

**Town of Gorham  
Planning Board Meeting  
March 1, 2021**

**ITEM 1 - Land Use and Development Code – Public Hearing** – proposed amendments to the Land Use and Development Code in the Narragansett Mixed Use Development District modifying side and rear setbacks and adding Personal Services as an allowed use.

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**AMENDMENT TRACKING**

DESCRIPTION	COMMENTS	STATUS
<b>Town Council Meeting</b>	The Town Council forwards the item to the Planning Board for a public hearing and recommendations. (7 ayes)	<b>December 1, 2020</b>
<b>Planning Board Meeting</b>	The Planning Board forwards the item to the Comprehensive Plan Implementation Committee for review and recommendations.	<b>January 4, 2021</b>
<b>Planning Board Comp Plan Implementation Committee</b>	The PLBD Comp Plan Implementation Committee meets and has no proposed changes to the draft language.	<b>February 1, 2021</b>
<b>Planning Board Meeting – Public Hearing</b>		<b>March 1, 2021</b>

The Planning Board refers to staff notes during the review process; however, it shall be noted that staff recommendations are noncommittal and all final decisions are those of the Planning Board and not Town Staff.

Memo completed by Thomas Poirier, Director of Community Development.

## Land Use and Development Code Amendment: To the Narragansett Mixed-Use District

### 1. Overview

This item was forwarded to the Planning Board's Comprehensive Plan Implementation Sub-Committee Committee which reviewed the proposed amendments. The committee met and had no changes to the draft language as forwarded by the Town Council. Below information in italics that was part of the Planning Board's staff notes on January 4, 2021.

This item is on for public hearing, which will require the Planning Board to open the item up to public comment. Once the public hearing is completed the Planning Board can act on the item.

*There are two proposed amendments to the Narragansett Mixed-Use District that are unrelated. The first is an amendment to the Side Setback requirement for the District and the other one is to allow for Personal Service uses that would be consistent with the Town's Comprehensive Plan.*

*Community Development Staff is recommending the change that needs to be made to a dimensional side and rear yard setback space standard in the Narragansett Mixed Use District. The proposed revision to the setback is a straightforward amendment.*

*Side Setback: Currently the side and rear yard setback provisions do not have a minimum height for structures that can meet the 20' setback. As the ordinance currently reads, a 20' setback would only apply if the structures on the lot have a height of 10' or less. Staff recommended to the Town Council that it consider adding a provision to the side and rear yard setback dimensional standards that has a maximum height limit that can utilize the 20' setback with taller structures needing to meet the 2 times the building height requirement. The Town Council identified that the 20' set back should be for buildings 40' and less.*

*Personal Services: A current business owner would like to add a use for a tanning salon as a permitted use to his existing location in the Narragansett Mixed-Use District. A tanning salon would be classified as a Personal Service Use. Personal Service Uses would also include the following uses: barber, hairdresser, beauty parlor, shoe repair, shoe shine, laundry, laundromat, dry cleaner, photographic studio, and business providing similar services of a personal nature.*

*The Comprehensive Plan for the Narragansett Mixed-Use District identifies that this designation is to allow for reasonably intensive development of the area in a manner that is complementary to Gorham Village, but which is not competitive to uses in the Village. As a reminder, any new uses to be added need to be consistent with the Comprehensive Plan and adding personal service as a permitted use does not simply fit into Allowed Uses identified in the Comprehensive Plan. Should the Town Council consider the request to add personal services, staff recommends at a minimum that provisions regarding size limits and other performance standards be added so as to not to compete with similar uses in the Gorham Village area.*

*Below is the language from the Comprehensive Plan:*

- ***Narragansett Mixed-Use Development Area***
  - ***Location*** – *The Narragansett Mixed-Use Development Area includes land on both sides of Narragansett Street west of the Bernard Rines Village Bypass including areas that are currently in the Narragansett Development zone.*

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- **Allowed Uses** – *The intention of this designation is to allow for the reasonably intensive development of this area in a manner that is complementary to Gorham Village but which is not competitive to the uses in the Village. As such, the allowed uses would encourage more of a mixed-use area including multi-family residential development and residential units in mixed-use buildings as well as non-residential uses such as business and professional offices, business services, light manufacturing, research facilities, recreational facilities, hotels and inns, restaurants, automotive services, and similar uses. Single and two-family residences should not be allowed. Small-scale retail uses would be allowed only as part of a mixed-use development and could not be in freestanding buildings.*
- **Development Standards** – *The development standards for this designation should require that new development have a planned development character with access off internal streets when feasible. The standards should require that new buildings maintain an attractive roadside appearance with a landscaped buffer strip along the edge of Narragansett Street. Non-residential buildings should be sited to create a business/office park environment. The location of large parking lots between buildings and Narragansett Street should be restricted. Minimum lot size and street frontage requirements for non-residential uses should be small to create the potential for lots to be developed off internal streets. The maximum density for residential uses should be six to eight units per net acre with provisions for variable density for small units. All new development in this area would be required to be served by public sewerage.*

*Below is draft language for proposed zoning changes to allow personal service uses as a permitted use as part of a mixed use development. The Town Council is proposing to limit the size to 2,000 sq. ft. of gross floor area or less. Identifying this use as part of a mixed-use development and limiting the amount of square footage permitted should allow for reasonable intensive use but also not compete with Gorham Village as identified in the Comprehensive Plan.*

New ordinance language is shown underlined.

### **Proposed Amendment:**

## **SECTION 1-16 – NARRAGANSETT MIXED-USE DEVELOPMENT DISTRICT**

### **B. PERMITTED USES**

- 2) **Commercial Uses which are only permitted as part of a mixed use development**
  - c) Personal Service with 2,000 sq. ft. or less of gross floor area.

### **D. DIMENSIONAL STANDARDS**

2)

- d) Minimum side and rear yard – 20 feet or for structures taller than 35 40' in height the required setback is two one and a half times (≥ 1.5) times the building height, whichever is greater.

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3)

- e) Minimum side and rear yard – 20 feet or for structures taller than 35 40' in height the required setback is ~~two~~ one and a half times (2 1.5) times the building height, whichever is greater.

**SUGGESTED MOTION:**

Recommend adoption by the Town Council of the proposed Land Use and Development Code amendments to Chapter 1: General Standards of Performance, Section 1-16 Narragansett Mixed Use Development District, B. Permitted Uses, 2) adding Personal Services as an allowed use and modifying side and rear setbacks under D. Dimensional Standards.