

Land Use and Development Code Amendment: Narragansett Mixed-Use District front setback

**Town of Gorham
Planning Board Meeting
October 4, 2021**

ITEM 1 - Land Use and Development Code Amendment – Public Hearing: – Narragansett Mixed Use Development District – a proposed amendment to fix a setback discrepancy.

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AMENDMENT TRACKING

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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: Narragansett Mixed-Use District front setback

1. Overview

Town staff noticed a discrepancy in the Narragansett Mixed-Use District in the Code about the required front yard setback from Narragansett Street.

The dimensional standards under section D. identify a minimum setback of 50' with the provision under performance standard 1), a) identifying a minimum setback of 75'. When the Board was first drafting the Mixed-Use district's performance standards, the dimensional setback started at 75' but the Board recommended reducing it to 50'. It was missed at that time that the performance standard under 1), a) also needed to be reduced to 50'.

The proposed change is shown underlined and ~~struck through~~.

Proposed Amendment:

CHAPTER 1: ZONING REGULATIONS
SECTION 1-16 – NARRAGANSETT MIXED- USE DISTRICT
E. PERFORMANCE STANDARDS

1) Lot Layout

- a) Lots abutting multiple streets shall be oriented so the front of the building faces the street of lower classification. Lots with frontage on Narragansett Street shall meet the standards listed in item 6 within this section. For lots with frontage on both Narragansett Street and another street, the buildings, parking lots and access drives shall be located a minimum of ~~75~~ 50 feet from Narragansett Street.