



CHARACTER ANALYSIS & STRATEGY REPORT

City of Concord, New Hampshire

Prepared by:
CODE STUDIO

**CONCORD
NEXT**

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Introduction

Project Description

The City of Concord is undergoing a revision of the existing zoning regulations. Due to budgeting constraints, only the initial year of what is anticipated to be a two-year project is currently funded.

The Year 1 work includes the creation of a revised zoning ordinance for those portions of the community that do not require additional planning on order to successfully apply new zoning. This includes:

- » Areas where the existing community character is not intended to change and the existing zoning will allow infill and redevelopment that match the existing character.

- » Areas where the existing community character is not intended to change, but modest revisions to the existing zoning are needed to match the existing community character.
- » Areas (such as the Opportunity Corridor) where recent planning has been conducted to set the vision for new zoning.

The Year 2 work, if funded, would include the addition of new zoning thinking through the small area planning process. A map suggesting the division of the community for the purpose of Year 1 & 2 work is included on the final page of this document.

Basis of Analysis

In order to better understand where zoning districts matched existing community character, a review of a variety of districts was conducted. The type of review included one or more of the following concepts:

- » Lot size and lot frontage
- » Density
- » Use
- » Development type

Districts Analyzed

The following zoning districts were analyzed. This analysis is included in the following section of this report.

- » RM (Medium Density Residential)
- » RD (Downtown Residential)
- » RN (Neighborhood Residential)
- » RH (High Density Residential)
- » CN (Neighborhood Commercial)
- » CG (General Commercial)
- » CU (Urban Commercial)
- » UT (Urban Transitional)
- » CVP (Civic Performance)
- » RO (Open Space Residential)
- » OCP (Opportunity Corridor Performance)

Other Districts

No analysis was needed to include the following existing districts in the new zoning ordinance:

- » RS (Single-Family Residential)
- » CBP (Central Business Performance)
- » IS (Institutional)
- » IN (Industrial)

Strategy Report

In addition to the Character Analysis, this report contains a proposed approach to the new zoning ordinance, along with a potential outline for the new document. The intent of these pieces is to preview where the code drafting is headed before setting out to revise the regulations.

The outline, recommended updates to existing zoning districts, along with the proposed new zoning districts, will collectively serve as the basis for the creation of Concord's new draft zoning ordinance.



Character Analysis

Analysis Introduction

In reviewing the existing zoning regulations, a number of zoning districts were identified for further analysis. This identification happened both during stakeholder interviews, where the need for variances was identified as a continual issue, and through direct observation during our brief tours of the City.

Using the presumption that, in general, existing patterns of development within these zoning districts are considered a desirable part of the character of the City, an analysis to identify the most significant mismatches between existing regulations and the pattern of development on the ground. This analysis was conducted with a combination of the City's geographic information system (GIS) data, aerial photography from Google Maps, and visual conformation using Google Street View.

RM - MEDIUM DENSITY RESIDENTIAL

RM Dimensional Standards

District	Lot Size (min)		Lot Frontage (min)	Yard (min)			Lot Coverage (max)	Height (max)
	Total Area	Buildable Area		Front	Rear	Side		
RM (w/ sewer)	12,500 SF	6,250 SF	100'	25'	25'	15'	40%	35'
RM (w/o sewer)	40,000 SF	20,000 SF	200'	25'	25'	15'	20%	35'

RM Zoning Analysis

Citywide Analysis

32% of RM-zoned lots across the City do not meet the existing minimum lot size (12,500 SF).

RM Zoning Summary

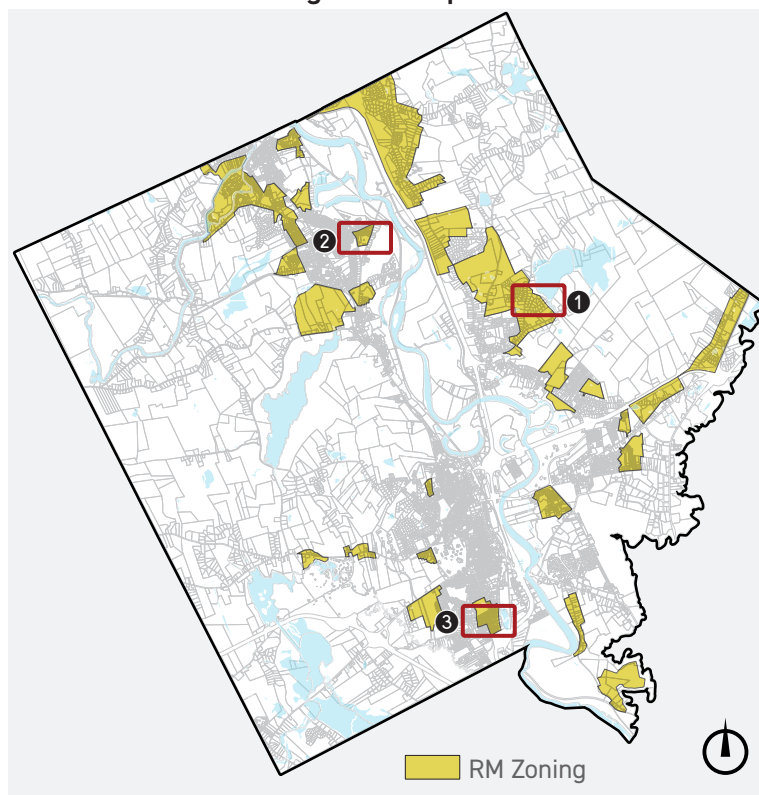
Total Lots	1,701
Lots Under 12,500 SF	546 (32%)

Area Sampling

Three sample areas were studied to determine whether existing lots meet the minimum lot size and lot frontage requirements. The sample areas are shown in the map to the right. A summary of the analysis is included in the table below. The analysis maps for each sample area are provided on the following pages.

- » Sample area ❶ contains 50 lots, and all of the lots meet the minimum lot size and lot frontage requirement. This sample area represents a typical subdivision built to meet the RM zoning district regulations.
- » Sample area ❷ contains 42 lots, and the majority of lots are between 7,500 SF and 10,000 SF. A significant number of lots have a lot frontage less than the required 80' due to the cul-de-sac pattern of development.
- » Sample area ❸ contains 88 lots, and a significant portion are between 5,000 SF and 10,000 SF, with a lot frontage between 60' and 100'.

RM Zoning and Sample Areas



Analysis Summary

Sample Area	Total Lots	Lot Size (number of lots)					Lot Frontage (number of lots)			
		Below 5,000 SF	5,000-7,500 SF	7,500-10,000 SF	10,000-12,500 SF	Above 12,500 SF	Below 60'	60'-80'	80'-100'	Above 100'
❶	50	-	-	-	-	50	-	-	-	50
❷	42	-	2	19	13	8	23	12	3	4
❸	88	6	20	30	13	19	7	26	14	41

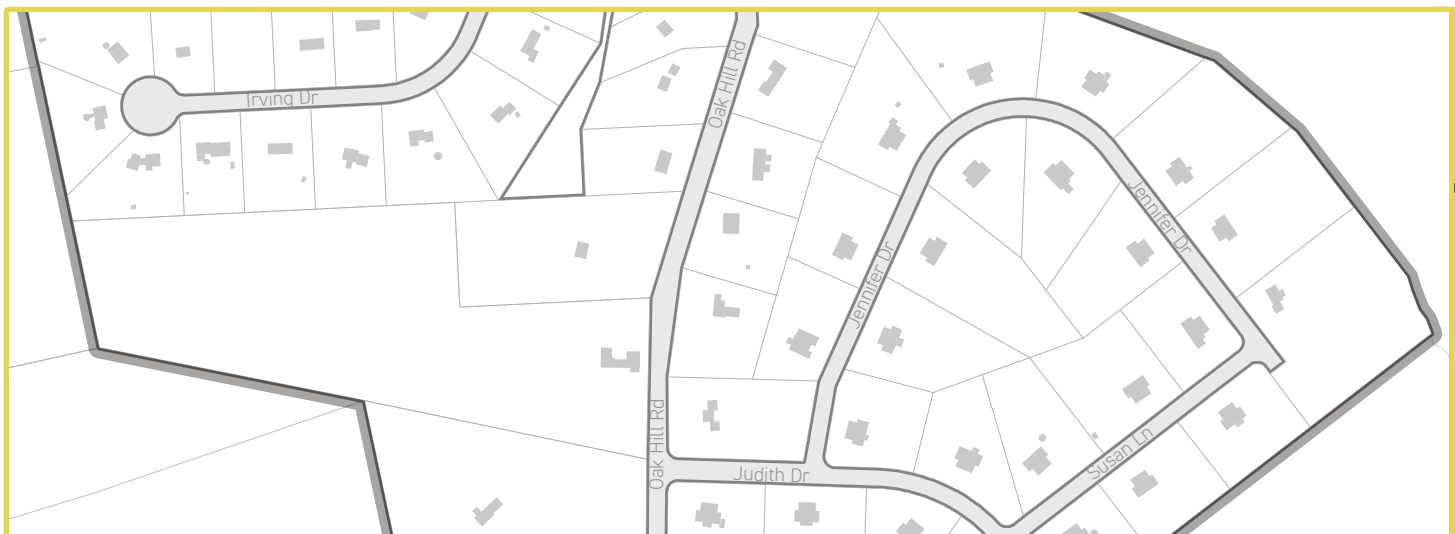
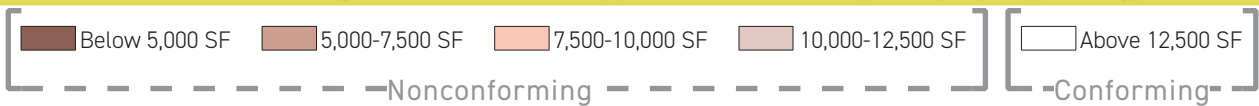
1 Sample Area Analysis



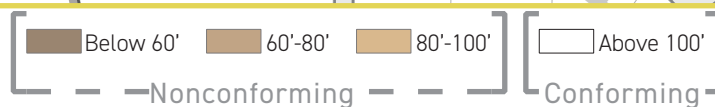
Context



Lot Size



Lot Frontage

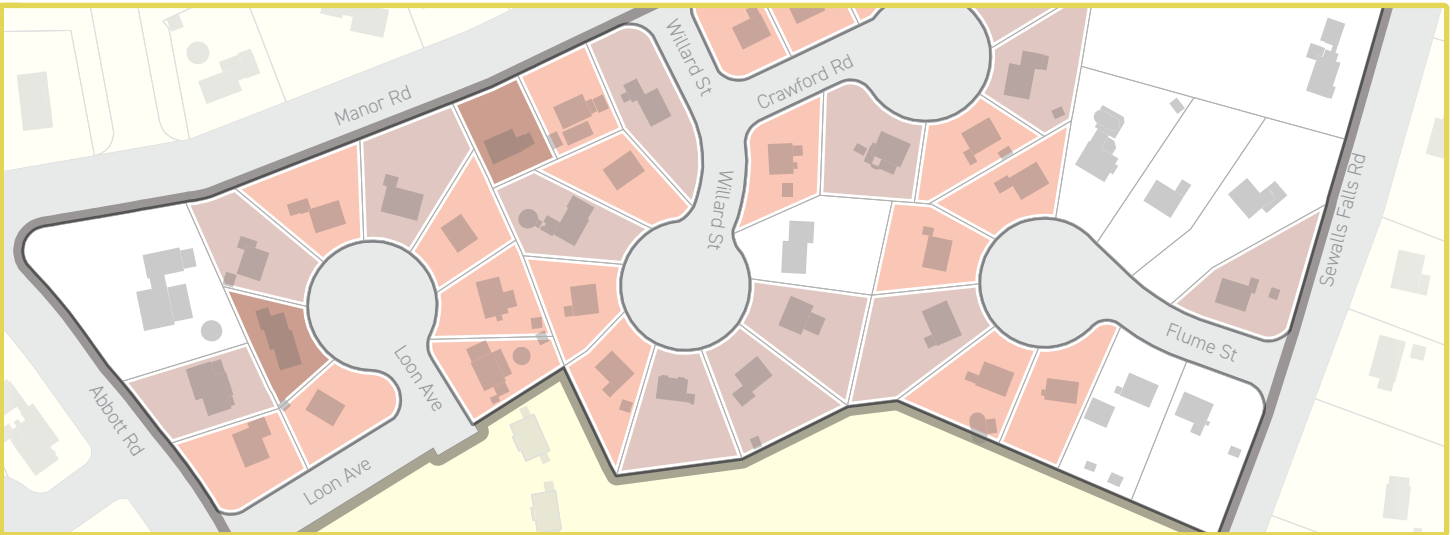


Sample Area Analysis

Context



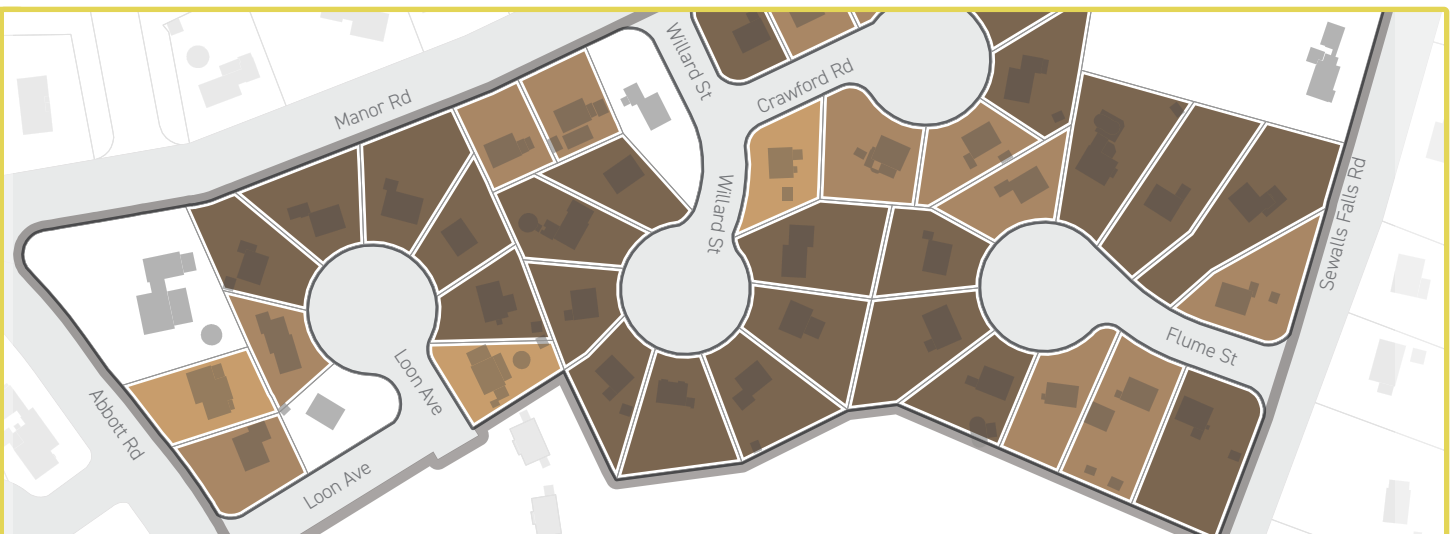
Lot Size



Below 5,000 SF
 5,000-7,500 SF
 7,500-10,000 SF
 10,000-12,500 SF
 Above 12,500 SF

- - - - - Nonconforming - - - - -
 Conforming

Lot Frontage

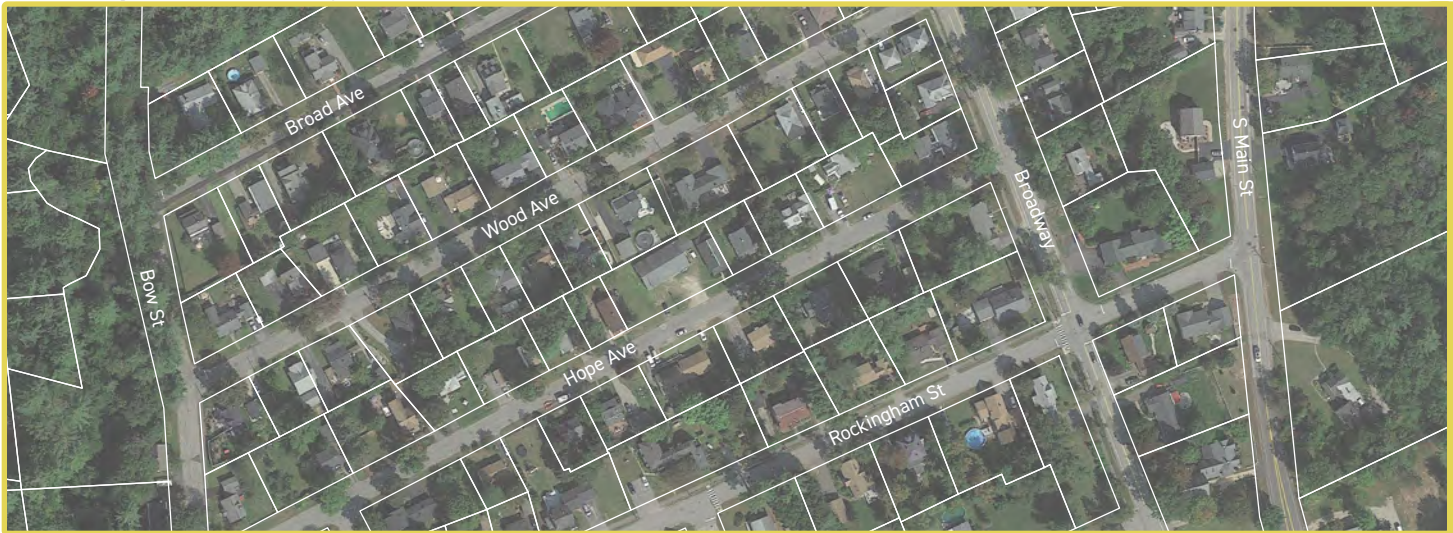


Below 60'
 60'-80'
 80'-100'
 Above 100'

- - - - - Nonconforming - - - - -
 Conforming

3

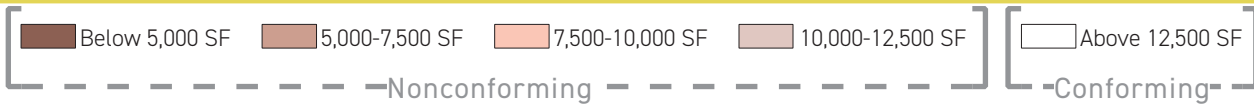
Sample Area Analysis



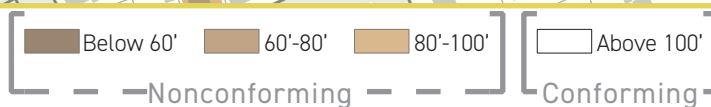
Context



Lot Size



Lot Frontage



RM Recommended Dimensional Standards

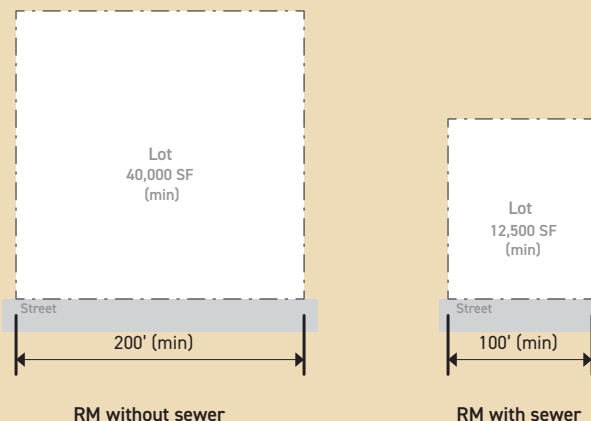
Existing or New	District	Lot Size (min)		Lot Frontage (min)	Yard (min)			Lot Coverage (max)	Height (max)	Sample Area
		Total Area	Buildable Area		Front	Rear	Side			
Existing	RM (w/o sewer)	40,000 SF	20,000 SF	200'	25'	25'	15'	20%	35'	
Existing	RM (w/ sewer)	12,500 SF	6,250 SF	100'	25'	25'	15'	40%	35'	①
New	[New]	7,500 SF	5,000 SF	60'	10'	10'	5'	60%	35'	②
New	[New]	5,000 SF	4,000 SF	60'	10'	5'	5'	60%	35'	③

RM Zoning Recommendations

Existing Districts

The existing RM Districts should be retained where their dominant development pattern matches the district requirements.

- » **RM (w/o sewer).** The existing standards for RM without sewer should be retained for existing and future development in areas where sewer is not available. This district should be renamed to reflect its larger minimum lot size of 40,000 SF.
- » **RM (w/ sewer).** The existing standards for RM in areas with sewer should be retained for existing and future developments where sewer is available. This district should retain the RM name. See sample area ① on the following page.



New Districts

Two new zoning districts should be created and applied to locations where existing development patterns are dominated by lots that conform to the new standards.

- » **[New]-7,500 SF.** A new district should be created with a minimum lot size of 7,500 SF and a minimum lot frontage of 60 feet. This district would accommodate the pattern of development shown in sample area ② on the following page, however, unless a reduction in lot frontage for cul-de-sac development was included, many lots in the subdivision shown in sample area ② would not meet the proposed lot frontage standard.
- » **[New]-5,000 SF.** A new district should be created with a minimum lot size of 5,000 SF and a minimum lot frontage of 60 feet. This district would accommodate the majority of lots in the pattern of development shown in sample area ③ on the following page.



Impact of RM Recommended Dimensional Standards

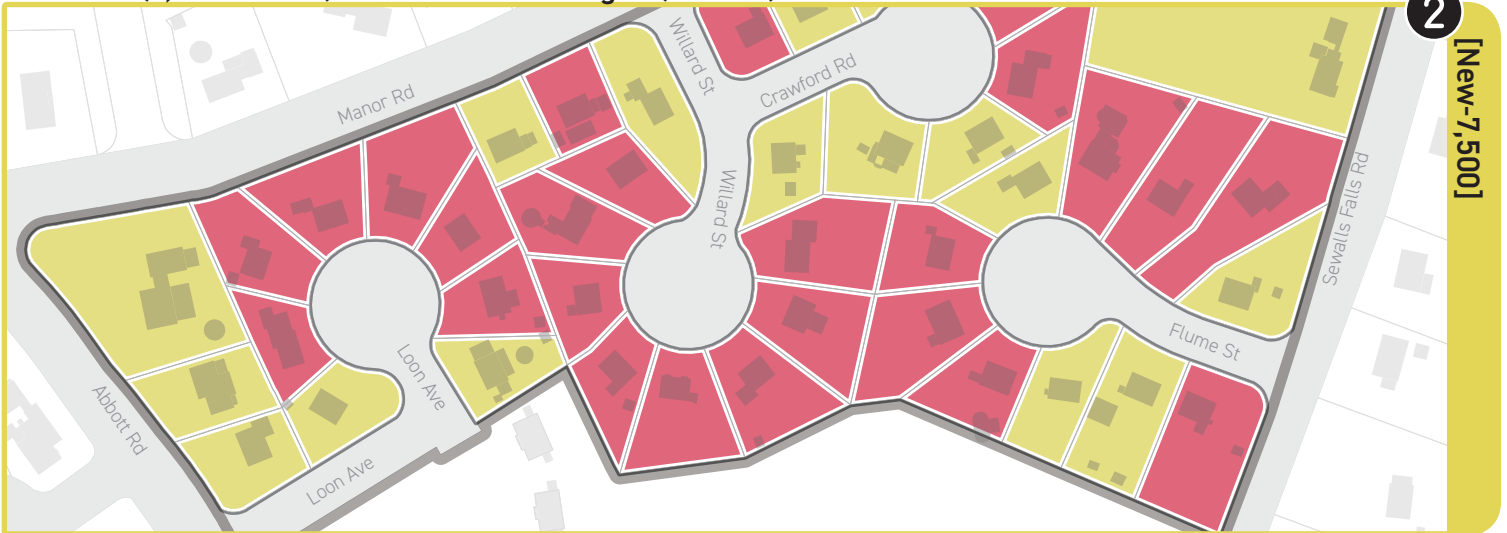
Lot Size - (12,500 SF min)

Lot Frontage - (100' min)



Lot Size - (7,500 SF min)

Lot Frontage - (60' min)



Lot Size - (5,000 SF min)

Lot Frontage - (60' min)



RD - DOWNTOWN RESIDENTIAL

RD Dimensional Standards

District	Lot Size (min)		Lot Frontage (min)	Yard (min)			Lot Coverage (max)	Height (max)
	Total Area	Buildable Land		Front	Rear	Side		
RD	7,500 SF	5,000 SF	75'	10'	20'	10'	60%	35'

RD Zoning Analysis

Citywide Analysis

66% of RD-zoned lots across the City do not meet the existing minimum lot size (7,500 SF).

RM Zoning Summary

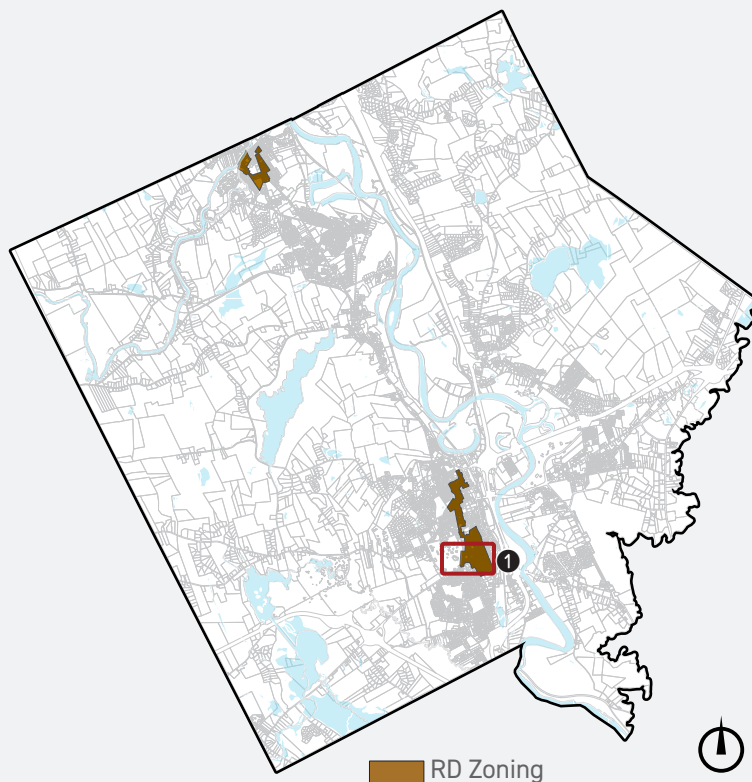
Total lots	1,054
Lots Under 7,500 SF	698 (66%)

Area Sampling

One sample area was studied to determine whether existing lots meet the minimum lot size and lot frontage requirements. The sample area is shown in the map to the right. A summary of the analysis is included in the table below. The analysis maps for the sample area is provided on the following page.

Sample area ❶ contains 65 lots, with a large portion of the lots between 4,000 - 7,500 SF. The majority of the lot frontages are above 45'. Very few of the lots are conforming.

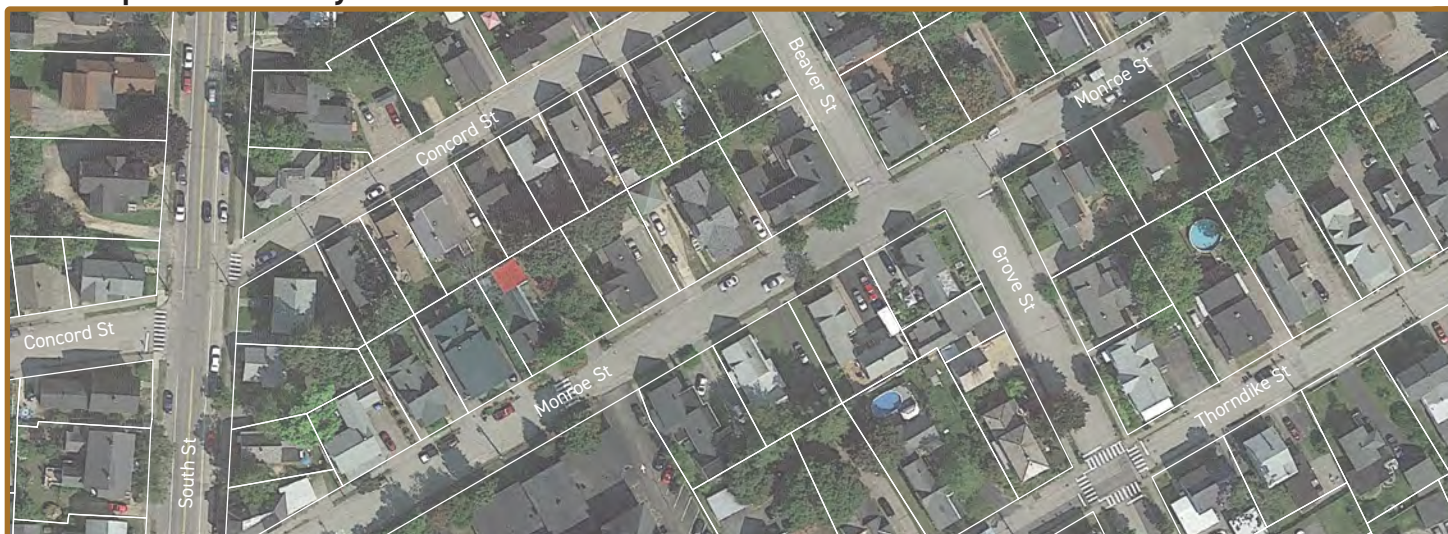
RD Zoning and Sample Areas



Analysis Summary Table

Sample Area	Total Lots	Lot Size (number of lots)				Lot Frontage (number of lots)			
		Below 4,000 SF	4,000-5,000 SF	5,000-7,500 SF	Above 7,500 SF	Below 45'	45'-60'	60'-75'	Above 75'
❶	65	16	11	25	13	15	25	8	17

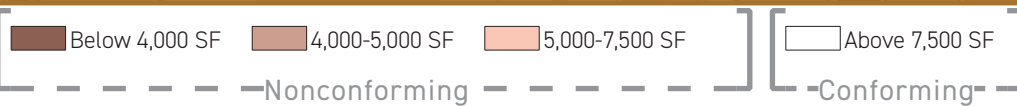
1 Sample Area Analysis



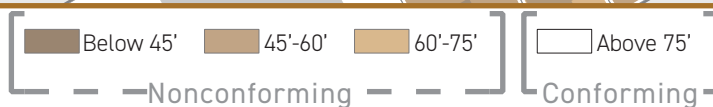
Context



Lot Size



Lot Frontage



RD Recommended Dimensional Standards

Existing or New	District	Lot Size (min)		Lot Frontage (min)	Yard (min)			Lot Coverage (max)	Height (max)	Sample Area
		Total Area	Buildable Land		Front	Rear	Side			
Existing	RD	7,500 SF	5,000 SF	75'	10'	20'	10'	60%	35'	
New	[New]	4,000 SF	3,000 SF	45'	5'	10'	5'	75%	35'	①

RD Zoning Recommendations

Existing District

The existing RD District should be retained where the dominant development pattern matches the district requirements. This district should retain the RD name.

New District

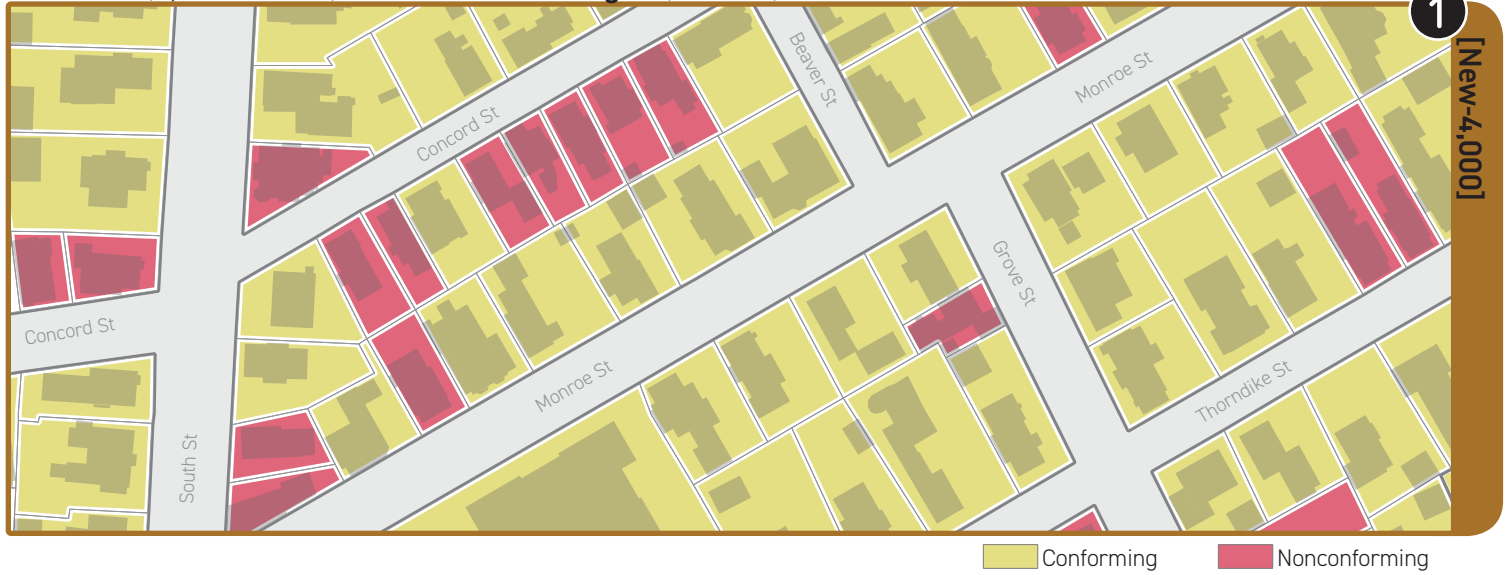
A new zoning district should be created and applied to locations where existing development patterns are dominated by lots that conform to the new standards.

» **[New]-4,000 SF.** A new district should be created with a minimum lot size of 4,000 SF and a minimum lot frontage of 45 feet. This district would accommodate the majority of lots in the pattern of development shown in sample area ① on the following page.

Impact of RD Recommended Dimensional Standards

Lot Size - (4,000 SF min)

Lot Frontage - (45' min)



RN - NEIGHBORHOOD RESIDENTIAL

RN Dimensional Standards

District	Lot Size (min)		Lot Frontage (min)	Yard (min)			Lot Coverage (max)	Height (max)
	Total Area	Buildable Area		Front	Rear	Side		
RN	10,000 SF	5,000 SF	80'	15'	25'	10'	50%	35'

RN Zoning Analysis

Citywide Analysis

56% of RN-zoned lots across the City do not meet the existing minimum lot size (10,000 SF).

RN Zoning Summary

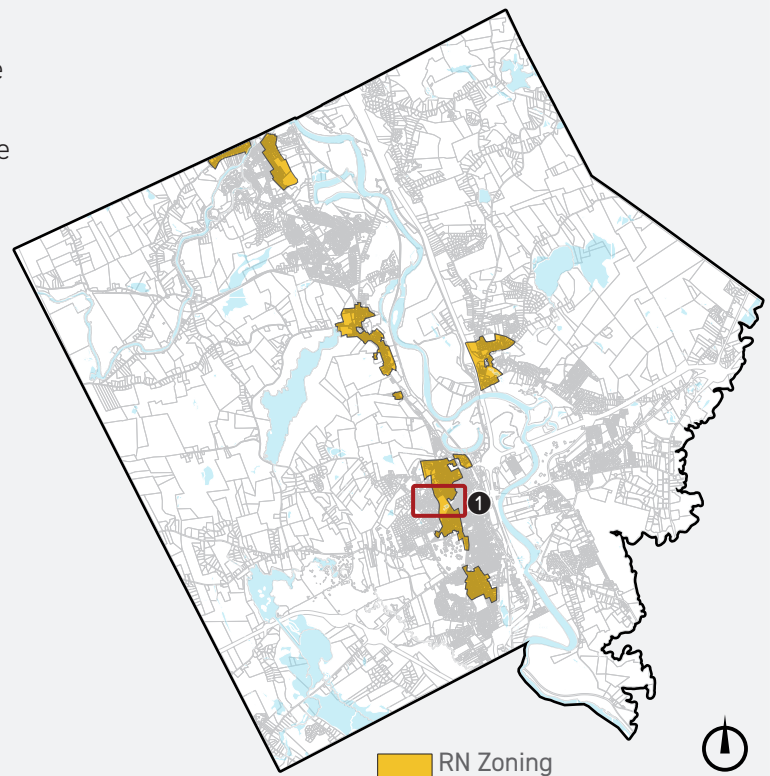
Total Lots	1,709
Lots Under 10,000 SF	951 (56%)

Area Sampling

One sample area was studied to determine whether existing lots meet the minimum lot size and lot frontage requirements. The sample areas are shown in the map to the right. A summary of the analysis is included in the table below. The analysis maps for the sample area is provided on the following page.

Sample area ① contains 77 lots, with a large portion of the lots between 5,000 and 10,000 SF. The majority of the lot frontages are above 60'. Very few of the lots are conforming.

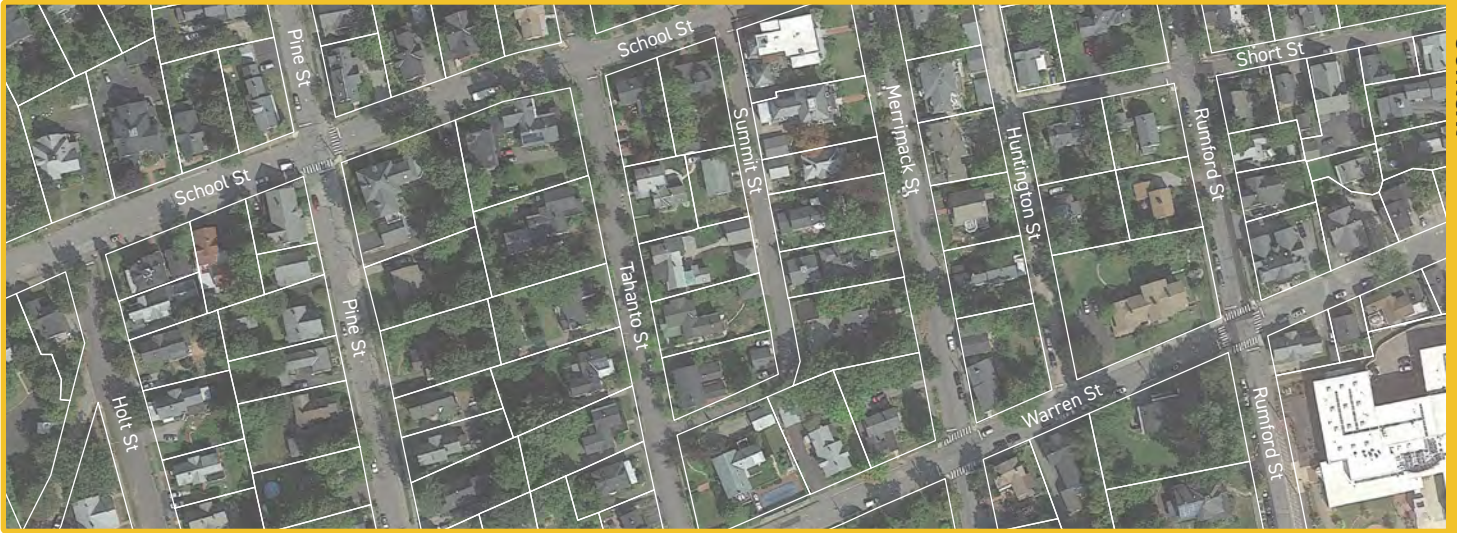
RN Zoning and Sample Area



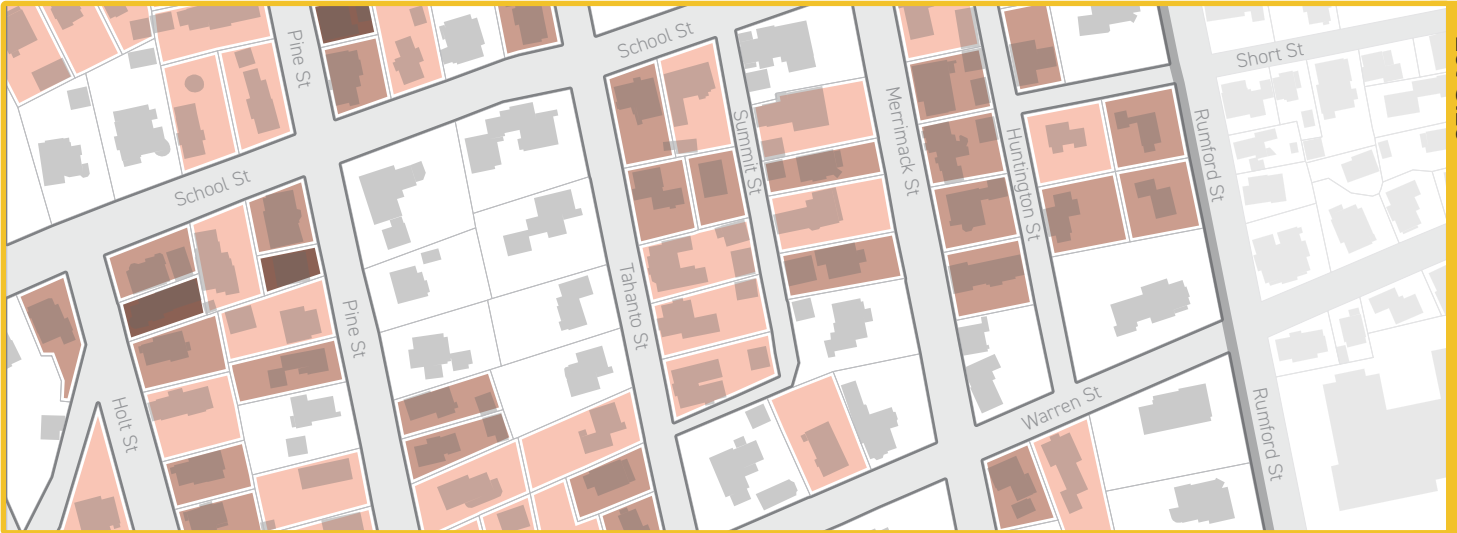
Analysis Summary Table

Sample Area	Total Lots	Lot Size (number of lots)				Lot Frontage (number of lots)		
		Below 5,000 SF	5,000-7,500 SF	7,500-10,000 SF	Above 10,000 SF	Below 60'	60'-80'	Above 80'
①	77	3	27	24	23	14	34	29

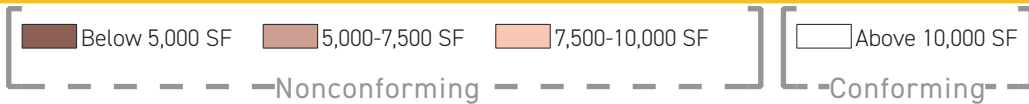
1 Sample Area Analysis



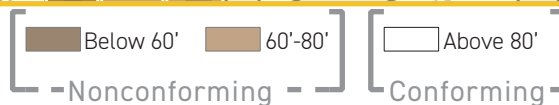
Context



Lot Size



Lot Frontage



RN Recommended Dimensional Standards

Existing or New	District	Lot Size (min)		Lot Frontage (min)	Yard (min)			Lot Coverage (max)	Height (max)	Sample Area
		Total Area	Buildable Land		Front	Rear	Side			
Existing	RN	10,000 SF	5,000 SF	80'	15'	25'	10'	50%	35'	
New	[New]	5,000 SF	4,000 SF	60'	10'	5'	5'	75%	35'	①

RN Zoning Recommendations

Existing District

The existing RN District should be retained where the dominant development pattern matches the district requirements. This district should retain the RD name.

New District

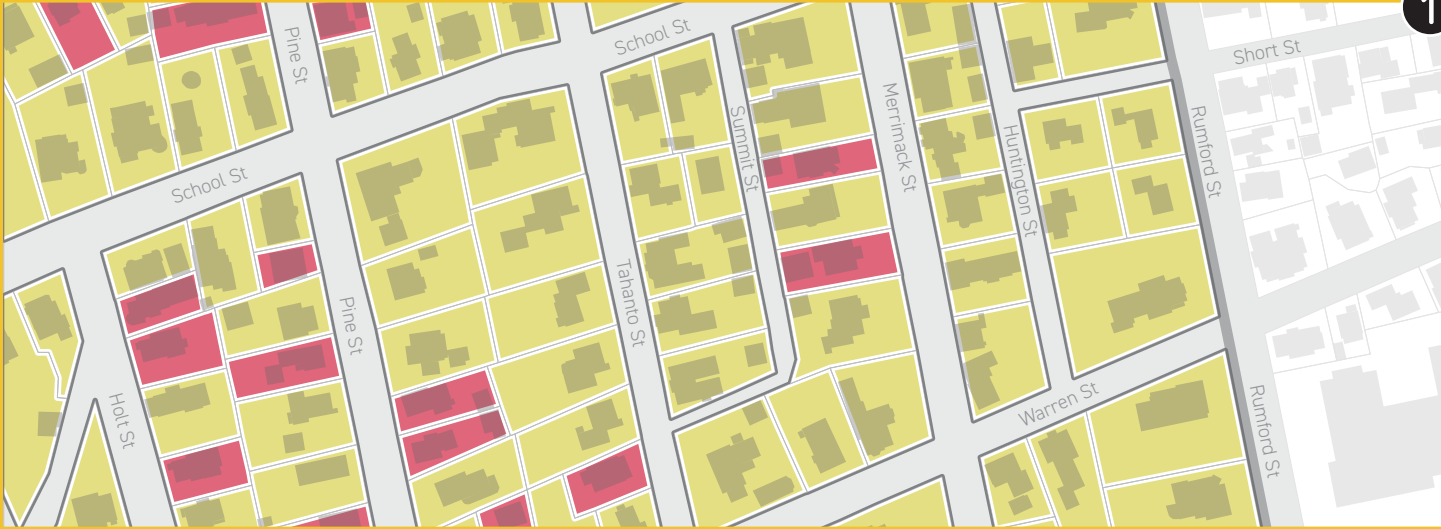
A new zoning district should be created and applied to locations where existing development patterns are dominated by lots that conform to the new standards.

» **[New]-5,000 SF.** The minimum lot size 5,000 SF lots with a minimum frontage of 60 feet. This district would accommodate the majority of the lots in sample area ① on the following page.

Impact of RN Recommended Dimensional Standards

Lot Size - (5,000 SF min)

Lot Frontage - (60' min)



Conforming Nonconforming

RH - HIGH DENSITY RESIDENTIAL

RH Dimensional Standards

District	Lot Size (min)		Lot Frontage (min)	Yard (min)			Lot Coverage (max)	Height (max)
	Total Area	Buildable Land		Front	Rear	Side		
RH	10,000 SF	5,000 SF	80'	15'	25'	10'	60%	35'

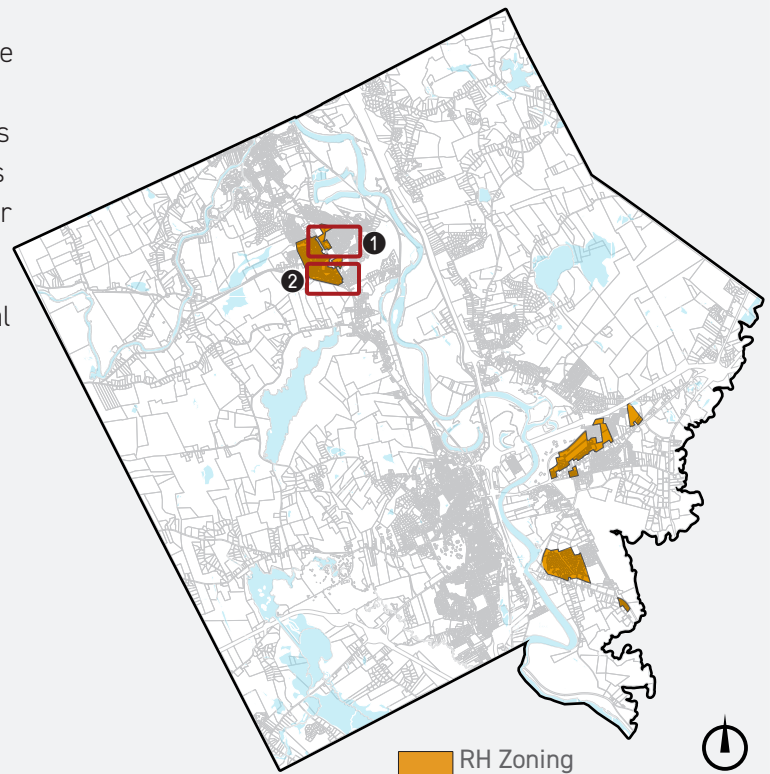
RH Zoning Analysis

Area Sampling

Two sample areas were selected from the RH-zoned land based on their existing land use - multifamily in one instance, and manufactured homes in the other. They were analyzed for conformity with the density standards associated with their respective uses. The sample areas are shown in the map to the right. The analysis maps for the sample areas are provided on the following pages.

- » Sample ① contains 2 sites with multifamily residential units at different densities.
- » Sample ② has 1 site with manufactured housing.

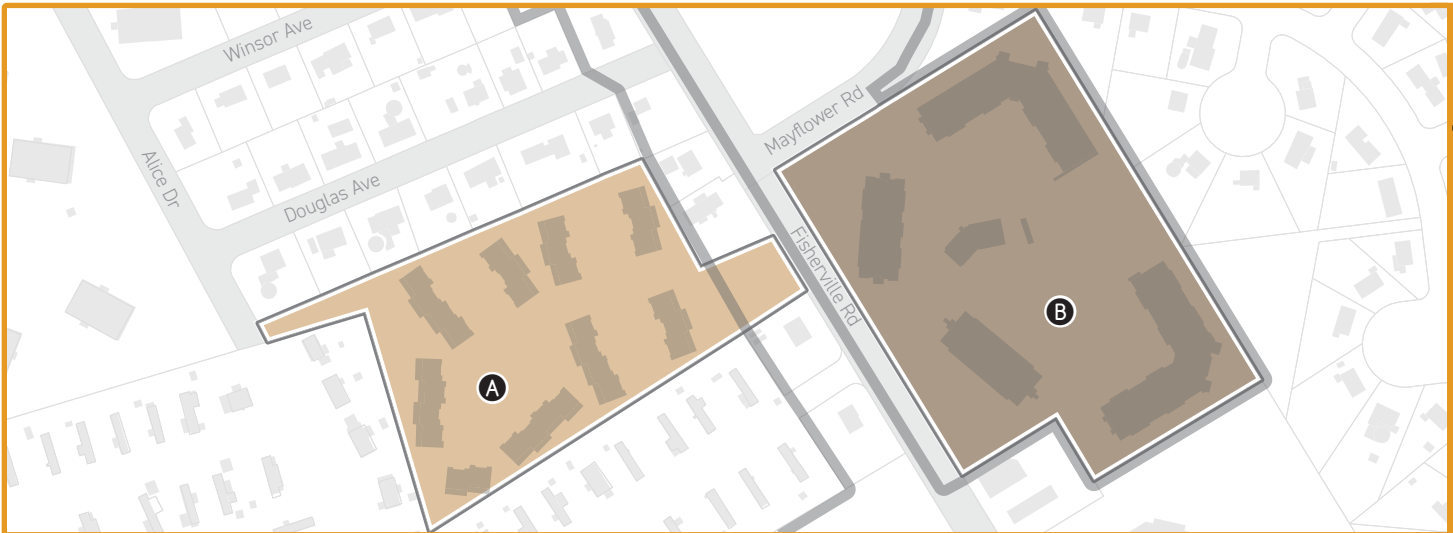
RH Zoning and Sample Area



1 Sample Area Analysis (Multifamily)



Context



Density



RH Zoning

Principal Residential Use	Density Allowed, max (units/acre of buildable land)
Multifamily Dwellings	12
Multifamily for the Elderly	14

Site A

Area	5.23 acres
Units	60
Density	11.5 units/acre, Conforming

Site B

Area	7.63 acres
Units	180
Density	23.6 units/acre, Nonconforming

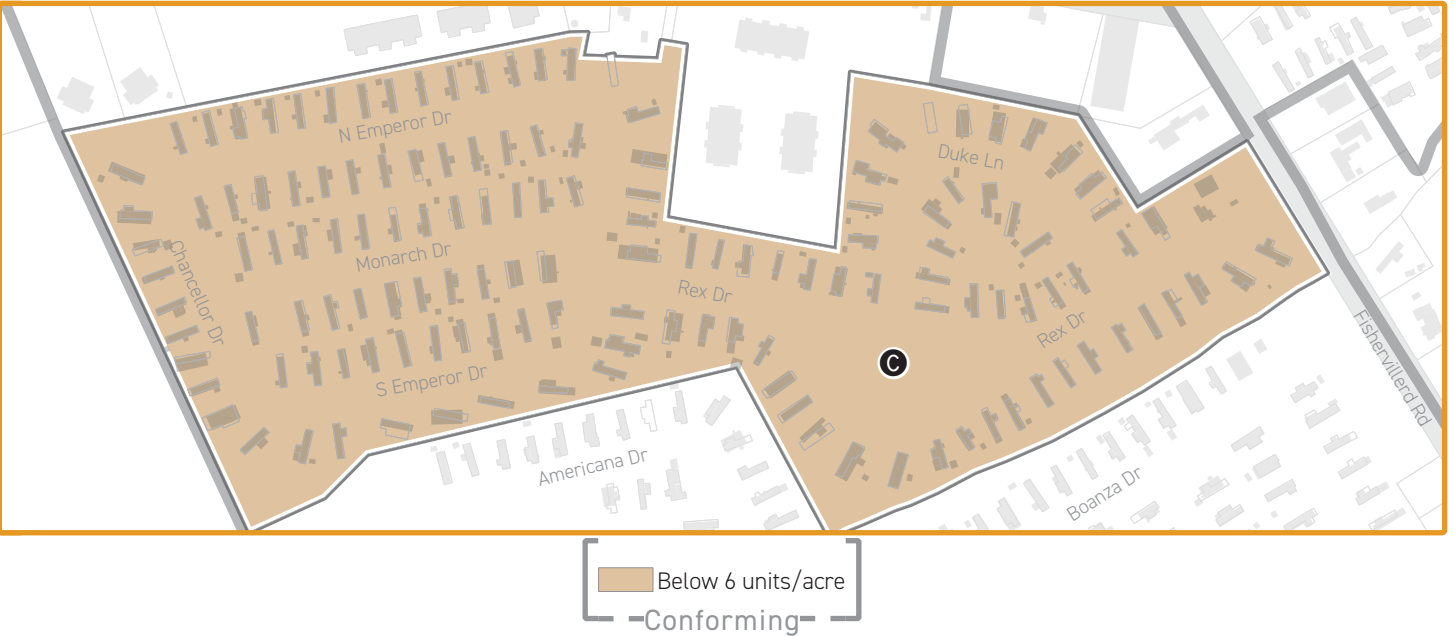
*Note: total site area assumed to be buildable land.

2 Sample Area Analysis (Manufactured Housing)

Context



Density



RH Zoning

Principal Residential Use	Density Allowed, max (units/acre of buildable land)
Manufactured Homes	6

Site C

Area	30.15 acres
Units	140
Density	4.6 units/acre, Conforming

*Note: total site area assumed to be buildable land.

RH Recommended Dimensional Standards

Existing or New	District	Lot Size (min)		Lot Frontage (min)	Yard (min)			Lot Coverage (max)	Height (max)	Density (max)
		Total Area	Buildable Land		Front	Rear	Side			
Existing	RH	10,000 SF	5,000 SF	80'	15'	25'	10'	60%	35'	
New	[New]	10,000 SF	5,000 SF	80'	15'	25'	10'	60%	35'	30 units/acre

RH Zoning Recommendations

Existing District

The existing RH District should be retained where its character is applicable to the existing and future development patterns for manufactured housing. This District could be named RH-12.

New District

A new zoning district should be created for multifamily housing at densities that match current trends. This district should be applicable to existing and future development patterns for multifamily housing.

» **[New]-30 DU/AC.** The maximum density should be 30 units/acre of buildable land. This District could be named RH-30.

CN Dimensional Standards

District	Lot Size (min)		Lot Frontage (min)	Yard (min)			Lot Coverage (max)	Height (max)
	Total Area	Buildable Land		Front	Rear	Side		
CN	10,000 SF	5,000 SF	80'	15'	25'	10'	60%	35'

CN Zoning Analysis

Citywide Analysis

56% of CN-zoned lots across the City do not meet the existing minimum lot size (10,000 SF).

CN Zoning Summary

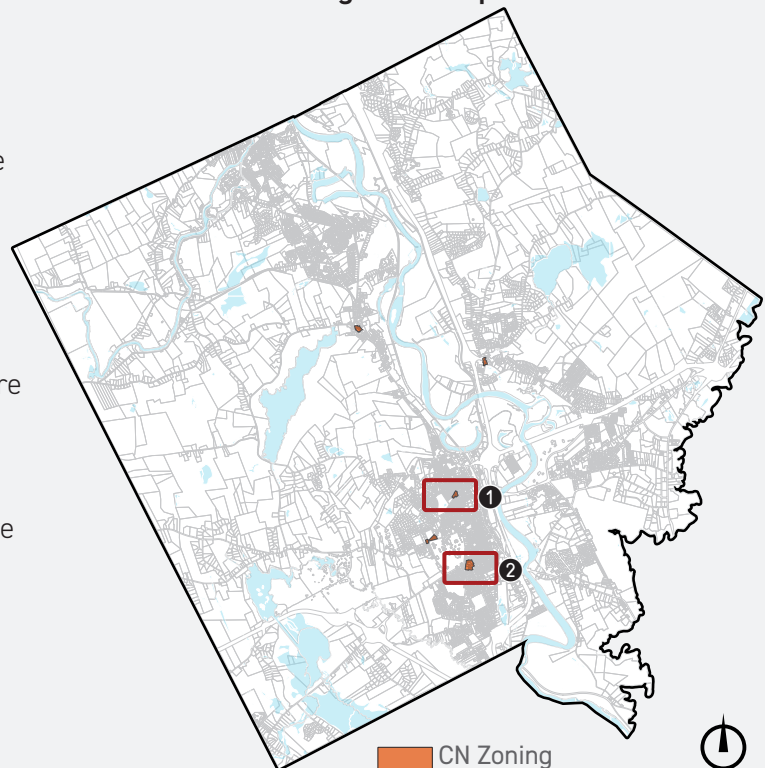
Total Lots	50
Lots Under 10,000 SF	28 (56%)

Area Sampling

Two sample areas were studied to determine whether existing lots meet the minimum lot size and lot frontage requirements. The sample areas are shown in the map to the right. A summary of the analysis is included in the table below. The analysis maps for the sample area is provided on the following page.

- » Sample area ❶ contains 11 lots, and most of the lots are under 10,000 SF. The majority of the lot frontages are above 40' to 60'. Very few of the lots are conforming.
- » Sample area ❷ contains 13 lots, and only a few are under 10,000 SF. A significant portion of the lots have frontage over 100'. Most of the lots are conforming.

CN Zoning and Sample Areas



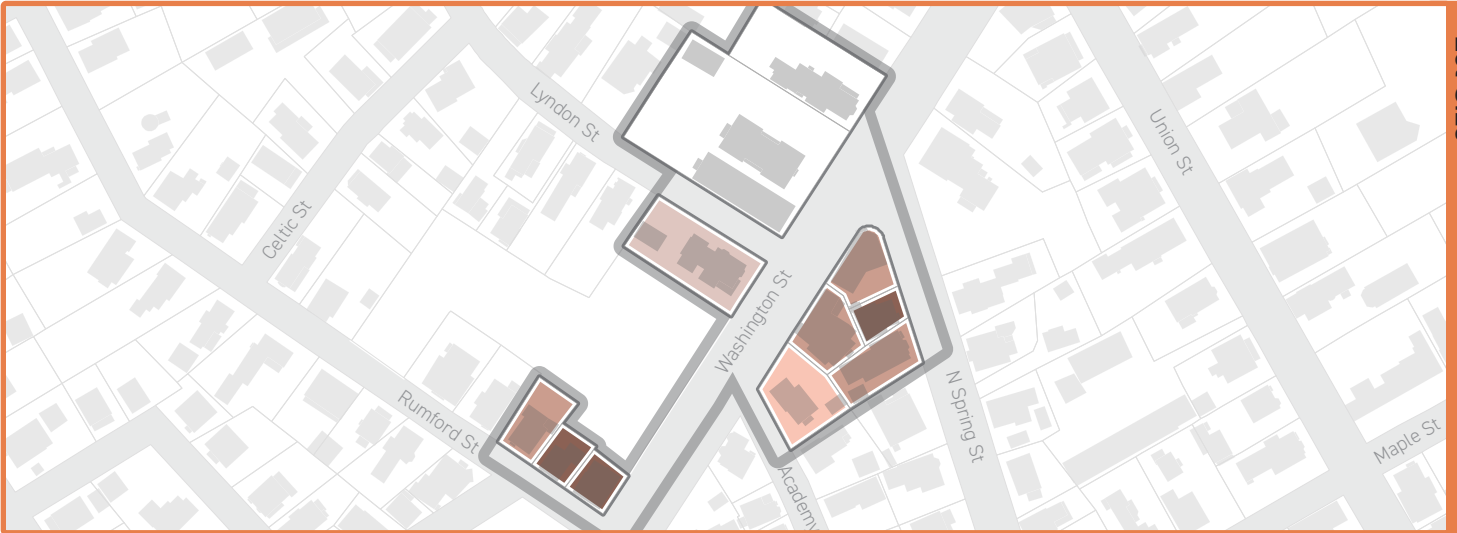
Analysis Summary Table

Sample Area	Total Lots	Lot Size (number of lots)					Lot Frontage (number of lots)				
		Below 3,000 SF	3,000-5,000 SF	5,000-7,500 SF	7,500-10,000 SF	Above 10,000 SF	Below 40'	40'-60'	60'-80'	80'-100'	Above 100'
❶	11	3	4	1	1	2	1	5	4	0	1
❷	13	2	4	1	0	6	0	3	1	0	9

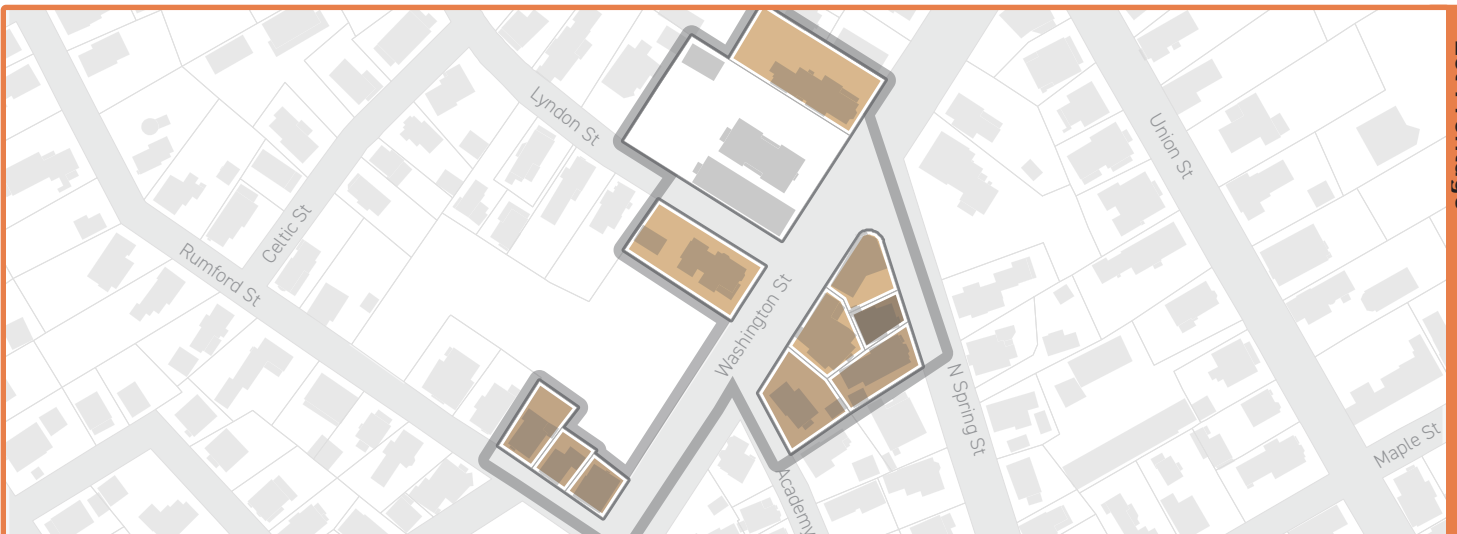
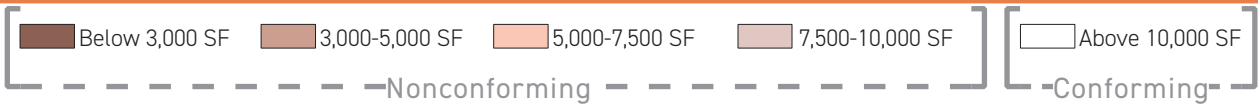
1 Sample Area Analysis



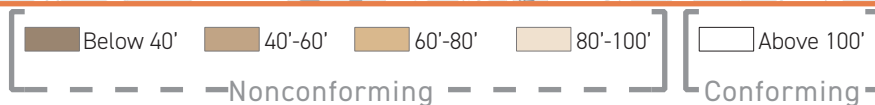
Context



Lot Size



Lot Frontage

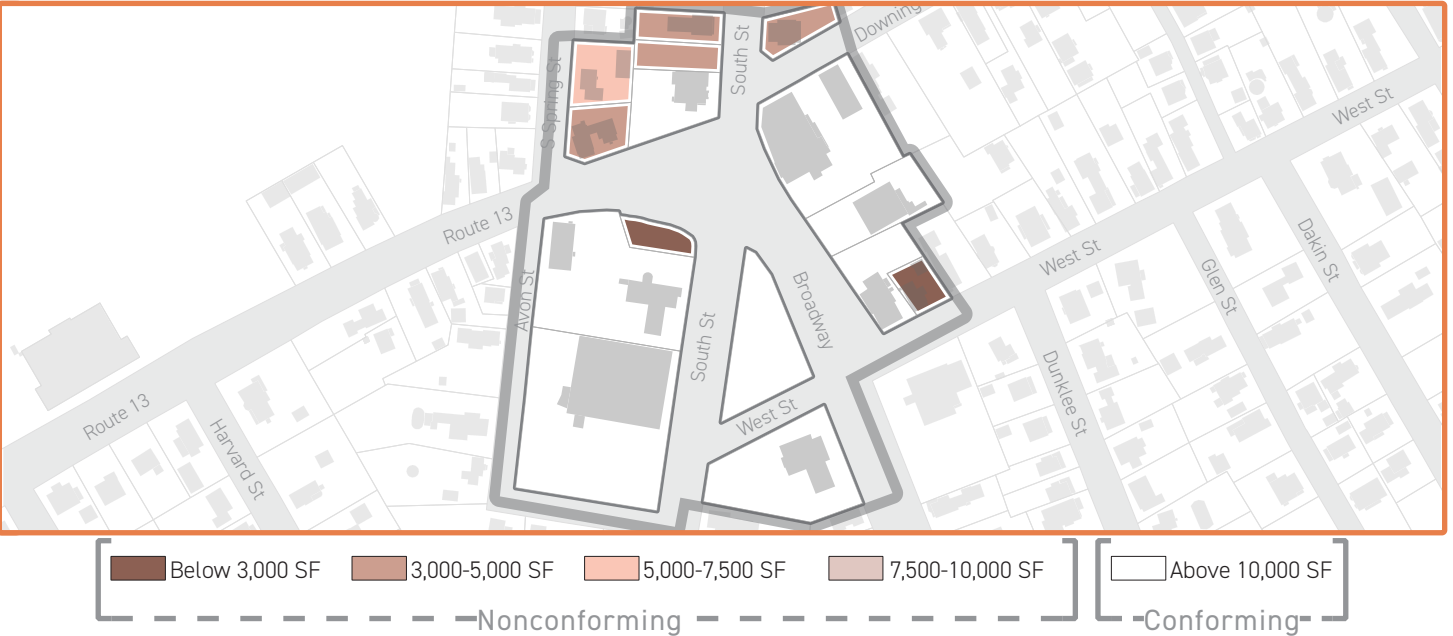


2 Sample Area Analysis

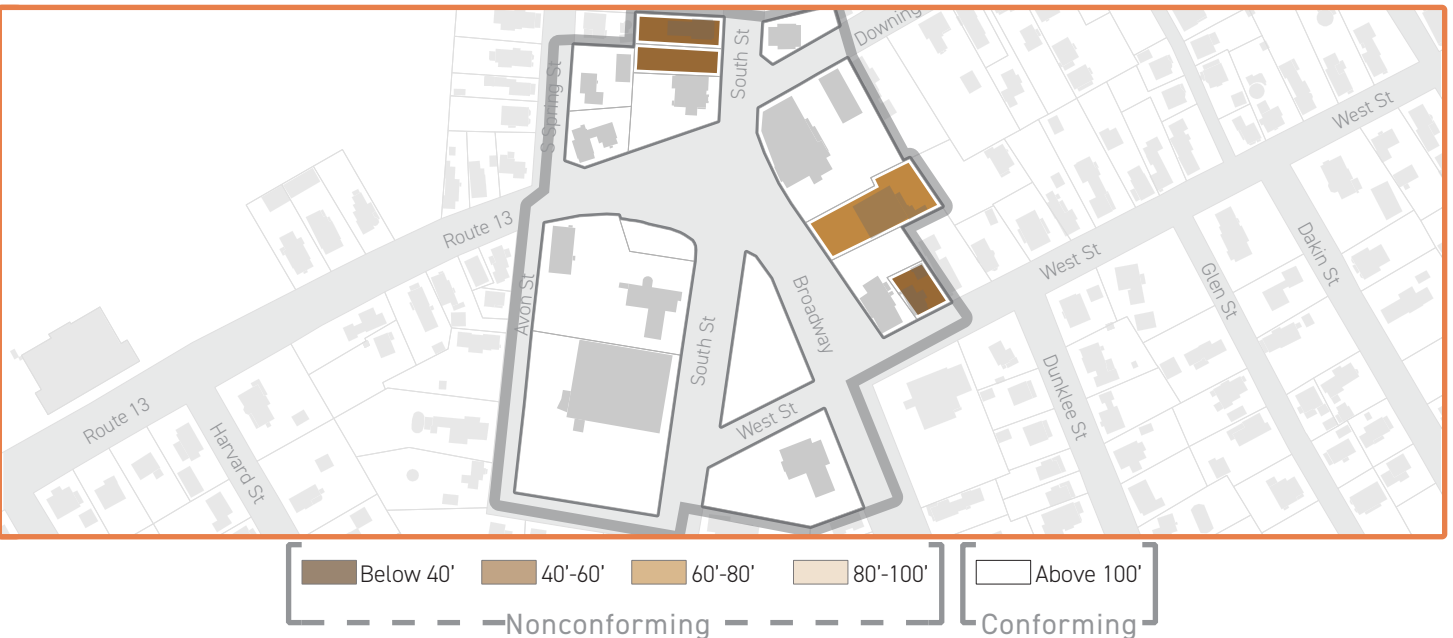
Context



Lot Size



Lot Frontage



CN Recommended Dimensional Standards

Existing/ Updated	District	Lot Size (min)		Lot Frontage (min)	Yard (min)			Lot Coverage (max)	Height (max)
		Total Area	Buildable Land		Front	Rear	Side		
Existing	CN	10,000 SF	5,000 SF	100'	20'	30'	10'	80%	35'
Updated	[Updated]	3,000 SF	2,400 SF	40'	5'	5'	5'	80%	35'

CN Zoning Recommendations

Existing District

The existing CN District should be updated, and new standards should be applied to create a better fit and transition between commercial uses and the surrounding neighborhood.

Updated District

The updated CN District should have revised standards to accommodate most of the nonconforming lots and maintain the existing character.

- » **[Updated]-3,000 SF.** The new district should have a minimum lot size of 3,000 SF lots and a minimum of 40 feet of lot frontage.
- » The new district should include additional architectural and urban design standards that yield a better fit with surrounding neighborhoods. The standards should focus on walkable commercial, and reduce the impact of the automobile.

CG Dimensional Standards

District	Lot Size (min)		Lot Frontage (min)	Yard (min)			Lot Coverage (max)	Height (max)
	Total Area	Buildable Land		Front	Rear	Side		
CG	25,000 SF	12,500 SF	150'	30'	30'	25'	80%	45'

CG Zoning Analysis

Citywide Analysis

37% of CG-zoned lots across the City do not meet the existing minimum lot size (25,000 SF).

CG Zoning Summary

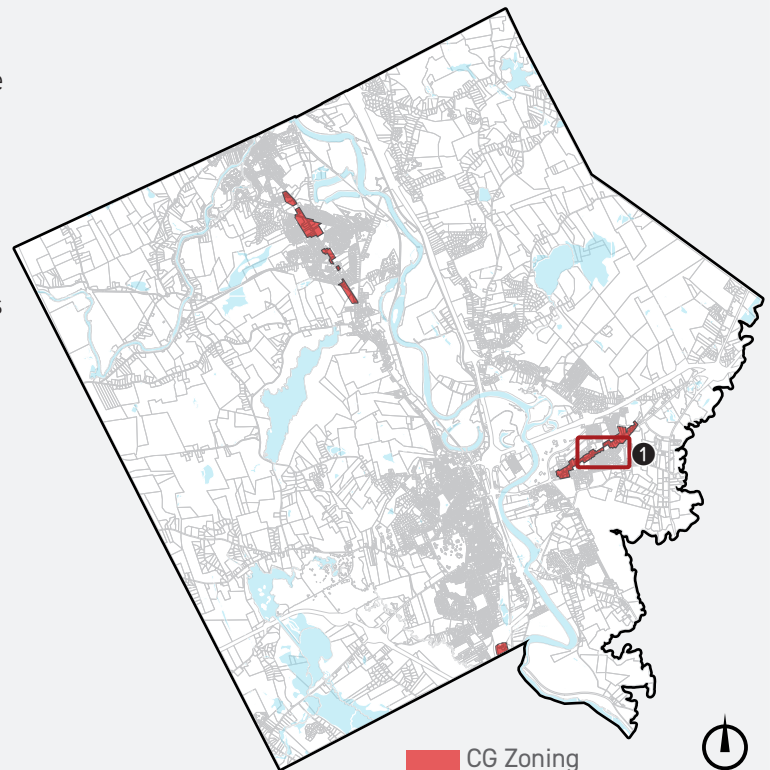
Total Lots	126
Lots Under 25,000 SF	47 (37%)

Area Sampling

One sample area was studied to determine whether existing lots meet the minimum lot size and lot frontage requirements. The sample area is shown in the map to the right. A summary of the analysis is included in the table below. Analysis maps for the sample area are provided on the following pages.

» Sample area ❶ contains 26 lots with a number of lots above 15,000 SF.

CG Zoning and Sample Area



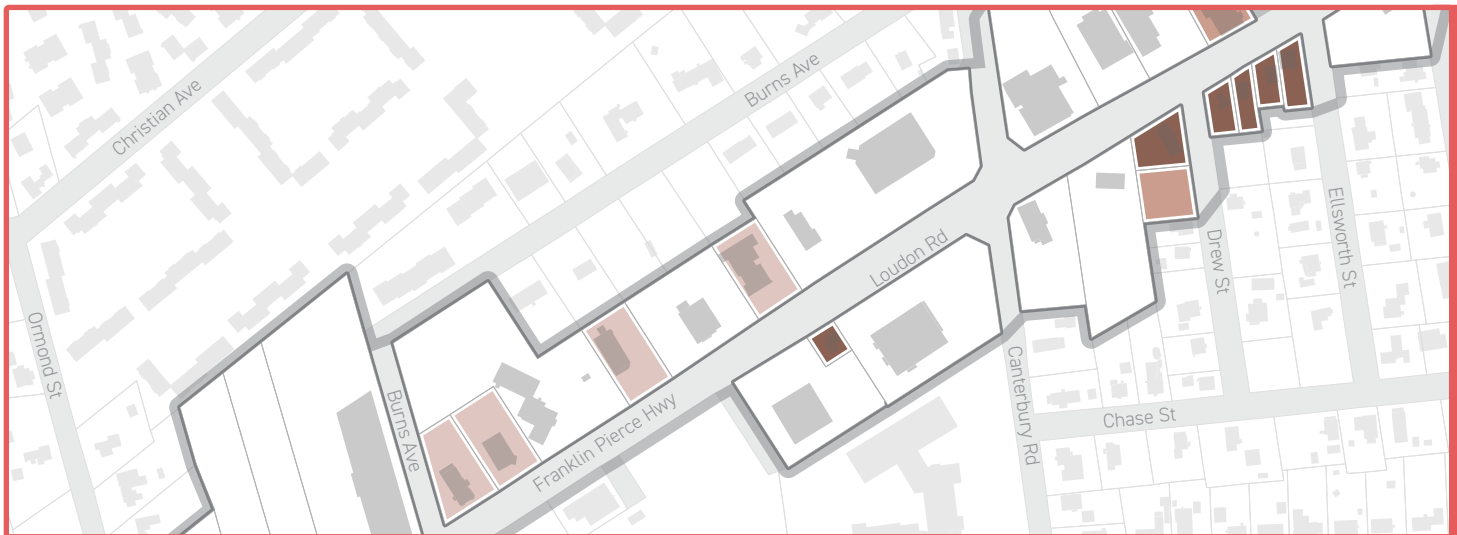
Analysis Summary Table

Sample Area	Total Lots	Lot Size (number of lots)					
		Below 10,000 SF	10,000-12,500 SF	12,500-15,000 SF	15,000-20,000 SF	20,000-25,000 SF	Above 25,000 SF
❶	26	6	2	0	4	0	14

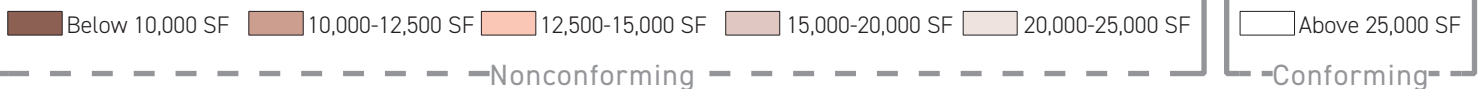
1 Sample Area Analysis



Context



Lot Size



CG Recommended Dimensional Standards

Existing/ Updated	District	Lot Size (min)		Lot Frontage (min)	Yard (min)			Lot Coverage (max)	Height (max)
		Total Area	Buildable Land		Front	Rear	Side		
Existing	CG	25,000 SF	12,500 SF	150'	30'	30'	25'	80%	45'
Updated	[Updated]	15,000 SF	7,500 SF	100'	20'	20'	15'	80%	45'

CG Zoning Recommendations

Existing District

The existing CG District should be updated to reflect the smaller lot sizes that are common in the City.

Updated District

The updated CG District should have revised standards that incorporate the nonconforming lots and maintain the existing character.

» **[Updated]-15,000 SF.** The minimum lot size 15,000 SF lots with a minimum of 100 feet lot frontage.

CU Dimensional Standards

District	Lot Size (min)		Lot Frontage (min)	Yard (min)			Lot Coverage (max)	Height (max)
	Total Area	Buildable Land		Front	Rear	Side		
CU	12,500 SF	6,250 SF	100'	15'	15'	15'	80%	45'

CU Zoning Analysis

Citywide Analysis

64% of CU-zoned lots across the City do not meet the existing minimum lot size (12,500 SF).

CU Zoning Summary

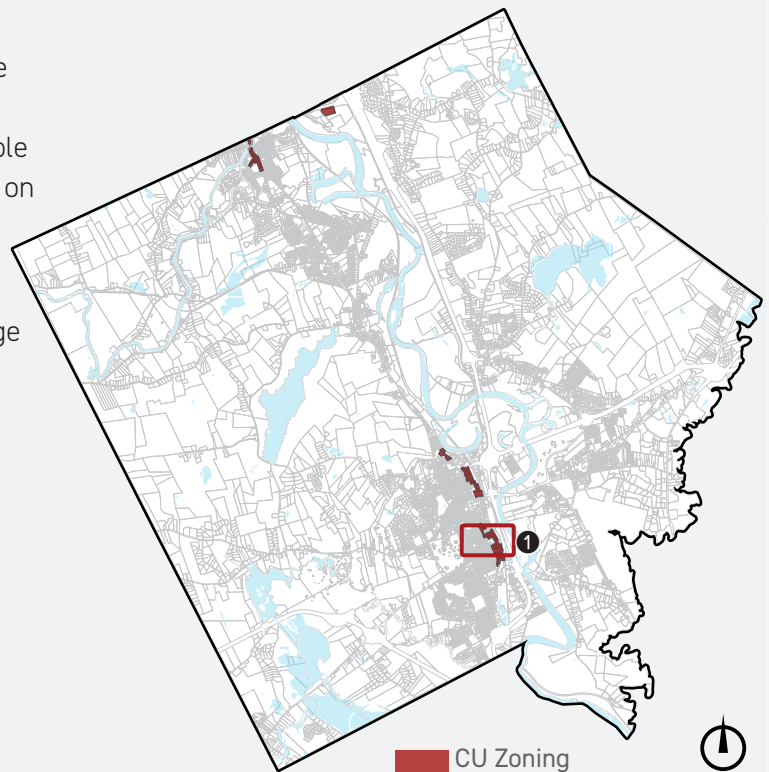
Total Lots	184
Lots Under 25,000 SF	117 (64%)

Area Sampling

One sample area was studied to determine whether existing lots meet the minimum lot size and lot frontage requirements. The sample area is shown in the map to the right. A summary of the analysis is shown in the table below. Analysis maps for the sample area are provided on the following pages.

- » Sample area ① contains 19 lots with very few lots above 12,500 SF. The majority of the lots have frontage below 80'. Almost all of the lots are nonconforming.

CU Zoning and Sample Area



Analysis Summary Table

Sample Area	Total Lots	Lot Size (number of lots)					Lot Frontage (number of lots)				
		Below 5,000 SF	5,000-7,500 SF	7,500-10,000 SF	10,000-12,500 SF	Above 12,500 SF	Below 40'	40'-60'	60'-80'	80'-100'	Above 100'
①	19	3	9	3	2	2	1	7	9	1	1

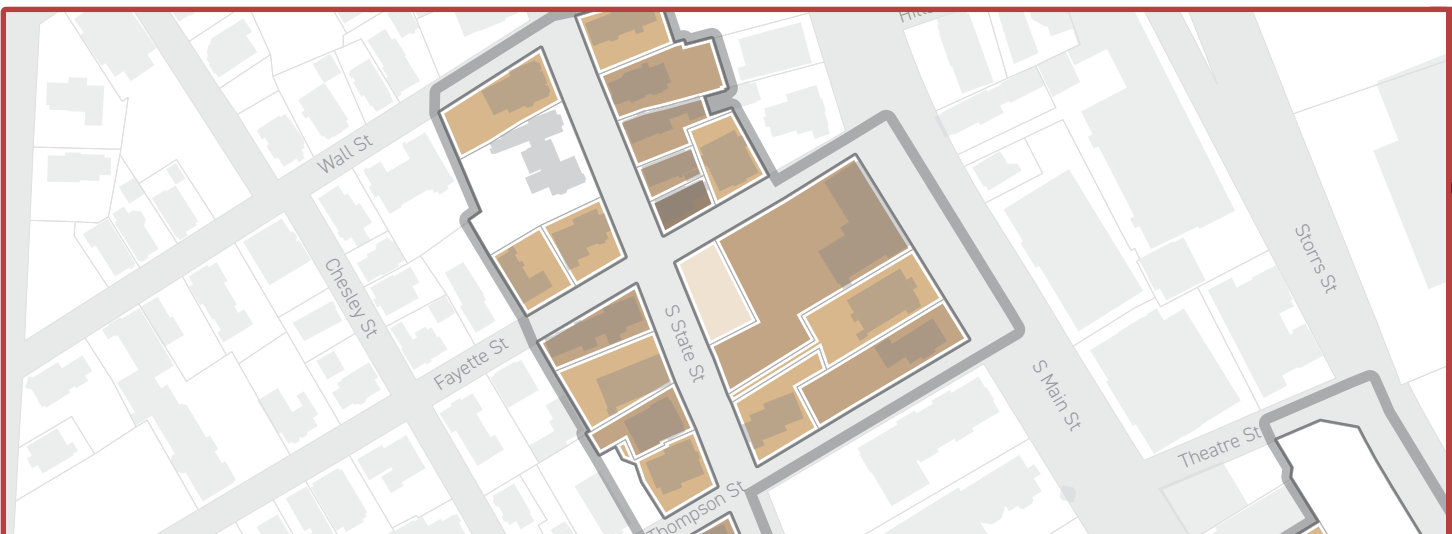
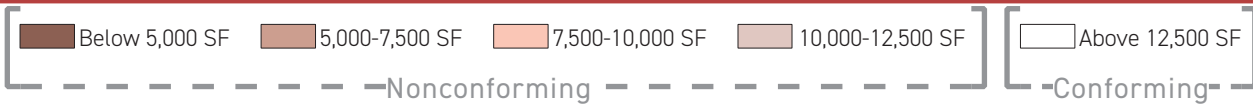
1 Sample Area Analysis



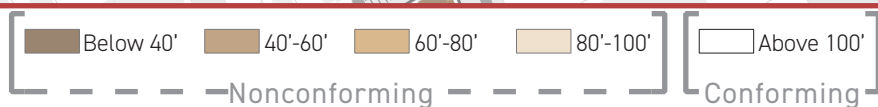
Context



Lot Size



Lot Frontage



CU Recommended Dimensional Standards

Existing/ Updated	District	Lot Size (min)		Lot Frontage (min)	Yard (min)			Lot Coverage (max)	Height (max)	Sample Area
		Total Area	Buildable Land		Front	Rear	Side			
Existing	CU	12,500 SF	6,250 SF	100'	15'	15'	15'	80%	45'	
Updated	[Updated]	5,000 SF	4,000 SF	40'	10'	5'	5'	80%	45'	①

CU Zoning Recommendations

Existing District

The existing CU District should be updated to reflect the smaller lot sizes that are common in the City.

Updated District

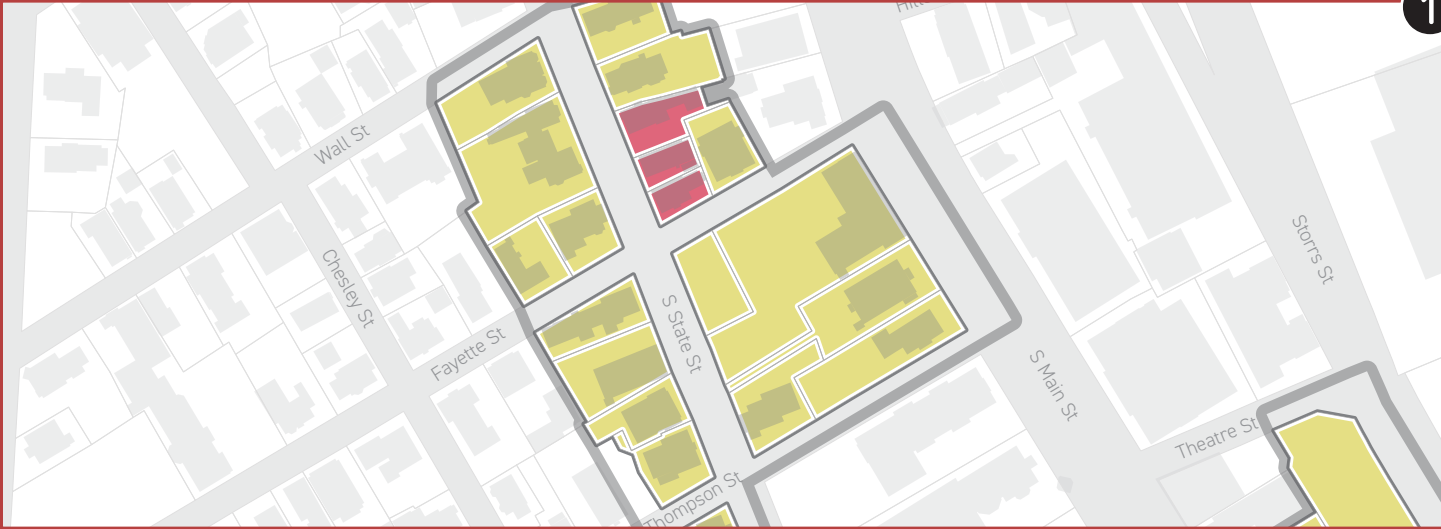
The updated CG District should have revised standards that incorporate the nonconforming lots and maintain the existing character.

- » **[Updated]-5,000 SF.** The minimum lot size should be 5,000 SF with a minimum of 40' of lot frontage. This district would accommodate the majority of the lots in sample area ① on the following page.

Impact of CU Recommended Dimensional Standards

Lot Size - (5,000 SF min)

Lot Frontage - (40' min)



Conforming Nonconforming

UT Dimensional Standards

District	Lot Size (min)		Lot Frontage (min)	Yard (min)			Lot Coverage (max)	Height (max)
	Total Area	Buildable Land		Front	Rear	Side		
UT	10,000 SF	5,000 SF	80'	15'	25'	10'	75%	35'

UT Zoning Analysis

Citywide Analysis

66% of UT-zoned lots across the City do not meet the existing minimum lot size (10,000 SF).

UT Zoning Summary

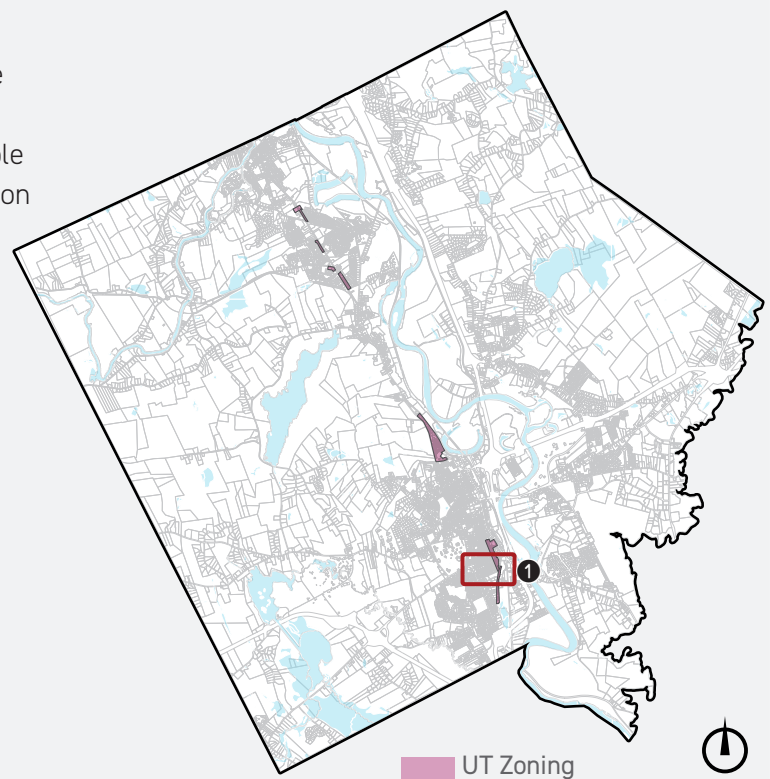
Total Lots	265
Lots Under 10,000 SF	174 (66%)

Area Sampling

One sample area was studied to determine whether existing lots meet the minimum lot size and lot frontage requirements. The sample area is shown in the map to the right. A summary of the analysis is shown in the table below. Analysis maps for the sample area are provided on the following pages.

- » Sample area ❶ contains 33 lots with very few lots above 10,000 SF. The majority of the lots have frontage below 80'. Almost all of the lots are nonconforming.

UT Zoning and Sample Area



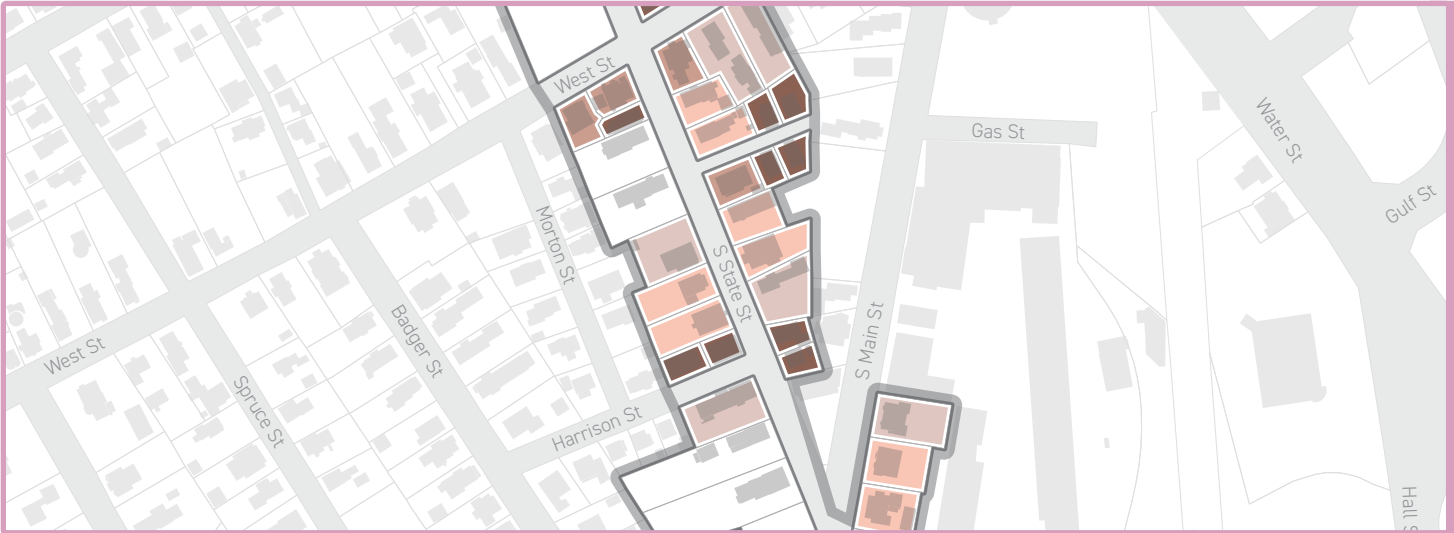
Analysis Summary Table

Sample Area	Total Lots	Lot Size (number of lots)					Lot Frontage (number of lots)			
		Below 4,000 SF	4,000-5,000 SF	5,000-7,500 SF	7,500-10,000 SF	Above 10,000 SF	Below 40'	40'-60'	60'-80'	Above 80'
❶	33	9	4	8	6	6	3	11	14	5

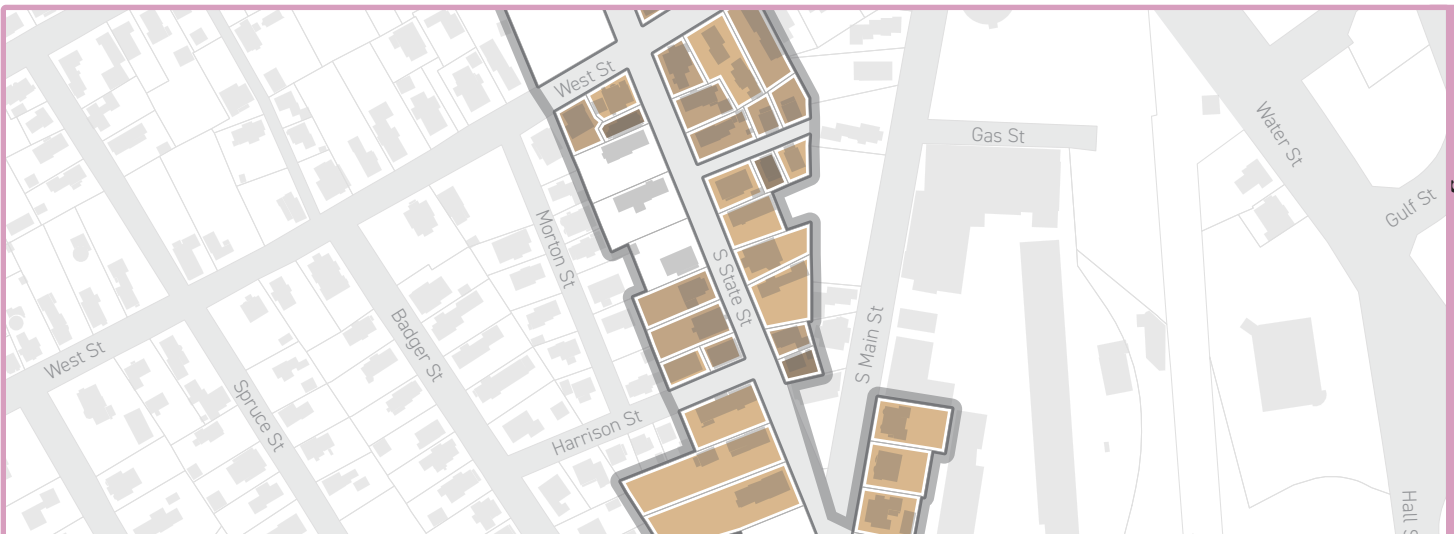
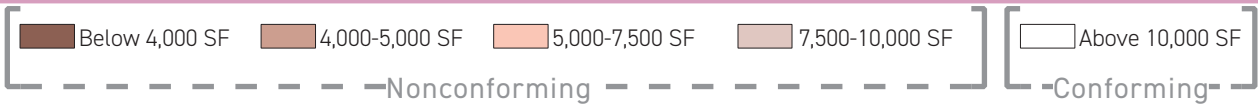
1 Sample Area Analysis



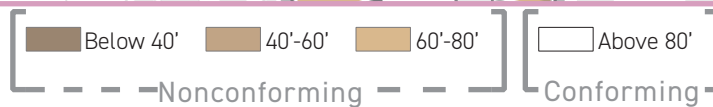
Context



Lot Size



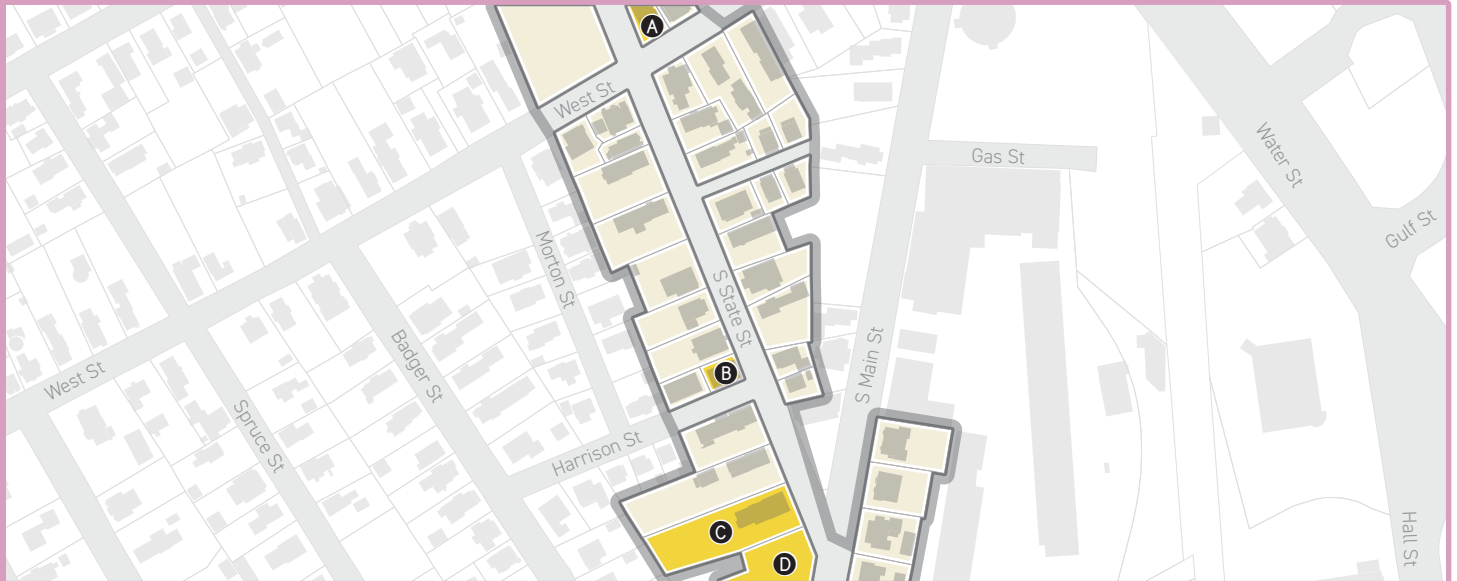
Lot Frontage



House Form

The current urban form reflects the use of older houses, and the creation of commercial and mixed-use structures that reflect old houses. House form typically includes a pitched roof and massing that fits the surrounding neighborhood. These “houses” are filled with offices, retail and other non-residential uses that provide a critical transition between residential neighborhoods and more intense commercial development.

House Form



UT Recommended Dimensional Standards

Existing/ New/ Updated	District	Lot Size (min)		Lot Frontage (min)	Yard (min)			Lot Coverage (max)	Height (max)	Sample Area
		Total Area	Buildable Land		Front	Rear	Side			
Existing	UT	10,000 SF	5,000 SF	80'	15'	25'	10'	75%	35'	
Updated	[Updated]	4,000 SF	3,000 SF	40'	10'	5'	5'	75%	35'	①

UT Zoning Recommendations

Existing District

The existing UT District should be updated to reflect the smaller lot sizes that are common in the City.

Updated District

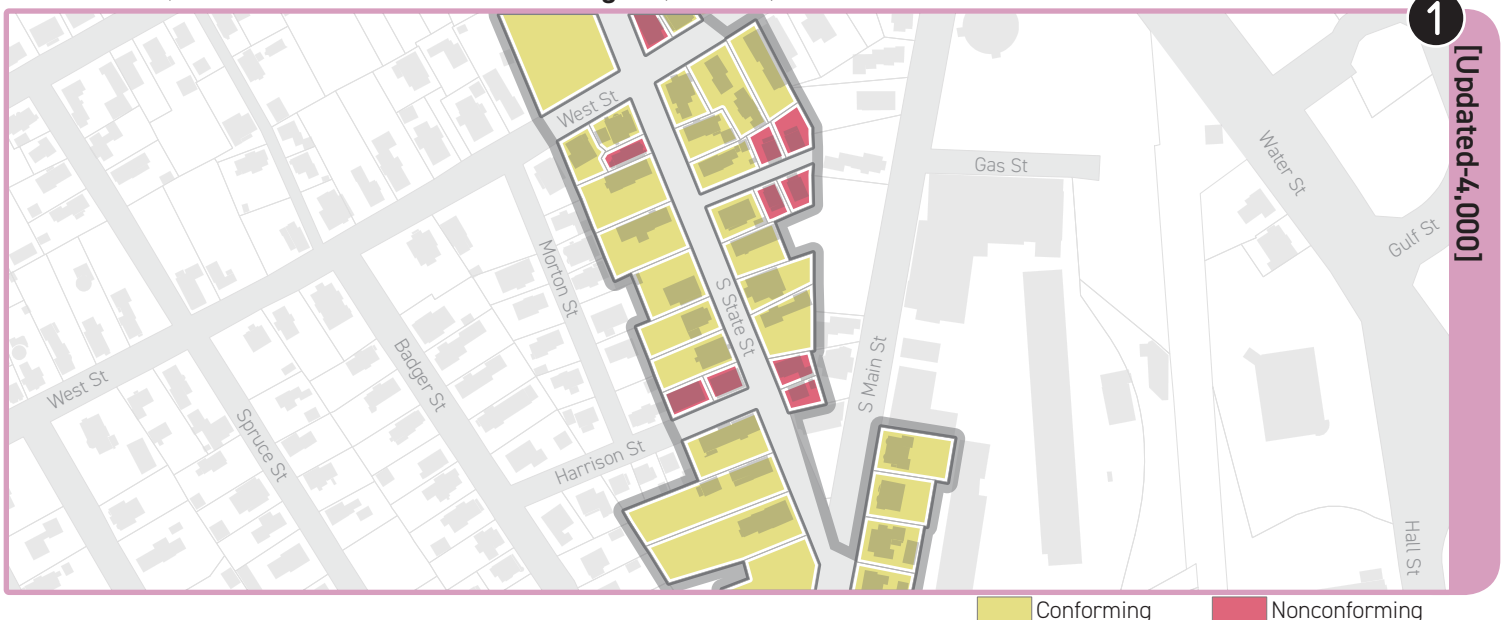
The updated UT District should have revised standards that incorporate the nonconforming lots and maintain the existing character.

- » **[Updated]-4,000 SF.** The minimum lot size 4,000 SF lots with a minimum frontage of 40 feet. This district would accommodate the majority of the lots in sample area ① as shown below.
- » **House-form.** Additional form regulations such as a required pitched roof should be included, to preserve the form and character of this district.

Impact of UT Recommended Dimensional Standards

Lot Size - (4,000 SF min)

Lot Frontage - (40' min)



CVP Dimensional Standards

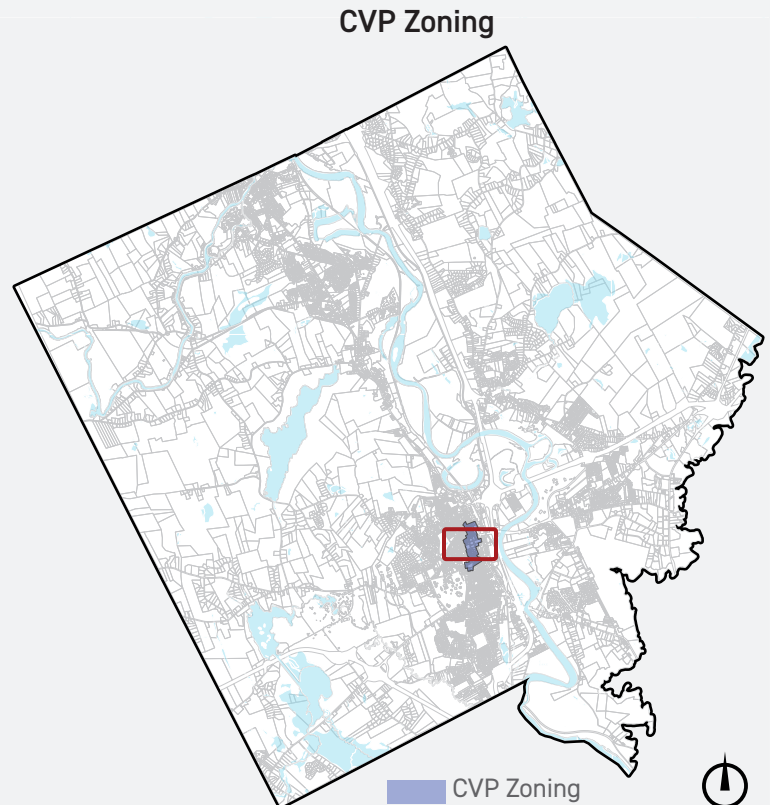
District	Lot Size (min)		Lot Frontage (min)	Yard (min)			Lot Coverage (max)	Height (max)
	Total Area	Buildable Land		Front	Rear	Side		
CVP	-	-	80'	15'	15'	15'	80%	45'

CVP Zoning Analysis

District Analysis

The character of the CVP district is intended to accommodate federal, state, county and local offices, together with cultural facilities and high-density residential uses. The district is intended to provide a mixture of new and traditional architecture in a pedestrian environment, while ensuring the availability of an adequate supply of parking, including structured and on-street parking.

However, the existing district has distinct characters that vary greatly in urban form. The location of the district is shown in the map to the right. The current urban form types are shown below.



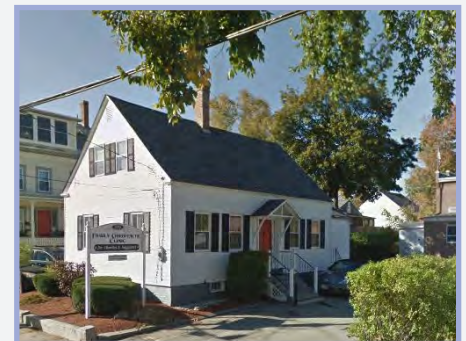
Form and Character Analysis



Institutional/Civic. Includes large buildings on large lots. Often incorporates site amenities like deep front lawns or public plazas. May include taller buildings.



Place of Worship. Includes churches, mosques, synagogues and similar buildings. While similar to civic buildings, places of worship are often a part of neighborhoods due to their role in daily life for many.

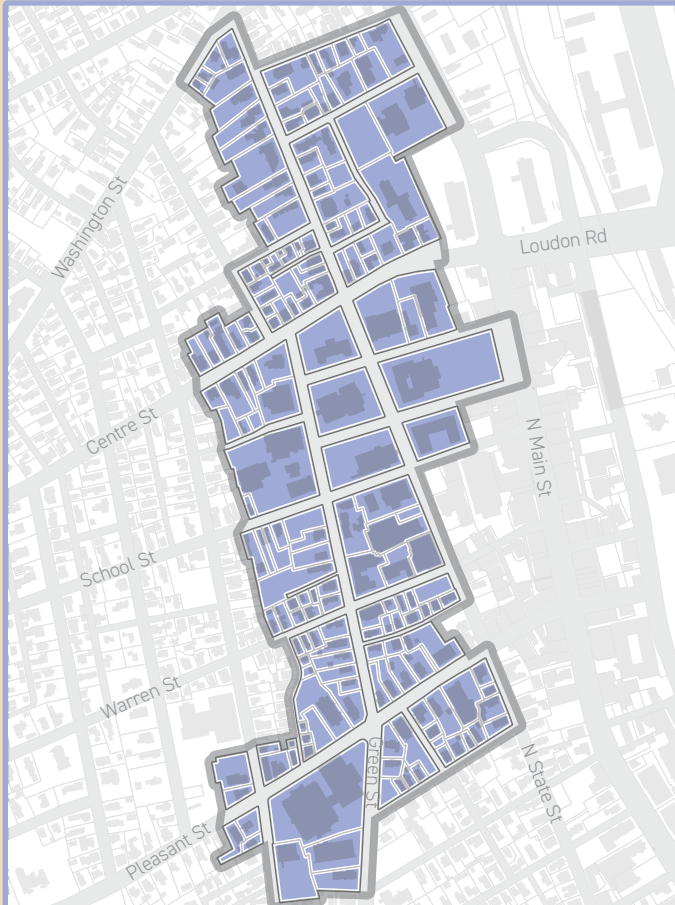


House Form. Includes residential and non-residential uses within a house form (demonstrated primarily by its pitched roof and porches). Typically found on narrow, smaller lots.

CVP Zoning Recommendations

Existing District

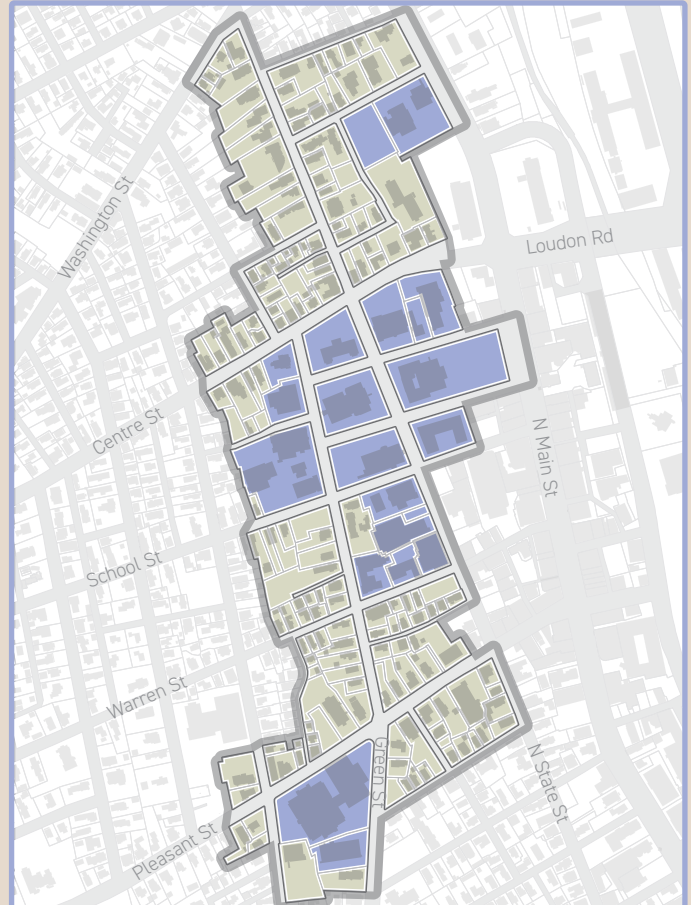
The existing CVP District should be retained where its character is applicable to the existing and future development patterns for large-format cultural, civic and institutional uses.



CVP Zoning

Reduced Area of Zoning

Areas with more modest buildings on smaller lots should be rezoned to another appropriate district based on their existing uses. This may include the RD, CU or UT District.



CVP Zoning

Rezoning proposed

R0 - OPEN SPACE RESIDENTIAL

R0 Zoning Analysis

Cluster Options in R0

The cluster options for the existing R0 District will be reviewed in conjunction with staff, and a preferred option selected for coding in Year 1. The preferred option would target the current practice of stripping out lots along existing rural roadways, and providing disconnected, difficult to manage conservation sites.



New homes in R0 stripped out along existing roadway

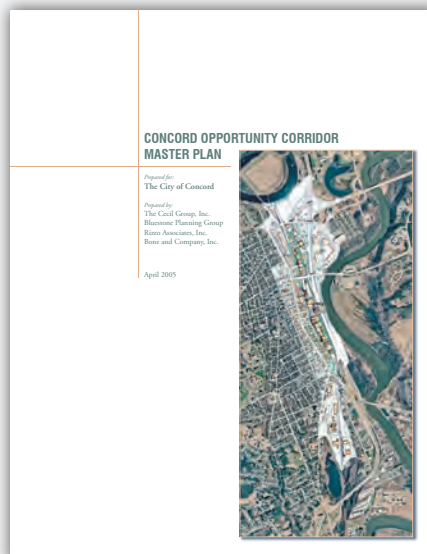


True cluster of new homes, open space protects stream

OCP - OPPORTUNITY CORRIDOR PERFORMANCE

OCP Zoning Analysis

In the portion of the Opportunity Corridor closest to the downtown core, new zoning will be proposed in Year 1 as well. The northern portion of the Opportunity Corridor will be reviewed and a new framework for development may be prepared as part of Year 2 work in select areas throughout the City. The Year 1 zoning will be prepared based on the 2005 Opportunity Corridor Master Plan recommendations. This may require new districts as well. Key elements within the OCP include the extension of existing streets into any redevelopment parcels, and the creation of a block network that improves pedestrian activity and connection to the Downtown area.





Coding Approach

Modern Code Best Practices

Contemporary zoning codes are approached with the intent of making it easier to read to the general public. This includes the clear organization, enhanced readability, and illustration of concepts to assist understanding and administration.

Plain Language

The trend in development codes is to move away from writing primarily for lawyers (although every code needs to be legally defensible) and toward codes written for the general public and design professionals. An important part of this is to eliminate the typical “legalese” in favor of a more plain language approaching to drafting, especially in the various provisions. Any excessively “lawyered” provisions, including legal terms of art such as “herein” or “notwithstanding” should be written out of the code, and replacing “shall” and “must” helps overall readability.

Graphics and Tables

Concord's current zoning makes limited use of graphics. An illustration often goes a long way in explaining a concept, frequently more effectively than just words. Graphics are not intended to replace the text. Graphics supplement the code text to make it more intuitive for people. Graphics are most helpful for illustrating standards, especially those related to measurement. Graphics also provide the opportunity to signal the quality of development the community expects.

Tables can simplify the display of information. Long paragraphs of text can be summarized and clarified through the use of consistent layout. Tables also allow for the quick scan of requirements to get the basics, without the need to delve into all of the details.



Allowed Use Table	Protected Neighborhood				Urban Neighborhood				Corridors & Nodes								Perimeter Center			Definition/Standards
	RE	RD	PK	CON	RU	RT	RM	RX	ON-	OX-	CX-	SX-	TX-	CS-	IX-	CC-	PR-	PX-	PM-	
Use Category:																				
Specific Use																				
Residential Uses																				
Household Living																				Sec. 7.3.1
Single unit detached	P	P	--	--	P	P	L	--	L	L	L	L	L	L	L	L	L	L	L	Sec. 7.3.1.B
Guest house	L	L	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	Sec. 7.3.1.C
Short-term rental	L	L	--	--	L	L	L	L	--	L	L	L	L	L	L	L	L	L	L	Sec. 7.3.1.D
Single unit attached	--	--	--	--	--	P	P	P	P	P	P	L	P	P	P	P	P	L	L	Sec. 7.3.1.E Sec. 7.3.3
Multi-unit	--	--	--	--	--	--	P	P	--	--	P	L	P	P	P	P	P	P	P	Sec. 7.3.1.F Sec. 7.3.3
Live/work	--	--	--	--	--	--	L	L	--	--	L	L	L	L	L	--	L	L	L	Sec. 7.3.1.G Sec. 7.3.3
Group Living, except as listed below:	--	--	--	--	--	--	P	P	--	P	P	L	P	P	P	P	P	P	P	Sec. 7.3.2 Sec. 7.3.3
Personal care home, up to 3 residents	L	L	--	--	L	L	L	L	--	L	L	L	L	L	L	L	L	L	L	Sec. 7.3.2.E
Personal care home, 4 or more residents	C	C	--	--	C	C	C	C	--	C	C	C	C	C	C	C	C	C	C	Sec. 7.3.2.E
Social Services	--	--	--	--	--	--	--	--	--	--	--	--	--	--	C	C	--	--	--	Sec. 7.3.4
Public and Civic Uses																				
Civic																				Sec. 7.4.1
College/university	--	--	--	--	--	--	--	--	--	P	P	--	P	P	P	P	--	P	P	Sec. 7.4.1.B
Club or lodge, nonprofit	--	--	--	--	--	--	--	--	--	P	P	--	P	P	P	P	--	P	P	Sec. 7.4.1.C

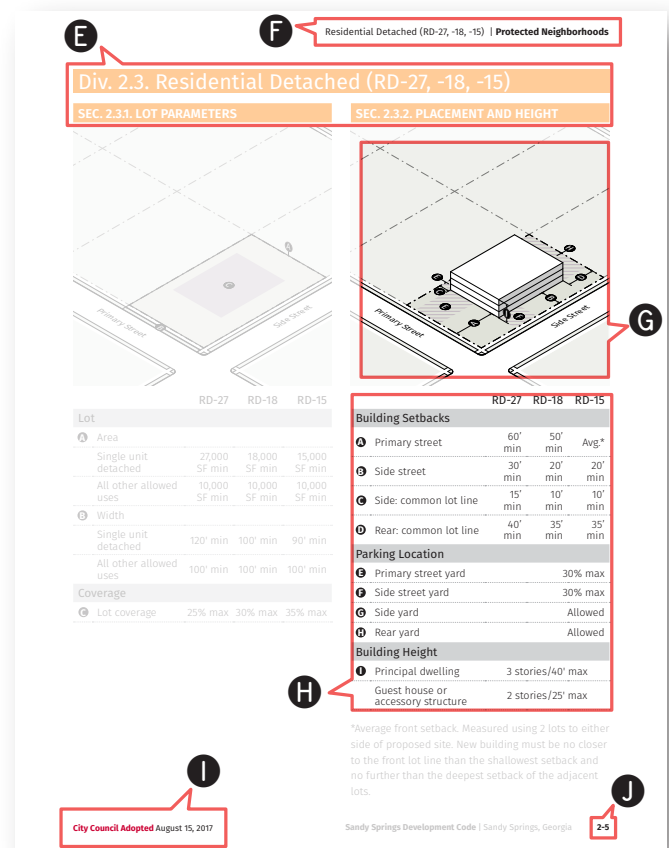
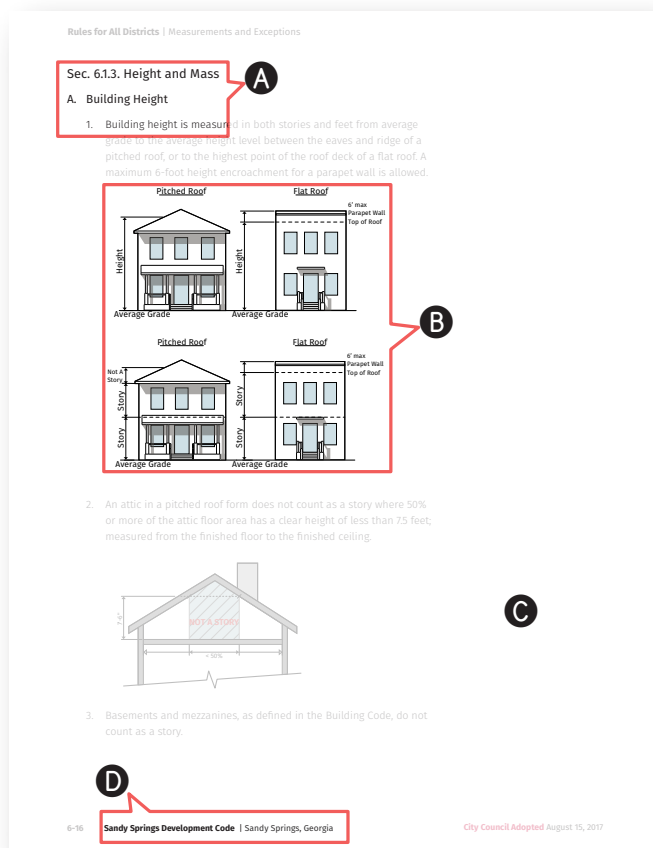


Page Layout

Development regulations don't have to read like a novel, but they do need to be laid out so that people can intuitively find the information they need. The evolution of page layout software beyond basic word processing has significantly evolved in recent time.

Features that once were provided only by codifiers are now commonplace. Running headers that allow the reader to flip through the pages of the code. Footers on each page with a date of publication or adoption help reassure users they have the most current copy of the code.

Adobe InDesign will be used to create the new zoning. The associated Creative Suite allows for graphic preparation and the creation of high-quality PDF files.



- A** Consistent numbering, indented paragraphs
- B** Graphics reinforce how to measure standards
- C** Generous use of white space
- D** Running footer

- E** Prominent titles
- F** Running header
- G** Graphics and illustrations
- H** Clean, easy to read tables convey information
- I** Adoption date
- J** Page numbers reference Article



Code Outline

Proposed Zoning Ordinance Outline

The following proposed outline illustrates how the development regulations might be re-organized to make them more intuitive for readers. The intent is also to set the framework for the addition of any new districts that might be generated during small area planning and coding that is expected to occur in Year 2 of this project.

Proposed New Districts

The following new districts are proposed in order to more effectively match the existing patterns of development throughout Concord. These recommendations are based on the previous Character Analysis.

The new districts below are not integrated into the outline on the following page. Following community input, these districts will be added to the outline.

New District	Existing Lot Size (min)	Proposed Lot Size (min)	Similar To
RM-[NEW]	12,500 SF	7,500 SF	RD
RM -[NEW]	12,500 SF	5,000 SF	--
RD -[NEW]	7,500 SF	4,000 SF	--
RN -[NEW]	10,000 SF	4,000 SF	RD (NEW)

New District	Existing Density (Max)	Proposed Density (max)	Similar To
RH -[NEW]	12 DU/Acre	30 DU/Acre	NEW

Updated District	Existing Lot Size (min)	Proposed Lot Size (min)	Similar To
CN	10,000 SF	3,000 SF	--
CG	25,000 SF	15,000 SF	--
CU	12,500 SF	5,000 SF	--
UT	10,000 SF	4,000 SF	RD (NEW)

ARTICLE 28-1. GENERAL PROVISIONS

- 28-1-1. Title
- 28-1-2. Authority
- 28-1-3. Jurisdiction
- 28-1-4. Applicability
- 28-1-5. Purpose
- 28-1-6. Rules of Interpretation
- 28-1-7. Separability

ARTICLE 28-2. ZONING DISTRICTS

- 28-2-1. Zoning Districts Established
- 28-2-2. Zoning Map
- 28-2-3. Residential Districts
 - Open Space Residential (RO)
 - Medium Density Residential (RM)
 - Single-Family Residential (RS)
 - Neighborhood Residential (RN)
 - Downtown Residential (RD)
 - High Density Residential (RH)
- 28-2-4. Mixed Use Districts
 - Neighborhood Commercial (CN)
 - General Commercial (CG)
 - Urban Commercial (CU)
 - Highway Commercial (CH)
 - Central Business Performance (CBP)
 - Gateway Performance (GWP)
 - Opportunity Corridor Performance (OCP)
 - Office Park Performance (OFP)
 - Urban Transitional (UT)
- 28-2-5. Special Districts
 - Form-Based Districts (FBC)
 - Civic Performance (CVP)
 - Institutional (IS)
 - Industrial (IN)
 - Planned Unit Development (PUD)
- 28-2-6. Rules for All Districts

ARTICLE 28-3. OVERLAY DISTRICTS

- 28-3-1. Flood Hazard (FH)
- 28-3-2. Shoreland Protection (SP)
- 28-3-3. Historic (HI)
- 28-3-4. Penacook Lake Watershed Protection (WS)
- 28-3-5. Aquifer Protection (AP)

ARTICLE 28-4. USE REGULATIONS

- 28-4-1. Allowed Use Table
- 28-4-2. Supplemental Use Standards
 - Residential
 - Public/Civic
 - Commercial
 - Industrial
 - Agricultural/Open Space
- 28-4-3. Accessory Uses
- 28-4-4. Temporary Uses

ARTICLE 28-5. DEVELOPMENT STANDARDS

- 28-5-1. Parking and Access
- 28-5-2. Landscaping, Buffers, Screening
- 28-5-3. Signs
- 28-5-4. Site Lighting

ARTICLE 28-6. ADMINISTRATION

- 28-6-1. Review Bodies
 - Technical Review Committee
 - Zoning Board of Adjustment
 - Planning Board
 - Heritage Commission
- 28-6-2. Review Procedures
 - Administrative Decisions
 - Special Exceptions
 - Variances
 - Appeals
 - Conditional Use Permits
 - Site Plans
 - Architectural Design Review
 - Certificate of Approval
 - Amendments
- 28-6-3. Nonconformities
 - Lots
 - Use of Land
 - Structures
- 28-6-4. Enforcement

ARTICLE 28-7. DEFINITIONS

- 28-7-1. Defined Terms

APPENDICES

- Fees
- Streets (Arterial and Collector)
- ITE Trip Generation Standards

Zoning Ordinance Coverage: Project Year 1 & 2

