

Building Better Together Project

- Historic District Regulations
- Telecommunications Ordinance
- Downtown Form Based Zoning

JOINT COMMITTEE

MARCH 11, 2019



Tonight's Goals:

1. Introduce draft/revised HDC Regulations & get general feedback
2. Introduce draft/revised Telecommunications Ordinance & get general feedback
3. Downtown Form-Based Zoning:
 - a) Confirm what staff heard at the February Joint Committee meeting
 - b) Review consultant recommendations
 - c) Finalize Map (will be re-visited during “uses” discussion)

HDC Regulations: Proposed Revisions

- ✓ Only apply HDC Regulations to buildings 50 years old or older
- ✓ Put all regulations/standards in one place
- ✓ Remove “design guidelines” to streamline and reduce confusion between “design standards” and “design guidelines.”
- ✓ Increase the number of activities that could be approved administratively by staff for Non-Contributing and Incompatible Resources.
- ✓ Shorten background sections within the design guidelines to be more concise and reduce the document length.
- ✓ Add design standards for art, which would apply only to art attached to an historic building or structure, such as a mural.
- ✓ Re-organize the sections on “Building Rehabilitation” to reduce repetition of information and shorten the length of the document.





Historic District Regulations: Next Steps

- ✓ Historic District Commission Review/feedback (March 20th)
- ✓ Review/feedback from developers (via email)
- ✓ HDC adoption of revised regulations as part of larger UDO adoption process (in concert with City Council adoption)

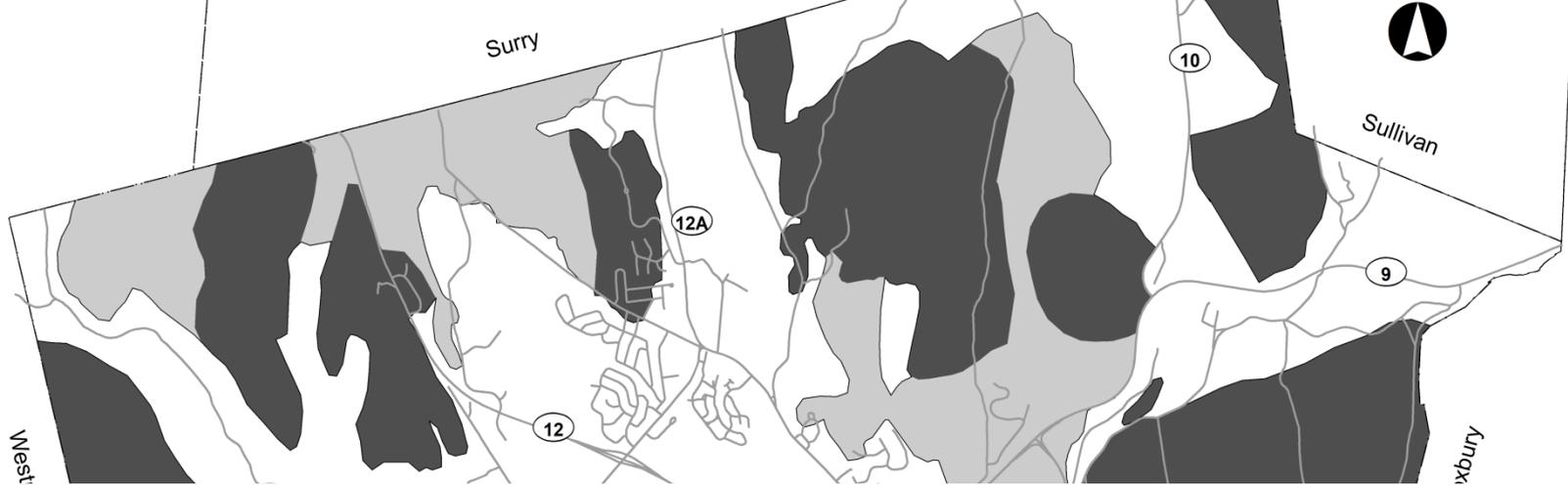
HISTORIC DISTRICT REGULATIONS – QUESTIONS / DISCUSSION / FEEDBACK



Telecommunications – Proposed Revisions

- ✓ Update definitions section to be consistent with state & federal definitions
- ✓ Update process for collocation and modification applications, which per state law are only subject to a building permit.
- ✓ Create a process for small cell facilities, including a license for new facilities in the public right-of-way.
- ✓ Revise the “View Preservation Overlay” map and re-name “Telecommunications Overlay Map.”
- ✓ Add a use table and a dimensional requirements table make it easier to find and understand where each type of facility is allowed and what the dimensional requirements are (i.e. height, setbacks, etc.).
- ✓ Revise the design standards section to be more concise and less repetitive.





TELECOMMUNICATIONS – QUESTIONS / DISCUSSION / FEEDBACK

LEGEND

- City Streets
- - - NH Town Boundaries
- View Preservation Overlay**
- ZONE 1
- ZONE 2
- ZONE 3



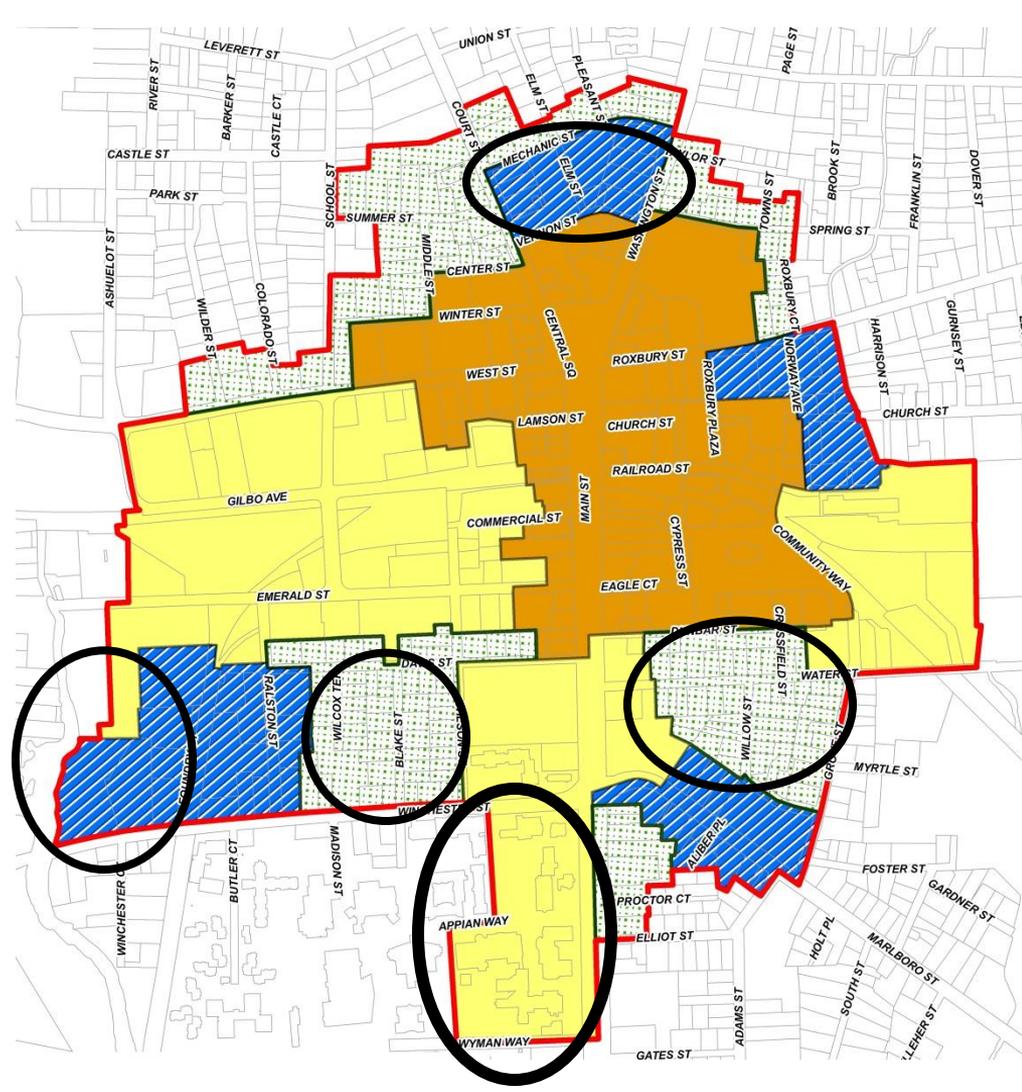
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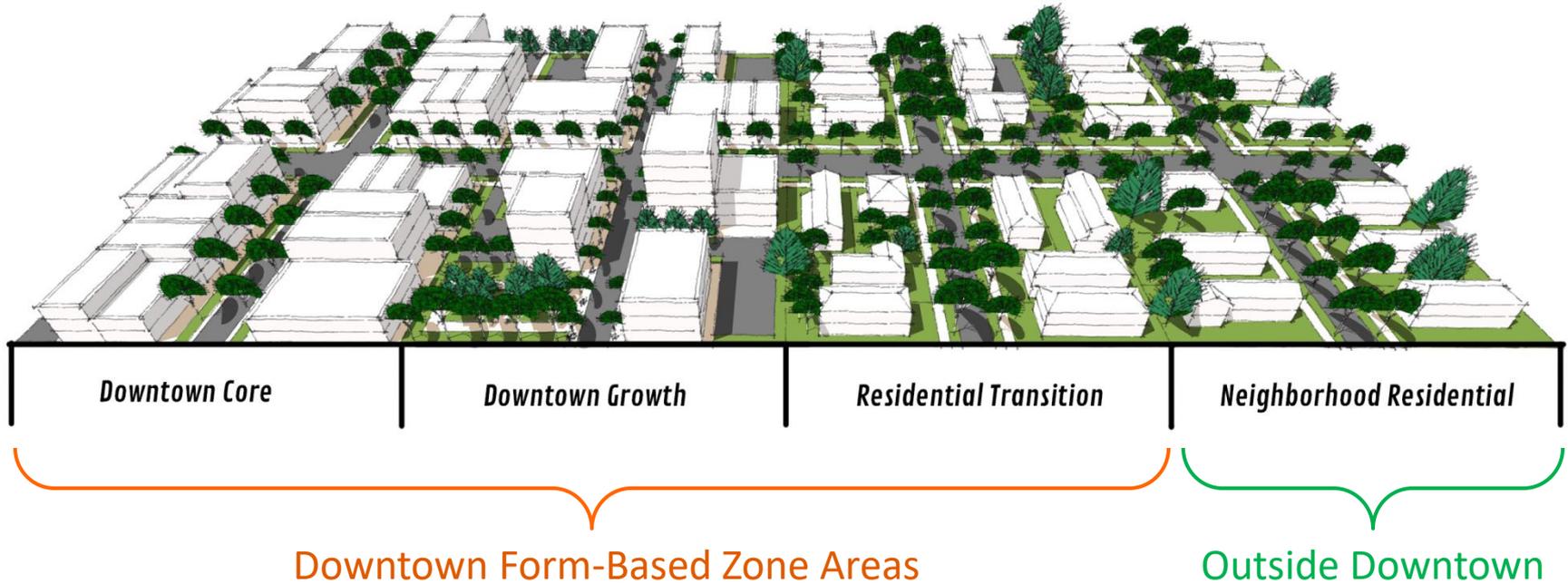
Downtown Form Based Zoning

Summary of Feb. 11th Joint Committee Discussion

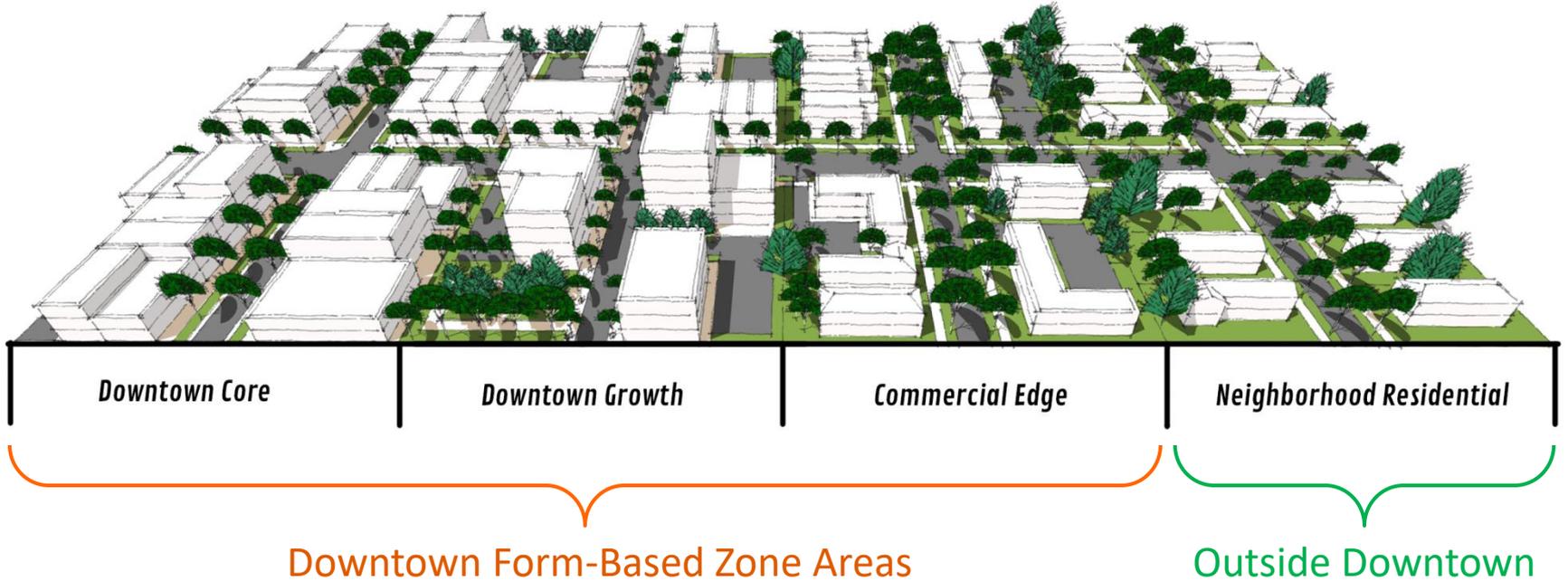
- ✓ Include portion of KSC campus; Discussion about what sub-district would work best, decided “Downtown Growth” was the closest
- ✓ Include area west of Foundry to the river and include in Commercial Edge
- ✓ Change sub-district of area between Vernon and Mechanic from “Downtown Core” to a different sub-district, decided “Commercial Edge” was closest.
- ✓ Included residential “pockets” near Wilcox Terrace/Blake Street and Willow Street/Grove Street.



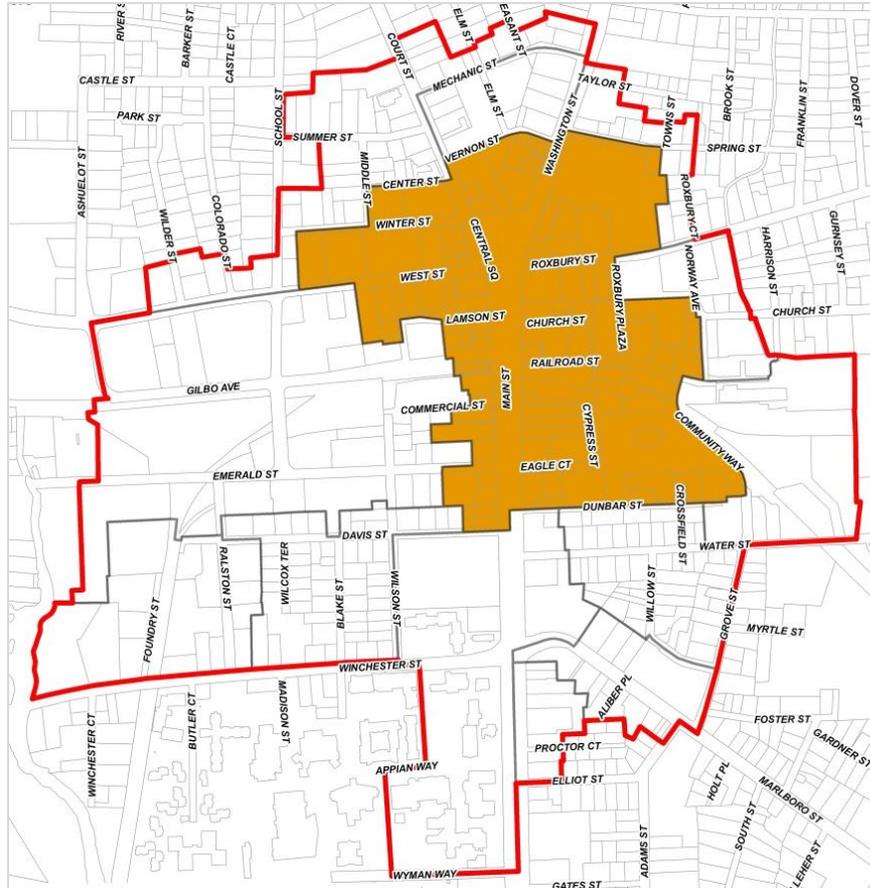
Revised Transect with “Residential Transition” Sub-district



Revised Transect with “Commercial Edge” Sub-district

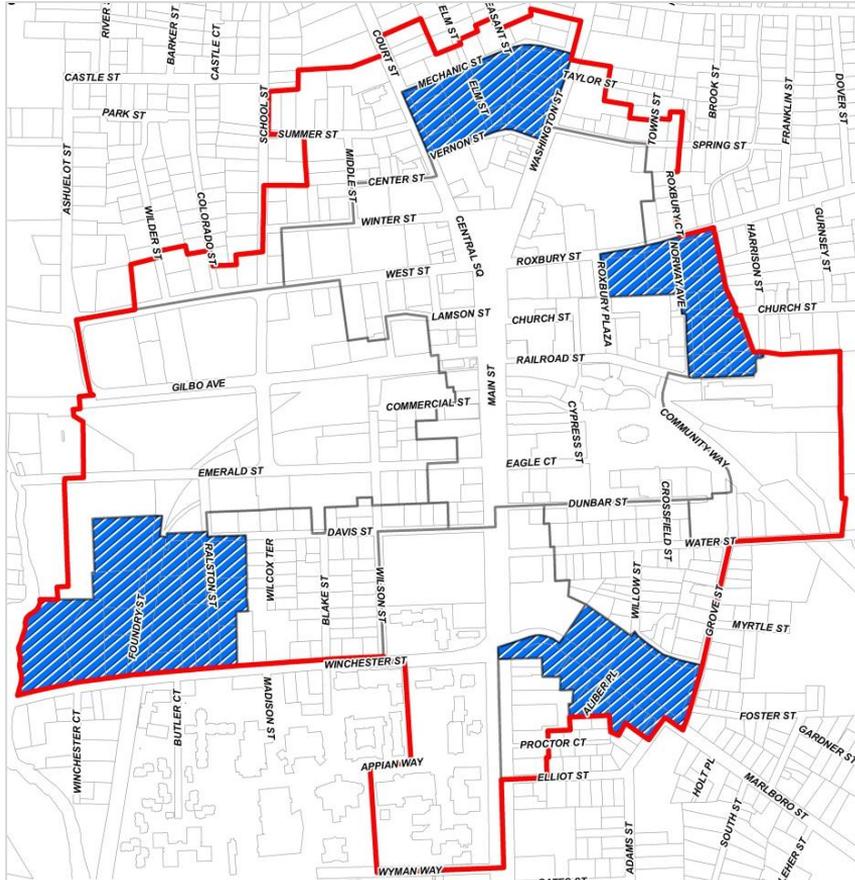


DOWNTOWN CORE SUB-DISTRICT



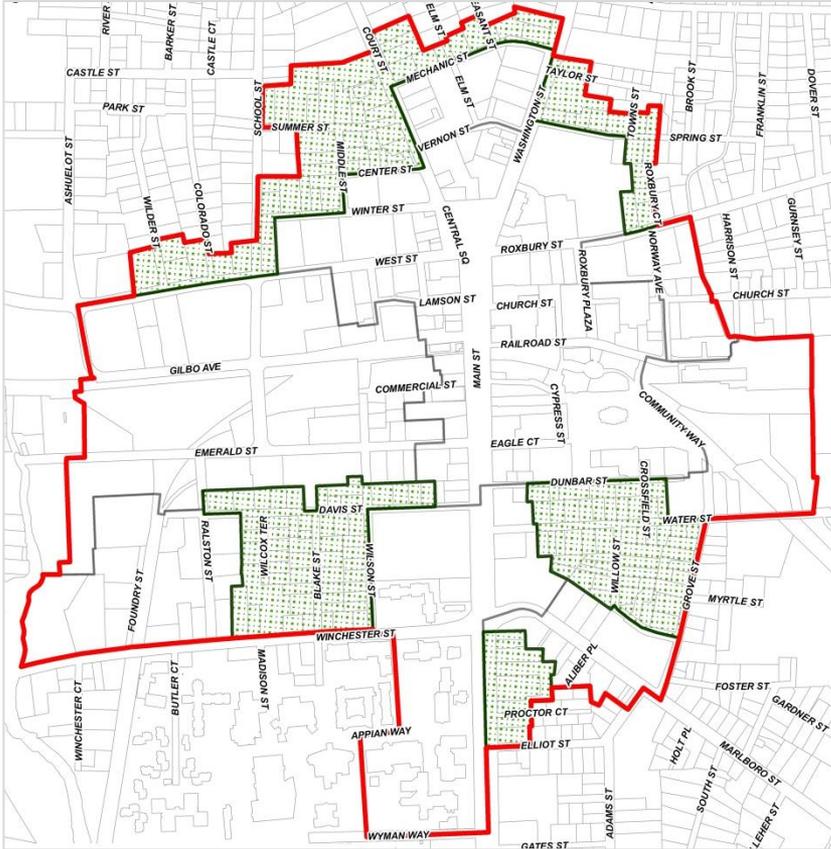
<p>Sub-district Description</p>	<p>Downtown Core. The heart of downtown Keene. Accommodates the most intense development within downtown, including commercial, residential, civic, cultural and open space uses in a highly walkable, vertically and horizontally mixed-use environment.</p>
<p>Setbacks</p>	<p>0-5'</p>
<p>Height (Stories)</p>	<p>Min. 2, Max. 7</p>
<p>Parking Location</p>	<p>Rear</p>
<p>Current Zoning Districts Included (as mapped)</p>	<p>Central Business; Central Business Limited</p>
<p>Proposed Mix of Uses Permitted</p>	<p>Multi-Family; Commercial + Mixed Use (Retail/Service/Restaurant/Office)</p>

COMMERCIAL EDGE SUB-DISTRICT



<p>Sub-district Description</p>	<p>Commercial Edge. Accommodates a variety of moderately intense commercial development at the edges of downtown Keene, transitioning into lower intensity commercial or residential development. Such development may be more auto-oriented in nature.</p>
<p>Setbacks</p>	<p>0-15'</p>
<p>Height (Stories)</p>	<p>Min. 2, Max. 7</p>
<p>Parking Location</p>	<p>Rear (<i>Front, Side</i>)</p>
<p>Current Zoning Districts Included (as mapped)</p>	<p>Central Business; Central Business Limited; Commerce; High Density;</p>
<p>Proposed Mix of Uses Permitted</p>	<p>Single-Family; Multi-Family; General Commercial (Retail/Service/Restaurant/Office)</p>

RESIDENTIAL TRANSITION SUB-DISTRICT



<p>Sub-district Description</p>	<p>Residential Transition. Accommodates a variety of residential, open space, and low intensity commercial uses in a mixed-use environment of attached and detached structures that complement and transition into adjacent existing neighborhoods.</p>
<p>Setbacks</p>	<p>10-20'</p>
<p>Height (Stories)</p>	<p>Max. 3</p>
<p>Parking Location</p>	<p>Rear (<i>Side</i>)</p>
<p>Current Zoning Districts Included (as mapped)</p>	<p>Office; High Density; Residential Preservation; Central Business (3 Parcels)</p>
<p>Proposed Mix of Uses Permitted</p>	<p>Single-Family; Multi-Family; Low Intensity Commercial (Office, Limited Retail, Limited Service)</p>

CONSULTANT RECOMMENDATIONS

- ✓ Create unique sub-district for area between Mechanic & Vernon Street (“Downtown Limited”)
- ✓ Create unique sub-district for KSC campus (“Institutional/Campus”).
- ✓ Create a unique sub-district for the residential areas near Wilcox Terrace/Blake Street and Willow Street/Grove Street (“Neighborhood Redevelopment”)
- ✓ Create more flexibility for parking in the Residential Transition (side & rear) and Commercial Edge (front, side, & rear) sub-districts

