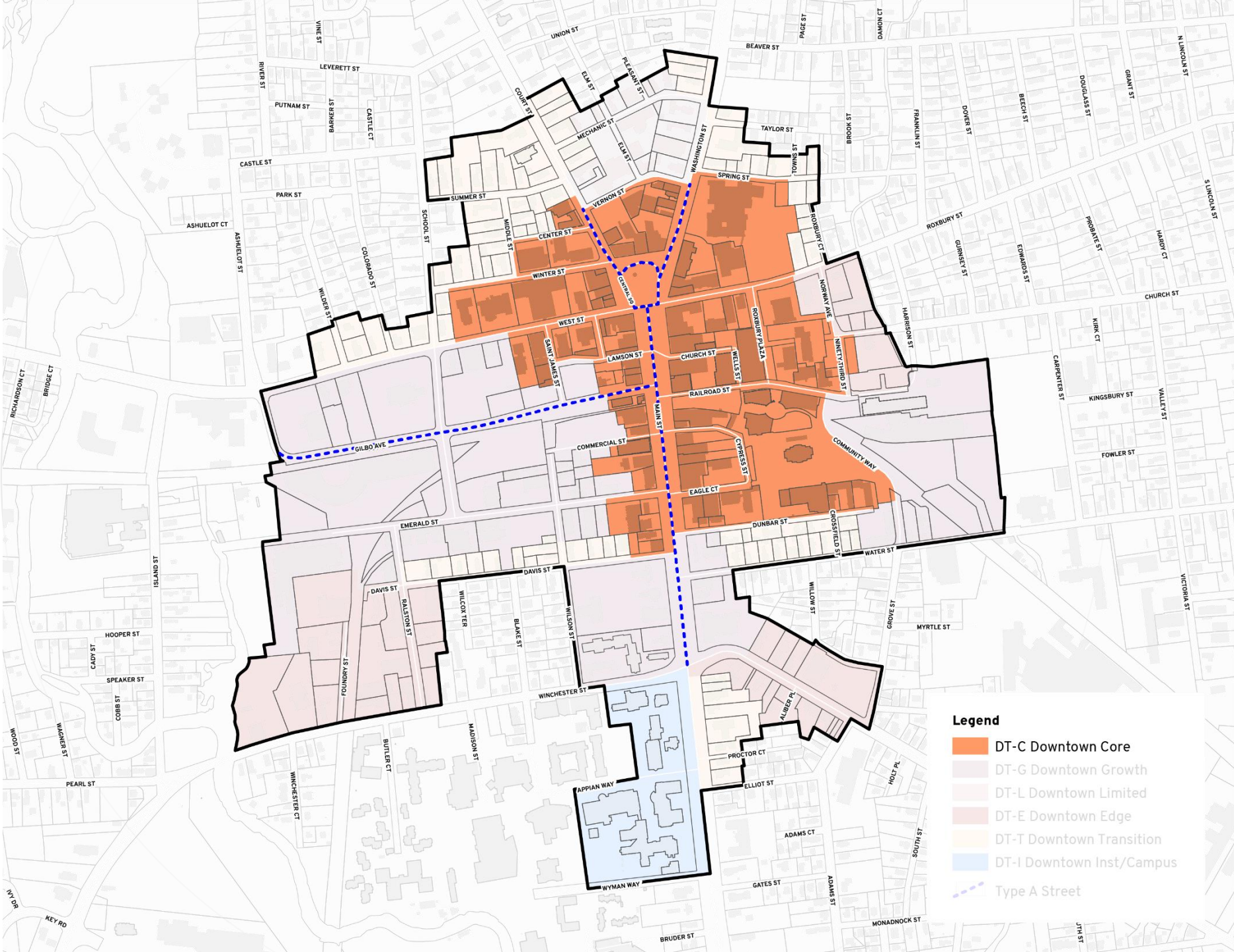
— SUBDISTRICT OVERVIEW



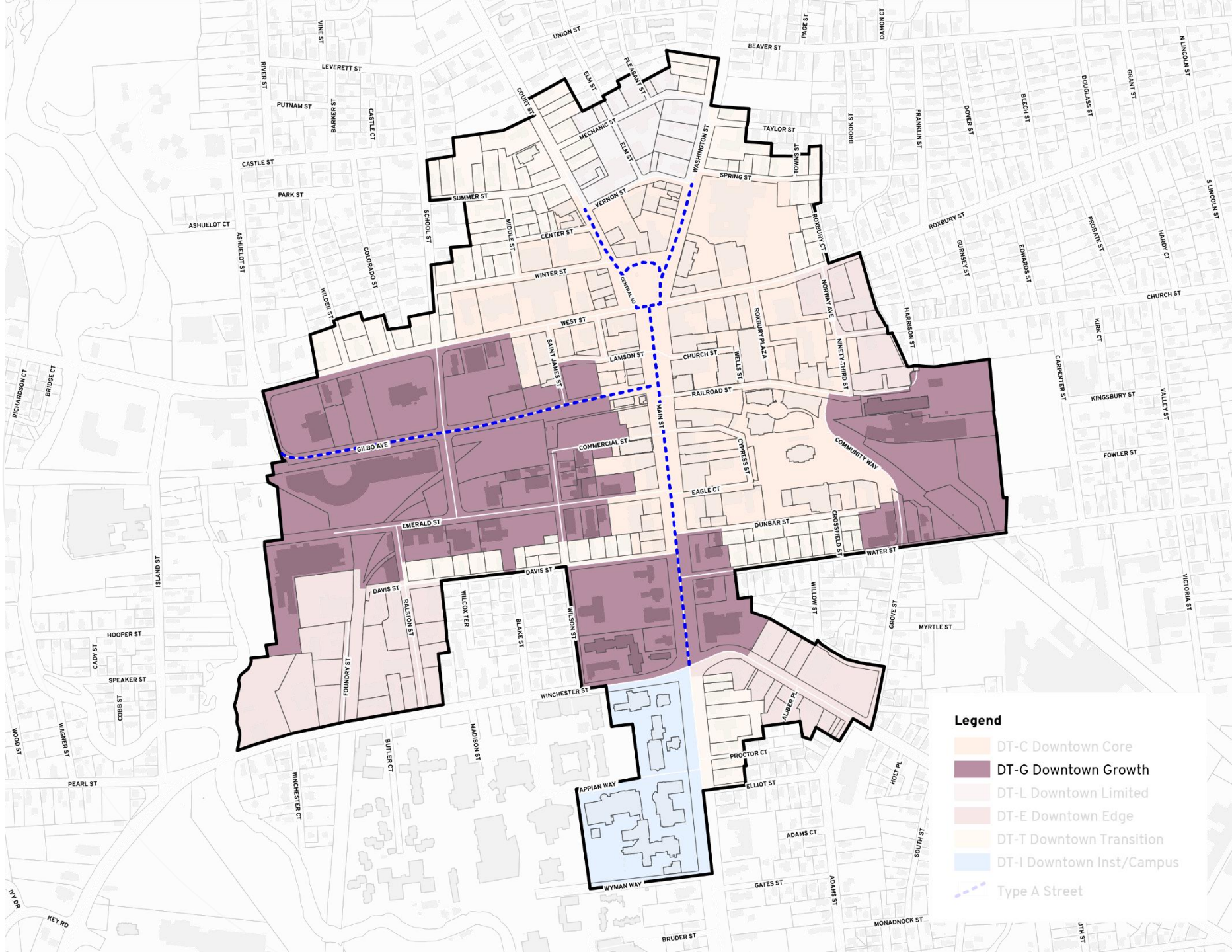
— STREET TYPES OVERVIEW



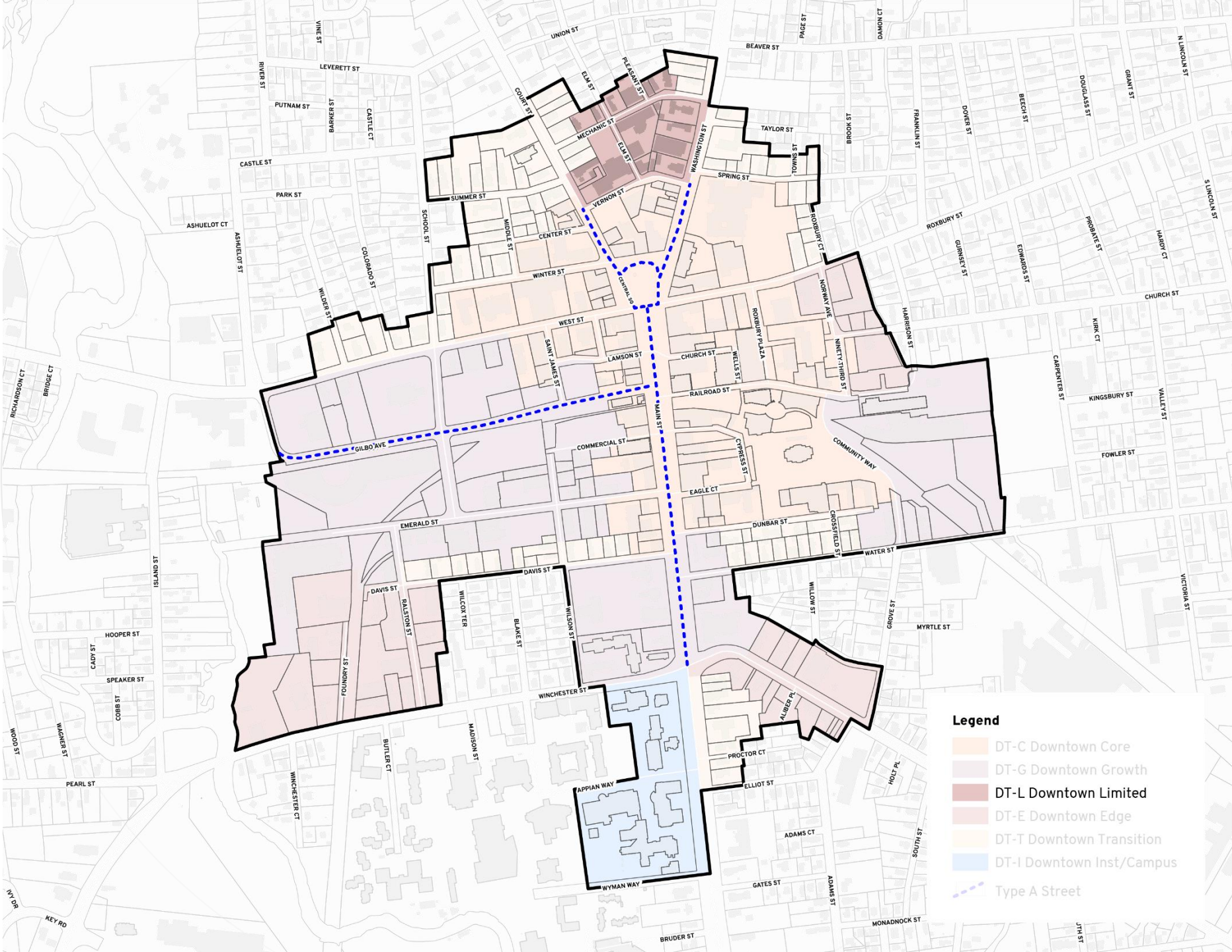
— DT-C DOWNTOWN CORE



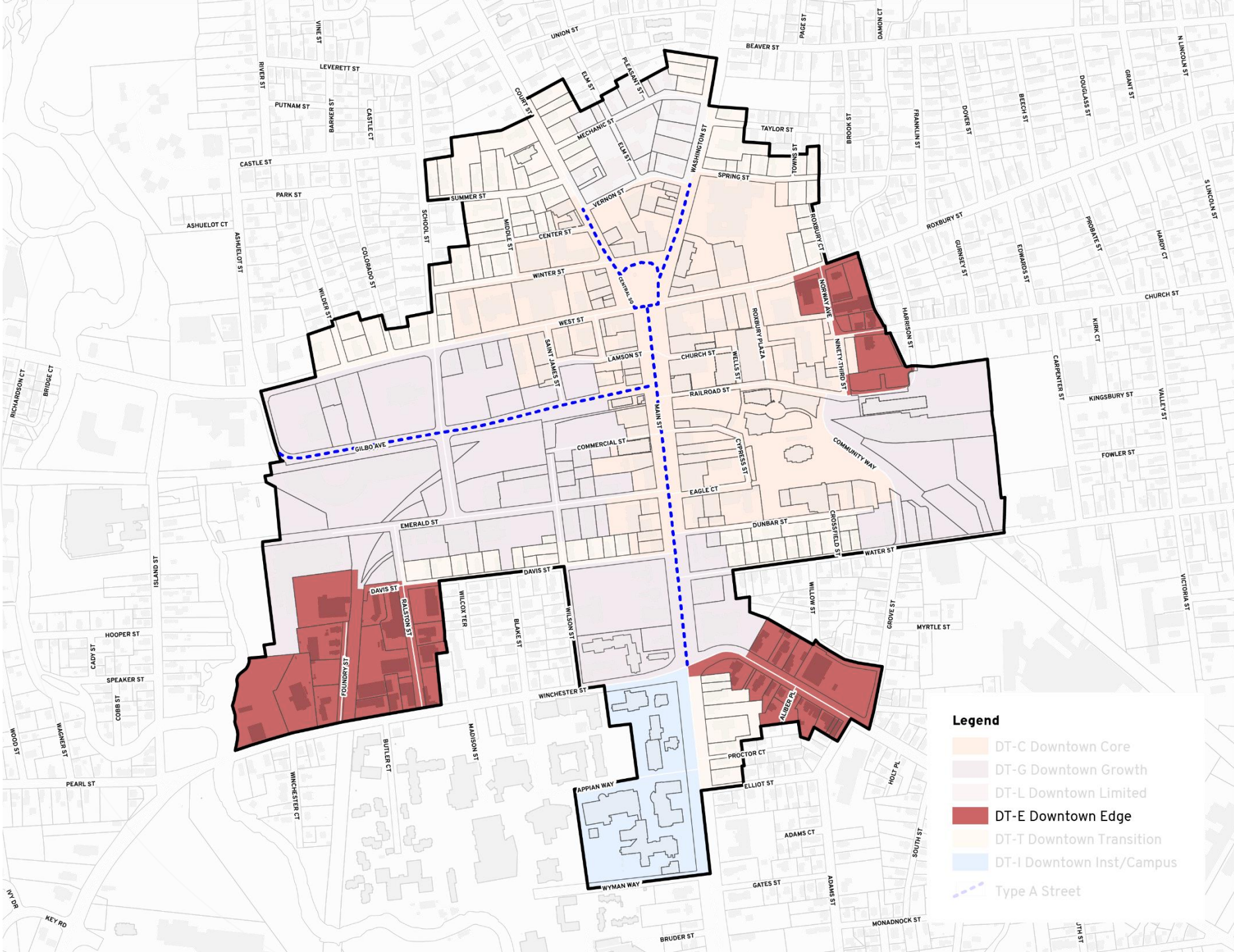
— DT-G DOWNTOWN GROWTH



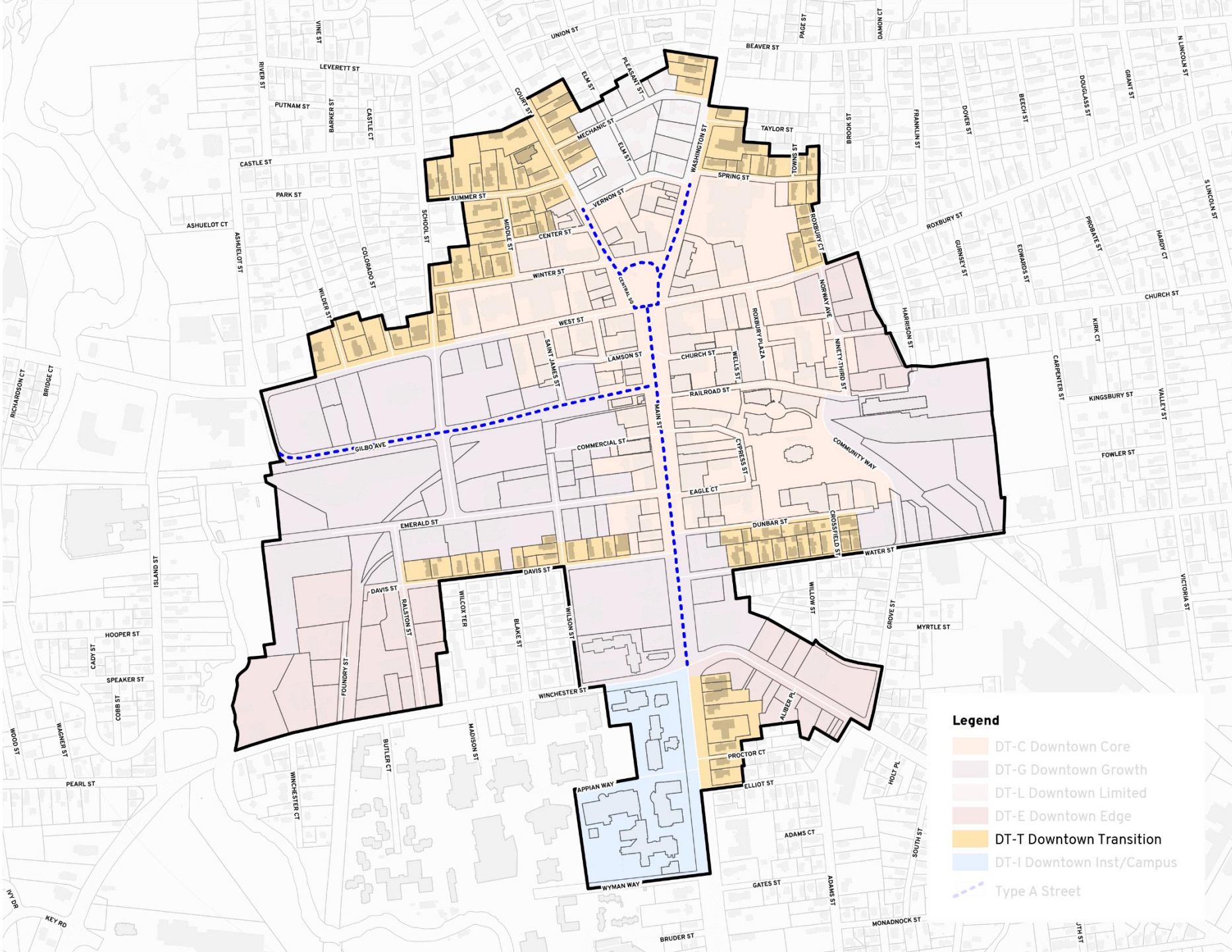
— DT-L DOWNTOWN LIMITED



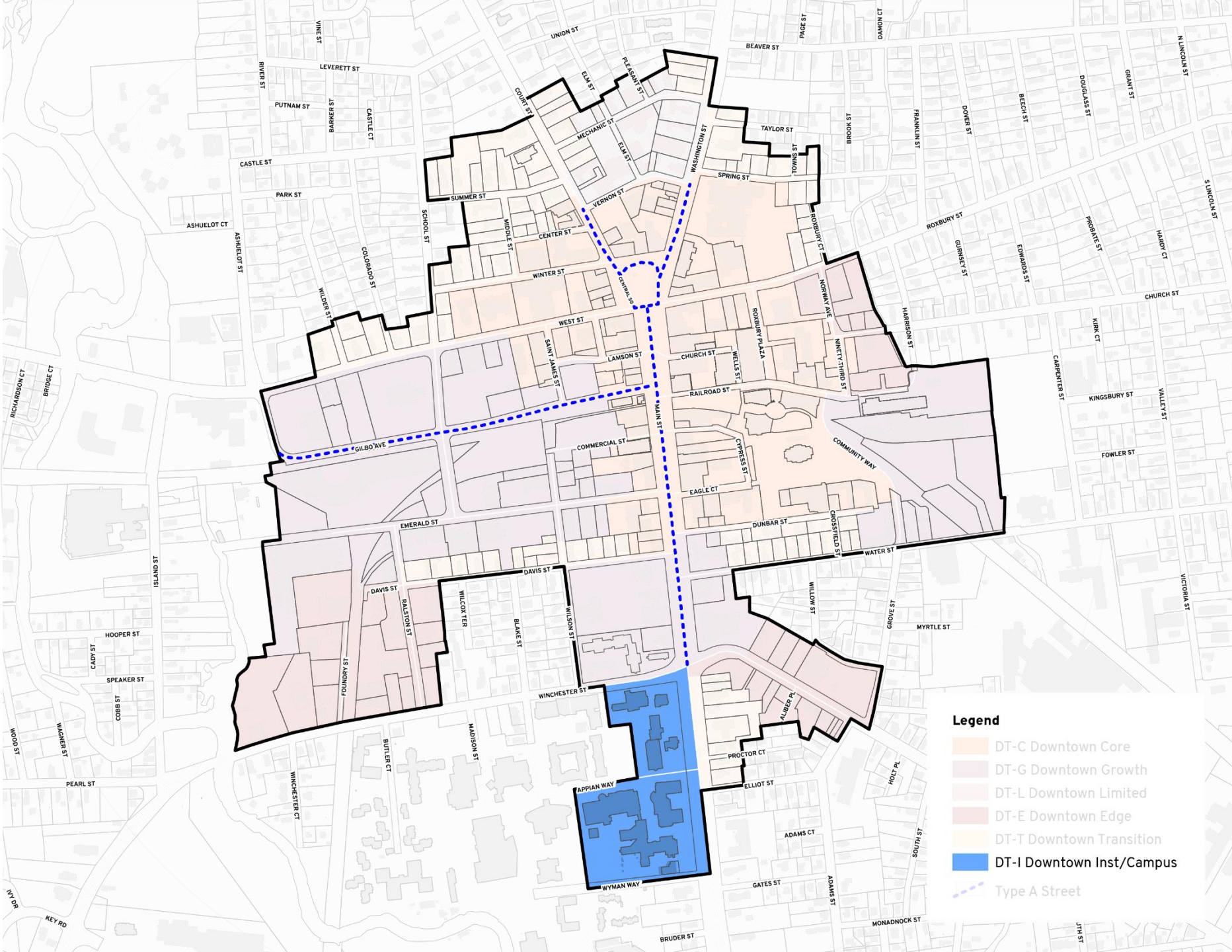
— DT-E DOWNTOWN EDGE



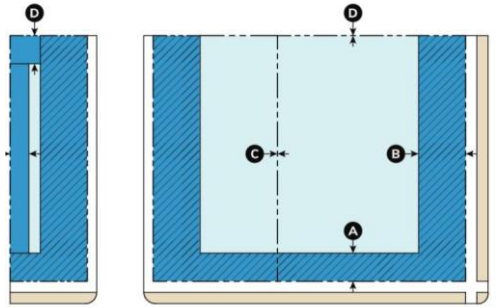
— DT-T DOWNTOWN TRANSITION

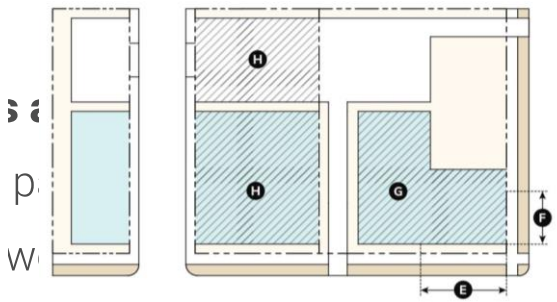


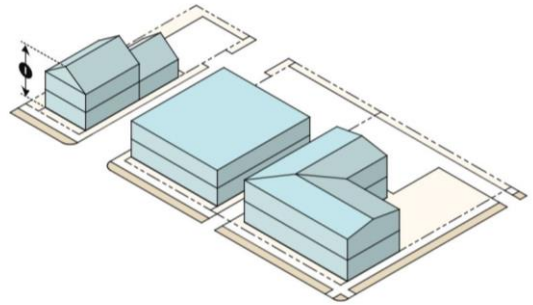
— DT-I DOWNTOWN INSTITUTIONAL/CAMPUS

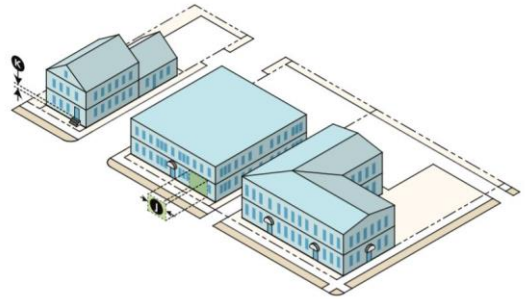


Subdistrict Form Standards









Dimensions and Siting

	Minimum Lot Area	None
	Minimum Lot Width	None
A	Front Setback [1]	0'-15' Build-to Zone
B	Corner Side Setback [1]	0'-25' Build-to Zone
C	Minimum Interior Side Setback	0', unless abutting residential district or DT-T subdistrict, then 10'
D	Minimum Rear Setback	0', unless abutting residential district or DT-T subdistrict, then 15'

1 *When the front or corner side lot line intersects or overlaps with the right-of way line, the required build-to zone is measured from a line representing the average location of front lot lines along the same block. In no case shall a building be placed forward of this line.*

Buildout

E	Minimum Front Build-to Percentage	60%
F	Minimum Corner Side Build-to Percentage	40%
G	Maximum Building Coverage	65%
H	Maximum Impervious Surface Coverage	80%

Building Height

	Minimum Building Height	None
I	Maximum Building Height	35' and 2.5 Stories

Building Activation

J	Maximum Blank Wall Area	20'
K	Maximum Vertical Distance Between Building Entry and Sidewalk	4'
	Minimum Ground Floor Transparency	30%
	Minimum Upper Floor Transparency	15%

Residential Uses						
	DT-C	DT-G	DT-E	DT-L	DT-T	DT-I
Dwelling, Above the Ground Floor	P	P	P	P	P	
Dwelling, Accessory Dwelling Unit					P	
Dwelling, Multifamily	P	P	P	P	P	
Dwelling, Single Family (Detached)					P	
Dwelling, Two Family / Duplex			P	P	P	
Lodginghouse					CUP	
Manufactured Home						
Manufactured Home Community						
Commercial Uses						
	DT-C	DT-G	DT-E	DT-L	DT-T	DT-I
Entertainment/Recreation Facility - Indoor	P	P				P
Entertainment/Recreation Facility - Outdoor		P				P
Animal Care Facility		P	P	P		
Art Gallery	P	P	P	P	P	P
Art or Fitness Studio	P	P	P	P	P	P
Banking or Lending Institution	P	P	P	P		P
Bar	P	P				
Bed and Breakfast		P			P	
Broadcasting Facility - No Antennae	P	P	P	P	P	P
Broadcasting Facility - With Antennae						P
Car Wash			SE			
Clinic	P	P	P	P		
Contractor Office with Outdoor Storage						
Drive-Through Facility		SE	P			
Fueling Station						
Funeral Home		P	P	P	P	
Greenhouse/Nursery - Retail						
Health Center / Gym	P	P	P	P		
Heavy Rental and Service Establishment						
Heavy Retail Establishment						
Home Occupation	P	P	P	P	P	P
Hotel/Motel	P	P				P
Kennel						
Micro-Brewery/Micro-Distillery/Micro-Winery	P	P	P			
Mobile Food Vendor	P	P	P	P		P
Motor Vehicle Dealership			P			
Neighborhood Grocery Store	P	P	P	P		

Updated Uses...

The City's new downtown zoning adds new uses, and moves toward a more generic use structure.

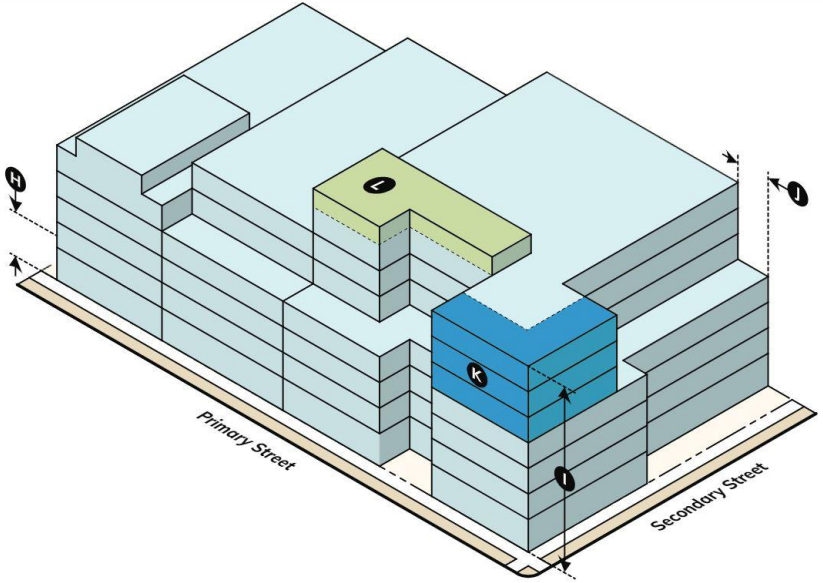
The new zoning groups uses into categories, simplifying interpretation and allowing for greater flexibility. It also adds modern uses such as "mobile food vendors," and "artisanal production." The use structure also includes a series of new social service and congregate living uses.

Institutional Uses						
	DT-C	DT-G	DT-E	DT-L	DT-T	DT-I
Cemetery						
Community Center	P	P	P	P		P
Cultural Facility	P	P	P	P	SE	P
Day Care Center	P	P	P	SE	SE	
Day Care Home	P	P	P	P	P	
Hospital						
Place of Worship	P	P	P	P	P	P
Private School	P	P	P			P
Congregate Living / Social Service Uses						
	DT-C	DT-G	DT-E	DT-L	DT-T	DT-I
Domestic Violence Shelter	P	P	P	P		
Drug Treatment Clinic		CUP				
Food Pantry	P	P	P	P		
Group Home					CUP	
Homeless Shelter		CUP				
Residential Care Facility	CUP	CUP	CUP	CUP		
Residential Drug/Alcohol Treatment Facility		CUP		CUP		
Social Service Center	CUP	CUP	CUP	CUP		CUP
Industrial Uses						
	DT-C	DT-G	DT-E	DT-L	DT-T	DT-I
Artisanal Production	P	P	P	SE		
Bulk storage & distribution of goods, including flammable materials						
Bulk storage & distribution, excluding flammable material						
Data Center		P	P	P		
Industrial, Heavy						
Industrial, Light		SE				
Outdoor Storage Yard						
Solar Farm						
Vehicle Operation Facility						
Warehouse & Distribution						
Wholesale						
Wind Energy System						
Transportation Uses						
	DT-C	DT-G	DT-E	DT-L	DT-T	DT-I
Parking Lot (Principal Use)		SE				P
Parking – Structured Facility (Principal Use)	P	P	P	P		P
Helipad						

...and Use Regulations

The downtown zoning adopts a simplified approach to regulating uses.

Designed to create flexibility for a range of uses that encourage an active, vibrant downtown; tailored to the intent of each subdistrict.



Building Height

H	Minimum Building Height	18’
I	Maximum Building Height	85’ and 7 Stories
J	Minimum Height Stepback	15’

Height stepback required for buildings taller than 65’ in height. Stepback must occur above the ground story and no higher than the 5th story.

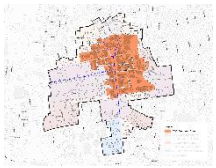
K Optional Corner Tower Element

Corner tower element is limited in width and depth to a maximum of 25% of the building frontage. May exceed height at which stepback is required, but may not exceed overall building height.

L Permitted Height Exception

Buildings may exceed maximum permitted height by 8’ for a maximum of 25% of the square footage of the top floor. Such additional height may not be used to create an additional story.

DT-C
DOWNTOWN CORE



Dimensions & Siting

Type A: 0’ Build-to Line
Type B: 0’ – 10’ Build-to Zone
No Interior or Rear setbacks required unless abutting a residential district or the DT-T Subdistrict

Buildout

Maximum Building Length: 250’
Type A Build-to Percentage: 80%
Type B Build-to Percentage: 60%

Building Height

Minimum: 18’
Maximum: 85’ (7 Stories)* - 15’ Height Stepback Required

Building Activation

Minimum Ground Floor Height
Maximum Blank Wall Area
Maximum Entry Spacing (Type A)
Maximum Distance Between Entry and Sidewalk
Minimum Transparency

The Heart of Downtown Keene

Commercial/Retail Goods

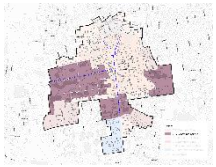
Mixed-Use

Multi-Family

Research + Development

Light Industrial

DT-G
DOWNTOWN GROWTH



Dimensions & Siting

Type A: 0'-5' Build-to Zone
Type B: 5' – 15' Build-to Zone
No Interior or Rear setbacks required unless abutting a residential district or the DT-T Subdistrict

Buildout

Maximum Building Length: 350' (or 500' with Passage)
Type A Build-to Percentage : 80%
Type B Build-to Percentage : 60%

Building Height

Minimum: 24'
Maximum: 85' (7 Stories)* - 15' Height Stepback Required

Building Activation

Minimum Ground Floor Height
Maximum Blank Wall Area
Maximum Entry Spacing (Type A)
Maximum Distance Between Entry and Sidewalk
Minimum Transparency

Focused on Flexibility and Adaptive Reuse

Limited Commercial/Retail Goods

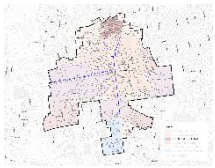
Office

Mixed-Use

Multi-Family

Duplex

DT-L
DOWNTOWN LIMITED



Dimensions & Siting

Front Setback: 0'-15' Build-to Zone
Corner Side Setback: 0'-25' Build-to Zone
No Interior or Rear setbacks required unless abutting a residential district or the DT-T Subdistrict

Buildout

Front Build-to Percentage: 60%
Corner Side Build-to Percentage: 40%
Maximum Building Coverage: 65%
Maximum Impervious Surface Coverage: 80%

Building Height

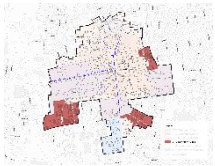
Maximum: 35' (2.5 Stories)

Building Activation

Maximum Blank Wall Area
Maximum Distance Between Entry and Sidewalk
Minimum Transparency

The unique pattern north of Central Square

DT-E
DOWNTOWN EDGE



Dimensions & Siting

Minimum Lot Area: 10,000sf
Minimum Lot Width: 50'
Front & Corner Setback: 0'-20' Build-to Zone
No Interior or Rear setbacks required unless abutting a residential district or the DT-T Subdistrict

Buildout

Front Build-to Percentage: 60%
Corner Side Build-to Percentage: 40%

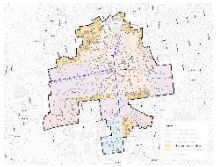
Building Height

Maximum: 40' (3 Stories)*

Building Activation

Minimum Ground Floor Height
Maximum Blank Wall Area
Maximum Distance Between Entry and Sidewalk
Minimum Transparency

A mix of uses and development forms



DT-T
DOWNTOWN TRANSITION

Dimensions & Siting

Minimum Lot Area: 8,000sf
Minimum Lot Width: 60'
Minimum Front Setback: 15'
Minimum Corner Side + Interior Side Setback: 10'
Minimum Rear Setback: 15'

Buildout

Maximum Building Coverage: 40%
Maximum Impervious Surface Coverage: 60%

Building Height

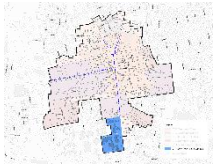
Maximum: 40' (3 stories)

Building Activation

Maximum Distance Between Entry and Sidewalk
Minimum Transparency (Multifamily + Nonresidential)

Complements + creates transitions to existing residential neighborhoods

DT-I
DOWNTOWN INSTITUTIONAL / CAMPUS



Dimensions & Siting

Minimum Front Setback: 30'
Minimum Corner Side Setback: 15'
No Interior or Rear setbacks required unless abutting a residential district or the DT-T Subdistrict

Buildout

Maximum Building Length: 350' (500' with Passage)
Maximum Building Coverage: 50%
Maximum Impervious Surface Coverage: 75%

Building Height

Maximum: 50' at required setbacks. 1' additional height granted for every 2' of additional setback

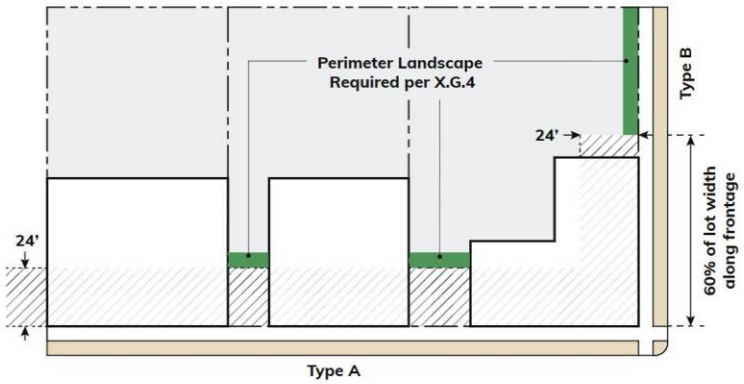
Building Activation

No Activation Standards for this Subdistrict

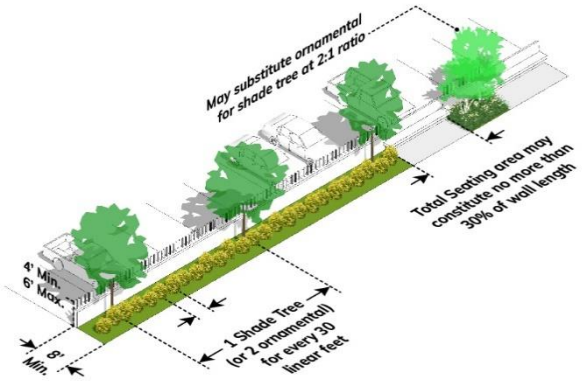
The campus / downtown interface

Parking Location + Access

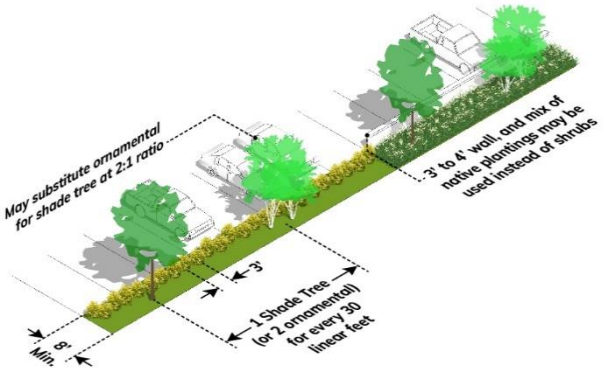
Parking location and access are regulated within downtown, intended to encourage the continuation of the historic, walkable pattern that makes downtown Keene unique, while accommodating the needs of all modes and users

Subdistrict and Street Type	Permitted Parking Location	Parking Access
DT-C and DT-G Subdistricts **Type A - Interior Lot**	Surface parking is prohibited within the first 24 feet, measured perpendicularly from the lot line abutting the Type A Street frontage.	Not permitted along a Type A Street frontage, unless no other means of access is available. Access lanes may be no wider than 12' for one-way traffic, or 24' for two-way traffic.
Type A and Type B - Corner Lot *Corner lots with frontage along both a Type A and Type B Street.*	Type A Frontage: Surface parking is prohibited within the first 24 feet, measured perpendicularly from the lot line abutting the Type A Street frontage. Type B Frontage: Surface parking is prohibited within the first 24 feet, measured perpendicularly from the lot line abutting the Type B Street frontage for the first 60% of the lot width along such frontage, measured from the corner. Parking is prohibited between the front building façade line and the front lot line, and between the corner side building façade line and corner side lot line.	Access is not permitted from a Type A Street frontage. From a Type B frontage, no access is permitted within the first 60% of lot width, measured from the corner. Access lanes may be no wider than 12' for one-way traffic, or 24' for two-way traffic.
Type A Interior Lot & Type A and Type B Corner Lot Parking Location Diagram *Prohibited parking locations (as specified above) are depicted with a diagonal hatched pattern. Required perimeter landscape (X.F.3) is shown in solid dark green. Permitted parking locations are depicted in light gray, subject to all other standards of this ordinance.*		
Type B - Interior Lot	Surface parking is prohibited between the front lot line and the front building façade line.	Access lanes may be no wider than 12' for one-way traffic, or 24' for two-

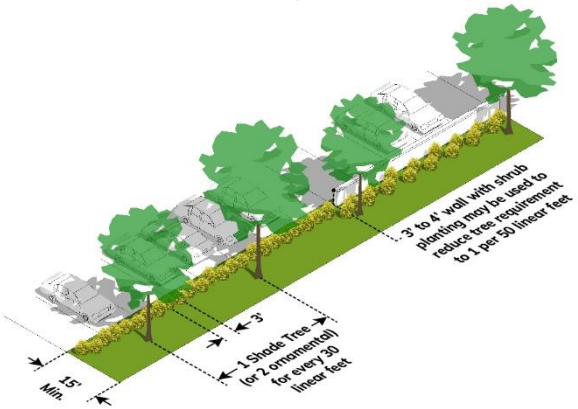
Screening + Structure Design



DT-C and DT-G



DT-L, DT-E, DT-T



DT-I

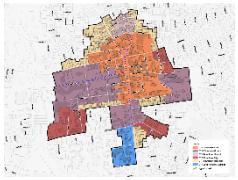
standards encourage the creation of structures that continue the desirable urban pattern, incorporating active or “tenantable space” in the most intense districts.

Thank You!

Comments / Questions Welcome

— DISTRICT OVERVIEW

DT Downtown District



Subdistricts

Smaller areas help target key differences in character and form

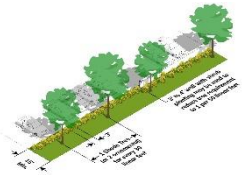
Residential Uses
Dwelling, Above the Ground Floor
Dwelling, Accessory Dwelling Unit
Dwelling, Multifamily
Dwelling, Single Family (Detached)

Updated Uses

Simplified approach, designed for flexibility

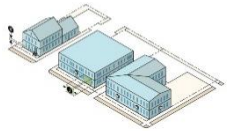
Street Types

Prioritize design quality or flexibility based on key frontages



Parking + Screening

Standards address placement and design of lots and structures



Form Standards

Reinforce existing development patterns, and encourage the City's vision for the future