



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

AGENDA

Monday, November 13, 2023

6:30 PM

City Hall, 2nd Floor Council Chambers

1. **Roll Call**
2. **Approval of Meeting Minutes** – August 14, 2023
3. **Public Workshop**
 - a. **Ordinance – O-2023-16** – Relating to permitted uses in the Downtown Core, Downtown Growth, and Commerce Districts. Petitioner, City of Keene Community Development Department, proposes to amend Section 8.3.2. of Article 8 of the Land Development Code (LDC) to add a definition for “Charitable Gaming Facility” and amend Table 8-1, Table 4-1, and Table 5.1.5 to display “Charitable Gaming Facility” as a permitted use in the Downtown Growth District and Commerce District. In addition, the petitioner proposes to amend Section 8.4.2.C.2.a of Article 8 of the LDC to remove drive-through uses as a permitted use by Special Exception in the Downtown Core District.
4. **Presentation: SWRPC Regional Housing Needs Assessment** – J.B. Mack, Assistant Director for Southwest Region Planning Commission, will give a presentation on the *Southwest New Hampshire Regional Housing Needs Assessment Report* that was completed in 2023. The full report is available online at www.swrpc.org/housing.
5. **New Business**
6. **Next Meeting** – Monday, December 11, 2023
7. **Adjourn**

1 City of Keene
2 New Hampshire

3
4
5 JOINT PLANNING BOARD/
6 PLANNING, LICENSES AND DEVELOPMENT COMMITTEE
7 MEETING MINUTES
8

Monday, August 14, 2023

6:30 PM

Council Chambers, City Hall

Planning Board

Members Present:

Harold Farrington, Chair
David Orgaz, Vice Chair
Mayor George S. Hansel
Councilor Michael Remy
Emily Lavigne-Bernier
Ryan Clancy
Armando Rangel

Planning, Licenses &

Development Committee

Members Present:

Kate M. Bosley, Chair
Michael Giacomo
Gladys Johnsen
Raleigh C. Ormerod

Staff Present:

Jesse Rounds, Planning Director
Evan Clements, Senior Planner

Planning Board

Members Not Present:

Roberta Mastrogiovanni
Gail Somers, Alternate
Tammy Adams, Alternate
Randyn Markelon, Alternate
Kenneth Kost, Alternate

Planning, Licenses &

Development Committee

Members Not Present:

Philip M. Jones

9
10 **I) Roll Call**

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

12
13 **II) Approval of Meeting Minutes – July 10, 2023**

14 A motion was made by Mayor George Hansel to approve the July 10, 2023 meeting minutes as
15 presented. The motion was seconded Councilor Remy and was unanimously approved.

16
17 **III) Public Workshop**

- 18
19 **a. Ordinance – O-2023-13 – Relating to Zone Change. Petitioners JRR Properties LLC**
20 **& the Monadnock Conservancy, on behalf of owner JRR Properties LLC, proposes**
21 **to amend the Zoning Map of the City of Keene by changing the zoning designation of**
22 **the property located at 0 Ashuelot St (TMP #567-001-000) from High Density to**
23 **Commerce. The total area of land that would be impacted by this request is 3.53 ac.**
24

25 Attorney Tom Hanna addressed the Committee on behalf of JRR Properties LLC & the
26 Monadnock Conservancy. Attorney Hanna stated the proposed site was previously used for

27 overflow parking when the Colony Mill was in operation. The site was also used for snow storage
28 by the Colony Mill. In 2007, the Mayo Group obtained approval for 83 condominium units to be
29 constructed on this site, but the project did not come to fruition. In 2013, JRR Properties purchased
30 the parcel and immediately entered into conversation with the City, the Monadnock Conservancy,
31 and other such entities about turning most of this site into a City park with an area to load kayaks
32 and canoes. In 2021, the applicant removed all the pavement and loamed and seeded the site. In
33 January 2022, their conversation with the Monadnock Conservancy changed from collaborating
34 on a City park project to gifting the site to the Monadnock Conservancy. In the summer of 2022,
35 City Council voted to accept a gift of half of the parcel, which is planned to be developed as a City
36 park.

37
38 Attorney Hanna then turned the presentation over to Tara Kessler to address the land use issues.
39 Ms. Kessler noted this parcel is located at 0 Ashuelot Street, and is a 3.5-acre parcel adjacent to
40 the Commerce District and is zoned as High Density. The site is surrounded by commercial uses
41 to the south. To the north of the parcel is the Medium Density District and across the street is the
42 Low Density District and a pocket of the High Density District. Ms. Kessler noted the expansion
43 of the Commerce District to include this parcel would provide more opportunities for sustainable
44 and mixed use developments on the property. With the lot being in located in the High Density
45 District, those uses are not currently permitted. For example, you can have only one primary use
46 on the lot and solar energy as a primary use would not currently be permitted on the property. She
47 also explained that this lot was historically part of the Commerce District.

48
49 Ms. Kessler noted prior that prior to the adoption of the Land Development Code in 2021, this lot
50 was in the Central Business Limited Dsitrict, which is an extension of the current Downtown Core
51 District. The Central Business Limited District allowed for a variety of high intensity commercial
52 uses, including residential uses. Ms. Kessler went on to say when the Land Development Code
53 was being adopted in 2021, the City gave the property owner an option as to whether they wanted
54 the parcel to be in the Commerce District or the High Density District. At that time, the property
55 owner wanted to maintain the right to have residential uses, since the Commerce District did not
56 allow for residential uses at that time. They did have the intention of making part or all of this land
57 a City park. It was not until 2022 that the idea for the use of the parcel as an office space or regional
58 headquarters for the Monadnock Conservancy came up.

59
60 Ms. Kessler stated that the allowed uses in the High Density District are limited. However, this
61 does not mean it doesn't allow for density to occur. This is a 3.5-acre parcel that could provide for
62 significant residential density. The Commerce District designation would be more aligned with the
63 Master Plan and the intent for that neighborhood, which is designated as the Court Street Ashuelot
64 Street neighborhood. This neighborhood is located in the City's primary growth area.

65
66 She noted the Master Plan identifies this area, "*as a neighborhood being comprised of a mix of*
67 *office and commercial uses that transition to residential uses combined with open space and trail*
68 *amenities.*" Ms. Kessler stated the proposed zoning change will allow for these mixed uses to
69 occur. The parcel will continue to be next to the Ashuelot River green space and would continue
70 to provide a transition into those more residential uses that are on Ashuelot Street, but it would
71 allow for mixed uses to occur on this parcel.

72

73 Ms. Kessler went on to explain that the zone change would not make the lot non-conforming. If it
74 were to become part of the Commerce District, the lot size meets the requirements of that zoning
75 district, which requires a minimum lot size of 15,000 square feet (this lot has 3.5 acres). The
76 existing use of the parcel is undeveloped open space, which would be a permitted use in the
77 Commerce District. She noted that as mentioned previously, if this zone change was approved,
78 their client would pursue creating a green space conservation area as well as office for an
79 Environmental Conservation Education Center and a ground-mounted solar energy system.
80

81 Councilor Giacomo asked Ms. Kessler what the rationale was behind changing the zoning of this
82 parcel when the redistricting was completed. Ms. Kessler stated at the time there were five parcels
83 in the Ashuelot Corridor that were zoned as Central Business Limited. This district was eliminated
84 with the Land Development Code. Hence, there needed to be a zone change for those parcels and
85 the property owners in that area were given a choice. With the exception of this parcel, the other
86 property owners chose to become part of the Commerce District. This property owner chose to
87 become part of the High Density District.
88

89 Attorney Hanna stated that when the decision to move forward with becoming part of the High
90 Density District was made, there was already a commitment to gift 2.5 acres of the parcel, so only
91 1 acre of land was impacted.
92

93 The Chair asked for staff comments next. Planner, Evan Clements, addressed the Committee and
94 stated his comments are going to focus on the proposal's consistency with the Master Plan. He
95 indicated that staff looked at this proposal as having an economic opportunity. The economic
96 chapter of the Comprehensive Master Plan outlines, "...the need for a strong and diverse economy
97 in order to grow and prosper and enhance Keene's quality of life." The Economic Development
98 Chapter discusses that the community wants new businesses that support the City's goals for
99 social, financial, and environmental responsibility. This proposal would increase the opportunity
100 for economic diversity that is oriented to serving the neighborhood that the parcel is located in as
101 well as the community at large, especially considering its proximity to West Street.
102

103 Mr. Clements stated the environmental responsibility component is important considering that the
104 majority of the parcel in question is located within the floodplain. Hence, any future development
105 is going to have to balance the needs of the impact to what is more or less now a green site for new
106 development.
107

108 The Vision Focus Area that is most relevant to the proposed rezoning is *Focus Area 2: A Unique*
109 *Natural Environment*. "Achieving a unique natural environment includes adaptive reuse of
110 existing developed parcels. This can include returning a developed parcel to a natural state in
111 order to accommodate the natural, undisturbed environment surrounding the subject parcel." This
112 area of the City is within the 100-year flood plain. Any future development of the area would
113 require low impact development (LID) techniques, such as green infrastructure and flood
114 mitigation strategies. The proposed zoning change would provide the opportunity for commercial
115 activity and housing above the ground floor.
116

117 Mr. Clements then reviewed the intent of the two zoning districts. The High Density District is
118 intended to provide for high-intensity residential development and associated uses. All uses in this

119 district shall have City water and sewer service. The Commerce District is intended to provide an
120 area for intense commercial development that is accessed predominantly by vehicles. Shopping
121 plazas and multiple businesses in one building would be typical in this district. All uses in this
122 district shall have City water and sewer service. Mr. Clements went on to say that there has been
123 discussion about proposed future use of this property, but that he would like to remind the
124 Committee that this might not be the end user for this parcel and there is an opportunity for a very
125 intense commercial use of this parcel, if it is rezoned as Commerce.
126

127 He noted implications of the proposed change would create an area of the Commerce District that
128 is surrounded by residential districts to the north and east, the Conservation District to the west,
129 and more of the Commerce District to the south and southeast. The change from High Density to
130 Commerce would bring the parcel more in line with what was historically allowed on this parcel
131 before it was changed to High Density with the adoption of the Land Development Code.
132

133 Chair Bosley asked that with the gift of 2.5 acres whether there would be a requirement for a
134 subdivision. Mr. Clements answered in the affirmative. She asked whether there was any
135 indication as to what that division would look like and asked whether the remaining acre would be
136 right next to the Commerce District. Attorney Hanna stated the area to the north would be the acre;
137 the Monadnock Conservancy would locate their building in the northeast corner of the parcel and
138 to the west would be a solar array. Chair Bosley clarified that the portion of land that is not green
139 space will be next to the residential neighborhood. Attorney Hanna agreed. The Chair asked about
140 access to the river. Attorney Hanna stated access to the river would be the City's decision; the
141 access to the river would be in the middle with an entrance in the southern portion.
142

143 Chair Bosley stated she is trying to imagine the one acre without the Monadnock Conservancy as
144 the occupant. If for some reason there was a decision made and this plan did not come to fruition
145 and that that one acre would be left to be developed into any one of the uses as listed on the page
146 16 of the Committee's packet, the site might look a lot different. For example, a motor vehicle
147 dealership, a private club, or lodge could be located here. She noted that once the zoning is changed
148 it does become permanent and the zoning would go along with the land.
149

150 Attorney Hanna noted one reason for the proposed layout of the subdivision is because a good
151 portion of the 1-ac (at least in the northeast portion of the entire lot) would be outside the
152 floodplain.
153

154 Planning Chair Harold Farrington asked about the existing rail trail. Attorney Hanna stated the
155 trail would not be impacted and would remain in its current state.
156

157 Chair Bosley referred to the map on page 13 of the agenda packet and noted that the lot does abut
158 the river and the trail system runs along the river toward the hospital and asked whether the trail
159 dissects this property. Community Development Director, Jesse Rounds, stated that the trail is
160 located entirely on City property.
161

162 Councilor Giacomo stated it was important to keep in mind that subdividing this property is
163 completely out of the scope of anything that is being discussed tonight - there has been no proposal
164 to subdivide the property yet. What is being discussed tonight is turning the entire property into

165 commercial, regardless of what this petitioner or anyone else in the future decides to do with the
166 property. Chair Bosley stated there has been a lot of conversation about this gift to the City of this
167 green space, but that has not been finalized. Once the zoning is changed, the applicant at any point
168 could decide to sell this property to a developer. Attorney Hanna stated that will not happen; it has
169 been pledged, it has been voted, and an offer was made and there will be a contract. Chair Bosley
170 agreed that this is something that been discussed for a while at the City level, but felt it was prudent
171 to make everyone aware that there is no signed contract at this point.

172
173 Chair Bosley went on to say this is not a formal public hearing, but noted that the committee will
174 take public comment at this point.

175
176 Mr. Peter Hansel, who is on the Board of the Monadnock Conservancy, addressed the committee.
177 He stated that he was before the Committee as a member of the City's Energy and Climate
178 Committee (ECC). A few years ago, the ECC started looking for sites that could accommodate
179 solar arrays. One of the sites that came up in conversation was this site. Mr. Hansel stated he
180 contacted the City, who had advised him that they were in conversation with the owner of the site
181 regarding this property. He indicated that from the point of view of the ECC this has been a prime
182 site for a solar array for some time.

183
184 Mr. Ryan Owens, the Executive Director of Monadnock Conservancy, was the next speaker. Mr.
185 Owens explained that the Monadnock Conservancy is a nonprofit land conservation trust that is
186 about 33 years old. Over that time, the Monadnock Conservancy has conserved over 23,000 acres
187 of land, most of which is located in Keene. Mr. Owens indicated this conservation is done for the
188 benefit of nature, but ultimately for the benefit of people and the quality of life enjoyed by people
189 in Keene and the greater Monadnock region. Whether that is as open space for recreation, forests
190 to help clean the air and water, forests to help mitigate flooding in Keene, or farmland to provide
191 food to our local food system, the Monadnock Conservancy is involved in all of these types of
192 work and are looking forward to a major effort to expand that impact.

193
194 Mr. Owens stated they are launching a campaign to expand their staff from 10 to 14 people to be
195 able to do more of that conservation work and this new building as proposed is part of that vision.
196 He indicated they could have chosen to locate their headquarters somewhere deep in the woods or
197 perhaps adjacent to a nature preserve, but have chosen to stay in Keene to be close to where people
198 are. He stated they hope that through that connection, proximity, and visibility, they will be
199 building the relevance of open space, conservation, and the benefits of nature to more and more
200 people.

201
202 Mr. Owens stated that in the interest of building relationships with the abutters, they did reach out
203 by letter to all abutters of this lot and invited them to a gathering two weeks ago. Only one couple
204 attended the gathering and were supportive of this proposal.

205
206 Ms. Jacqueline Headings of Ashuelot Court stated she has a visual of this site from her home. She
207 stated she likes the green space that exists here at the present time. Ms. Headings felt if this site
208 was to be zoned High Density and a condominium was constructed, it would change the feel of
209 this area and what abutters are used to. She indicated that this is a cut through area for people in

210 the neighborhood to get to the park or the commercial areas. Ms. Headings stated she supports
211 switching the zoning to Commerce.

212
213 With no further comments, the Chair closed the public hearing.

214
215 Councilor Giacomo stated there was an intent to have this area be rezoned as High Density to
216 increase housing, which is also an allowed use in the Commerce District. Hence, the request before
217 the Committee is to go back to what the previous zoning was, which was Commerce. He felt that
218 if the intended plan came to fruition, that would be good, but if not the City would not be any
219 worse off.

220
221 Chair Bosley stated she agrees with Councilor Giacomo in that this is not a departure from what
222 the original intent would have been in the prior zoning before the Land Development Code. She
223 added that now that residential uses are allowed in the Commerce District, it is an added benefit.
224 However, if the current proposal did not move forward and some mixed use was to be added to
225 this site, that would also be a benefit to the City. As a result, she stated that she did not have a
226 problem seeing this item move forward.

227
228 Councilor Ormerod stated there is a benefit to the solar array being visible in that spot,
229 demonstrating what the City is doing. He felt that the commercial zoning is beneficial not just for
230 commercial development, but for economic and social development as well and hence he would
231 support this proposal wholeheartedly

232
233 Mr. Orgaz stated he has confidence in the Conservancy's pledge and looks forward to the future
234 of what will be constructed on this site and hence supports this proposal.

235
236 Mr. Clancy stated that as much as he is in favor of the intended use of this parcel, he is concerned
237 about what the zoning change would do to that property. He used the example of a car dealership
238 being located on this site. The Chair stated she feels it is her responsibility to make sure that
239 everyone has complete information before a decision is made to point out the sorts of potential
240 unintended consequences.

241
242 She noted what she has read in the Committee's agenda packet is that you cannot have a secondary
243 primary use in the High Density District. If this site was to be left as High Density and there was
244 housing constructed on this site, you would not be allowed to have a solar array associated with
245 that as a secondary use. She indicated this does not lend itself to the City's energy and climate
246 goals and the reason she is comfortable with this particular zoning change is because it gives the
247 City more flexibility in reaching some of its goals.

248
249 Mayor Hansel stated the Committee needs to keep in mind what it is looking at tonight. The
250 Planning Board needs to determine if this proposal is consistent with the Master Plan. He indicated
251 that ultimately, this will need to be debated by the City Council and noted that they are ultimately
252 going to have to approve this ordinance change. The PLD Committee will be recommending that
253 the Mayor set a public hearing, which he stated is what he'll be doing.

254

255 A motion was made by Mayor George Hansel that the Planning Board finds Ordinance, O-2023-
256 13, consistent with the City's Comprehensive Master Plan. The motion was seconded by David
257 Orgaz and was unanimously approved.

258
259 A motion was made by Councilor Giacomo that the Planning, Licenses, and Development
260 Committee request that the Mayor set a public hearing on Ordinance, O-2023-13. The motion was
261 seconded by Councilor Johnson and was unanimously approved.

262
263 **IV) New Business**
264 None

265
266 **V) Adjournment**

267
268 There being no further business, Chair Bosley adjourned the meeting at 7:18 PM.

269
270 Respectfully submitted by,
271 Krishni Pahl, Minute Taker

272
273 Reviewed and edited by,
274 Megan Fortson, Planning Technician

MEMORANDUM

To: Joint Committee of the Planning Board and PLD Committee
From: Jesse Rounds, Community Development Director
Date: November 6, 2023
Subject: O-2023-16 – Relating to Permitted Uses in the Downtown Core, Downtown Growth, and Commerce Districts

Overview

This ordinance establishes a use definition for “Charitable Gaming Facility” in Article 8 of the Land Development Code (LDC) and proposes to permit this use in the Downtown Growth and Commerce Districts by right. Currently, “Charitable Gaming Facility” is undefined and, in the past, has been interpreted to fall under the definition of “Recreation / Entertainment Facilities – Indoor,” which is permitted in several districts including Downtown Core, Downtown Growth, Downtown Institutional, Commerce, Commerce Limited, and Business Growth and Reuse. Several of these districts may not be compatible with a Charitable Gaming Facility use and its related site and traffic impacts.

This ordinance also proposes to remove drive-through uses as a permitted accessory use by Special Exception in the Downtown Core District. The Downtown Core is fully contained within the Downtown Historic District. Drive-through uses are generally incompatible with the historic development pattern and pedestrian-oriented nature of the historic downtown and would be better suited in automobile-oriented areas of the City. Drive-through uses would continue to be permitted by right in the Commerce and Commerce Limited Districts, and by Special Exception from the Zoning Board of Adjustment in the Downtown Growth District.

Charitable Gaming Facility – Overview and Proposed Definition

This ordinance proposes to establish the following use definition for “Charitable Gaming Facility” in Section 8.3.2 of Article 8, under the category of Commercial Uses:

“Charitable Gaming Facility – A facility licensed in accordance with the requirements of RSA 287-D and operated by a Licensed Game Operator as defined by RSA 287-D:1, VII; or any facility operated by a person or entity licensed by the lottery commission under RSA 287-D:7 to operate games of chance on 5 or more dates per calendar year. Does not include games licensed under RSA 287-E.”

Charitable Gaming Facilities are not defined in the Land Development Code. In order to permit this use within the City, the Zoning Administrator has determined that the closest definition in our current code is “Recreation / Entertainment Facilities – Indoor.” Charitable Gaming Facilities are a defined and licensed use at the state level and appear to differ from the other activities that fall under “Recreation /

Entertainment Facilities – Indoor.” In addition, this use has grown in popularity across the state. A number of cities and towns that do not have a separate definition for this use have seen this use proliferate in areas of their community that may or may not be appropriate. Some communities, such as the City of Nashua, do separate out the use and as a result are better able to target this type of development in areas of the city that the community has determined are appropriate.

Charitable Gaming Facility – Proposed Districts

Staff propose to allow “Charitable Gaming Facility” by right in the Downtown Growth (DT-G) District and the Commerce (COM) District. These districts are located in areas with larger lots, more infill development potential, and access to parking that might be attractive to Charitable Gaming Facilities. These are the two districts where charitable gaming facilities either exist now or have been located in the recent past. The intent statements for these districts are included below:

- **Downtown Growth:** The DT-G District accommodates the reuse of existing structures within downtown Keene as well as new construction of significant size. It is intended to provide the flexibility needed to create a mixed-use environment suitable for commercial, residential, civic, cultural, and open space uses in areas of downtown where growth is desired, with standards for new construction and infill that complement the walkable, urban form of Keene's downtown.
- **Commerce:** 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.

The Downtown Growth District includes the areas of the downtown that have the most available land for new development and redevelopment to occur. This district is located along the old railroad land and allows for high intensity uses and lots with higher massing and scale than any other district in the city except the Downtown Core. For example, the maximum height is 7 stories/85 feet, and allowed commercial uses include (but are not limited to) bars, event venues, funeral homes, restaurants, Recreation / Entertainment Facilities – Indoor and Outdoor, and light retail establishments. While this district generally does not require on-site parking, many of the properties in this district are larger in size and have sufficient room to accommodate on-site parking if needed. However, public parking (on street and surface lots) is available throughout most of this district, and the intent is for this district, as it develops, to continue the pedestrian-oriented look and feel of the Downtown Core.

The Commerce District is located in automobile-oriented areas of the city where all parking must be accommodated on site. A wide array of commercial uses are allowed in this district, including (but not limited to) bars, event venues, funeral homes, hotels and motels, restaurants, Recreation / Entertainment Facilities – Indoor and Outdoor, and retail establishments (heavy and light).

Both districts seem appropriate for Charitable Gaming Facilities, which are similar to other uses already allowed in these districts in terms of scale, intensity and potential site impacts such as noise, traffic generation and parking. These areas of the city are already developed or have been identified as areas where new development of high intensity and scale should occur.

In contrast, several of the districts where “Recreation / Entertainment Facility – Indoor” is allowed by right may not be compatible with Charitable Gaming Facility uses. Zoning districts like Downtown Core and Downtown Institutional are specifically defined to represent areas of the city with a unique character (such as the historic and pedestrian-oriented Downtown Core) or uses (i.e., the Keene State College campus). Zoning Districts like Commerce Limited and Business Growth & Reuse are focused on fostering appropriate commercial and light industrial uses that would not be out of place adjacent to residential neighborhoods.

For example, the intent statement for Business Growth and Reuse District states that it is intended for development that is “*of a scale and type compatible with adjacent residential neighborhoods.*” To that end, many of the uses allowed within this district are only allowed with limitations to restrict the size and intensity of the use. For example, Bed and Breakfast, Office, Cultural Facility, Private School, Industrial – Light, Warehouse & Distribution, and Wholesale are all uses that are permitted with limitations where the limitations are related to the size of the use and/or increased setbacks from residential areas. Therefore, staff recommend that a Charitable Gaming Facility, which has the potential to generate noise and traffic during hours that may not be compatible with adjacent single-family neighborhoods, should not be allowed in this district or should only be allowed with limitations to restrict the size and potential impacts on surrounding neighborhoods.

Drive-through Uses

This ordinance also proposes to remove the option to seek a Special Exception from the Zoning Board of Adjustment to allow drive-throughs as an accessory use in the Downtown Core District. The Downtown Core is the heart of downtown Keene and is co-located with the Downtown Keene Historic District. The district is intended to accommodate a rich mix of commercial, residential, civic, cultural, and open space uses in a highly walkable, vertically and horizontally mixed-use environment. The building and streetscape form in Keene emphasizes street level development that encourages walking. Drive-through uses drawing cars downtown for short and intermittent visits do not support either the walkable scale or the variety of mixed-uses that depend on residents and visitors coming to the downtown for extended periods of time.

The Downtown Chapter of the Master Plan states that new buildings in the downtown should be positioned to support a human scale and notes that “Moving building frontage up to the sidewalk in redevelopment areas of the downtown creates a “street wall” that encloses and focuses street and sidewalk activity.” Drive-through uses are in direct conflict with this goal because they, by definition, are oriented and designed for automobiles at the expense of pedestrian comfort and safety.

Master Plan Consistency

The Master Plan has an entire chapter devoted to the downtown, and states that “*It is a central gathering place and the most visible representation of the community to visitors.*” The Comprehensive Master Plan specifically recognizes the importance of the design and the scale of downtown, especially for infill development, stating that appropriate infill development in the downtown:

- Is similar to Keene’s traditional downtown streetscape layout and massing of buildings on upper Main Street

- Incorporates wide sidewalks
- Includes streetscape amenities such as street trees, benches, rain gardens, traffic calming bump-outs, pocket parks, etc.
- Supports a high level of pedestrian and bicyclist connectivity through effective use of bike lanes and pathways
- Allows for a mix of uses that includes retail, commercial, institutional, and residential components
- Increases density within the downtown core, fostering downtown vibrancy and supporting community goals to reduce greenhouse gas emissions, create a walkable and bikeable community, encourage growth within the 9/10/12 Bypass, and protect valuable open space resources (such as Keene's hillsides for their visual aesthetic and flood mitigation characteristics)

The Master Plan also states that downtown development should be consistent with the goals of downtown vibrancy and artistic, cultural, education, institutional, and entertainment uses. These goals conflict with the level of service necessary for a Charitable Gaming Facility which will compete for public parking with other uses at similar times of the day. In addition, they conflict with Drive-Through uses that by necessity are automobile-oriented.



APPLICATION TO AMEND THE ZONING ORDINANCE

Petitioner: Community Development Department Date: October 16, 2023

Address: 3 Washington Street, Keene

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

Table 4-1 of Article 4; Table 6.1.5 of Article 5; Table 8-1, Section 8.

Existing Section Reference in Chapter 100, Land Development Code: _____

Does the amendment affect "Minimum Lot Size"? Yes No

Does the amendment affect "Permitted Uses"? Yes No

Number of parcels in Zoning District*: _____ ^{DT-C, DT-G, and COMM} 168

Validation of Number of parcels by the
Community Development Department



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: 0-2023-16

On City Council agenda: _____ Workshop to be held: _____

Public Hearing to be held _____



APPLICATION TO AMEND THE ZONING ORDINANCE

APPLICABLE FEES:

Application Fee @ \$100.00 \$ _____

Publication of Notice in The Keene Sentinel @ \$90.00 \$ _____

Postage Fees for property owners/agents and abutters at
current USPS 1st Class Mailing rate
(Only needed if amendment impacts 100 or fewer properties) \$ _____

Total Fees submitted to City Clerk \$ _____

The petitioner is also responsible for the publication costs for the public workshop before the joint Planning Board and Planning, Licenses and Development Committee. Additional fees will be collected by the Community Development Department for the mailing costs associated with the public workshop (If a mailing is required pursuant to RSA 675:7), as well as the publication of the public workshop notice.



CITY OF KEENE

In the Year of Our Lord Two Thousand and _____ Twenty-Three

AN ORDINANCE Relating to Amendments to the Land Development Code, Permitted Uses in the Downtown Core, Downtown Growth and Commerce Districts

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

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

1. Amend Section 8.3.2. of Article 8 to add a definition for “Charitable Gaming Facility” under the category of Commercial Uses, as follows:

I. Charitable Gaming Facility

1. Defined. Charitable Gaming Facility – A facility licensed in accordance with the requirements of RSA 287-D, and operated by a Licensed Game Operator as defined by RSA 287-D:1, VII; or any facility operated by a person or entity licensed by the lottery commission under RSA 287-D:7 to operate games of chance on 5 or more dates per calendar year. Does not include games licensed under RSA 287-E.

2. Amend Section 8.4.2.C.2.a, “Specific Use Standards” of Article 8 to remove drive-through uses as a permitted use by Special Exception in the Downtown Core District, as follows:
 - a. Drive-through uses shall only be permitted by right in the Commerce and Commerce Limited Districts and by special exception from the Zoning Board of Adjustment in the Downtown-Growth and ~~Downtown-Core~~ Districts.
3. Update Table 8-1 “Permitted Principal Uses By Zoning District” in Article 8, Table 4-1 “Downtown Districts Permitted Uses” in Article 4, and Table 5.1.5 “Permitted Uses” in Article 5 to display “Charitable Gaming Facility” as a permitted use in the Downtown Growth District and Commerce District under the category of Commercial Uses.

George S. Hansel, Mayor

F. Bar

- 1. Defined.** An establishment where the primary purpose is the sale of alcoholic beverages for consumption on the premises. Snack foods or other prepared food may be available for consumption on the premises.

G. Bed and Breakfast

- 1. Defined.** 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.
- 2. Use Standards**
 - a.** No more than 9 guest rooms are permitted.
 - b.** Meals shall be served to registered guests only.

H. Car Wash

- 1. Defined.** An establishment for the washing and cleaning of motor vehicles or other light duty equipment, whether automatic, by hand, or self-service. The car wash facility may be within an enclosed structure, an open bay structure, or other configuration.

I. Charitable Gaming Facility

- 1. A facility operated by a Licensed Game Operator as defined in RSA 287-D:1.VII or any facility operated by a business licensed by the lottery commission to operate games of chance for 5 or more dates per calendar year. Does not include games of chance contained in RSA 287-E.**

J. I-Clinic

- 1. Defined.** A facility with more than 5 employees where medical, dental, mental health, alternative medical practitioners, or other licensed healthcare practitioners examine and treat natural persons on an outpatient basis.

K. J- Event Venue

- 1. Defined.** A facility that provides hosting and rental services of a banquet hall or similar facility for private events (e.g. wedding receptions, holiday parties, fundraisers, etc.) with on-site or catered food service to invited guests during intermittent dates and hours of operation. Live entertainment may occur as part of an event. An event venue is not operated as a restaurant with regular hours of operation.

L. K-Funeral Home

- 1. Defined.** A facility where the deceased are prepared for burial display and for rituals before burial or cremation. A funeral home may include chapels, crematoriums, and showrooms for the display and sale of caskets, vaults, urns, and other items related to burial services.

M. L-Greenhouse / Nursery

- 1. Defined.** An establishment where flowers, shrubbery, vegetables, trees, and other horticultural and floricultural products are propagated and sold, and may include the sale of items directly related to their care and maintenance.

N. M-Health Center / Gym

- 1. Defined.** An establishment that provides indoor and/or outdoor activities for members related to health, physical fitness or exercise (e.g. weight training, aerobics, swimming, court sports, climbing, etc.).

O. N- Heavy Rental and Service Establishment

- 1. Defined.** Rental or service establishments of a heavier- and larger-scale commercial character, typically requiring permanent outdoor service or storage areas or partially enclosed structures. Examples of heavy rental and service establishments include truck rental establishments, and rental and repair of heavy equipment.

P. O- Hotel/Motel

- 1. Defined.** A commercial facility that provides rooms for sleeping and customary lodging

B. Day Care, Home-Based

1. **Defined.** A residential dwelling where, for a portion of a 24-hour day, licensed care and supervision is provided in a protective setting by a permanent occupant of the dwelling for children or elderly and/or functionally-impaired adults that are not related to the owner or operator of the facility.
2. **Use Standard.** This use shall provide full-time care to no more than 6 natural persons and part-time care to no more than 9 natural persons each day of operation.

C. Drive-Through Uses

1. **Defined.** An establishment designed for the general public to make use from their vehicles of the sales or services provided on the premises.
2. **Use Standards**
 - a. Drive-through uses shall only be permitted by right in the Commerce and Commerce Limited Districts, and by special exception from the Zoning Board of Adjustment in the Downtown-Growth **and Downtown-Core** Districts.
 - a. Drive-through uses shall be subject to the screening standards for drive-through businesses in Section 20.6 of this LDC.

D. Home Occupation

1. **Defined.** A use conducted by the inhabitants of a dwelling unit that is clearly incidental and secondary to the use of the premises for dwelling purposes and does not change the residential character thereof.
2. **Use Standards**
 - a. The use may not exceed 10% of the total gross floor area of the principal dwelling unit or 300-sf, whichever is less, and may be located in either the principal dwelling unit or an accessory building on the same lot.

- b. There shall be no more than 1 employee who is not a resident of the principal dwelling unit.
- c. All activity associated with producing, storing, or selling the goods or services of the home occupation shall be performed inside the principal dwelling unit or an accessory building on the same lot.
- d. The use shall not be identified by any externally visible sign, on-premises advertising of any kind, or any off-premises advertising that identifies the location of the property.
- e. The use shall not result in alteration of the residential appearance of the dwelling unit or the lot on which it is located.
- f. The use shall not generate vehicular or pedestrian traffic of a quantity or quality as to be injurious, offensive, or otherwise detrimental to the neighborhood. Vehicular traffic of more than 10-vehicles per day shall be considered prima facie evidence of traffic that is detrimental to the neighborhood.
- g. Retail sales as a primary home occupation that attracts customers to the lot to purchase articles and/or goods is not permitted. Retail sales that are accessory to a home occupation, such as, but not limited to, a beauty salon selling hair care products, is permitted.
- h. Retail sales where the customers do not visit the residence is permitted, such as sales over the Internet and the goods are shipped either from the residence or another location.

E. Mobile Food Vendors

1. **Defined.** A self-contained food service operation located in a licensed, readily movable motorized/wheeled/towed vehicle,

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 #

RESIDENTIAL 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	
Dwelling, Above Ground Floor	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	P	P	P	-	-	-	-	P	-	8.3.1.A
Dwelling, Manufactured Housing	P ¹	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8.3.1.B
Dwelling, Multifamily	CRD	-	CRD	CRD	P ¹	P	P	P ¹	P P ¹	P	P	P	-	P ¹	-	P	P	P	-	-	-	-	-	-	8.3.1.C
Dwelling, Single-Family	P	P	P	P	P	P	P	-	-	-	-	P	-	-	-	-	P	P	-	-	-	-	P	-	8.3.1.D
Dwelling, Two-Family / Duplex	CRD	-	CRD	CRD	P	P	P	-	-	P	P	P	-	-	-	-	P	P	-	-	-	-	SE	-	8.3.1.E
Manufactured Housing Park	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8.3.1.F
COMMERCIAL 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	
Agricultural-Related Educational & Recreational Activity as a Business	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P ¹	-	8.3.2.A
Animal Care Facility	P	-	-	-	-	-	-	-	P	P	P	-	-	P	P	-	-	-	-	-	-	-	P	-	8.3.2.B
Art Gallery	-	-	-	-	-	-	-	P	P	P	P	-	P	P	P	P	P	-	-	-	-	-	-	-	8.3.2.C
Art or Fitness Studio	-	-	-	-	-	-	-	P	P	P	P	-	P	P	P	P	P	-	-	P	-	-	-	-	8.3.2.D
Banking or Lending Institution	-	-	-	-	-	-	-	P	P	P	P	-	P	P	P	-	P	-	-	-	-	-	-	-	8.3.2.E
Bar	-	-	-	-	-	-	-	P	P	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	8.3.2.F
Bed and Breakfast	SE	SE	-	-	-	SE	SE	-	-	-	-	P ¹	-	-	-	P ¹	SE	P ¹	-	-	-	-	SE	-	8.3.2.G
Car Wash	-	-	-	-	-	-	-	-	-	SE	-	-	-	P	P	-	-	-	-	P	-	-	-	-	8.3.2.H
Charitable Gaming Facility	-	-	-	-	-	-	-	-	P	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-	8.3.2.I
Clinic	-	-	-	-	-	-	-	P	P	P	P	-	P	P	P	-	-	-	-	-	-	P	-	-	8.3.2.IJ
Event Venue	-	-	-	-	-	-	-	-	P	-	-	-	P	P	-	-	-	-	-	-	-	-	SE	-	8.3.2.JK
Funeral Home	-	-	-	-	-	-	-	-	P	P	P	P	-	P	P	-	P	P	-	-	-	-	-	-	8.3.2.KL
Greenhouse / Nursery	P	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	-	-	-	P	-	-	P	-	8.3.2.LM
Health Center / Gym	-	-	-	-	-	-	-	P	P	P	P	-	P	P	P	P	-	-	-	P	-	P	-	-	8.3.2.MN
Heavy Rental & Service Establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	-	-	-	P	-	-	-	-	8.3.2.NO
Hotel/Motel	-	-	-	-	-	-	-	P	P	-	-	-	P	P	-	-	-	-	-	-	-	-	-	-	8.3.2.OP
Kennel	P	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-	8.3.2.PQ
Micro-Brewery/Micro-Distillery/Micro-Winery	-	-	-	-	-	-	-	P	P	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	8.3.2.R-T
Motor Vehicle Dealership	-	-	-	-	-	-	-	-	-	P	-	-	-	P	P	-	-	-	-	-	-	-	-	-	8.3.2.TU
Neighborhood Grocery Store	-	-	-	-	-	SE	-	P	P	P	P	-	-	P	-	P	P	-	-	-	-	-	-	-	8.3.2.UV
Office	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P ¹	P ¹	P	P ¹	SE	SE	P	-	-	8.3.2.VW
Personal Service Establishment	-	-	-	-	-	-	-	P	P	P	P	-	P	P	P	P	P	-	-	-	-	P	-	-	8.3.2.WX
Private Club / Lodge	-	-	-	-	-	-	-	P	P	P	P	SE	-	P	P	-	-	SE	-	-	-	-	-	-	8.3.2.XY
Recreation/Entertainment Facility - Indoor	-	-	-	-	-	-	-	P	P	-	-	-	P	P	P	P	-	-	-	-	-	-	-	-	8.3.2.YZ
Recreation/Entertainment Facility - Outdoor	-	-	-	-	-	-	-	-	P	-	-	-	P	P	P	-	-	-	-	-	-	-	SE	-	8.3.2.ZAA
Research and Development	-	-	-	-	-	-	-	SE	P	-	-	-	P	P	P	P	-	-	P	P	P	P	-	-	8.3.2.AAAB
Restaurant	-	-	-	-	-	-	-	P	P	P	P	-	P	P	P	P ¹	P ¹	-	-	-	-	-	-	-	8.3.2.ABAC
Retail Establishment, Heavy	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-	-	8.3.2.ACAD
Retail Establishment, Light	-	-	-	-	-	-	-	P	P	P	P	-	P	P	P	-	P ¹	-	-	-	-	P	-	-	8.3.2.ADAE
Self Storage Facility - Exterior Access	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	-	-	-	-	P	-	-	-	-	8.3.2.AEAF
Self Storage Facility - Interior Access	-	-	-	-	-	-	-	-	SE	P	-	-	-	P	P	-	-	-	-	P	-	-	-	-	8.3.2.AFAG
Sexually Oriented Business	-	-	-	-	-	-	-	-	-	-	-	-	-	P ¹	-	-	-	-	-	-	-	-	-	-	8.3.2.AGAH
Specialty Food Service	-	-	-	-	-	-	-	P	P	P	P	-	P	P	P	P	P	-	-	-	-	-	-	-	8.3.2.AHAI
Vehicle Fueling Station	-	-	-	-	-	-	-	-	-	-	-	-	-	P ¹	P ¹	-	-	-	-	-	-	-	-	-	8.3.2.AIAJ

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
Charitable Gaming Facility	-	P	-	-	-	-	8.3.2.I
Clinic	P	P	P	P	-	P	8.3.2.J
Event Venue	-	P	-	-	-	P	8.3.2.K
Funeral Home	-	P	P	P	P	-	8.3.2.L
Health Center / Gym	P	P	P	P	-	P	8.3.2.MN
Hotel/Motel	P	P	-	-	-	P	8.3.2.OP
Micro-Brewery/Micro-Distillery/Micro-Winery	P	P	-	-	-	-	8.3.2.R-T
Motor Vehicle Dealership	-	-	P	-	-	-	8.3.2.TU
Neighborhood Grocery Store	P	P	P	P	-	-	8.3.2.UV
Office	P	P	P	P	P	P	8.3.2.VW
Personal Service Establishment	P	P	P	P	-	P	8.3.2.WX
Private Club / Lodge	P	P	P	P	SE	-	8.3.2.XY
Recreation/Entertainment Facility - Indoor	P	P	-	-	-	P	8.3.2.YZ
Recreation/Entertainment Facility - Outdoor	-	P	-	-	-	P	8.3.2.ZAA
Research and Development	SE	P	-	-	-	P	8.3.2.AAAB
Restaurant	P	P	P	P	-	P	8.3.2.ABAC
Retail Establishment, Light	P	P	P	P	-	P	8.3.2.ADAE

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^{a,b}	2
<i>^aWith an additional 10-foot front and side building setback, or a building height stepback of at least 10 feet. Stepback must occur above the ground floor.</i>	3
<i>^bWith an additional 20-foot front and side building setback, or a building height stepback of at least 20 feet. Stepback must occur above the ground story and no higher than the third story.</i>	4
Max Building Height^{a,b}	35 ft
<i>^aWith an additional 10-foot front and side building setback, or a building height stepback of at least 10 feet. Stepback must occur above the ground floor.</i>	42 ft
<i>^bWith an additional 20-foot front and side building setback, or a building height stepback of at least 20 feet. Stepback must occur above the ground story and no higher than the third story.</i>	56 ft

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	8.3.2.I
Clinic	P	8.3.2.IJ
Event Venue	P	8.3.2.JK
Funeral Home	P	8.3.2.KL
Greenhouse / Nursery	P	8.3.2.LM
Health Center / Gym	P	8.3.2.MN
Hotel/Motel	P	8.3.2.OP
Micro-Brewery/Micro-Distillery/ Micro-Winery	P	8.3.2.R-T
Motor Vehicle Dealership	P	8.3.2.TU
Neighborhood Grocery Store	P	8.3.2.UV
Office	P	8.3.2.VW
Personal Service Establishment	P	8.3.2.WX
Private Club / Lodge	P	8.3.2.XY
Recreation/Entertainment Facility - Indoor	P	8.3.2.YZ
Recreation/Entertainment Facility - Outdoor	P	8.3.2.ZAA
Research and Development	P	8.3.2.AAAB
Restaurant	P	8.3.2.ABAC
Retail Establishment, Heavy	P	8.3.2.ACAD
Retail Establishment, Light	P	8.3.2.ADAE
Self Storage Facility - Exterior Access	P	8.3.2.AEAF
Self Storage Facility - Interior Access	P	8.3.2.AFAG
Sexually Oriented Business	P ¹	8.3.2.AGAH
Specialty Food Service	P	8.3.2.AHAI
Vehicle Fueling Station	P ¹	8.3.2.AIAJ
Vehicle Rental Service	P	8.3.2.AJAK
Vehicle Repair Facility – Major	P ¹	8.3.2.AKAL
Vehicle Repair Facility – Minor	P ¹	8.3.2.ALAM
INSTITUTIONAL USES		
		SECTION
Community Center	P ¹	8.3.3.A
Cultural Facility	P ¹	8.3.3.B
Day Care Center	P	8.3.3.C