

Article XXIII – Suncook Village Infill Development District

03/08/2011; AMENDED 08/15/2019

Section 2301 Purpose and Intent

The purpose of this district is to provide for mixed uses with efficient land use and cost-effective delivery of services. The provisions of this district recognize the design challenges inherent to developing infill properties, and ensure that new development is consistent in character and scale with existing development. The District also defines the “village” area in association with RSA 79:E. The intent of this district is to:

- A. Accommodate growth in Allenstown by encouraging and facilitating new development on vacant, bypassed and underutilized land within areas that already have infrastructure, utilities, and public facilities, while addressing the needs of Allenstown residents.
- B. Encourage efficient use of land and public services in the context of existing communities.
- C. Stimulate economic investment and development in established neighborhoods.
- D. Provide developers and property owners flexibility so that they can achieve high quality design and develop infill projects that strengthen existing communities.
- E. Create a high quality community environment that is enhanced by a balanced compact mix of residential, commercial, recreational, open space, employment and institutional uses and building types.
- F. Implement the goals, objectives, and policies of the master plan relating to economic development and the protection of community character.
- G. Provide clear standards for infill development.
- H. Encourage compact development that is pedestrian-scaled.
- I. Retain/preserve the historic village character in Suncook.

Section 2302 Applicability

The Suncook Village Infill Development District shall be an overlay district as depicted on a map entitled Suncook Village Infill Development District as prepared by Central New Hampshire Regional Planning Commission (CNHRPC) and dated ~~March 8, 2014~~ August 15, 2019 and filed at the Allenstown Town Clerk’s Office. As an overlay district, the underlying uses shall be permitted in addition to the uses authorized in this Article.

Section 2303 General Requirements

The proposed development shall incorporate the following elements to enhance compatibility with the surrounding community:

- A. Sidewalks that connect to the adjacent sidewalk system.
- B. Public streets that connect to the adjacent street pattern and that are designed to discourage speeds and volumes that impede pedestrian activity and safety.
- C. Preservation of architecturally significant structures whenever feasible.
- D. Street furniture, lighting and landscaping that is primarily oriented to pedestrian use.
- E. Setbacks, building envelopes, use and parking compatible with surrounding community.
- F. All new buildings (except accessory structures) shall have the primary entrance oriented to the street or public walkway, with direct, barrier-free and convenient pedestrian connections.

Section 2304 Permitted Uses

In addition to uses permitted in the underlying zone, the following uses are permitted in the Infill Overlay District:

- A. Home occupations.
- B. Residential units on the upper floors of commercial buildings.
- C. Retail Sales
- D. Churches.
- E. Convenience/Grocery Stores
- F. Clubs, private or public
- G. Banks.
- H. Restaurants (without drive through).
- I. Health/personal care stores
- J. Real estate/leasing offices.
- K. Accounting/bookkeeping/Administrative support.
- L. Professional Offices and services (including but not limited to attorney, doctor, financial/investment services, computer/IT services, etc).
- M. Pharmacies
- N. Art studios/Galleries.
- O. Cafés/Wine Bars/Coffee Houses (open to 11:00 PM).
- P. Bed and Breakfast.
- Q. Gardens when incidental to primary use.
- R. Outdoor Municipal Recreation
- S. Government Office Uses
- T. ~~Reserved~~ Mill Redevelopment consisting of multi-family dwellings or a mix of multi-family residential and limited commercial (“limited commercial” meaning those non-residential uses listed in this Section)
- U. Single Family Dwellings
- V. Duplex
- W. Multi-Family Dwelling
- X. Funeral Home
- Y. Personal Service Facilities
- Z. Veterinary Offices (not hospital)
- AA. Family Child Care (no more than 6 children)

Section 2305 Uses Permitted By Special Exception

The following uses are permitted in the Zone by Special Exception:

- A. Accessory Dwelling Units

Section 2306 Development Standards

- A. **Lot size:** Minimum lot sizes shall be as follows:
 - a. 7,500 square feet for solely commercial activities
 - b. 5,000 square feet for solely residential activities
 - c. 10,000 square feet for first floor commercial and 2nd/3rd floor residential
 - d. 9,000 square feet first floor commercial and 2nd/3rd floor residential when all residential units are restricted to owners and/or employees of the first floor commercial enterprise taking place in the building.

- B. **Setbacks:** Front and rear setbacks shall be at least 10 feet. There shall be at least 20 feet between buildings on abutting lots.
- C. **Density:** Density shall be controlled by the allowable building height (not to exceed 35'), required setbacks in B above, building code requirements, and the availability of water and sewer service. Density for mills redeveloped into multi-family developments shall also contain a minimum total of 1,000 square feet per residential unit and 500 square feet for non-residential uses. A mix of residential and non-residential uses shall demonstrate that each unit meets these density requirements.
- D. **Bulk and Scale:** Building size, scale, and architecture shall be consistent with the neighborhood.
- E. **Building Orientation:** Primary facades and entries shall face the adjacent street with a connecting walkway that does not require pedestrians to walk through parking lots or across driveways.
- F. **Accessory Dwellings:** Single-family homes are permitted one accessory dwelling unit per lot and shall be allowed in addition to the principal dwelling unit.
- G. **Privacy:** Optimize privacy of residents and minimize infringement on the privacy of adjoining land uses through the placement of windows and door entrances. Create opportunities for interactions among neighbors in common pedestrian circulation areas of the project.
- H. **Parking:** Parking requirements may be waived if there is suitable and available parking, as demonstrated by the applicant, within close proximity of the site. Parking shall be provided in the rear of buildings, or if no rear parking is available, on the side of the property. In no case is parking on sidewalks or pedestrian ways permitted.
- I. **Pedestrian Access and Circulation:** Continuous sidewalks shall be provided between primary entrances to buildings, parking areas, pedestrian facilities on adjacent properties, and existing public sidewalks along perimeter streets.
- J. **Architecture, Facades and Rooflines:** Shall blend with the historic architecture, styles, roof pitch and façade of the neighborhood.
- K. **Signage:** Signage shall be externally lit and be in compliance with any other signage requirements outlined in the Allentown Zoning Ordinance.
- L. **Lighting Standards:** External lighting shall be down-cast and not intrusive to neighbors. Lighting shall illuminate parking and common areas. Energy efficient lighting shall be encouraged whenever possible.
- M. Landscaping: All proposals shall include landscaping oriented to the street-side lot line of the property as well as along the "side" lot lines (i.e. those lot lines intersecting the street-side lot line). Large paved parking areas shall contain landscaping that serves to "break up" the impervious coverage created by the parking lot. Roof-top landscaping and gardens are encouraged when and where practical.

Section 2307 Mills Redevelopment Requirements

The following shall be required for large mills redeveloped into multi-family dwellings or a mix of multi-family dwellings and non-residential units. Deviation or relief from the standards required by this Section or 2306.C above pertaining to density shall be via a variance from the Allentown Zoning Board of Adjustment.

- A. Mill redevelopments shall comply with all aspects of the Suncook Infill Zone unless where explicitly controlled by Section 2306.C above pertaining to density, and to this Section, 2307. In the even there are conflicts between the Mill Redevelopment provisions and the rest of

the Suncook Infill Overlay District requirements the more restrictive requirement shall control.

- B.** Common areas shall be provide to create opportunities for residents to gather. Subject to the discretion of the Planning Board, common areas can include, but are not limited to gardens, parks, indoor community rooms, gyms, day rooms/game rooms, cafes serving residents, and swimming pools. Solely commercial enterprises that predominantly serve non-resident patrons shall not be considered common area.
- C.** Adequate off-street parking shall be provided solely on the site for residents, visitors, and guests (including maintenance and delivery vehicles) as prescribed in the Allenstown Site Plan Regulations. Further, parking and traffic flow shall be safe and free of conflict and accommodate truck deliveries and emergency vehicles.
- D.** A mix of residential units and specific commercial uses (limited to non-franchise retail, restaurant without a drive through, personal services, or cafes). In such an instance, all non-residential uses shall be on the first floor and residential uses shall be on the second floor or higher. Adequate parking shall be provided for non-residential uses so as to assure each residential unit and/or each non-residential use has adequate off-street parking.

Section ~~2307~~ ~~2308~~ Application Process

Each application submitted under the provisions and authority of this Chapter will do so as a minor site plan unless waived by the Planning Board. Mill conversions shall be processed as major site plans unless defined as a minor site plan by the Planning Board.