

Outline/Overview of a Draft Pine Point TVC4 District

The following outline/overview lays out the Long Range Planning Committee's very preliminary ideas for how the zoning along the Pine Point Road and Holly Street might be revised to reflect the objectives of the Comprehensive Plan. The preliminary thinking is to create a single new zone that would apply to the entire area that is now zoned B-2 and Industrial. The following outline/overview lays out the key aspects of how that new zone might work and what the standards might be.

Purpose of the New District

- Create a single zone for the current commercial and industrial areas along Pine Point Road and Holly Street
- Allow the area to evolve into more of a village center for the Pine Point neighborhood
- Accommodate marine-related uses
- Limit the scale of uses to medium and small size businesses (<20,000 SF) unless they are part of a Planned Development
- Allow residential uses as part of a mixed-use building (not currently permitted)
- Improve the protection of the marsh

Basic Format of the District

- Use the basic concept of the TVC districts used in other centers in Town (Oak Hill, Dunstan, Eight Corners, etc.)
- Focus on creating more of a village center as redevelopment occurs
- More emphasis on how projects are designed
- Small projects go through the conventional development review process (site plan review) or can elect to be planned developments (optional)
- Larger projects (> 5 acres) must go through a more extensive planned development process
- Planned development provides flexibility in development requirements in return for more extensive planning to show how design objectives for the area will be met

Allowed Uses

- Allow a wide range of commercial and light industrial uses including marine-related businesses
- Limit individual uses to a maximum of 20,000 SF of area unless part of a Planned

Development

- Allow residential uses but only in a mixed-use building that is part of a planned development
- Preliminary draft of the possible allowed uses for discussion purposes:

A. Permitted Uses as either Conventional and Planned Development

Nonresidential Uses limited to 20,000 SF in a conventional development but with no limit as part of a Planned Development

- Retail sales and services excluding car washes, filling stations, and outdoor sales and service except as otherwise specifically allowed
- Gasoline filling stations existing as of April 1, 2011
- Sales, service, and storage of marine-related equipment and watercraft including outdoor sales, display, and storage
- Food processing facilities
- Personal services
- Restaurants with no drive through service
- Business services and business offices
- Financial, insurance and real estate offices
- Professional offices
- Municipal buildings and uses
- Non-municipal government offices
- Nonresidential institutional uses
- Places of worship
- Adjunct uses, places of worship
- Places of assembly and entertainment
- High technology facilities
- Research, development, and light industrial uses
- Group day care homes, day care facilities, and nursery schools
- Home occupations

(Note: In this draft, residential uses are not allowed under conventional development)

B. Additional uses permitted only as part of a Planned Development

Residential Uses

- Dwelling units in a mixed-use building
- Live/work units

Nonresidential Uses

- Restaurants with drive-through service

C. Special Exception Uses

- Public utility facilities

Space and Bulk Standards

- Objective is to create more of a village environment with buildings closer to Pine Point Road
- Limited parking in front of buildings
- Two sets of requirements, one for conventional development and the other for planned developments
- Preliminary draft of possible space and bulk standards;
 - Conventional Developments
 - Lot area – reasonably small lots would be allowed for all uses – possibly 10,000 SF
 - Lot frontage – larger frontage would be required for lots on Pine Point Road (possibly 200') with limited frontage (possibly 50') required for lots on other streets (East Grand – Holly)
 - Minimum front yard – buildings would be allowed to be located close to the street (possibly a 25' setback for Pine Point Road & 15' on other streets)
 - Maximum front yard – considering a maximum setback for new buildings along Pine Point Road so they have to be reasonably close to the street (possibly 90' with special consideration for development along Snow's Canning Road which is a private street)
 - Maximum height – 3 stories or 45'
 - Planned Developments
 - Same area and frontage requirements as conventional development
 - Other standards would be flexible based on development plan approved by the Planning Board
 - Maximum height – 3 stories or 45'

Shoreland Requirements

- Considering reducing the current 75' setback from the marsh for all buildings, parking lots, and other structures
- But only if a vegetated buffer strip is established along the upland edge of the marsh – considering requiring a 25' wide vegetated buffer
- This change will need DEP approval

Development Standards

- Conventional developments would be subject to site layout and parking standards similar to other TVC Districts

- Parking would have to be separated from the street by a green strip – maybe 15' wide
- Considering limiting the amount of parking that would be allowed between the street and the front of the building
- Considering requiring new development or redevelopment to install sidewalks along Pine Point Road
- Planned Developments would need to meet standards for the overall design, how the areas along public and private streets are treated, the scale of the development, and scenic protection but would have flexibility in terms of most of the dimensional requirements

Residential Standards

- Considering allowing residential uses but only as part of a mixed-use building
- For example, could have offices or retail on first floor and residential units on the upper floors
- Since residential is not currently allowed, considering that a developer would have to transfer units from rural areas or buying development rights from the Town to do residential development
- Considering a density of 8 units per net residential acre (about 5,000 SF of lot area per unit) with higher density for small units similar to other TVC Districts