



**Marlboro Street Zoning and Land Use  
Regulations Project:**

***Recommended Zoning Regulations***

Fall 2015

# Ad Hoc (Volunteer Committee) Final Report

While the committee, in general, has been very supportive of the consultant's findings, there have been particular areas of concern that the committee would like to emphasize to Keene's City Council members. A list of these concerns and recommendations to address them, in order of committee priority, follows:

- #1 – Reducing Flooding & Stormwater
- #2 - The Current Industrial Zone/Proposed “Innovation” District
- #3 - Marlboro Street – Complete Street Improvements
- #4 - Limiting Additional Converted Student Housing from Single Family Homes
- #5 - East Side, Lineal, Urban, Public, Green Space
- #6 - Restore Single Families in Former Single Family Housing
- #7 - Victoria/Laurel Street Extension
- #8 - Re-establish Walk to Work
- #9 - Re-Direct Area Truck Traffic
- #10 – Restricting Additional Keene State College Land Acquisitions

# Zoning Initiative in Southeast Keene

to...

- ❑ Promote Reuse and Redevelopment of Underutilized Properties
- ❑ Strengthen the area as a Vibrant, Walkable, Mixed-Use District



**Improve Stormwater Management Practices**

**Increase Access to Public Green Spaces**

❑ **Preserve Residential Neighborhoods**

Google earth

# The Project's Process

**January 2013:**

- **City Council approves the Marlboro Street Re-Zoning Contract**
- City Council appoints a **Committee of 10 Volunteers**
- **Volunteer Committee** attend a total of 24 meetings over 2 years.
- **4 Community Workshops** happen over the **Spring / Summer** w/ 78 citizen participants.



**Fall 2013: Citizens provide 64 comments** at Monadnock Food Co-op, City Hall Lobby Exhibits and Local Housing Complex Meetings



**January 2015: Consultant Presents their Final Report** to City Council



**Spring 2015: Committee Presents their highest priorities** in a Final Report



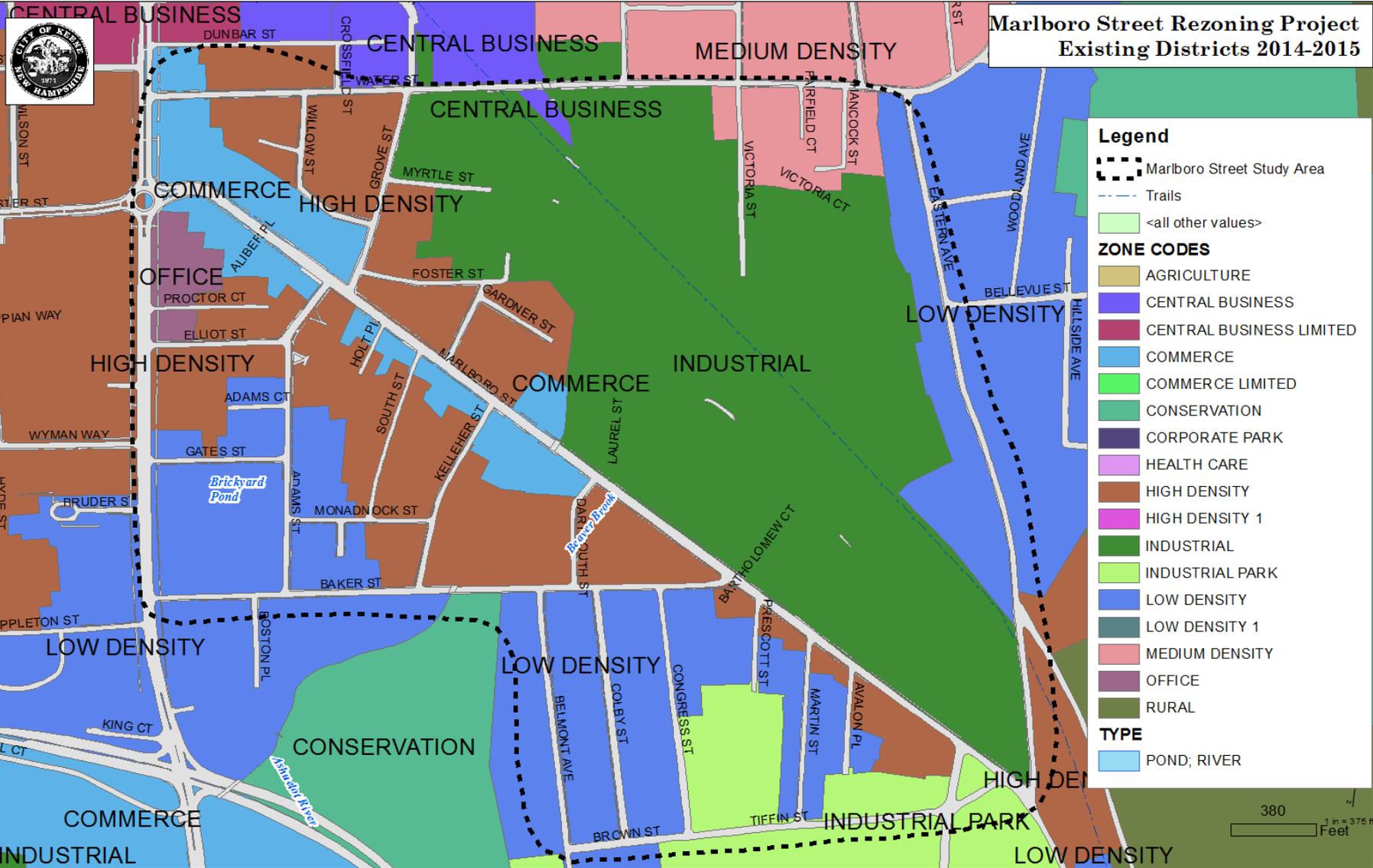
**Fall 2015: Today, Community Workshop** to Preview Zoning Recommendations

## **Current Step:**

# **Zoning Recommendations**

**These will be  
proposed/reviewed/discussed/and possibly  
revised at Joint Planning Board and Planning  
Licenses and Development Committee  
meetings and then City Council**

# Existing Marlboro Street Area Zoning

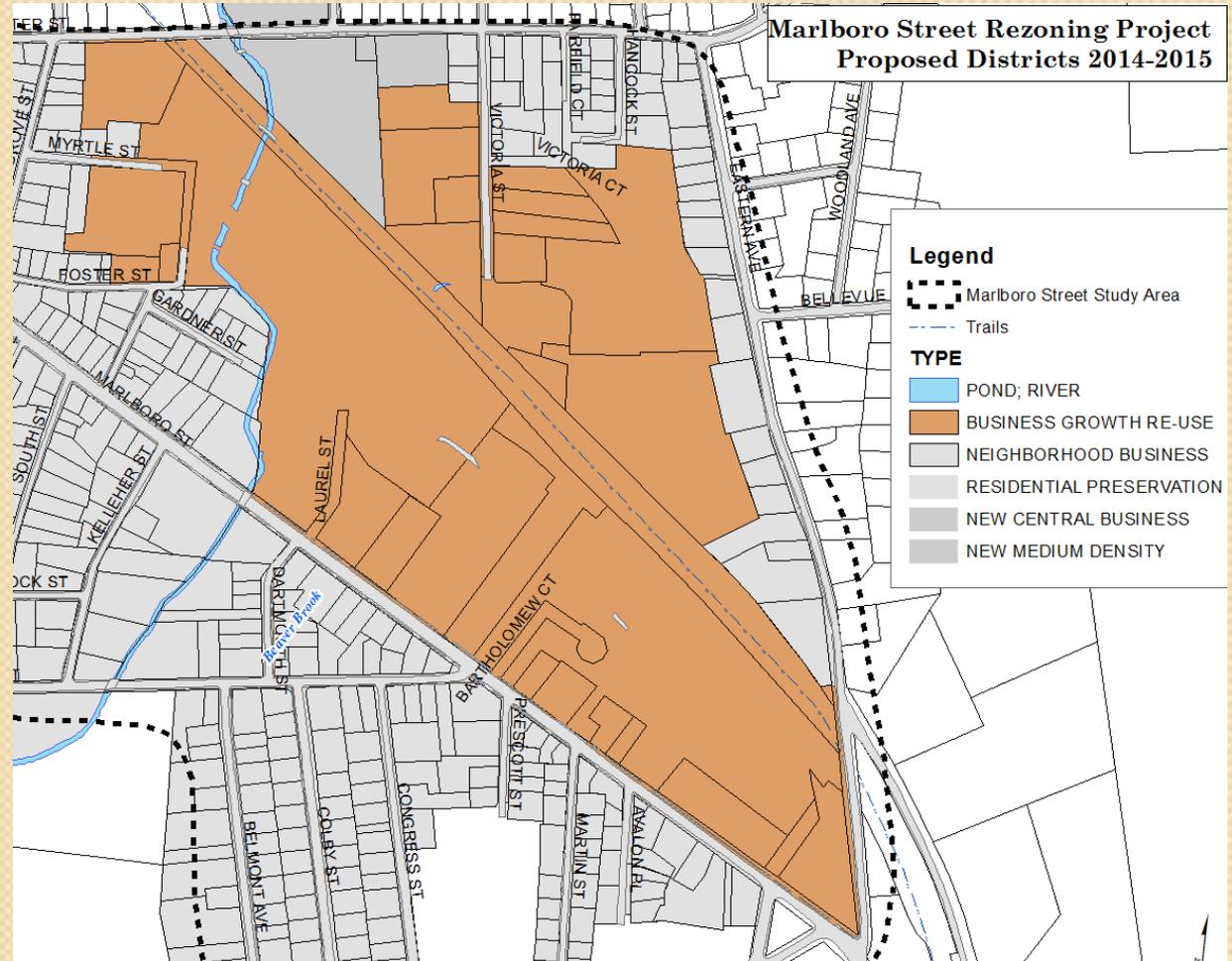


# Consultant Recommended Land Use Plan



# 1<sup>st</sup> New Zoning District: **Business Growth & Reuse District**

*“The intent of this district is to encourage re-development that is compatible with the City’s urban character and consistent with the City’s goals for the re-purposing and economic enhancement of the area.”*



Uses that **would be allowed** in the  
Proposed District **Business Growth & Reuse District**



Present permitted uses that would  
no longer be permitted in the  
**Business Growth & Reuse** District

Asphalt Plant, Smelter, Forge, Tannery, Rendering,  
Garage, Business

Motor Vehicle Repair Garage, Paint Shop

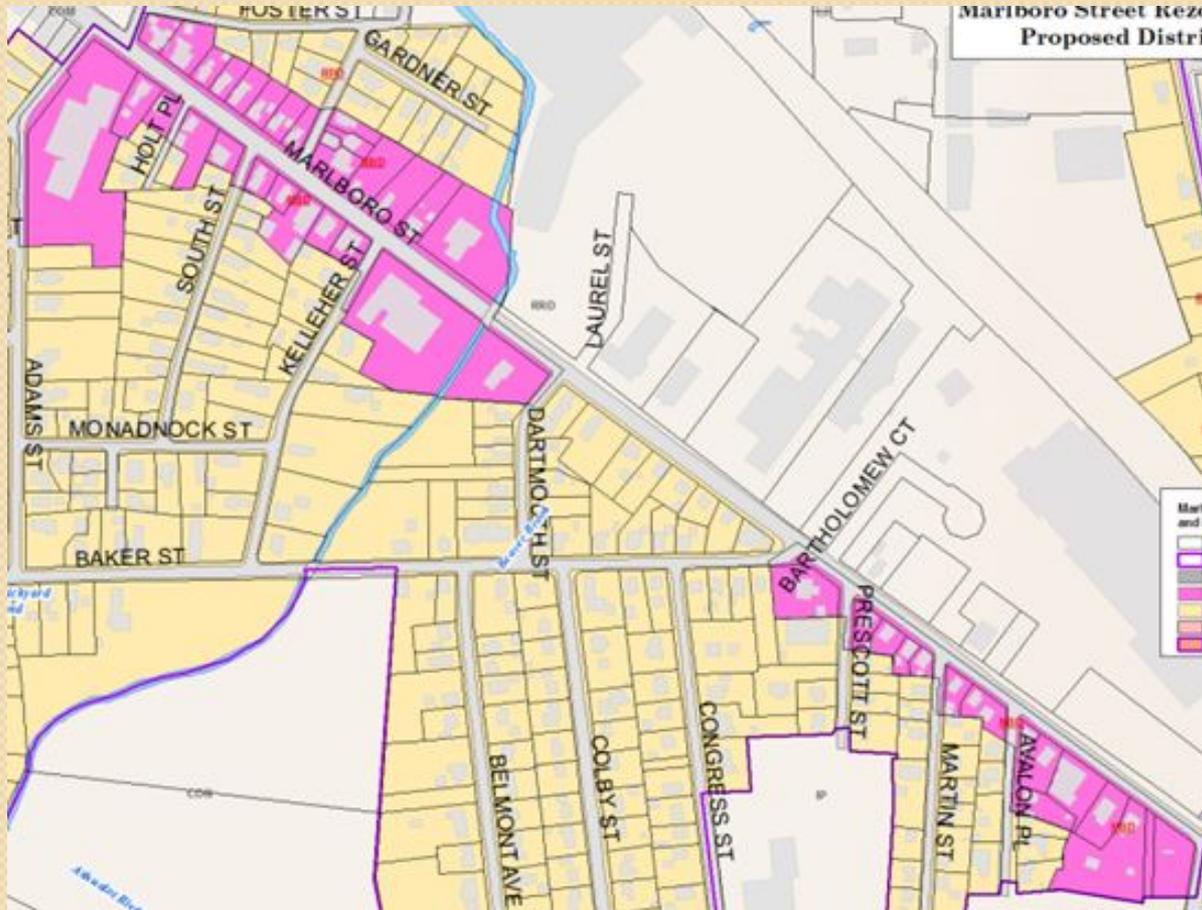
Recycling

Storage Facility/Self Service

# 2<sup>nd</sup> New Zoning District:

## Neighborhood Business Districts

*“These will be mixed use districts with small businesses to support the adjacent neighborhoods and workplaces. A mixture of uses side by side and in the same structure is to be encouraged”*



# Current Uses Possible in the Existing Districts:

<b>USE</b>	<b>COMMERCIAL</b>	<b>HIGH DENSITY</b>
Bed & Breakfast w/ Meeting/Dining		Special Exception
Drive-In	Permitted	
Dwelling, Single-Family, Duplex, Multi-Family		Permitted
Fraternity/Sorority		Special Exception
Funeral Parlor	Permitted	
Garage, Business	Permitted	
Greenhouse, Nursery	Special Exception	
Group Home		Permitted
Health & Fitness Center	Permitted	
Institutional Use	Permitted	Special Exception
Motel/Hotel/Apartment	Permitted	
Motor Vehicle Dealership	Permitted	
Neighborhood Grocery Store		Special Exception
Offices, includes warehousing, wholesaling or retailing	Permitted	
Parking Area/Lot	Permitted	
Private Club/Fraternal Lodge	Permitted	
Private School	Permitted	
Public Historic Site	Permitted	Permitted
Recreational Activity as Business	Permitted	
Research as Business	Permitted	
Restaurant	Permitted	
Retail Sales/Service	Permitted	
Senior Center		Permitted

# Proposed Now To Be Only These Uses in the Neighborhood Business District:

Greenhouse

Dwelling, Multi

Home Occupation

Office, Professional

Health/Fitness

Child Care

Neighborhood  
Grocery Store

Restaurant

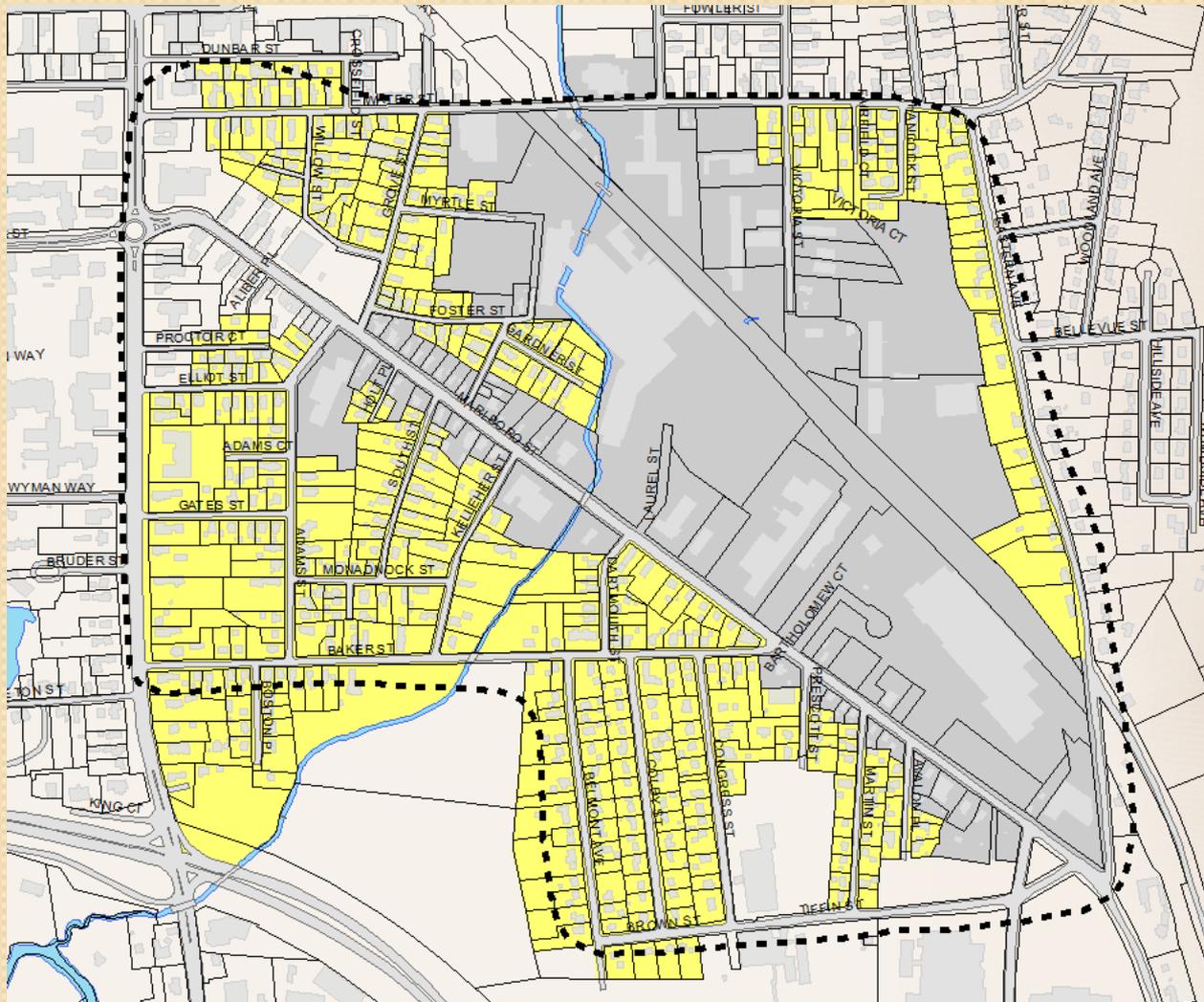
Retail Sales

Funeral Parlor

Historic Site

# 3<sup>rd</sup> Zoning District: Residential Preservation District

*“This district will return to increasingly single-family homes adjacent to small businesses, mixed use buildings, and a new, vibrant, live/work/play district.”*



## Current Uses Possible in the Existing Districts\*:

USES	HIGH DENSITY RESIDENTIAL	LOW DENSITY RESIDENTIAL
Accessory Dwelling Unit		CUP**
Bed & Breakfast w/ Meeting/Dining Facilities	Special Exception	
Bed and Breakfast Inn/Tourist Home	Special Exception	
Boarding/Lodging House	Special Exception	
Dwelling, Single-Family	Permitted	Permitted
Dwelling, Duplex	Permitted	
Dwelling, Multi-Family	Permitted	
Fraternity/Sorority	Special Exception	
Group Home	Permitted	Special Exception
Harvesting of Forstry Products		Special Exception
Historic Site, Open to Public	Permitted	Permitted
Home Occupation	Permitted	Permitted
Institutional Use	Special Exception	Special Exception
Neighborhood Grocery Store	Special Exception	
** Conditional Use Permit		

\* Either permitted or granted as a “special exception” by the Zoning Board of Adjustment

**Proposed To Be Only These Uses in the  
Residential Preservation District:**

Child Care

Dwelling, Single  
Family

Non-Commercial  
Raising of Farm  
Animals

Home Occupation

# What's Next?

1. Your ideas & recommendations go back to Planning Department for consideration, then to
2. City Council as a Zoning Ordinance, then to
3. Joint Planning Board and Planning, Licenses and Development Committee for discussion/ deliberation. Each body vote. Their votes go back to
4. City Council.

Each step requires public notice and public comment during its public meeting.

Afterward, the next parts of the consultants plan to be evaluated for approval through our committee & City Council process are:

- Building Design Guidelines
- Street Design Standards
- Recommendations for Enhancing Stormwater Management, and
- Flood Control Management Regulations

# **Thank you for your time tonight**

This presentation and a video of this meeting  
will be available online at the Planning

Department's webpage:

**[http://www.ci.keene.nh.us/departments/  
planning/marlboro-st-re-zoning](http://www.ci.keene.nh.us/departments/<br/>planning/marlboro-st-re-zoning)**