



**Joint Committee of the Planning Board and
Planning, Licenses & Development Committee**

Monday, July 13, 2026

6:30 PM

City Hall Council Chambers

A. AGENDA ITEMS

1. Roll Call
2. Approval of Meeting Minutes – March 9, 2026
3. Public Workshop:
 - a. **Ordinance O-2026-09 Relating to Short-term Rental Uses.** Petitioner, City of Keene Community Development Department, proposes to establish a use definition and use standards for “Short-term Rental” in Article 8 of the Land Development Code and permit this use by right with limitations in the following zoning districts: Rural, Residential Preservation, Low Density, Low Density 1, Medium Density, High Density, High Density 1, Downtown Transition, Commerce, Neighborhood Business, Business Growth and Reuse, Office, and Agriculture.
4. Presentation:
 - a. **Implementation of Housing Strategies in the 2025 Master Plan.** The Community Development Department will review housing-related strategies that the department intends to work on over the next 1-3 years.
5. Referrals from City Council:
 - a. Letter from Councilors Williams, Ruttle-Miller, and Tobin dated May 5, 2026 regarding implementation of the 2025 Comprehensive Master Plan housing initiatives.
 - b. Letter from Mayor Kahn dated May 15, 2026 regarding potential expansion of permitted uses in the Commerce, Industrial, and Industrial Park Zones.
 - a. Letter from Councilor Jones dated June 16, 2026 regarding a request to consider additional land use definitions in the Land Development Code.
6. New Business
7. Next Meeting – Monday, August 10, 2026

B. MORE TIME ITEMS

1. Neighborhood / Activity Core areas (“Neighborhood Nodes”)
2. Private Roads

C. ADJOURNMENT

City of Keene
New Hampshire

JOINT PLANNING BOARD /
PLANNING, LICENSES AND DEVELOPMENT COMMITTEE
MEETING MINUTES

Monday, March 9, 2026

6:30 PM

Council Chambers,
City Hall

Planning Board

Members Present:

Harold Farrington, Chair

Michael Hoefler
Kenneth Kost
Andrew Madison
Councilor Molly Ellis
Dave Bergeron

Planning, Licenses &

Development Committee

Members Present:

Randy L. Filiault, Chair
Philip M. Jones, Vice Chair
Edward J. Haas
Robert C. Williams
Laura E. Ruttle-Miller

Staff Present:

Paul Andrus, Community
Development Director
Megan Fortson, Planner
Rick Wood, Fire Marshall
and Building & Health
Official

Planning Board

Members Not Present:

Roberta Mastrogiovanni, Vice Chair
Mayor Jay Kahn
Stephon Mehu, Alternate
Tammy Adams, Alternate
Joseph Cocivera, Alternate

Planning, Licenses &

Development Committee

Members Not Present:

All Present

1) Roll Call

PLD Chair Filiault called the meeting to order at 6:30 PM and a roll call was taken.

2) Approval of Meeting Minutes – January 12, 2026

Chair Jones offered the following correction: Line 127 – to add after the words *Committee level to create an “A” version of the document* – if it is a private petitioner, he is entitled to have his motion go to the City as presented.

A motion was made by Councilor Jones to approve the January 12, 2026 meeting minutes as amended. The motion was seconded by Councilor Haas and was unanimously approved,

3) Public Workshop:

a. Ordinance O-2026-02 Relating to the Definition of Family. Petitioner, City of Keene Community Development Department, proposes to amend the definition of “Family” in Article

26 29 of the Land Development Code to comply with recent changes to state law (RSA 674:16),
27 modify the definition of “Dwelling Unit” to clarify that this term does not include transient uses
28 such as hotels/ motels, and amend Sections 1.2.1 “Definitions” and 26.4 “Land Development
29 Code Amendments” to state that any modifications to the definitions in Article 29 that would
30 have the effect of modifying the zoning ordinance shall follow the same application and review
31 procedures that are required for an amendment to the zoning ordinance.
32

33 Planner Megan Forston addressed the Committee and stated the proposed ordinance is related to
34 some recent changes in state law; it changes the way we define family. Under the City’s Land
35 Development Code, family is defined as one or more of the following:

36 *Two or more natural persons related by blood, marriage, civil union adoption or foster care*
37 *living together as a single housekeeping unit, with or without customary household helpers in a*
38 *dwelling unit or a group of four or fewer natural persons who are not related by blood,*
39 *marriage, civil union, adoption or foster care, living together as a single housekeeping unit in a*
40 *dwelling unit. This term shall not preclude one natural person from being the sole occupant of*
41 *any dwelling unit.*

42 Ms. Forston stated this definition no longer complies with state law and would affect other
43 sections of the land development code.
44

45 She went on to say the proposal to change the definition of family and replace it with an updated
46 definition, which would state as follows: *family shall mean a natural person living alone, or a*
47 *group of natural persons living together as a single housekeeping unit that is primarily non*
48 *transient. For the purposes of this definition, transient shall mean occupancy of a room or*
49 *dwelling unit for less than 30 consecutive days, or the rental of a room or dwelling unit for a*
50 *term of less than one month.*
51

52 Ms. Forston explained instead of focusing on the roles and relation of family members to one
53 another, staff is proposing to change the definition of a family to define it as a place where you
54 live with other people, with shared responsibilities for a period of more than 30 days.
55

56 She went on to say because of this proposed change the City also has to make changes to the
57 definition of “dwelling unit”. Currently the dwelling unit definition states - *it is a single unit*
58 *providing complete independent living facilities for one or more persons, including permanent*
59 *provisions for living, sleeping, eating, cooking and sanitation.*
60

61 Staff is proposing to add another sentence stating that *a dwelling unit use shall not be deemed to*
62 *include such transient occupancies as hotel, motel or bed and breakfast.*
63

64 The last change that is proposed as part of this ordinance is fix this loophole that was identified
65 by staff related to the procedures for changing definitions in Article 29 of the Land Development
66 Code. This is the section where all definitions are currently located.
67

68 Staff’s proposal with this ordinance is to make it so that if anybody is proposing to modify a
69 definition that would change the meaning of the zoning regulations that it would have to go
70 through the same review process as a zoning text amendment. The reason for this is because with

71 terms like family, right of way, these are all terms that are used throughout the land development
72 code in many sections and having someone come through and make a change to one of those
73 definitions would have an impact through out the code. So, in order to make sure that everything
74 is reviewed in all of its components, staff is proposing that it go through the same process as the
75 zoning text amendment.

76

77 Ms. Forston went on to say there are also going to be some potential impacts to other sections of
78 the regulations and that will include, occupancy limits and congregate living and social service
79 uses and short-term rental uses. She indicated these sections of the code are not proposed to be
80 changed in any way as part of this ordinance; this is something that staff is proposing to change
81 and address in the future.

82

83 Ms. Forston went on to say that the proposed changes are consistent with the 2025 Master Plan
84 and its associated pillars, specifically – Livable Housing - Goal #5 which is to address the
85 housing needs of all residents, current and future. Since this ordinance is proposing to eliminate
86 an outdated definition of family it defines that a family is based on relationships between group
87 members, rather than focusing on behaviors and characteristics of the group. She felt this is
88 going to make it a more accessible definition that complies better with the overarching principles
89 of the master plan.

90

91 Similarly, under the Vibrant Neighborhoods pillar, there is a section that focuses on fostering
92 strong community bonds and focusing on place making that will enhance the community fabric,
93 people’s sense of belonging, and being included in the community.

94

95 Goal #2 under this pillar is to foster community relationship, building and collaboration.

96 Ms. Forston stated given that this ordinance is proposing to establish a definition of family and
97 dwelling unit, which allows for non-transient groups to operate as a single unit, it is more likely
98 to help people create bonds by creating that sense of duration permanency versus focusing on
99 people’s actual relationships to one another, such as marriage, parent etc.

100 This concluded Ms. Forston’s presentation.

101

102 Mr. Kost asked whether there was a reason why non-transient is only proposed to be 30 days.

103 Ms. Forston stated the thought was anything shorter fall into short-term rentals, which are
104 generally less than 30 days.

105

106 Ms. Forston introduced Rick Wood, the City’s Health and Building Official and Fire Marshall
107 for his comments on this question

108

109 Mr. Rick Wood addressed the Committee and stated the 30 days is actually embedded in code
110 language on the building and fire code section. The transient nature has to do with how long
111 somebody lives there. He clarified that Mr. Kost actually might have flipped the sentence;
112 30 days or less is considered transient and more than 30 days is considered permanent and
113 therefore falls within this definition. Mr. Wood went on to say one of the challenges is that the
114 code base for safety codes is geared around the term transient, meaning 30 days for several
115 reasons. Hotels, motels are defined as transient. They can’t rent for more than 30 days at a time.

116 In theory, this is the way it is structured, this is why they are able to bill by the day instead of by
117 the month. Hence, there are a lot of reasons for the 30-day number.

118
119 The Chair asked for public comment next. With no public comment, Chair Filiault closed the
120 public hearing.

121
122 A motion was made by Harold Farrington that the Planning Board find Ordinance O-2026-02 to
123 be consistent with the 2025 Comprehensive Master Plan. The motion was seconded by Andrew
124 Madison and was unanimously approved.

125
126 A motion was made by Councilor Jones that the PLD Committee request that the Mayor set a
127 public hearing on Ordinance O-2026-02. The motion was seconded by Councilor Ruttle-Miller
128 and was unanimously approved.

129
130 Councilor Williams extended his appreciation for staff for drafting this Ordinance.

131
132 **4) New Business**

133 None

134
135 **5) Next Meeting – Monday, April 13, 2026**

136
137 **6) Adjournment**

138
139 There being no further business, Chair Filiault adjourned the meeting at 6:47 PM.

140
141 Respectfully submitted by,
142 Krishni Pahl, Minute Taker

143
144 Reviewed and edited by,
145
146 Mari Brunner, Senior Planner

MEMORANDUM

To: Joint Committee of the Planning Board and PLD Committee

From: Mari Brunner, Senior Planner

Date: May 14, 2026

Subject: O-2026-09 Relating to Short-term Rental Uses

Overview

This ordinance proposes to establish a use definition and use standards for “Short-term Rental” in Article 8 of the Land Development Code and allow this use with limitations in the following districts: Rural, Residential Preservation, Low Density, Low Density 1, Medium Density, High Density, High Density 1, Downtown Transition, Commerce, Neighborhood Business, Business Growth and Reuse, Office, and Agriculture. The intent of this proposed change is to support wealth-building opportunities for Keene residents, ensure the health and safety of short-term rental guests, preserve the residential character of Keene’s neighborhoods, and protect quality of life for abutting residences.

Background

Short-term Rentals (STRs) are residential dwellings that are rented in whole or in part for a fee to guests for a duration of less than 30 days. STRs are often rented out using an online platform, such as VRBO, Airbnb, Home Away, etc. The City’s zoning code does not include a definition for STRs, and they are currently treated the same as residential dwellings. However, if the proposed change to the definition of “family” is adopted, the zoning regulations would explicitly not allow for this use in residential districts due to its transient nature.



*Figure 1. Image from the City of Burlington, Ontario
website: www.getinvolvedburlington.ca/strentals*

The number of active short-term rentals in Keene varies based on the time of year. For example, a search on Airbnb for a rental for two guests during the month of June 2026 (conducted in late April 2026) yielded 40 rental options within City limits, most of which are in or close to downtown. The same search for a week-long stay during other months of the year yielded anywhere from 29 to 42 results. This is consistent with data from the 2023 Housing Needs Assessment, which utilized CoStar data and found that there were only 50 short-term rentals in Keene (0.5% of housing stock).

Based on conversations with City code enforcement, police, and fire staff, STRs do not appear to generate a large volume of complaints or emergency calls as compared to long-term residences.

Any nuisances generated by STRs are currently handled through the standard complaint-based code enforcement process.

FlashVote Survey Results

A [FlashVote survey conducted in May 2026](#) found that, out of 301 respondents, 21% said that there is not a short-term rental in their neighborhood, 14% suspect there is an STR in their neighborhood, and 15% said there is an STR in their neighborhood. Only two respondents own a short-term rental in Keene, and half (149 out of 300) said they are not sure if an STR is in their neighborhood.

Of the 42 respondents who said they know there is an STR in their neighborhood and answered question two, 46% said they have not experienced any of the nuisances in the list of options. In contrast, of the respondents who said that they know there are not any STRs in their neighborhood, 61% said they have not experienced any of the nuisances listed. If all responses are included, 56% (149 out of 267) said they have not experienced any of the nuisances listed (Figure 2). This suggests that those located in a neighborhood with at least one known STR are slightly more likely to experience nuisances related to cars/traffic, loud noises, garbage, uncomfortable interactions with renters, and outdoor lights being left on all night (other than a front porch light). Given the fact that the majority of short-term rentals are located in or near the downtown, this suggests that nuisances are more prevalent in and near the downtown where overall rental rates are higher and there are more mixed-use areas with residences next to commercial uses.

Q2 In the last 12 months, which of the following have you personally experienced in your neighborhood, if any? (Choose all that apply)

(267 responses)

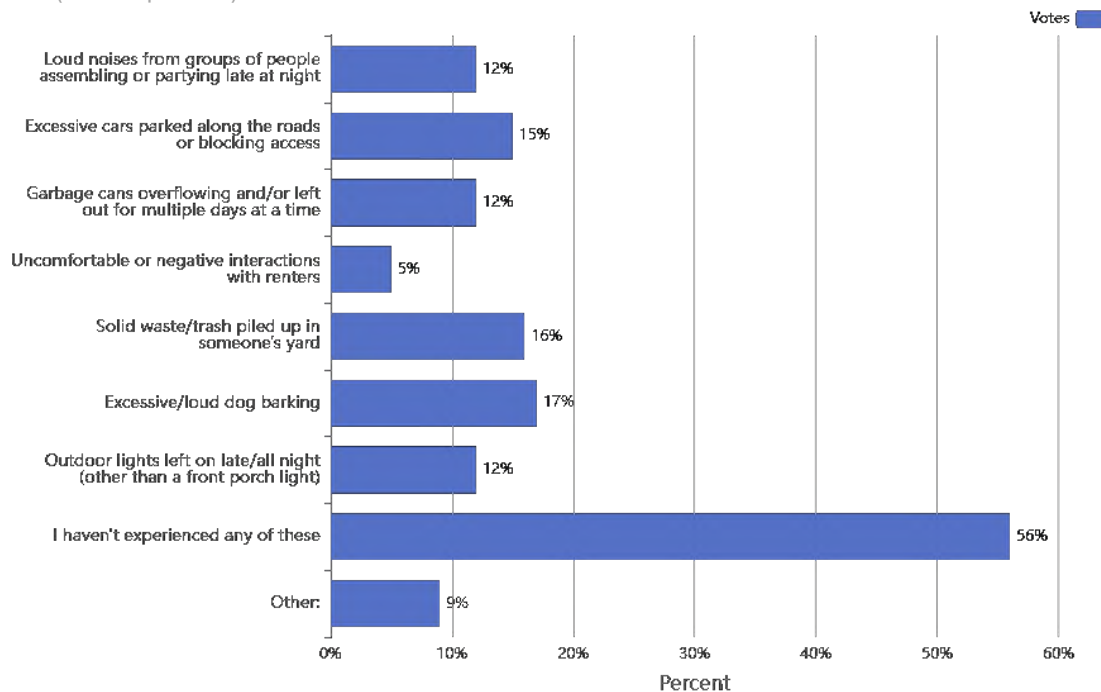


Figure 2. Bar graph showing all responses to question 2 of the FlashVote Survey.

Responses to Question 3 revealed that the most important potential benefit of STRs to the community is “More visitors support local/small businesses” (43%), followed by offering better lodging options (35%) and making property ownership more affordable (31%). Other benefits noted include offering less expensive lodging options for visitors (29%), properties are better maintained (19%), and weekdays are quieter when properties are empty (3%). Twenty-eight percent of respondents to this question said they don’t care about any of these benefits, and 7% said “Other.” Most of the responses under “other” were about the drawbacks of STRs such as loss of long-term housing, affordability concerns, impacts to neighborhoods/communities, and perceived lack of local benefit (Figure 3).

Q3 Which of the following potential benefits of short-term rentals are most important to you, if any?
(You can choose up to FOUR, if any)

(267 responses)

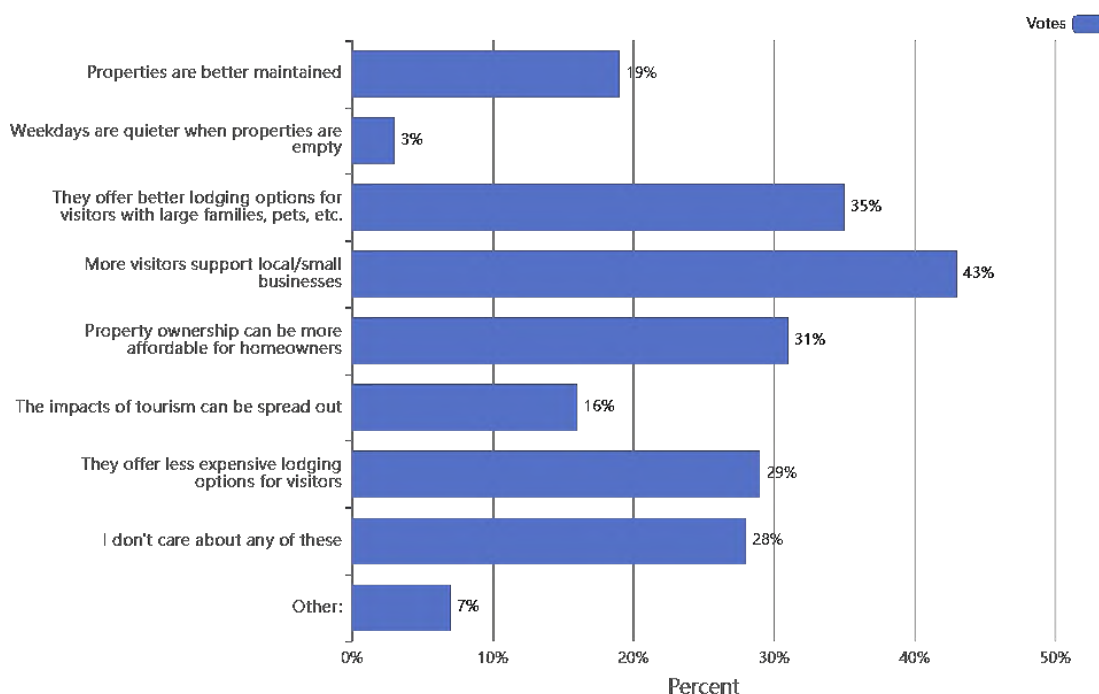


Figure 3. Bar graph showing all responses to question 3 of the FlashVote survey.

Question 4 of the survey asked respondents to choose all statements that they agree with. This question revealed some differences among respondents based on whether they said that they live near, or suspect that they live near, a short-term rental. The bar graph in Figure 4 shows the responses to this question filtered by people who said there is an STR in their neighborhood, shown in yellow, and responses filtered by those who said there is not an STR in their neighborhood, shown in blue. While both groups show overall alignment, there are notable differences. For example, among respondents who do not live near an STR, more agreed with the statement “I don’t think STRs are a real problem in Keene” than those who agreed with the statement “I think STRs are a major problem in Keene” (48% vs. 6%). However, among those who live near an STR, the reverse was true (24% vs. 27%).

There were 53 respondents (20%) who wrote a response to the prompt “I think ___” in Question 4. These written comments reflect a wide range of views on STRs, although most expressed concern about their impact on housing availability and affordability. A few comments expressed concern that investors purchasing homes for STR use could displace residents and first-time homebuyers. Several comments focused on neighborhood quality-of-life concerns, including parking, noise, and the erosion of community connections. Some respondents said they would not want an STR on their street because they value stable neighbors and neighborhood relationships. However, many favor regulation rather than outright prohibition. A minority of responses viewed STRs positively, noting they can benefit the community if carefully managed.

Q4 Which of the following statements about short-term rentals (STRs) do you AGREE with, if any? (Choose all that apply)

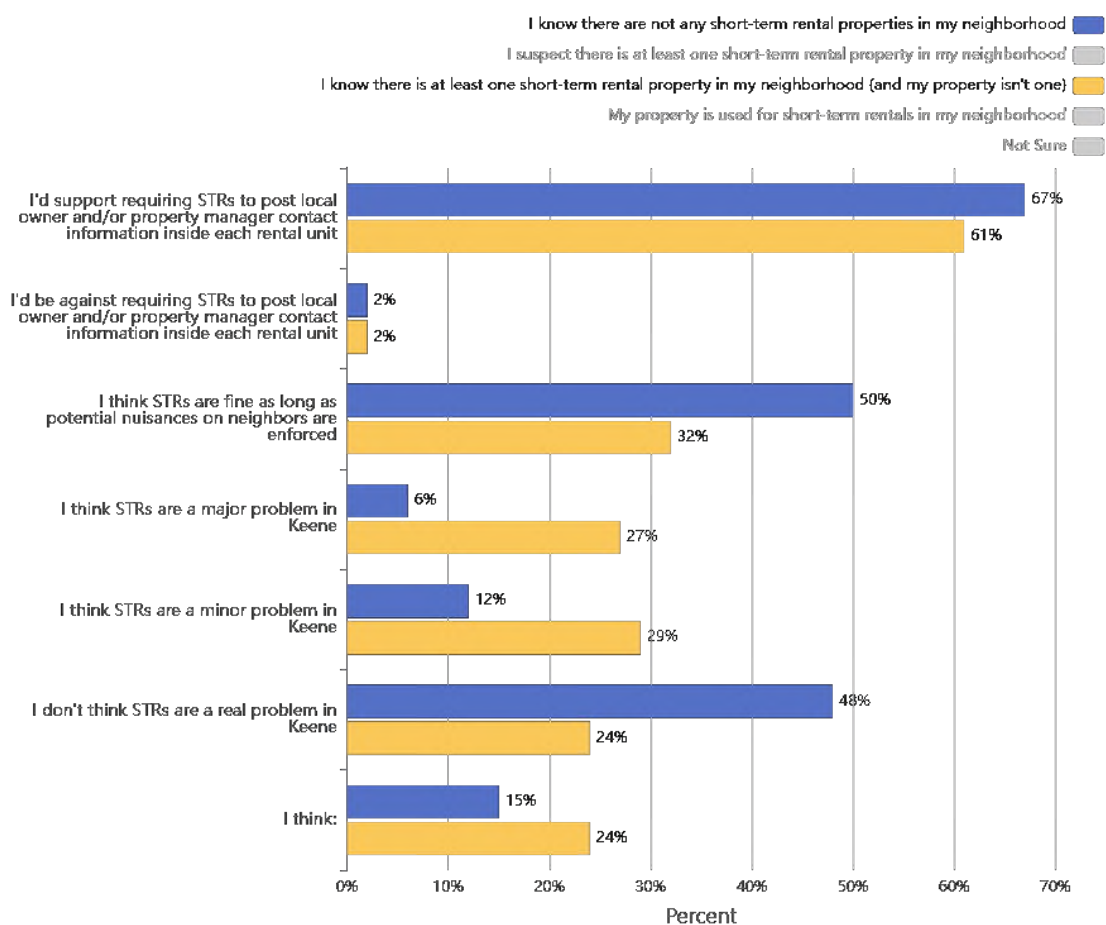


Figure 4. A bar graph that shows responses to Question 4 of the FlashVote survey, filtered by respondents who do not live near a short-term rental (blue) and those that do (yellow).

Question 5 was an open-ended question that received 74 responses and once again showed a wide range of views. Overall, the responses to this question suggest that respondents are primarily concerned about preserving affordable long-term housing and neighborhood stability but see the need for balancing those concerns with potential economic and tourism benefits. A

recurring theme was opposition to absentee or corporate landlords, with respondents expressing greater comfort with locally owned, small-scale, or home-sharing arrangements. Many favored stronger oversight, limits on investor-owned STRs, and policies that prioritize housing for permanent residents over commercial short-term lodging.

A full summary of the survey responses can be reviewed online or in the attached PDF summary generated by the FlashVote platform.

Overview of Proposed Ordinance

This ordinance would formally recognize short-term rental properties by creating a use definition in Article 8 under the category of "Commercial Uses," as follows:

Short-term Rental (STR) - *A dwelling or any portion thereof that the owner or the lessee of the dwelling offers for occupancy, for a fee, for fewer than 30 consecutive days. Short-term Rentals can be hosted, where the dwelling is the primary residence of the owner or lessee, or non-hosted, where the dwelling is not the primary residence of the owner or lessee.*

This definition differentiates between short-term rentals that are "hosted" where the unit is the primary residence of the individual(s) renting out the property, and non-hosted, where it is not the primary residence. In New Hampshire, a primary residence (or "domicile") is defined as a person's principal place of physical presence to the exclusion of all other places. It is where a person lives most of the year (more than six months). Temporary absences, such as vacationing down south for a few months in the winter, do not void your residency if you intend to return. From an enforcement perspective, determining whether a location is someone's primary residence can be determined with a valid NH driver license or other official ID and registering your vehicle in the state, registering to vote in Keene, filing taxes as a resident, and using the address on official government and financial documents.

Two use standards are proposed for this use. The first requires that the STR property maintains a residential appearance if located in a residential district, and the second requires any non-hosted STR to post the contact information for the owner or their agent. If the owner or their agent does not live within one hour drive of the STR property, then the owner must post emergency contact information for someone who does live within an hour of the property.

Short-term rentals are proposed to be allowed in all residential zoning districts and any zoning district where "Bed and Breakfast" is an allowed use. This includes Rural, Residential Preservation, Low Density, Low Density 1, Medium Density, High Density, High Density 1, Downtown Transition, Neighborhood Business, Business Growth and Reuse, Office, and Agriculture.

The intent of allowing this use in all residential districts is to allow for wealth-building opportunities for Keene residents. Staff also propose allowing this use in all districts where "Bed and Breakfast" is allowed due to the similarity between these two uses. The main difference between a "Bed and Breakfast" use and the proposed definition of short-term rental is the requirement for a Bed and Breakfast to provide meals to guests:

Bed and Breakfast - An owner- or operator-occupied single-family dwelling that provides lodging for a daily fee in guest rooms with no in-room cooking facilities (excluding microwaves and mini-refrigerators), and prepares meals for guests. (emphasis added)

Consistency with the Comprehensive Master Plan (CMP)

Within the “Livable Housing” pillar of the Master Plan, there are several aspirations and goals related to increasing affordability of housing and helping residents to age-in-place. For example, under the “Community and Social Fabric” topics in the Community Survey conducted as part of the Master Plan, 69% of respondents identified accommodating aging-in-place as important to shaping the future of Keene. Hosted short-term rental properties can help with this by providing an income stream for property owners who either have extra space or an extra unit on their property that they can rent out. This could be especially beneficial for residents on a fixed income.

Non-hosted STRs in residential districts are not supported in the “Livable Housing” pillar of the Master Plan; however, due to the small number of existing STRs in Keene and their relatively small share of the overall housing stock (~2%), staff do not believe that non-hosted STRs are having a significant impact on housing supply. If the number of STRs begins to increase in Keene, or if the city starts receiving complaints regarding nuisances from STR properties, the City Council could revisit STR use standards to address those specific issues at that time.

With respect to the “Thriving Economy” pillar, several goals revolve around supporting the “ecosystem” of small local businesses and ensuring the continued success of downtown merchants. Since most STRs in Keene are in or near the downtown, STR properties have the potential to positively impact downtown businesses that are within easy walking and biking distance of guests. In addition, STR properties often offer options that visitors are looking for, such as allowing pets or offering a unique atmosphere, which may help to attract visitors to Keene. Finally, certain STR properties are required to pay the NH Rooms and Meals tax, a portion of which comes back to the City to help pay for services and amenities that benefit all residents.

Discussion of Potential Impacts

Because short-term rentals already exist informally within the city, staff do not anticipate any immediate significant impacts from the proposed changes in this ordinance. The STR data available to staff shows that STRs do not take up a large share of the housing stock and are unlikely to have an impact on the overall housing supply and affordability.

Nuisances generated by STRs, such as loud noise, overflow parking, or rowdy behavior, will continue to be addressed through the city’s standard enforcement processes. Conversations with staff from the Police Department, Code Enforcement and the Fire Department revealed that calls and complaints related to STRs are rare and not as common as calls and complaints regarding long-term rental properties in Keene.

With respect to impacts to property values and neighborhood character, it is difficult to assess what that impact will be because there are various factors in play. While some might argue that STRs could lower adjacent property values, it is also possible that STR properties will be better maintained and could raise adjacent property values. A major factor in this equation is the overall concentration of STRs in a specific neighborhood. Neighborhoods with higher densities of stable households are generally able to accommodate more non-residential uses without sacrificing the sense of safety, community, and neighborhood character. However, once concentrations of non-residential uses, such as STRs and other transient uses start to go above one per block, the impacts start to negatively impact the crime rate and other indicators of neighborhood safety and social cohesion. Since the number of STRs in Keene is relatively low, this does not appear to be

a concern yet for Keene. If STR numbers do start to increase, it may be worth revisiting the regulations that pertain to this use in the future.

Recommendation:

If the Committee is inclined to approve this request, the following language is recommended for the motion for each board:

Planning Board Motion: *“To find the proposed Ordinance O-2026-09 consistent with the 2025 Comprehensive Master Plan.”*

Planning, License & Development Committee Motion: *“To refer ordinance O-2026-09 back to City Council for a public hearing.”*



APPLICATION TO AMEND THE ZONING ORDINANCE

Petitioner: Community Development Department Date: September 17, 2024

Address: 3 Washington St. Keene NH

Telephone: (603) 352-5440 Email: communitydevelopment@keenenh.gov

Existing Section Reference in Chapter 100, Land Development Code: Article 8 + various sections (see attached)

Does the amendment affect "Minimum Lot Size"? [] Yes [X] No

Does the amendment affect "Permitted Uses"? [X] Yes [] No

Number of parcels in Zoning District*: Attached

Signature: [Signature] Validation of Number of parcels by the Community Development Department

Signature: [Signature] Petitioner's Signature

SUBMITTAL REQUIREMENTS WHICH MUST BE COMPLETE AT TIME OF SUBMISSION TO THE CITY CLERK:

- A properly drafted Ordinance containing the amendment in a form meeting the requirements of the City Clerk.
- A typed or neatly printed narrative explaining the purpose of, effect of, and justification for the proposed change(s).
- \$100.00 application fee.
- As provided for in RSA 675:7, if the proposed amendment would change the minimum lot sizes or the permitted uses in a zoning district, *and such change includes 100 or fewer properties, the Petitioner shall submit a notarized list of property owners affected by the zoning amendment. The list shall include the tax map number and address of each abutter or owner, and must be current with the Assessing Department's records within ten days of submittal. Two sets of mailing labels shall be provided.

Date Received by City Clerk: Ordinance Number:

On City Council agenda: Workshop to be held:

Public Hearing to be held

CITY OF KEENE
NEW HAMPSHIRE

O-2026-09 Relating to Short-term Rental Uses

This ordinance proposes to establish a use definition and use standards for “Short-term Rental” in Article 8 of the Land Development Code and allow this use by right in the following districts: Rural, Residential Preservation, Low Density, Low Density 1, Medium Density, High Density, High Density 1, Downtown Transition, Commerce, Neighborhood Business, Business Growth and Reuse, Office, and Agriculture.

The intent of this proposed change is to support wealth-building opportunities for Keene residents, ensure the health and safety of Short-term Rental guests, preserve the residential character of Keene’s neighborhoods, and protect quality of life for abutting residences.

The attached materials include the full text of Ordinance O-2026-02 and excerpted sections of the City of Keene Land Development Code that are proposed to be amended with this ordinance. Text that is **bolded and underlined** is proposed to be added, and text that is ~~stricken through~~ is proposed to be deleted.



CITY OF KEENE

In the Year of Our Lord Two Thousand and Twenty Six

AN ORDINANCE Relating to Short-term Rental Uses

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

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

1. Add a new section “AI” to Article 8, Section 8.3.2, “Commercial Uses” to define “Short-term Rental,” as follows. The intent of this proposed change is to support wealth-building opportunities for Keene residents, ensure the health and safety of Short-term Rental guests, preserve the residential character of Keene’s neighborhoods, and protect quality of life for abutting residences.

AI. Short-term Rental (STR)

1. Defined.

Short-term Rental (STR) - A dwelling or any portion thereof that the owner or the lessee of the dwelling offers for occupancy, for a fee, for fewer than 30 consecutive days. Short-term Rentals can be hosted, where the dwelling is the primary residence of the owner or lessee, or non-hosted, where the dwelling is not the primary residence of the owner or lessee.

2. Use Standards

- a. **If located in a residential zoning district, the residential appearance of the dwelling or the lot on which the STR is located shall be maintained.**
- b. **Non-Hosted STRs shall have posted contact information in accordance with Chapter 18, Section 18-16 A of the City Code of Ordinances. The exceptions listed in Section 18-16 B shall not apply to this use.**

2. Allow “Short-term Rental” as a permitted use in the zoning districts listed below by amending Sections 3.1.5, 3.2.5, 3.3.5, 3.4.5, 3.5.5, 3.6.5, 3.7.5, 5.1.5, 5.3.5, 5.4.5, 5.5.5, 7.2.5, and Tables 4-1 and 8-1, to display “Short-term Rental” as a permitted use under the category of commercial uses.

- a. Rural
- b. Residential Preservation

- c. Low Density
- d. Low Density 1
- e. Medium Density
- f. High Density
- g. High Density 1
- h. Downtown Transition
- i. Commerce
- j. Neighborhood Business
- k. Business Growth and Reuse
- l. Office
- m. Agriculture

Jay V. Kahn, Mayor

3.1 RURAL (R)

3.1.1 Purpose

The Rural (R) District is intended to provide for areas of very low density development, predominantly of a residential or agricultural nature. These areas are generally outside of the valley floor, beyond where city water, sewer and other city services can be readily supplied.

3.1.2 Dimensions & Siting

Min Lot Area	2 acres
Min Lot Width at Building Line	200 ft
Min Road Frontage	50 ft
Min Front Setback	50 ft
Min Rear Setback	50 ft
Min Side Setback	50 ft

3.1.3 Buildout

Max Building Coverage	10%
Max Impervious Coverage	20%

3.1.4 Height

Max Stories Above Grade	2
Max Building Height	35 ft

3.1.5 Permitted Uses

RESIDENTIAL USES		SECTION
Dwelling, Manufactured Housing	P ¹	8.3.1.B
Dwelling, Single-Family	P	8.3.1.D
Dwelling, Two-Family	CRD, CUP	8.3.1.E
Dwelling, Multifamily	CRD	8.3.1.C
Dwelling, Above Ground Floor	CUP	8.3.1.A
Manufactured Housing Park	P	8.3.1.F
COMMERCIAL USES		SECTION
Animal Care Facility	P	8.3.2.B
Bed and Breakfast	SE	8.3.2.G
Greenhouse / Nursery	P	8.3.2.L
Kennel	P	8.3.2.P
Neighborhood Grocery Store	CUP	8.3.2.U
Office	CUP	8.3.2.V
Restaurant	CUP	8.3.2.AB
Retail Establishment, Light	CUP	8.3.2.AD
Short-term Rental (STR)	P	8.3.2.AI
INSTITUTIONAL USES		SECTION
Day Care Center	CUP	8.3.3.C
CONGREGATE LIVING / SOCIAL SERVICES USES		SECTION
Group Home, Small	CUP	8.3.4.F
OPEN SPACE USES		SECTION
Cemetery	P	8.3.6.A
Community Garden	P	8.3.6.B
Conservation Area	P	8.3.6.C
Farming	P	8.3.6.D
Golf Course	P ¹	8.3.6.E
Gravel Pit	SE	8.3.6.F
INFRASTRUCTURE USES		SECTION
Solar Energy System (Small-Scale)	P ¹	8.3.7.A
Solar Energy System (Medium-Scale)	CUP	8.3.7.B
Solar Energy System (Large-Scale)	CUP	8.3.7.C
Telecommunications Facilities	P ¹	8.3.7.E

P = Permitted
 P¹ = Permitted with limitations per Article 8.
 SE = Permitted by Special Exception

CUP = Permitted by Conditional Use Permit

CRD = Permitted by Conservation Residential Development

3.2 RESIDENTIAL PRESERVATION (RP)

3.2.1 Purpose

The Residential Preservation (RP) District is intended to return this area of the City to neighborhoods composed predominantly of moderately dense single-family residential development. This district serves as an additional downtown zoning district that promotes pedestrian-scale development, walkability, bikeability, and urban green space where possible. All uses in this district shall have city water and sewer service.

3.2.2 Dimensions & Siting

Min Lot Area	8,000 sf
Min Lot Width at Building Line	60 ft
Min Road Frontage	50 ft
Min Front Setback	15 ft
Min Rear Setback	20 ft
Min Side Setback	10 ft

3.2.3 Buildout

Max Building Coverage	35%
Max Impervious Coverage	45%
Min Green / Open Space	55%

3.2.4 Height

Max Stories Above Grade	2
Max Building Height	35 ft

3.2.5 Permitted Uses

RESIDENTIAL USES		SECTION
Dwelling, Single-Family	P	8.3.1.D
Dwelling, Two-Family	CUP	8.3.1.E
Dwelling, Above Ground Floor	CUP	8.3.1.A
COMMERCIAL USES		SECTION
Bed and Breakfast	SE	8.3.2.G
Neighborhood Grocery Store	CUP	8.3.2.U
Office	CUP	8.3.2.V
Restaurant	CUP	8.3.2.AB
Retail Establishment, Light	CUP	8.3.2.AD
Short-term Rental (STR)	P	8.3.2.AI
INSTITUTIONAL USES		SECTION
Day Care Center	CUP	8.3.3.C
CONGREGATE LIVING / SOCIAL SERVICES USES		SECTION
Group Home, Small	CUP	8.3.4.F
OPEN SPACE USES		SECTION
Community Garden	P	8.3.6.B
Conservation Area	P	8.3.6.C
INFRASTRUCTURE USES		SECTION
Telecommunications Facilities	P ¹	8.3.7.E

P = Permitted
P¹ = Permitted with limitations per Article 8.
SE = Permitted by Special Exception
CUP = Permitted by Conditional Use Permit

3.3 LOW DENSITY (LD)

3.3.1 Purpose

The Low Density (LD) District is intended to provide for low-intensity single-family residential development. All uses in this district shall have city water and sewer service.

3.3.2 Dimensions & Siting

Min Lot Area	10,000 sf
Min Lot Width at Building Line	70 ft
Min Road Frontage	60 ft
Min Front Setback	15 ft
Min Rear Setback	20 ft
Min Side Setback	10 ft

3.3.3 Buildout

Max Building Coverage	35%
Max Impervious Coverage	45%
Min Green / Open Space	55%

3.3.4 Height

Max Stories Above Grade	2
Max Building Height	35 ft

3.3.5 Permitted Uses

RESIDENTIAL USES		SECTION
Dwelling, Single-Family	P	8.3.1.D
Dwelling, Two-Family	CRD, CUP	8.3.1.E
Dwelling, Multifamily	CRD, CUP	8.3.1.C
Dwelling, Above Ground Floor	CUP	8.3.1.A
COMMERCIAL USES		SECTION
Neighborhood Grocery Store	CUP	8.3.2.U
Office	CUP	8.3.2.V
Restaurant	CUP	8.3.2.AB
Retail Establishment, Light	CUP	8.3.2.AD
Short-term Rental (STR)	P	8.3.2.AI
INSTITUTIONAL USES		SECTION
Day Care Center	CUP	8.3.3.C
CONGREGATE LIVING / SOCIAL SERVICES USES		SECTION
Group Home, Small	CUP	8.3.4.F
OPEN SPACE USES		SECTION
Community Garden	P	8.3.6.B
Conservation Area	P	8.3.6.C
INFRASTRUCTURE USES		SECTION
Telecommunications Facilities	P ¹	8.3.7.E

P = Permitted
P¹ = Permitted with limitations per Article 8.
CUP = Permitted by Conditional Use Permit
CRD = Permitted by Conservation Residential Development

3.4 LOW DENSITY 1 (LD-1)

3.4.1 Purpose

The Low Density 1 (LD-1) District is intended to provide for low intensity residential development, which is primarily detached single-family dwellings on lots of 1-acre or larger in areas on the outer edge of available city water and sewer service. All uses in this district shall have city sewer. City water is required if sufficient volume and pressure is available as determined by the Public Works Department.

3.4.2 Dimensions & Siting

Lots Without City Water Service

Min Lot Area	1 acre
Min Lot Width at Building Line	75 ft
Min Road Frontage	100 ft
Min Road Frontage (For lots fronting on a cul-de-sac)	60 ft
Min Front Setback	15 ft
Min Rear Setback	20 ft
Min Side Setback	10 ft

Lots With City Water Service

Min Lot Area	20,000 sf
Min Lot Width at Building Line	75 ft
Min Road Frontage	75 ft
Min Road Frontage (For lots fronting on a cul-de-sac)	60 ft
Min Front Setback	15 ft
Min Rear Setback	20 ft
Min Side Setback	10 ft

3.4.3 Buildout

Max Building Coverage	30%
Max Impervious Coverage	35%
Min Green / Open Space	65%

3.4.4 Height

Max Stories Above Grade	2
Max Building Height	35 ft

3.4.5 Permitted Uses

RESIDENTIAL USES		SECTION
Dwelling, Single-Family	P	8.3.1.D
Dwelling, Two-Family	CRD, CUP	8.3.1.E
Dwelling, Multifamily	CRD, CUP	8.3.1.C
Dwelling, Above Ground Floor	CUP	8.3.1.A
COMMERCIAL USES		SECTION
Neighborhood Grocery Store	CUP	8.3.2.U
Office	CUP	8.3.2.V
Restaurant	CUP	8.3.2.AB
Retail Establishment, Light	CUP	8.3.2.AD
Short-term Rental (STR)	P	8.3.2.AI
INSTITUTIONAL USES		SECTION
Day Care Center	CUP	8.3.3.C
CONGREGATE LIVING / SOCIAL SERVICES USES		SECTION
Group Home, Small	CUP	8.3.4.F
OPEN SPACE USES		SECTION
Community Garden	P	8.3.6.B
Conservation Area	P	8.3.6.C
INFRASTRUCTURE USES		SECTION
Telecommunications Facilities	P ¹	8.3.7.E

P = Permitted
P¹ = Permitted with limitations per Article 8.
CUP = Permitted by Conditional Use Permit
CRD = Permitted by Conservation Residential Development

3.5 MEDIUM DENSITY (MD)

3.5.1 Purpose

The Medium Density (MD) District is intended to provide for medium intensity residential development and associated uses. All uses in this district shall have city water and sewer service.

3.5.2 Dimensions & Siting

Min Lot Area	8,000 sf
Min Lot Width at Building Line	60 ft
Min Road Frontage	50 ft
Min Front Setback	15 ft
Min Rear Setback	15 ft
Min Side Setback	10 ft

3.5.3 Buildout

Max Building Coverage	45%
Max Impervious Coverage	60%
Min Green / Open Space	40%

3.5.4 Height

Max Stories Above Grade	2
Max Building Height	35 ft

3.5.5 Permitted Uses

RESIDENTIAL USES		SECTION
Dwelling, Above Ground Floor	P	8.3.1.A
Dwelling, Multifamily	P ¹	8.3.1.C
Dwelling, Single-Family	P	8.3.1.D
Dwelling, Two-Family / Duplex	P	8.3.1.E
COMMERCIAL USES		SECTION
Neighborhood Grocery Store	CUP	8.3.2.U
Office	CUP	8.3.2.V
Restaurant	CUP	8.3.2.AB
Retail Establishment, Light	CUP	8.3.2.AD
Short-term Rental (STR)	P	8.3.2.AI
INSTITUTIONAL USES		SECTION
Day Care Center	CUP	8.3.3.C
CONGREGATE LIVING / SOCIAL SERVICES USES		SECTION
Domestic Violence Shelter	P ¹	8.3.4.A
Group Home, Small	CUP	8.3.4.F
OPEN SPACE USES		SECTION
Community Garden	P	8.3.6.B
Conservation Area	P	8.3.6.C
INFRASTRUCTURE USES		SECTION
Telecommunications Facilities	P ¹	8.3.7.E

P = Permitted
P¹ = Permitted with limitations per Article 8.
CUP = Permitted by Conditional Use Permit

3.6 HIGH DENSITY (HD)

3.6.1 Purpose

The High Density (HD) District is intended to provide for high intensity residential development and associated uses. All uses in this district shall have city water and sewer service.

3.6.2 Dimensions & Siting

Min Lot Area	6,000 sf
Min Lot Width at Building Line	50 ft
Min Road Frontage	50 ft
Min Front Setback	15 ft
Min Rear Setback	15 ft
Min Side Setback	10 ft

3.6.3 Buildout

Max Building Coverage	55%
Max Impervious Coverage	75%
Min Green / Open Space	25%

3.6.4 Height

Max Stories Above Grade	2
Max Building Height	35 ft

3.6.5 Permitted Uses

RESIDENTIAL USES		SECTION
Dwelling, Above Ground Floor	P	8.3.1.A
Dwelling, Multifamily	P	8.3.1.C
Dwelling, Single-Family	P	8.3.1.D
Dwelling, Two-Family / Duplex	P	8.3.1.E
COMMERCIAL USES		SECTION
Bed and Breakfast	SE	8.3.2.G
Neighborhood Grocery Store	SE, CUP	8.3.2.U
Office	CUP	8.3.2.V
Restaurant	CUP	8.3.2.AB
Retail Establishment, Light	CUP	8.3.2.AD
Short-term Rental (STR)	P	8.3.2.AI
INSTITUTIONAL USES		SECTION
Day Care Center	CUP	8.3.3.C
Senior Center	SE	8.3.3.G
CONGREGATE LIVING / SOCIAL SERVICES USES		SECTION
Domestic Violence Shelter	P ¹	8.3.4.A
Group Home, Large	CUP	8.3.4.E
Group Home, Small	CUP	8.3.4.F
Lodginghouse	CUP	8.3.4.I
Residential Care Facility	CUP	8.3.4.J
OPEN SPACE USES		SECTION
Community Garden	P	8.3.6.B
Conservation Area	P	8.3.6.C
INFRASTRUCTURE USES		SECTION
Telecommunications Facilities	P ¹	8.3.7.E

P = Permitted
P¹ = Permitted with limitations per Article 8.
SE = Permitted by Special Exception
CUP = Permitted by Conditional Use Permit

3.7 HIGH DENSITY 1 (HD-1)

3.7.1 Purpose

- A. The High Density 1 (HD-1) District is intended to provide for high intensity residential development. All uses in this district shall have city water and sewer service.
- B. Lots in this district shall have frontage on the following list of street locations, and all vehicle access, except for gated emergency access, shall be from the following streets.
1. Court St (on the west side from Westview St to Maple Ave, and on the east side from Evergreen Ave to Maple Ave)
 2. Maple Ave
 3. Marlboro St (from Main St to Eastern Ave)
 4. Park Ave
 5. Washington St
 6. West St (from Central Square to Park Ave)
 7. Winchester St

3.7.2 Dimensions & Siting

Min Lot Area	2 acres
Min lot area per dwelling unit	3,000 sf
Min Lot Width at Building Line	150 ft
Min Road Frontage	50 ft
Min Front Setback	50 ft
Min Rear Setback	50 ft
Min rear setback for 3-story building	50 ft
Min Side Setback	50 ft
Min side setback for 3-story building	50 ft

3.7.3 Buildout

Max Building Coverage	55%
Max Impervious Coverage	75%
Min Green / Open Space	25%

3.7.4 Height

Max Stories Above Grade	3
Max Building Height	50 ft

3.7.5 Permitted Uses

RESIDENTIAL USES		SECTION
Dwelling, Above Ground Floor	P	8.3.1.A
Dwelling, Multifamily	P	8.3.1.C
Dwelling, Single-Family	P	8.3.1.D
Dwelling, Two-Family / Duplex	P	8.3.1.E
COMMERCIAL USES		SECTION
Bed and Breakfast	SE	8.3.2.G
Neighborhood Grocery Store	CUP	8.3.2.U
Office	CUP	8.3.2.V
Restaurant	CUP	8.3.2.AB
Retail Establishment, Light	CUP	8.3.2.AD
Short-term Rental (STR)	P	8.3.2.AI
INSTITUTIONAL USES		SECTION
Day Care Center	CUP	8.3.3.C
CONGREGATE LIVING / SOCIAL SERVICES USES		SECTION
Group Home, Large	CUP	8.3.4.E
Group Home, Small	CUP	8.3.4.F
Residential Care Facility	CUP	8.3.4.J
OPEN SPACE USES		SECTION
Community Garden	P	8.3.6.B
Conservation Area	P	8.3.6.C
INFRASTRUCTURE USES		SECTION
Telecommunications Facilities	P ¹	8.3.7.E

P = Permitted
P¹ = Permitted with limitations per Article 8.
SE = Permitted by Special Exception
CUP = Permitted by Conditional Use Permit

4.1.3 Permitted Uses

Table 4-1: Downtown Districts Permitted Uses identifies the principal uses permitted within the Downtown Districts.

- A. A "P" within the table indicates that the use is permitted by-right in the district indicated.
- B. An "P¹" within the table indicates that the use is permitted with limitations in the district indicated. Use specific standards are located in Section 8.3 of this LDC, underneath the definition for the use.
- C. An "SE" within the table indicates that the use requires approval by the Zoning Board of Adjustment as a Special Exception in the district indicated.
- D. A "CUP" within the table indicates that the use requires a Conditional Use Permit from the Planning Board in the district indicated.
- E. A "-" within the table indicates the use is not allowed in the district indicated.

Table 4-1: Downtown Districts Permitted Uses

RESIDENTIAL USES	DT-C	DT-G	DT-E	DT-L	DT-T	DT-I	SECTION
Dwelling, Above Ground Floor	P	P	P	P	P	P	8.3.1.A
Dwelling, Multifamily	P ¹	P	P	P	P	-	8.3.1.C
Dwelling, Single-Family	-	-	-	-	P	-	8.3.1.D
Dwelling, Two-Family / Duplex	-	-	P	P	P	-	8.3.1.E
COMMERCIAL USES	DT-C	DT-G	DT-E	DT-L	DT-T	DT-I	SECTION
Animal Care Facility	-	P	P	P	-	-	8.3.2.B
Art Gallery	P	P	P	P	-	P	8.3.2.C
Art or Fitness Studio	P	P	P	P	-	P	8.3.2.D
Banking or Lending Institution	P	P	P	P	-	P	8.3.2.E
Bar	P	P	-	-	-	-	8.3.2.F
Bed and Breakfast	-	-	-	-	P ¹	-	8.3.2.G
Car Wash	-	-	SE	-	-	-	8.3.2.H
Clinic	P	P	P	P	-	P	8.3.2.I
Event Venue	-	P	-	-	-	P	8.3.2.J
Funeral Home	-	P	P	P	P	-	8.3.2.K
Health Center / Gym	P	P	P	P	-	P	8.3.2.M
Hotel/Motel	P	P	-	-	-	P	8.3.2.O
Micro-Brewery/Micro-Distillery/Micro-Winery	P	P	-	-	-	-	8.3.2.Q-S
Motor Vehicle Dealership	-	-	P	-	-	-	8.3.2.T
Neighborhood Grocery Store	P	P	P	P	-	-	8.3.2.U
Office	P	P	P	P	P	P	8.3.2.V
Personal Service Establishment	P	P	P	P	-	P	8.3.2.W
Private Club / Lodge	P	P	P	P	SE	-	8.3.2.X
Recreation/Entertainment Facility - Indoor	P	P	-	-	-	P	8.3.2.Y
Recreation/Entertainment Facility - Outdoor	-	P	-	-	-	P	8.3.2.Z
Research and Development	SE	P	-	-	-	P	8.3.2.AA
Restaurant	P	P	P	P	-	P	8.3.2.AB
Retail Establishment, Light	P	P	P	P	-	P	8.3.2.AD
Self Storage Facility - Interior Access	-	SE	P	-	-	-	8.3.2.AF
Short-term Rental (STR)	-	-	-	-	P	-	8.3.2.AI

5.1 COMMERCE (COM)

5.1.1 Purpose

The Commerce (COM) District is intended to provide an area for intense commercial development that is accessed predominantly by vehicles. Shopping plazas and multiple businesses in one building would be typical in this district. All uses in this district shall have city water and sewer service.

5.1.2 Dimensions & Siting

Min Lot Area	15,000 sf
Min Road Frontage	50 ft
Min Front Setback	20 ft
Min Rear Setback	20 ft
<i>Min rear setback if abutting residential district</i>	50 ft
Min Side Setback	20 ft

5.1.3 Buildout

Max Building Coverage	80%
Max Impervious Coverage	80%
Min Green / Open Space	20%

5.1.4 Height

Max Stories Above Grade*	3
Max Building Height*	42 ft

* See Use Standard 8.3.1.C.2.c for additional Dwelling, Multifamily height allowances

5.1.5 Permitted Uses

RESIDENTIAL USES		
Dwelling, Multi-family	P ¹	8.3.1.C
COMMERCIAL USES		
		SECTION
Animal Care Facility	P	8.3.2.B
Art Gallery	P	8.3.2.C
Art or Fitness Studio	P	8.3.2.D
Banking or Lending Institution	P	8.3.2.E
Bar	P	8.3.2.F
Car Wash	P	8.3.2.H
Charitable Gaming Facility	P ¹	8.3.2.I
Clinic	P	8.3.2.J
Event Venue	P	8.3.2.K
Funeral Home	P	8.3.2.L
Greenhouse / Nursery	P	8.3.2.M
Health Center / Gym	P	8.3.2.N
Hotel/Motel	P	8.3.2.P
Micro-Brewery/Micro-Distillery/ Micro-Winery	P	8.3.2.R-T
Motor Vehicle Dealership	P	8.3.2.U
Neighborhood Grocery Store	P	8.3.2.V
Office	P	8.3.2.W
Personal Service Establishment	P	8.3.2.X
Private Club / Lodge	P	8.3.2.Y
Recreation/Entertainment Facility - Indoor	P	8.3.2.Z
Recreation/Entertainment Facility - Outdoor	P	8.3.2.AA
Research and Development	P	8.3.2.AB
Restaurant	P	8.3.2.AC
Retail Establishment, Heavy	P	8.3.2.AD
Retail Establishment, Light	P	8.3.2.AE
Self Storage Facility - Exterior Access	P	8.3.2.AF
Self Storage Facility - Interior Access	P	8.3.2.AG
Sexually Oriented Business	P ¹	8.3.2.AH
Short-term Rental (STR)	P	8.3.2.AI
Specialty Food Service	P	8.3.2.AJ
Vehicle Fueling Station	P ¹	8.3.2.AK
Vehicle Rental Service	P	8.3.2.AL
Vehicle Repair Facility – Major	P ¹	8.3.2.AM
Vehicle Repair Facility – Minor	P ¹	8.3.2.AN
INSTITUTIONAL USES		
		SECTION
Community Center	P ¹	8.3.3.A
Cultural Facility	P ¹	8.3.3.B

5.3 NEIGHBORHOOD BUSINESS (NB)

5.3.1 Purpose

The Neighborhood Business (NB) District is intended to serve as an additional downtown zoning district that promotes smaller-sized business, professional uses, and residential uses which support adjacent neighborhoods and workplaces, with an orientation toward pedestrian and bicycle access. Some uses are restricted in size to limit adverse impacts on nearby residences and to maintain a pedestrian scale of development. All uses in this district shall have city water and sewer service.

5.3.2 Dimensions & Siting

Min Lot Area	5,000 sf
Min Road Frontage	50 ft
Front Build-to Zone	0-10 ft Build-to Zone
Min Rear Setback	10 ft
Corner Side Build-to Zone	5-10 ft Build-to Zone
Min Interior Side Setback	5 ft

5.3.3 Buildout

Max Building Coverage	55%
Max Impervious Coverage	65%
Min Green / Open Space	35%

5.3.4 Height

Max Stories Above Grade	2
Max Building Height	35 ft

5.3.5 Permitted Uses

RESIDENTIAL USES		SECTION
Dwelling, Above Ground Floor	P	8.3.1.A
Dwelling, Multifamily	P	8.3.1.C
Dwelling, Single-Family	P	8.3.1.D
Dwelling, Two-Family / Duplex	P	8.3.1.E
COMMERCIAL USES		SECTION
Art Gallery	P	8.3.2.C
Art or Fitness Studio	P	8.3.2.D
Banking or Lending Institution	P	8.3.2.E
Bed and Breakfast	SE	8.3.2.G
Funeral Home	P	8.3.2.K
Neighborhood Grocery Store	P	8.3.2.U
Office	P ¹	8.3.2.V
Personal Service Establishment	P	8.3.2.W
Restaurant	P ¹	8.3.2.AB
Retail Establishment, Light	P ¹	8.3.2.AD
Short-term Rental (STR)	P	8.3.2.AI
Specialty Food Service	P	8.3.2.AJ
INSTITUTIONAL USES		SECTION
Day Care Center	SE	8.3.3.C
CONGREGATE LIVING / SOCIAL SERVICES USES		SECTION
Group Home, Small	CUP	8.3.4.F
Residential Care Facility	CUP	8.3.4.J
OPEN SPACE USES		SECTION
Community Garden	P	8.3.6.B
Conservation Area	P	8.3.6.C
INFRASTRUCTURE		SECTION
Telecommunications Facilities	P ¹	8.3.7.E

P = Permitted

P¹ = Permitted with limitations per Article 8.

SE = Permitted by Special Exception

CUP = Permitted by Conditional Use Permit

5.4 BUSINESS GROWTH & REUSE (BGR)

5.4.1 Purpose

The Business Growth & Reuse (BGR) District is intended to serve as an additional downtown zoning district that provides opportunity for redevelopment and revitalization of a former industrial area in an environmentally sensitive manner that is of a scale and type compatible with adjacent residential neighborhoods. The development in this District should be oriented towards pedestrian and bicyclist access. All uses in this district shall have city water and sewer service.

5.4.2 Dimensions & Siting

Min Lot Area	8,000 sf
Min Road Frontage	50 ft
Front Build-to Zone	5-10 ft Build-to Zone
Min Rear Setback	20 ft
Corner Side Build-to Zone	5-10 ft Build-to Zone
Min Interior Side Setback	10 ft

5.4.3 Buildout

Max Building Coverage	55%
Max Impervious Coverage	65%
Min Green / Open Space	35%

5.4.4 Height

Max Stories Above Grade	3
<i>Max stories above grade with first floor parking</i>	4

5.4.5 Permitted Uses

RESIDENTIAL USES		SECTION
Dwelling, Above Ground Floor	P	8.3.1.A
Dwelling, Multifamily	P	8.3.1.C
COMMERCIAL USES		SECTION
Art Gallery	P	8.3.2.C
Art or Fitness Studio	P	8.3.2.D
Bed and Breakfast	P ¹	8.3.2.G
Greenhouse / Nursery	P	8.3.2.L
Health Center / Gym	P	8.3.2.M
Neighborhood Grocery Store	P	8.3.2.U
Office	P ¹	8.3.2.V
Personal Service Establishment	P	8.3.2.W
Research and Development	P	8.3.2.AA
Restaurant	P ¹	8.3.2.AB
Short-term Rental (STR)	P	8.3.2.AI
Specialty Food Service	P	8.3.2.AJ
Recreation/Entertainment Facility - Indoor	P	8.3.2.Y
INSTITUTIONAL USES		SECTION
Community Center	SE	8.3.3.A
Cultural Facility	P ¹	8.3.3.B
Day Care Center	P	8.3.3.C
Private School	P ¹	8.3.3.F
Senior Center	SE	8.3.3.G
CONGREGATE LIVING / SOCIAL SERVICES USES		SECTION
Residential Care Facility	CUP	8.3.4.J
INDUSTRIAL USES		SECTION
Artisanal Production	P ¹	8.3.5.A
Data Center	P	8.3.5.C
Industrial, Light	P ¹	8.3.5
Warehouse & Distribution	P ¹	8.3.5
Wholesale	P ¹	8.3.5
OPEN SPACE USES		SECTION
Community Garden	P	8.3.6.B
Conservation Area	P	8.3.6.C
INFRASTRUCTURE USES		SECTION
Solar Energy System (Small-Scale)	P ¹	8.3.7.A
Solar Energy System (Medium-Scale)	CUP	8.3.7.B
Solar Energy System (Large-Scale)	CUP	8.3.7.C
Telecommunications Facilities	P ¹	8.3.7.E

5.5.5 Permitted Uses

RESIDENTIAL USES		SECTION
Dwelling, Above Ground Floor	P	8.3.1.A
Dwelling, Multifamily	P	8.3.1.C
Dwelling, Single-Family	P	8.3.1.D
Dwelling, Two-Family / Duplex	P	8.3.1.E
COMMERCIAL USES		SECTION
Bed and Breakfast	P ¹	8.3.2.G
Funeral Home	P	8.3.2.K
Office	P	8.3.2.V
Private Club / Lodge	SE	8.3.2.X
Short-term Rental (STR)	P	8.3.2.AI
INSTITUTIONAL USES		SECTION
Community Center	SE	8.3.3.A
Cultural Facility	SE	8.3.3.B
Day Care Center	SE	8.3.3.C
Senior Center	SE	8.3.3.G
CONGREGATE LIVING / SOCIAL SERVICES USES		SECTION
Group Home, Small	CUP	8.3.4.F
INFRASTRUCTURE USES		SECTION
Telecommunications Facilities	P ¹	8.3.7.E

P = Permitted

P¹ = Permitted with limitations per Article 8.

SE = Permitted by Special Exception

CUP = Permitted by Conditional Use Permit

7.2 AGRICULTURE (A)

7.2.1 Purpose

The Agriculture (A) District is intended to allow for farms and farmland, and to discourage activity that is not related to agriculture. Large-scale commercial recreation, even if agriculture related, is not suitable for this district.

7.2.2 Dimensions & Siting

Min Lot Area	10 acres
Min lot area per dwelling unit	10 acres
Min Lot Width at Building Line	200 ft
Min Road Frontage	50 ft
Min Front Setback	50 ft
Min Rear Setback	50 ft
Min Side Setback	50 ft

7.2.3 Buildout

Max Building Coverage¹	10%
Max Impervious Coverage¹	20%

¹May be increased by Special Exception solely for bona fide agricultural uses and no more than is necessary to permit the reasonable operation of such uses. Any Special Exception so granted shall be treated as a nonconforming use.

7.2.4 Height

Max Stories Above Grade	2
Max Building Height	35 ft

7.2.5 Permitted Uses

RESIDENTIAL USES		SECTION
Dwelling, Above Ground Floor	P	8.3.1.A
Dwelling, Single-Family	P	8.3.1.D
Dwelling, Two-Family / Duplex	SE	8.3.1.E
COMMERCIAL USES		SECTION
Agricultural-Related Educational & Recreational Activity as a Business	P ¹	8.3.2.A
Animal Care Facility	P	8.3.2.B
Bed and Breakfast	SE	8.3.2.G
Event Venue	SE	8.3.2.J
Greenhouse / Nursery	P	8.3.2.L
Kennel	P	8.3.2.P
Recreation/Entertainment Facility - Outdoor	SE	8.3.2.Z
Short-term Rental (STR)	P	8.3.2.AI
OPEN SPACE USES		SECTION
Cemetery	P	8.3.6.A
Community Garden	P	8.3.6.B
Conservation Area	P	8.3.6.C
Farming	P	8.3.6.D
Golf Course	P ¹	8.3.6.E
INFRASTRUCTURE USES		SECTION
Telecommunications Facilities	P ¹	8.3.7.E

P = Permitted

P¹ = Permitted with limitations per Article 8.

SE = Permitted by Special Exception

CUP = Permitted by Conditional Use Permit

storefront facing a parking area that has a common boundary with Winchester St.

- iii. Land with frontage on Ashbrook Rd, north of NH Route 9 and west of the NH Route 9/10/12 intersection. The storefront of such business shall face Ashbrook Rd or be in a shopping center/plaza with the storefront facing a parking area having a common boundary with Ashbrook Rd.
- b. All sexually oriented businesses shall be subject to the following distance requirements, which shall be measured in a straight line, without regard to intervening structures from the property line of any site, to the closest exterior wall of the sexually oriented business.
 - i. No sexually oriented business shall be permitted within 1,000-ft of another sexually oriented business, which is either existing as of September 15, 1994 or one for which a building permit has been applied for.
 - ii. No sexually oriented business shall be permitted within a building, premises, structure or other facility that contains another sexually oriented business.
 - iii. No sexually oriented business shall be permitted within 500-ft of any place of worship, community center, government building, child day care center, or public or private school.
- c. These conditions have neither the purpose nor the effect of imposing limitations or restrictions on the content of any communicative materials, including sexually oriented materials, and it is not the intent or effect of these conditions to restrict or deny access by adults to sexually

oriented materials protected by the First Amendment or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market; neither is it the intent nor effect of these conditions to condone or legitimize the distribution of obscene material. The intent of these conditions is to establish reasonable and uniform standards to prevent the concentration of sexually oriented businesses within the City, and to promote the health, safety and general welfare of the citizens of the City.

AI. Short-term Rental (STR)

- 1. **Defined. A dwelling or any portion thereof that the owner or the lessee of the dwelling offers for occupancy, for a fee, for fewer than 30 consecutive days. Short-term Rentals can be hosted, where the dwelling is the primary residence of the owner or lessee, or non-hosted, where the dwelling is not the primary residence of the owner or lessee.**
- 2. **Use Standards**
 - a. **If located in a residential zoning district, the residential appearance of the dwelling or the lot on which the STR is located shall be maintained.**
 - b. **Non-Hosted STRs shall have posted contact information in accordance with Chapter 18, Section 18-16 A of the City Code of Ordinances. The exceptions listed in Section 18-16 B shall not apply to this use.**

AJ. Specialty Food Service

- 1. **Defined.** Specialty food service includes preparation, processing, canning, or packaging of food products where all processing is completely enclosed and there are no outside impacts. Such business specializes in the sale of specific food products (e.g. bakery, candy maker, meat market, catering business, cheese-

TABLE 8-1: PERMITTED PRINCIPAL USES BY ZONING DISTRICT

P = Permitted P¹ = Permitted with limitations per Article 8 SE = Permitted by Special Exception CUP = Permitted by Conditional Use Permit CRD = Permitted by Conservation Residential Development - = Not Permitted

Use Definition & Standards Section #

	R	RP	LD	LD-1	MD	HD	HD-1	DT-C	DT-G	DT-E	DT-L	DT-T	DT-I	COM	CL	BGR	NB	O	CP	I	IP	HC	A	C	
Sexually Oriented Business	-	-	-	-	-	-	-	-	-	-	-	-	-	P1	-	-	-	-	-	-	-	-	-	-	8.3.2.AH
Short-term Rental (STR)	P	P	P	P	P	P	P	-	-	-	-	P	-	P	-	P	P	P	-	-	-	-	P	-	8.3.2.AI
Specialty Food Service	-	-	-	-	-	-	-	P	P	P	P	-	P	P	P	P	P	-	-	-	-	-	-	-	8.3.2.AJ
Vehicle Fueling Station	-	-	-	-	-	-	-	-	-	-	-	-	-	P1	P1	-	-	-	-	-	-	-	-	-	8.3.2.AK
Vehicle Rental Service	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	8.3.2.AL
Vehicle Repair Facility – Major	-	-	-	-	-	-	-	-	-	-	-	-	-	P1	P1	-	-	-	-	-	P1	-	-	-	8.3.2.AM
Vehicle Repair Facility – Minor	-	-	-	-	-	-	-	-	P1	P1	-	-	-	P1	P1	-	-	-	-	-	P1	-	-	-	8.3.2.AN
INSTITUTIONAL USES (See Article 8.2 for additional use locations)	R	RP	LD	LD-1	MD	HD	HD-1	DT-C	DT-G	DT-E	DT-L	DT-T	DT-I	COM	CL	BGR	NB	O	CP	I	IP	HC	A	C	
Community Center	-	-	-	-	-	-	-	P1	P1	P1	P1	SE	P1	P1	-	SE	-	SE	-	-	-	-	-	-	8.3.3.A
Cultural Facility	-	-	-	-	-	-	-	P1	P1	P1	P1	SE	P1	P1	-	P1	-	SE	-	-	-	-	-	-	8.3.3.B
Day Care Center	CUP	CUP	CUP	CUP	CUP	CUP	CUP	P	P	P	SE	SE	P	P	P	P	SE	SE	P	SE	P	P	-	-	8.3.3.C
Hospital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P1	-	8.3.3.D
Place of Worship	-	-	-	-	-	-	-	P1	P1	P1	P1	-	P1	P1	-	-	-	-	-	-	-	-	-	-	8.3.3.E
Private School	-	-	-	-	-	-	-	P1	P1	P1	-	-	P1	P1	-	P1	-	-	-	-	-	-	-	-	8.3.3.F
Senior Center	-	-	-	-	-	SE	-	P1	P1	P1	P1	SE	-	P1	-	SE	-	SE	-	-	-	-	-	-	8.3.3.G
CONGREGATE LIVING & SOCIAL SERVICE USES	R	RP	LD	LD-1	MD	HD	HD-1	DT-C	DT-G	DT-E	DT-L	DT-T	DT-I	COM	CL	BGR	NB	O	CP	I	IP	HC	A	C	
Domestic Violence Shelter	-	-	-	-	P1	P1	-	P1	P1	P1	P1	-	-	P1	-	-	-	-	-	-	-	-	-	-	8.3.4.A
Drug Treatment Clinic	-	-	-	-	-	-	-	-	CUP	-	-	-	-	CUP	-	-	-	-	-	-	-	-	CUP	-	8.3.4.B
Fraternity/Sorority	-	-	-	-	-	-	-	-	-	-	-	-	CUP	-	-	-	-	-	-	-	-	-	-	-	8.3.4.C
Food Pantry	-	-	-	-	-	-	-	P	P	P	P	-	-	P	-	-	-	-	-	-	-	-	-	-	8.3.4.D
Group Home, Large	-	-	-	-	-	CUP	CUP	CUP	CUP	-	CUP	-	-	-	-	-	-	-	-	-	-	-	-	-	8.3.4.E
Group Home, Small	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	-	CUP	CUP	-	-	-	-	CUP	CUP	-	-	-	-	-	-	8.3.4.F
Group Resource Center	-	-	-	-	-	-	-	CUP	CUP	CUP	CUP	-	CUP	CUP	-	-	-	-	-	-	-	-	CUP	-	8.3.4.G
Homeless Shelter	-	-	-	-	-	-	-	-	CUP	-	-	-	-	CUP	-	-	-	-	-	-	-	-	-	-	8.3.4.H
Lodginghouse	-	-	-	-	-	CUP	-	CUP	CUP	CUP	CUP	-	-	CUP	-	-	-	-	-	-	-	-	-	-	8.3.4.I
Residential Care Facility	-	-	-	-	-	CUP	CUP	CUP	CUP	CUP	CUP	-	-	CUP	-	CUP	CUP	-	-	-	-	-	CUP	-	8.3.4.J
Residential Drug/Alcohol Treatment Facility	-	-	-	-	-	-	-	-	CUP	-	CUP	-	-	CUP	-	-	-	-	-	-	-	-	CUP	-	8.3.4.K
INDUSTRIAL USES	R	RP	LD	LD-1	MD	HD	HD-1	DT-C	DT-G	DT-E	DT-L	DT-T	DT-I	COM	CL	BGR	NB	O	CP	I	IP	HC	A	C	
Artisanal Production	-	-	-	-	-	-	-	P1	P1	P1	SE	-	P1	P1	P1	P1	-	-	-	P	-	-	-	-	8.3.5.A
Bulk storage & distribution of goods, including flammable material	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	8.3.5.B
Bulk storage & distribution, excluding flammable material	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	P	-	-	-	-	8.3.5.B
Data Center	-	-	-	-	-	-	-	-	P	P	-	-	-	P	P	P	-	-	P	P	P	-	-	-	8.3.5.C
Industrial, Heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	8.3.5.D
Industrial, Light	-	-	-	-	-	-	-	-	SE	-	-	-	-	SE	SE	P1	-	-	P	P	P	-	-	-	8.3.5.E
Outdoor Storage Yard	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	P	-	-	-	-	8.3.5.F
Warehouse & Distribution	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P1	-	-	P	P	-	-	-	-	8.3.5.G
Wholesale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P1	-	-	-	P	-	-	-	-	8.3.5.H
OPEN SPACE USES	R	RP	LD	LD-1	MD	HD	HD-1	DT-C	DT-G	DT-E	DT-L	DT-T	DT-I	COM	CL	BGR	NB	O	CP	I	IP	HC	A	C	
Cemetery	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	8.3.6.A
Community Garden	P	P	P	P	P	P	P	P	P	P	P	P	-	-	P	P	P	-	-	-	-	-	P	-	8.3.6.B
Conservation Area	P	P	P	P	P	P	P	-	-	-	-	-	-	P	P	P	P	-	-	P	P	P	P	P	8.3.6.C



CITY OF KEENE NEW HAMPSHIRE

ITEM #C.5.

Meeting Date: May 7, 2026

To: Mayor and Keene City Council

From: Councilor Robert Williams
Councilor Laura Ruttle-Miller
Councilor Catherine Workman

Through: Terri Hood, City Clerk

Subject: Councilors Williams, Ruttle-Miller and Workman - Implementation of 2025 Comprehensive Master Plan - Housing Initiatives

Council Action:

In City Council May 7, 2026.

Referred to the Joint Planning Board and Planning, Licenses and Development Committee on June 8, 2026.

A true record;

Attest:

City Clerk

Recommendation:

Attachments:

1. 20260504_Letter_to_Council__Housing

Background:

Councilors Williams, Ruttle-Miller and Workman have submitted a letter urging the City Council to review and take action on the implementing recommendations identified in the 2025 Comprehensive Master Plan, beginning with housing-related initiatives. These include reviewing the City's permitting and approval process, developing a catalog of pre-approved designs for new housing units and ADUs, and identifying neighborhoods that could be rezoned to develop nodes of mixed-use activity.

May 5, 2026

City of Keene Clerk's Office
3 Washington Street
Keene, NH 03431

To the Honorable Mayor and City Council,

Housing affordability remains a huge problem in Keene and in the broader Monadnock region. The median home price in Cheshire County is about 80% higher than it was in 2019. According to Zillow, the average rent for a two-bedroom apartment in Keene is \$1,800 a month. The high cost and scarcity of living opportunities create a burden on our economy, making it difficult for employers to recruit workers to come to Keene, and squeezing vulnerable people at the bottom of the economic ladder into homelessness.

The Keene 2025 Comprehensive Master Plan, adopted almost one year ago, lists 33 potential initiatives that our City can do help to address this ongoing housing crisis. These include reviewing the City's permitting and approval process, developing a catalog of pre-approved designs for new housing units and ADUs, and identifying neighborhoods that could be rezoned to develop nodes of mixed-use activity. The full list of recommendations is attached to this document.

Now that we have a new Master Plan, its time for the City Council get to work making sure that it is implemented. As a Council, we need to review and prioritize all the recommendations of the plan – beginning with housing, as that is the area where the need is most acute.

We, the undersigned, ask to begin this process by referring this topic to the Planning, Licenses and Development Committee for further discussion.

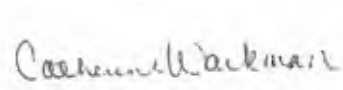
Sincerely,



Bobby Williams
City Councilor, Ward 2



Laura Ruttle-Miller
City Councilor, At-Large



Catherine Workman
City Councilor, Ward 4



6.1 | LIVABLE HOUSING IMPLEMENTATION MATRIX

Priority:



Role:



Pillar Goal	Action	Priority	Role
Goal 1: Boost Infill development and redevelopment.	1.1. Use GIS to create a map that shows existing development regulations.	Medium (P2)	Lead (R1)
	1.2. Advertise Keene, quality of life and housing initiatives.	Medium (P2)	Participate (R2)
	1.3. Identify potential neighborhood nodes of mixed-use activity and rezone.	High (P1)	Lead (R1)
	1.4. Explore place-based opportunities to improve walkability in Keene.	Medium (P2)	Lead (R1)
Goal 2: Remove barriers to housing development.	2.1. Identify/assess revenue sources to boost residential construction.	Medium (P2)	Lead (R1)
	2.2. Evaluate effectiveness of code amendments and opportunities to promote housing such as the Cottage Court Overlay.	Medium (P2)	Lead (R1)
	2.3. Collaborate to identify financial opportunities to create development fund.	Medium (P2)	Participate (R2)
	2.4. Support and advocate at state level for smart housing initiatives.	High (P1)	Participate (R2)
	2.5. Explore opportunities with state/local reps. to incentivize empty lot or vacant building development.	High (P1)	Participate (R2)
	2.6. Update zoning map and/or code to encourage desired development.	High (P1)	Lead (R1)
	2.7. Continually review and assess the city's permitting and approval process.	High (P1)	Lead (R1)
Goal 3: Promote sustainable and healthy housing standards that align with the community's character.	3.1. Conduct community-driven process to define Keene's unique qualities.	Medium (P2)	Lead (R1)
	3.2. Review zoning code and development regulations to ensure clarity.	Medium (P2)	Lead (R1)
	3.3. Identify orgs. divesting facilities/land and create action plan to repurpose.	High (P1)	Lead (R1)
	3.4. Study the feasibility of adopting a form-based or hybrid zoning code.	Medium (P2)	Lead (R1)
	3.5. Create development plans for potential development or redevelopment.	Medium (P2)	Lead (R1)
	3.6. Create a catalogue of pre-approved, high-efficiency housing units.	Medium (P2)	Lead (R1)
	3.7. Support initiatives to preserve Keene's historic character and features.	Medium (P2)	Lead (R1)
	3.8. Host informational workshops for homeowners and renters.	Medium (P2)	Participate (R2)
	3.9. Pursue financial assistance grants/funding opportunities for lead-based paint and/or mold remediation.	Medium (P2)	Participate (R2)
	3.10. Collaborate with education/landlords to reinstate rental reg. program.	Medium (P2)	Participate (R2)
Goal 4: Increase the diversity of housing options and price points.	4.1. Participate in creation of community group to spearhead housing efforts.	Medium (P2)	Lead (R1)
	4.2. Create a catalogue of pre-approved ADU designs.	Medium (P2)	Lead (R1)
	4.3. Explore opportunities for partnerships and updates to regulations.	Medium (P2)	Lead (R1)
	4.4. Promote and support home upgrade programs.	Medium (P2)	Lead (R1)
Goal 5: Address the housing needs of all resident, current and future.	5.1. Centralize resources for housing upgrades or improvement grants.	High (P1)	Lead (R1)
	5.2. Invest in/partner with aging-in-place initiative to assist home retrofits.	Medium (P2)	Lead (R1)
	5.3. Support formation of resident-led neighborhood groups/associations.	Medium (P2)	Participate (R2)
	5.4. Collaborate with higher education to respond to student housing needs.	Medium (P2)	Participate (R2)
	5.5. Facilitate/support collaborations between existing organizations.	Medium (P2)	Participate (R2)
	5.6. Encourage expansion and maintenance of affordable housing.	High (P1)	Lead (R1)
	5.7. Ensure zoning and development regulations allow for diverse housing.	High (P1)	Lead (R1)
	5.8. Employ a 'development concierge' or 'development navigator' as city employee.	Medium (P2)	Lead (R1)



CITY OF KEENE NEW HAMPSHIRE

ITEM #C.2.

Meeting Date: May 21, 2026
To: Mayor and Keene City Council
From: Mayor Jay Kahn
Through: Terri Hood, City Clerk
Subject: **Mayor Kahn - Potential Expansion of Permitted Uses in Commerce, Industrial, and Industrial Park Zones**

Council Action:

In City Council May 21, 2026.

Referred to the Joint Planning Board and Planning, Licenses and Development Committee.

A true record;

Attest:

Deputy City Clerk

Recommendation:

Attachments:

1. Mayor Kahn_Communication

Background:

Mayor Kahn has communicated that a number of businesses, developers, and property owners have spoken to him about the limitations of Commerce, Industrial, and Industrial Park Zones. He mentions our empty buildings and vacant lands that could accommodate warehousing and precision manufacturing. Further, he would like the City to direct its resources in the near future to examine the future uses of Commerce, Commerce Limited, Corporate Park, Industrial, and Industrial Park Zones and would like to engage residents, manufacturers, property owners, and land use developers in the process of broadening the allowable uses in these zones.



Date: May 15, 2026

To: Councilors and Charter Officers,

From: Jay Kahn, Mayor

Subject: Permitted uses in Commerce, Industrial and Industrial Park Zones

A number of businesses, developers and property owners have talked with me about the limitations on Commerce, Industrial and Industrial Park Zones. Particular uses that could help fill vacant properties are Warehouse and Distribution, and Industrial, light and heavy uses. Additional uses could be added such as coop space to support business start-ups and research and prototyping functions.

The image of manufacturing has changed over my lifetime. Manufacturing is no longer as noisy or vibrating as we might have experienced previously. In fact, many area companies are manufacturing at precision or nanotechnology tolerances that can only be achieved at low vibration levels. Their industrial waste is greatly reduced by improved environmental and company waste management controls.

Many products distributed from local businesses come from beyond our area and are lightly modified, warehoused and shipped from regional hubs. While some trucking is necessary, dock and loading zones are no more intrusive and less intensive than what's required for a grocery store in a commercial zone.

Keene has many 10,000 to 20,000 square foot spaces sitting empty. There is also vacant land unserved by water and sewer. By recognizing the changing nature of manufacturing, many of these vacant properties could accommodate warehousing and precision manufacturers. Broadening and overlapping property uses were issues raised in the Master Planning process but left to be considered another day.

I hope the City can direct its resources in the near future to examine future uses of Commerce, Commerce Limited, Corporate Park, Industrial and Industrial Park Zones and engage residents, manufacturers, property owners and land use developers in the process of broadening the allowable uses in these zones. Such an effort should be aimed at helping local businesses locate, grow and remain in Keene.



CITY OF KEENE NEW HAMPSHIRE

ITEM #C.3.

Meeting Date: June 18, 2026
To: Mayor and Keene City Council
From: Councilor Philip M. Jones
Through: Terri Hood, City Clerk
Subject: **Councilor Jones - Request to Consider Additional Land Use Definitions in the Land Development Code**

Council Action:

In City Council June 18, 2026.

Referred to the Joint Planning Board and Planning, Licenses and Development Committee.

A true record;

Attest:

City Clerk

Recommendation:

Attachments:

1. Councilor Jones Communication Land Use Definitions

Background:

Councilor Jones has submitted a letter requesting that the Keene City Council explore the addition of the following land-use definitions to the Land Development Code: Data Center, Cryptocurrency Mining Facility (Crypto-Mine), Privately Owned Prison, Privately Owned Immigration Detention Center.

To: Mayor and City Council

From: Councilor Philip Jones

Subject: Additional Definitions in the Land Development Code

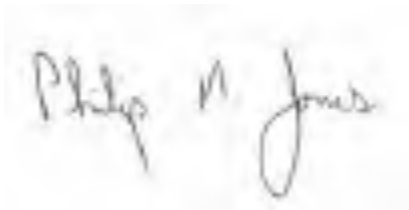
Date: June 16, 2026

I respectfully request that the Keene City Council explore the addition of the following land-use definitions to the Land Development Code:

- **Data Center:** A facility, building, or group of buildings primarily used to house computer systems, servers, data storage equipment, networking equipment, and associated infrastructure for the processing, storage, transmission, or management of digital information. A Data Center may include backup power generation equipment, cooling systems, substations, and related support facilities. This definition shall not include routine information technology equipment accessory to another principal use.
- **Cryptocurrency Mining Facility (Crypto-Mine):** A facility, building, structure, or portion thereof in which computers or specialized electronic equipment are primarily used to validate, process, secure, or record transactions on a blockchain or other distributed digital ledger network in exchange for digital assets, cryptocurrency, tokens, or similar compensation. A Cryptocurrency Mining Facility includes associated cooling, ventilation, power generation, energy storage, and electrical infrastructure supporting such activity. This definition shall not include incidental cryptocurrency mining conducted as an accessory use to a residential dwelling or business where such activity is clearly subordinate to the principal use.
- **Privately Owned Prison:** A correctional facility owned, operated, managed, or administered by a private entity, pursuant to a contract, agreement, or arrangement with a governmental agency for the purpose of confining persons who have been convicted of criminal offenses or who are otherwise lawfully detained under criminal justice authority.
- **Privately Owned Immigration Detention Center:** A facility owned, operated, managed, or administered by a private entity, pursuant to a contract, agreement, or arrangement with a governmental agency for the purpose of detaining individuals based on their immigration status, immigration proceedings, or pending immigration enforcement actions.

Thank you for your attention to this matter.

Respectfully,

A handwritten signature in cursive script that reads "Philip M. Jones". The signature is written in dark ink on a light-colored background.