

*Amendment #1: Creation of a new Overlay zoning district
in the vicinity of Route 202 and 119*

DRAFT 11-29-13

**Add the following new article to the Rindge Zoning ordinance
ARTICLE XXI**

Crossroads Overlay District

The Crossroads Overlay District shall permit coordinated mixed uses while providing for the preservation of open space, water resource protection and recreational opportunities. The purpose of the Crossroads Overlay District is to encourage flexibility in the development of land in order to promote its most efficient and highest and best use, to preserve natural features and open space pursuant to the provisions of RSA 674:21 and encourage the development of a mixed use center of local commerce to serve the residents of Rindge.

The Crossroads Overlay District is intended to allow increased mixed use density development in a limited area with the goal of serving as the primary ~~town~~-center for local commerce and for community activity around the Route 202 and 119 intersection and to provide for a transition from the more concentrated business uses along Route 202 to the south to residential development and open space as a gateway to the Town of Rindge and West Rindge Village. The Crossroads Overlay District will provide an opportunity for the construction of quality development by providing flexible guidelines which allow the integration of a variety of land uses and densities in one development.

The Crossroads Overlay District will encourage development configurations in the vicinity of the Route 202 and 119 intersection which are interconnected by secondary service roads, are visually appealing and consistent with traditional New England architecture that will be defined through design standards to be adopted by the Planning Board. The Crossroads Overlay District will implement the “Mixed Use District” goals set forth in the Rindge Master Plan and the Plan NH Design Charrette goals from January, 2012 by providing for compact mixed use development which is pedestrian friendly and encourages a mixture of business, commercial and residential land uses while preserving the natural beauty of State Route 119 and US Route 202 roadways as they enter Rindge.

Consistent with the above purposes, the goals of the Crossroads Overlay District are:

- to encourage the interconnection of properties through easements, drives and pedestrian walkways;
- to attract compatible small scale business, commercial, institutional, recreational and residential uses to the District;
- to minimize adverse traffic impacts on Routes 202 and 119 as well as on surrounding local roads;

- to encourage diversity in the Town’s tax base through flexibility in land use;
- to preserve valuable historical, cultural and natural features within the District and to minimize adverse environmental impacts on water and air quality and scenic vistas and the effects of light and noise pollution.

A. **Applicability:** A property owner may elect to use the following provisions for new lots and new structures in the Gateway Central Performance District within the designated on the zoning map as the “Crossroads Overlay District”. When a property owner elects to utilize the provisions of this section, the dimensional and use standards contained within this Overlay Zone shall supersede the underlying zoning districts, however all other relevant provisions of the zoning ordinance shall still apply.

B. Uses Permitted with building use size limitations: Land in the Crossroads Overlay District may be used, and buildings and structures may be erected, for the following uses subject to Site Plan Review and approval by the Planning Board and subject to individual size limitations of five thousand square feet of floor area per individual non-residential use:

1. Moderate to High Density Housing as a part of a Mixed Use Development. Single family homes are allowed only on single lots of record in existence as of September 9, 2008 and having an area of one (1) acres or less, provided that they meet all other Town and State regulations.
2. Retail
3. Business and office uses, professional services, banks and investment services.
4. Restaurant and food sales.
5. ~~Personal Services Barber shops and hair salons.~~ **Personal Services**
6. Craft, gift and antique shops, retail specialty shops.
7. High technology and research and development (not including the storage and/or handling of volatile or hazardous materials).
8. Building and Service Trades (not including the storage and/or handling of volatile or hazardous materials).
9. Convenience stores.

C. Uses Permitted without building use size limitations. ~~The following uses are permitted in the Crossroads Overlay District may be used, and b~~Buildings and structures may be erected, for the following uses in the Crossroads Overlay District subject to Site Plan Review and approval by the Planning Board and are not subject to building areas size limitations:

10. Medical and dental facilities.
- ~~11. Hotels and other types of lodging facilities and conference centers.~~
12. Churches, schools, child and elder day-care facilities, ~~government uses.~~
13. Supportive Care Home
14. Nursing homes and assisted living facilities.
15. Funeral homes.
16. Commercial recreation facilities.

D. General Provisions: All proposals for development in the Crossroads Overlay District will be

reviewed with consideration for the scale and character of the development and consistency with any architectural design standards and/or guidelines that may be adopted and amended by the Planning Board, the creation of interconnected systems of internal roadways and pedestrian walkways and pathways, the proposed development's effect on adjoining properties and uses, compatibility of uses proposed, the design and configuration of buildings to be constructed, the provision of visually beneficial open space and landscaping, the effects of traffic generation on existing and proposed roadways and environmental impacts and/or benefits. The Planning Board will consider potential roadway layout, connections to adjacent properties, traffic patterns, pedestrian flows, architecture and open space configuration. The Planning Board may also consider additional aspects of the proposed development in connection with its review.

More than one building on a lot and more than one use in a building is encouraged provided that the development site can adequately and safely accommodate a mixture of uses and that there are adequate water and septic facilities available to serve the proposed uses on the same lot or adjacent properties with appropriate easement and maintenance agreements.

E. Frontage, Yard and Area Requirements:

1) **Frontage:** Unless modified by the Planning Board as provided for herein, every lot shall have minimum frontage, which also provides access, of 750 feet extending along the uninterrupted length of a public right of way maintained by the Town or the State of New Hampshire or along a service roadway which provides access to such public right of way, which driveway or service roadway is approved by the Planning Board in connection with a development permitted under this Article and complies with all Town specifications for such roadways.

2) **Building Setbacks:** All buildings that are proposed to be located adjacent to property lines along Route 119 or 202 shall be constructed so that their primary building face is between fifteen and twenty-five feet of the adjacent public right of way. All buildings shall be located at least ten (10) feet from an abutter's property line, unless the abutting property is a residence or located in a residential zoning district, in which case the setbacks shall be fifty (50) feet from the abutting property. Appropriate buffering and screening shall be provided in side and rear yards. No off-street parking, except handicapped parking where necessary for access, shall be allowed in the front setback of buildings.

3) **Area:** All lots in the Crossroads Overlay District shall have an area sufficient to comply with State of New Hampshire well and septic system requirements unless alternate well and septic easement agreements are provided on an adjacent property.

a) In no case shall any building be located closer than twenty-five (25) feet to another building.

b) Density shall be based on on-site septic and well capacity and the impact of the proposed uses on existing uses in the area.

c) The density, frontage, yard, area and open space requirements set forth in this Section may be modified by the Planning Board in connection with Site Plan Review and/or Subdivision

approval of a Mixed Use Development in the Crossroads Overlay District when the site under consideration can be shown to meet the intent and objectives of this Article.

d) **Landscaped or natural open space Coverage:** A minimum of 25% of the land proposed for development under this Article shall be developed as landscaped open space. The following uses may be included to meet this requirement: Landscaped areas, vegetated buffers, playgrounds and other outdoor recreation areas, walkways, plazas, patios, terraces and other main made pervious areas, well areas, septic systems, swales and ponds.

Amendment #2: Creating Soil Based Lot sizing in the existing Village Districts.

Article VI

Amend section C "Frontage, Yard and Area Requirements" , #1 "Frontage" to read: Every lot shall have a minimum lot frontage of one hundred ~~fifty~~ (1500) feet as defined in Article XIX, Number 17

Further amend section C, 3 "Area" to read as follows: Lot area for all permitted uses shall be at least one (1) acre in size provided the state of New Hampshire Department of Environmental Services well and septic system requirements ~~can be~~ complied with.

Amendment #3 Allowing soil based lot sizing and continuing care retirement communities in the College District.

Amend Article VII, section B " Uses Permitted" by addition of the following:

~~7. Continuing Care Retirement Community: A community for the elderly that includes a contract for lifetime care, has common facilities such as dining, recreation, etc., to meet the needs of the residents, and provides licensed, intermediate, and skilled nursing services.~~

7. Supportive Care Homes

Further Amend Article VII, section **B3** with the following new ~~section B~~ **sentence e.**: Lot area for all permitted uses shall be at least one (1) acre in size provided the state of New Hampshire Department of Environmental Services well and septic system requirements ~~are can be~~ complied with.