

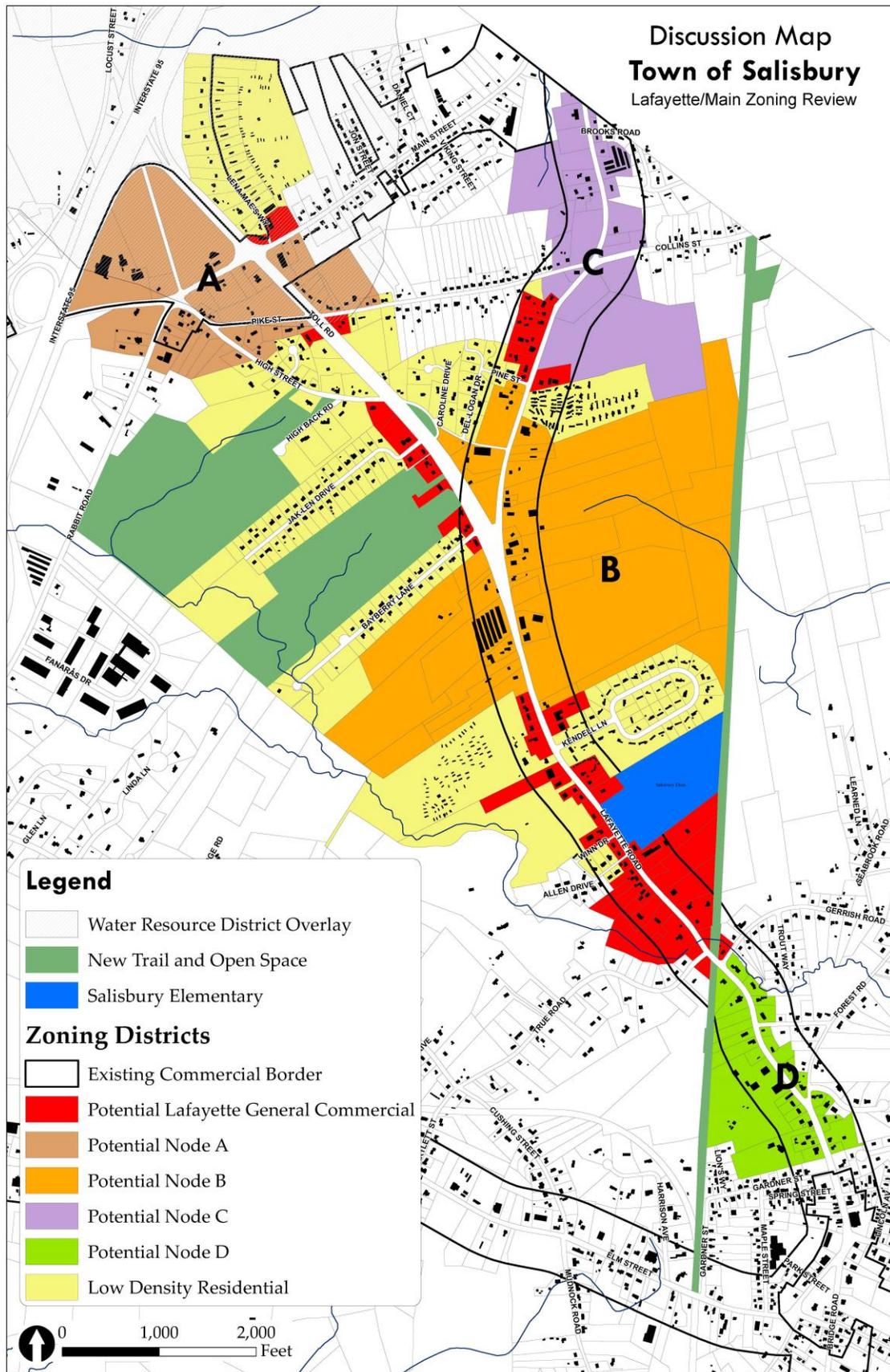
OVERVIEW

The Town of Salisbury has had the foresight to plan for its future by updating its zoning along the U.S. 1 (Lafayette Road) and Main Street corridors. While the real estate market is almost never certain, putting suitable zoning in place now will help the town facilitate the type of development it wants when and if the market comes to this area.

Existing zoning along Lafayette Road provides for commercial use at an arbitrary distance away from the road, splitting many long lots into commercial and residential or other use. In order to improve the public realm and provide incentives for economic development or redevelopment, the town should replace existing zoning with a new zoning district. This proposed new district should be composed of three to four separate but cohesive subdistricts. The subdistricts would be defined by parcel boundaries, not an arbitrary distance from Lafayette Road or Main Street. They will require several changes to dimensional regulations as well as a set of design review standards.

- **Node A** along Main Street would be the priority area for a hotel, grocery, and office space because of its proximity to I-95 and existing higher levels of traffic volume nearby. Artificial water recharge issues need to be resolved.
- **Node B** at Lafayette and Toll Road is suggested to be a cluster of mixed use medium-density development with housing and commercial uses, due to its ideal location between I-95 and the town's existing infrastructure, including potential sewer access, and services (e.g. proximity to Salisbury elementary and new trail).
- **Node C** could offer more local commercial needs, but market feasibility is needed.
- **Node D** is intended to be an extension out of the existing village district area where live/work units and unique restaurants could have the opportunity to enhance the town's core.
- **New Lafayette Commercial** is intended to be areas with smaller dimensions that could still serve as convenience retail or restaurant, helping to define the corridor as a whole. Dimensions for these areas are not yet defined.

We offer the following suggestions for the Planning Board and general public's review as a starting point based on feedback, and anticipate debate and discussion around them. The proposed standards attempt to acknowledge market reality and accommodate Salisbury's need for measured growth, scale, and density that is suitable for a small-town setting.



This map is for general planning purposes only. The data used to create the map are not adequate for making legal boundary determinations. Exercise caution when interpreting the information on this map.

NODE A: EAST MAIN STREET/TOLL ROAD/286 AREA

1. **Envisioned Uses:** Medium density mixed use: hotel, commercial, retail, office, hospital, medical clinic or office
2. **Principles:** Transportation access will be planned and designed to coordinate with and facilitate the redevelopment; Located at a highly visible “front door” on I-95, architectural form, design, and wayfinding are critical components; Large frontage requirements incentivize land assemblage; Consider allowing shorter front building set-backs to encourage maximum density of lot; Landscaping shall be used to strengthen or buffer the visual relationship with the surrounding area; Existing trees should be retained whenever possible
3. **Market Features:** Access and visibility from I-95; lot assemblage and larger lots; regional and national chains; Artificial water recharge issues need to be resolved
4. **Uses By Right:** Medium-economy hotel, conference centers ; non-drive-through restaurants, 45,000 square feet grocery supermarket by right, more by Special Permit, professional and medical offices; research and development; health and wellness facilities

NODE B: LAFAYETTE ROAD/TOLL ROAD AREA

1. **Envisioned Uses:** Medium density mixed use: multi-family/senior housing/townhomes/commercial
2. **Principles:** Cluster development; transportation access will be planned and designed to coordinate with and facilitate the redevelopment; planned connections to new trail and school; design guidelines; commercial facing Lafayette, multi-family behind; mix of housing types (not single family) would encourage mix of age groups, non-families and seniors to reside; Consider allowing shorter front building set-backs to encourage a mix of uses on narrow lots; transitional height planes adjacent to existing residential;
3. **Market Features:** Access to trail and school; housing demand; potential sewer extension at Schoolhouse Road; a few large lots for multi-family to connect to trail; ideal to have commercial and housing on both sides of Lafayette to frame vistas, direct views, and leverage more land, however the east side (right) should be a priority due to access to new sidewalks and trails
4. **Uses By Right:** Retail stores up to 12,000 square feet; food markets and grocery stores up to 45,000 square feet; Townhomes at eight per acre by right, higher density by Special Permit; multi-family and senior housing at 16 units per acre, more by Special Permit; professional or business office, bank or other financial institution.

NODE C: LAFAYETTE ROAD/286 AREA

1. **Envisioned Uses:** Low to medium density commercial/retail
2. **Principles:** Community-service retail; design guidelines; incentives for multi-tenant commercial buildings; Consider allowing shorter front building set-backs to encourage maximum density of lot
3. **Market Features:** Smaller lots; a route in/out of town to New Hampshire; With other nearby proposed nodes, this might have more of a suburban feel by nature of smaller lots and less foot and car traffic
4. **Uses By Right:** Retail stores up to 12,000 square feet; food markets and grocery stores up to 45,000 square feet,

NODE D: VILLAGE EXTENSION AREA

1. **Envisioned Uses:** Low density mixed use: attached housing/boutique retail
2. **Principles:** Located adjacent to existing Village District in town, opportunity to extend unique, non-chain retail attached to, converted, or below single-family housing; Landscape elements shall reinforce the character of the District through streetscape details, street furniture (such as lighting, signage and seating), grading, and the use of a variety of plant materials to separate uses, frame vistas and direct views.
3. **Market Features:** Sewer area; smaller lots; unique converted homes into mix of uses
5. **Uses By Right:** Attached housing/unique retail; non-chain non-drive-through restaurant; Retail stores up to 4,000 sq. ft. and small restaurants; Office; Financial institutions and banks; Municipal uses; Museums, libraries and visual and performing arts galleries and facilities; allowing parking in front by a special permit or a % of total spaces.

DIMENSIONAL REGULATION DISCUSSION TABLE

	EXISTING Commercial Zoning	Node "A" East Main/ Toll	Node "B" Lafayette/ Toll	Node "C" Lafayette/ 268	Node "D" Village District Extension
Minimum Lot Area (sf)	21,780	30,000	20,000	20,000	10,000
Minimum Lot Frontage	100 feet	150 feet	100 feet	100 feet	75 feet
Minimum Front Setback	50 feet	30 feet	20 feet	20 feet	10 feet
<i>Maximum</i> Front Setback	N/A	50 feet	40 feet	40 feet	20 feet
Minimum Side Setback	20-30 feet	15 feet	15 feet	15 feet	10 feet
Minimum Rear Setback	20 feet	25 feet	20 feet	25 feet	20 feet
Maximum Building Height	35 feet	60 feet	45 feet	40 feet	35 feet
<i>Minimum</i> Building Stories	n/a	n/a	2	n/a	2
Maximum Building Stories	n/a	4	3	3	2.5
Minimum Open Space % Lot Area	n/a	15%	20%	10%	20%
% Lot Width Occupied by Principal Building(s) at Maximum Front Setback	n/a	75%	65%	65%	75%

Figures are for discussion purposes only.