































558 sense for the community to continue the extra lot size requirement per unit in the context of a housing  
559 crunch, or to control the lot size through other types of zoning (e.g., dimensional standards).

560  
561 Chair Bosley thought the Committee had been very progressive in trying to create growth opportunities  
562 in the community and she welcomed staff bringing a suggestion to the Committee. Councilor Jones  
563 recalled that if the City Council adopted the Cottage Court Ordinance, it would remove the ban on private  
564 roads in the Land Development Code.

565  
566 Chair Bosley noted that the City Council meeting agendas include the opportunity to place agenda items  
567 on “more time.” She hoped to have the same option added to the Joint Committee’s agendas to help the  
568 Committee remember the tasks assigned to staff. In this instance she said four items could be listed: New  
569 American with Disabilities Act requirements, lifting the ban on private roads, short-term rentals, and  
570 commerce nodes.

571  
572 **V) Next Meeting: Monday, June 10, 2024**

573 **VI) Adjournment**

574  
575 There being no further business, Chair Farrington adjourned the meeting at 8:25 PM.

576  
577 Respectfully submitted by,  
578 Katie Kibler, Minute Taker  
579 May 16, 2024

580  
581 Reviewed and edited by,  
582 Mari Brunner, Senior Planner  
583 Megan Fortson, Planning Technician



# CITY OF KEENE

In the Year of Our Lord Two Thousand and Twenty-Three

AN ORDINANCE Relating to Amendments to the Land Development Code, Permitted Uses in the Downtown Core and Commerce Districts

*Be it ordained by the City Council of the City of Keene, as follows:*

That Chapter 100 of the Code of Ordinances of the City of Keene, New Hampshire, as amended, is hereby further amended by deleting the stricken text and adding the bolded and underlined text, as follows.

1. Amend Section 8.3.2. of Article 8 to add a definition for “Charitable Gaming Facility” under the category of Commercial Uses, as follows:

**I. Charitable Gaming Facility**

1. **Defined. Charitable Gaming Facility – A facility licensed in accordance with the requirements of RSA 287-D, and operated by a Licensed Game Operator as defined by RSA 287-D:1, VII; or any facility operated by a person or entity licensed by the lottery commission under RSA 287-D:7 to operate games of chance on 5 or more dates per calendar year. Charitable Gaming Facilities may offer Lucky 7, as defined in RSA 287-E, as long as their use complies with all licensure and operation requirements under RSA 287-E and rules published by the New Hampshire Lottery Commission. This use includes facilities licensed to operate Bingo or bingo style games as Commercial Halls (287-E:1, V-a) or as Host Halls (RSA 287-E:1, X). Does not include games licensed under RSA 287-E.**

**2. Use Standards**

- a. **Only one Charitable Gaming Facility shall be permitted per lot.**

- b. **Charitable Gaming Facilities, as defined, are permitted on parcels greater than 1.25 acres in the following areas of the Commerce District:**

- i. **Land with frontage on West Street west of Island Street. The principal entrance of such businesses shall face West Street or be in a plaza where the storefront faces the parking areas that have a common boundary with West Street.**
- ii. **Land with frontage on Winchester Street south of Island Street and north of Cornwell Drive. The storefront of such a business shall face Winchester Street or be in a plaza where the storefront faces the**



- parking areas that have a common boundary with Winchester Street.
- iii. Land with frontage on Key Road.
  - iv. Land with frontage on Ashbrook Road.
  - v. Land with frontage on Kit Road.
- c. All Charitable Gaming Facilities shall be subject to the following distance requirements, measured in a straight line, without regard to intervening structures from the property line of any site, to the closest exterior wall of the Charitable Gaming Facility.
- i. No Charitable Gaming Facility shall be located within 500 feet of another Charitable Gaming Facility either existing or for which a building permit has been applied.
  - ii. No Charitable Gaming Facility shall be permitted within 250 feet of any place of worship, child daycare center, or public or private school.
  - iii. No Charitable Gaming Facility shall be permitted within 250 feet of any Single-Family or Two-Family dwelling.
  - iv. No Charitable Gaming Facility shall be permitted within 250 of a residential zoning district.
- d. Minimum Square Footage. The gaming floor of the facility, defined as the area within a gaming location authorized by the State of New Hampshire, shall have a minimum area of 10,000 square feet. The gaming floor does not include areas used for accounting, maintenance, surveillance, security, administrative offices, storage, cash or cash counting, and records.
- e. Parking and traffic.
- i. Commercial loading zones shall be screened from public rights-of-way and abutting residential properties in accordance with Section 9.4.4 of this LDC.
  - ii. A traffic study shall be required which demonstrates that the project will not diminish the capacity or safety of existing city streets, bridges or intersections.
  - iii. Proposed uses or development shall comply with the City's Noise Ordinance in the City Code of Ordinances and the Noise Limits in Article 18 of this LDC.
  - iv. Bus and truck loading and parking is required to be screened from the public right-of-way and any abutting residential properties in accordance with Section 9.4.4 of this LDC.
  - v. Off-street parking shall be provided at a ratio of not less than .75 parking spaces for each gaming position.
  - vi. Five percent of the required parking spaces shall be equipped with electric vehicle charging stations.

2. Amend Section 8.4.2.C.2.a, “Specific Use Standards” of Article 8 to remove drive-through uses as a permitted use by Special Exception in the Downtown Core District, as follows:
  - a. Drive-through uses shall only be permitted by right in the Commerce and Commerce Limited Districts and by special exception from the Zoning Board of Adjustment in the Downtown-Growth and ~~Downtown-Core~~ Districts.
3. Update Table 8-1 “Permitted Principal Uses By Zoning District” in Article 8, Table 4-1 “Downtown Districts Permitted Uses” in Article 4, and Table 5.1.5 “Permitted Uses” in Article 5 to display “Charitable Gaming Facility” **as permitted with limitations in the Commerce Zoning District.**
4. **Amend Table 9-1 “Minimum On-Site Parking Requirements” in Article 9 to display “Charitable Gaming Facility” under Commercial Uses with a minimum on-site parking requirement of 0.75 spaces per gaming position.**

---

Jay Kahn, Mayor