



Central Business District Zoning





Downtown Exeter



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Newmarket



Town & Campus Building Durham



Recent History

The CBD experienced significant development since 2010.

Development replaced deteriorated, substandard buildings

These developments created new housing (student) and quality commercial space

The commercial space has high occupancy rates .

Onsite, professional management has contributed to positive resident behavior with minimal requirement for police service .

Present day

There have been no new proposals for redevelopment since the Unrelated Occupant Density was changed from 300 to 600 sq. ft.

There has been informal discussions with Councilors Tobias and Howland , Economic Development Director Mary Ellen Humphry , the EDC , downtown business and property owners

There have been several reasons identified that have resulted in development stagnation

Challenges

Many of the older properties in the CBD are nearing their end of use

There is minimal quality retail space available for expansion of new desirable commercial /restaurant business.

There is limited quality office space to accommodate innovative new businesses .

Property owners are hesitant to make the necessary capital investment given the cost and uncertainty of zoning.

Barriers to Development

The current occupancy density is too high. This has resulted in the inability to meet financing requirements for acceptable ROI

Dwelling unit density conflicts with market demand. The current density forces the creation of larger apartments which are less attractive to young professionals or graduate students.

Height restrictions on Main Street and portions of Marbury Road are limited to 3 stories. This has resulted in limited commercial space as developers need to maximize the residential space/revenue.

And then there is parking

Demands on municipal parking have increased over the past 4 years

By October 2017 82% of short term parking was utilized

Current zoning allows new developments to acquire a parking waiver with no review of the parking available and its impact on other downtown businesses

Recommendations

Decrease

Decrease occupant and dwelling unit density from 1200 sf to 600 sf

Change

Change the unrelated occupancy from 600sf to 450 sf

Decrease

Decrease occupancy density to 300 sf in developments limited to three stories when sixty-six and 2/3 percent of the space is office/commercial

Allow

Allow flexibility in the office/retail and residential building lay out

Move

Move unrelated occupant density requirements out of definitions to General Dimensions Standards

Allow

Allow Planning Board review of both parking demand for new developments and available municipal before granting waivers

Expectant Outcomes

Quality residential spaces attractive to students as well as a diverse community of young professionals, adults and seniors.

Desirable commercial/office space for new businesses.

Flexible new retail space attractive to businesses that offer goods and services to residents, visitors and students.