

Zoning Practice for Resilient Land Use

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City of Keene



Outline

Setting the Stage: Land Use Plan, Housing Needs, and Housing Vulnerability

Cottage Court Overlay District

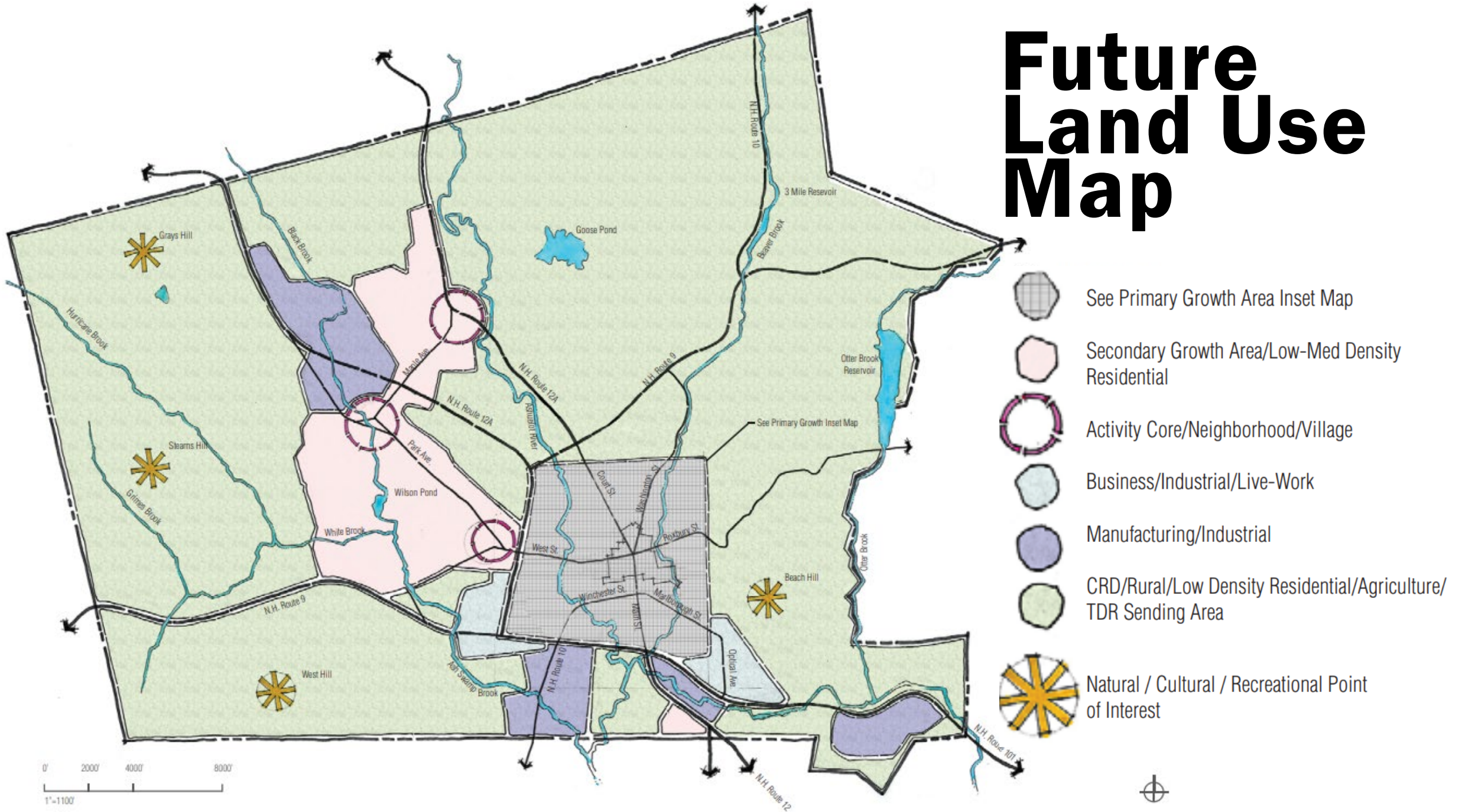
Other Zoning Tools:

- Surface Water / Steep Slope Ordinances, Conservation Subdivisions, ADUs

Final Thoughts



Future Land Use Map

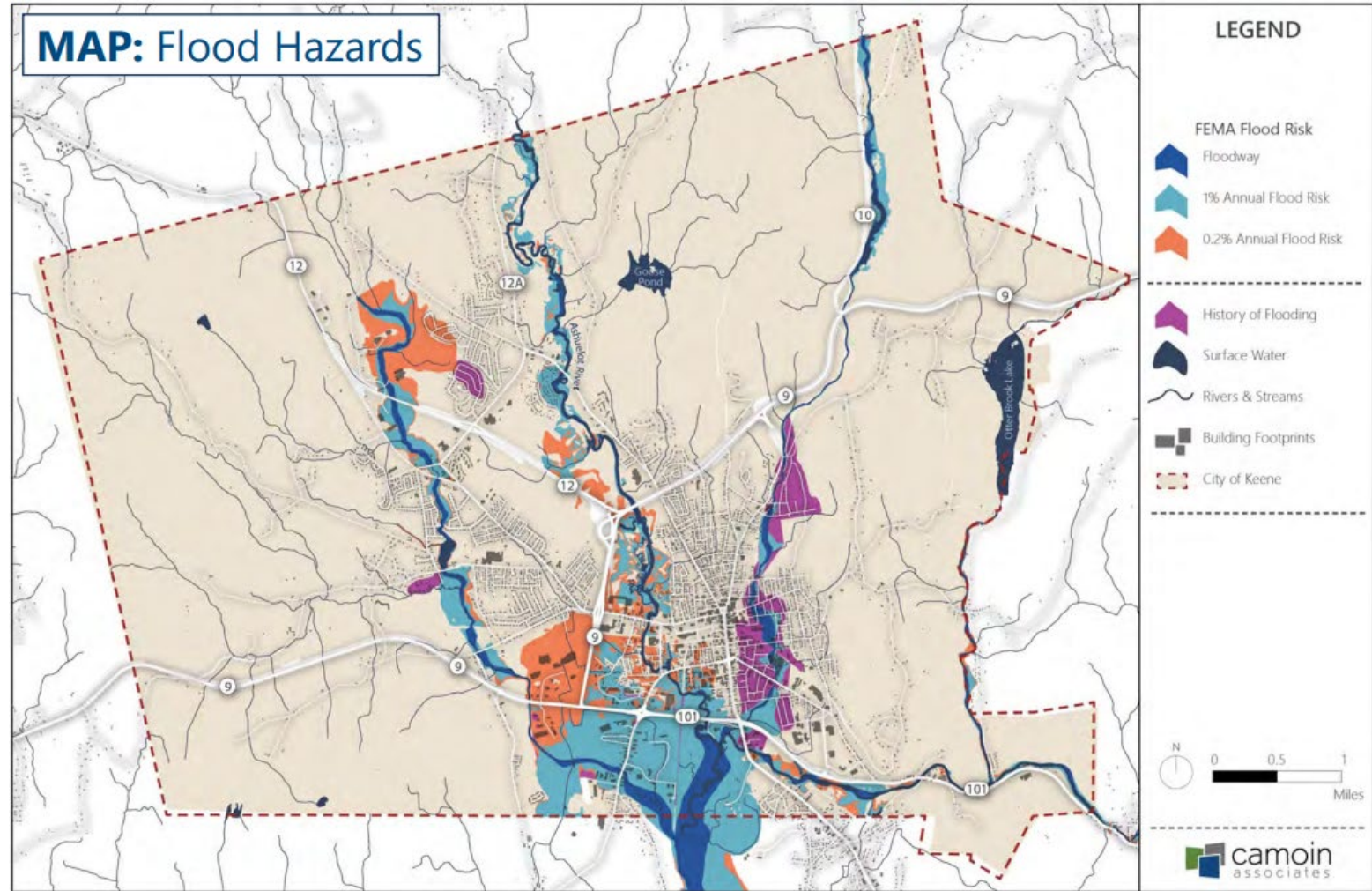


Housing Needs Assessment: Resiliency

Vulnerability Index by Number of Residential Properties - City of Keene

Vulnerability Index	Number of Properties	Percent of Properties
Low Vulnerability	4,821	77.8%
Moderate Vulnerability	984	15.9%
High Vulnerability	395	6.4%
Total	6,200	100%

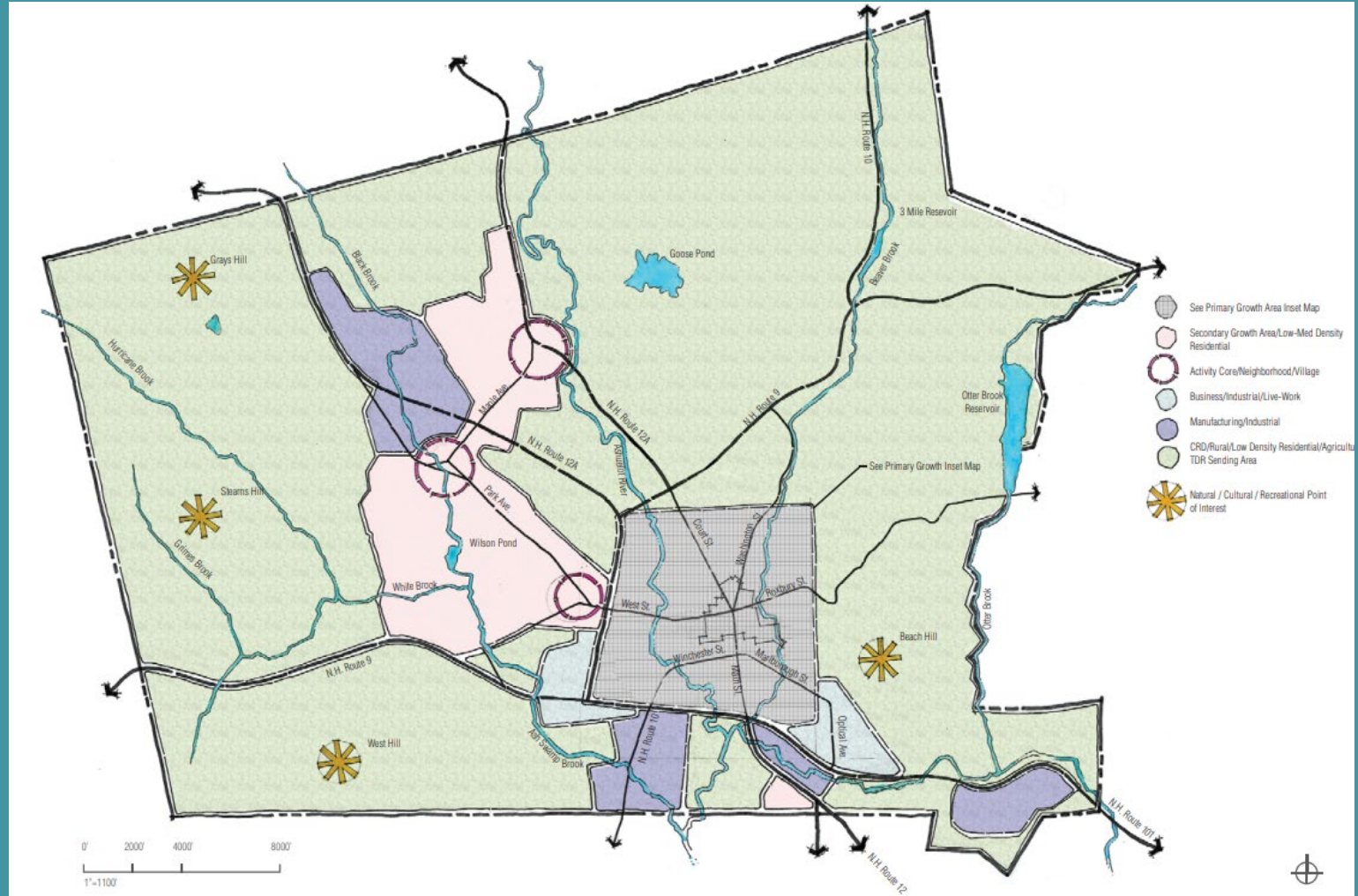
Source: City of Keene/Camoin Associates



“The most pressing housing resiliency issue in Keene is the susceptibility of housing to flood events.”

Future Land Use Map

-  See Primary Growth Area Inset Map
-  Secondary Growth Area/Low-Med Density Residential
-  Activity Core/Neighborhood/Village
-  Business/Industrial/Live-Work
-  Manufacturing/Industrial
-  CRD/Rural/Low Density Residential/Agriculture/TDR Sending Area
-  Natural / Cultural / Recreational Point of Interest



Housing Needs Assessment: Selected Key Findings

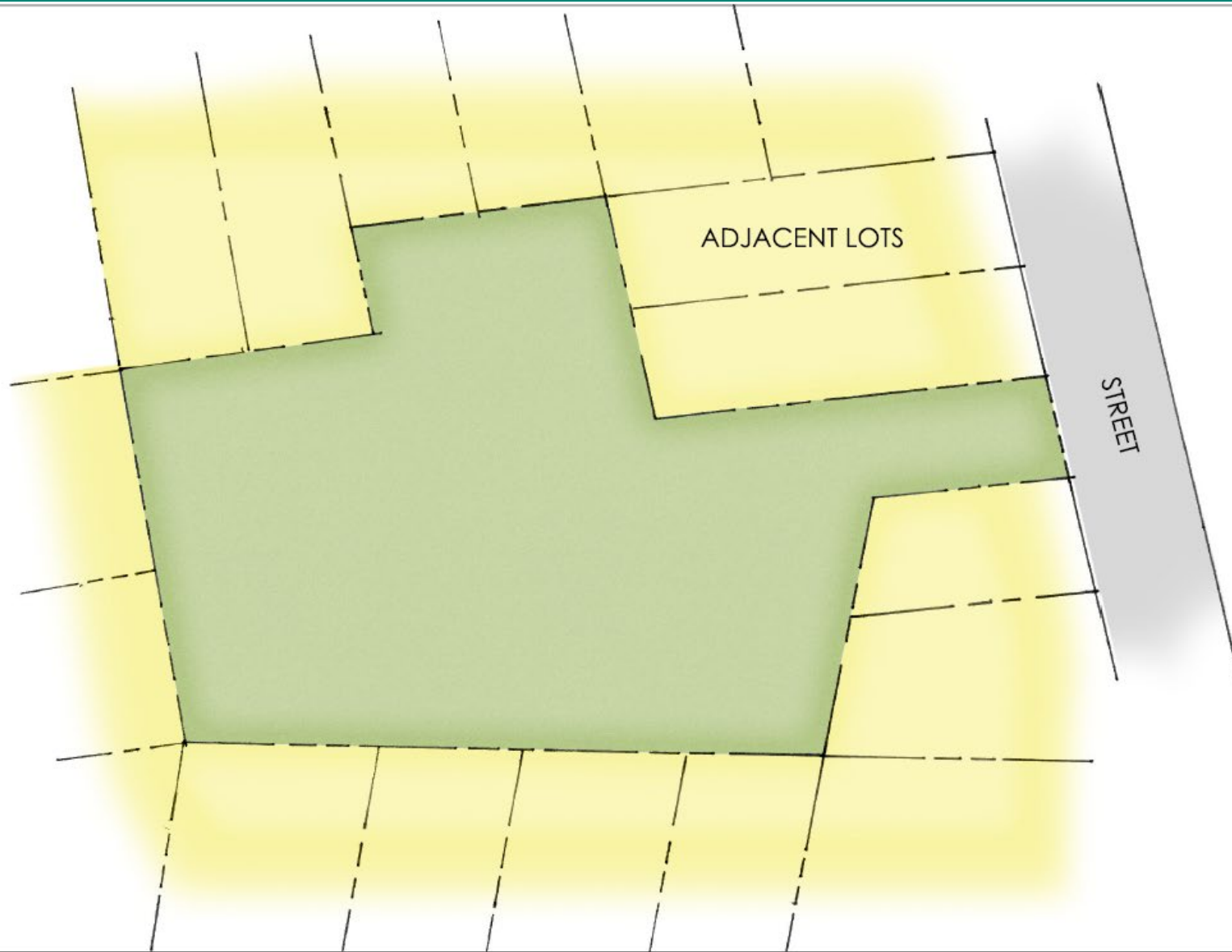
- ✓ Households are Increasing in Number but Declining in Size
- ✓ 40% of the population lives alone (Younger and Older Adults)
- ✓ Displaced workforce: Less than 1/3 of Keene's 17,500 workers live in the city.
- ✓ 34% of households are cost-burdened (rental + owner).
- ✓ **1,400 new housing units needed over next 10 years.**

<https://keenenh.gov/housing>

Cottage Court Overlay

- Residential infill ordinance to promote “missing middle” housing
- Encourages efficient use of land/compact development
- Expands the range of housing choices available
- Flexibility with site design
- Increases density, but not “intensity” of development





Example:

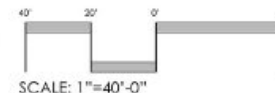
- 1-acre lot
- On City water and sewer
- Underlying zoning: variance required to develop or subdivide due to frontage

Note: This plan is conceptual in nature and subject to change.

Job no. 20235100 | 11/21/23



NORTH



SCALE: 1"=40'-0"



Option 1:
“Cottage Court”

- Cottage-style single family homes
- Oriented around shared open space

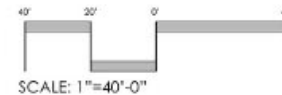


Note: This plan is conceptual in nature and subject to change.

Cluster Housing

Keene, NH

Pocket Neighborhood





Option 2: Duplexes and/or Triplexes

- 2-3 units per building
- Shared driveway & Parking



Note: This plan is conceptual in nature and subject to change.



Option 3: Townhomes

- Attached single family
- Shared driveway
- Individual parking



Note: This plan is conceptual in nature and subject to change.

Cluster Housing

Keene, NH

Townhomes





Option 4: Mansion Apartment

- Building maintains appearance of a large single-family home
- 9-unit building



Left: An 8-unit building on Washington St. in Keene

Note: This plan is conceptual in nature and subject to change.

SGA | NW

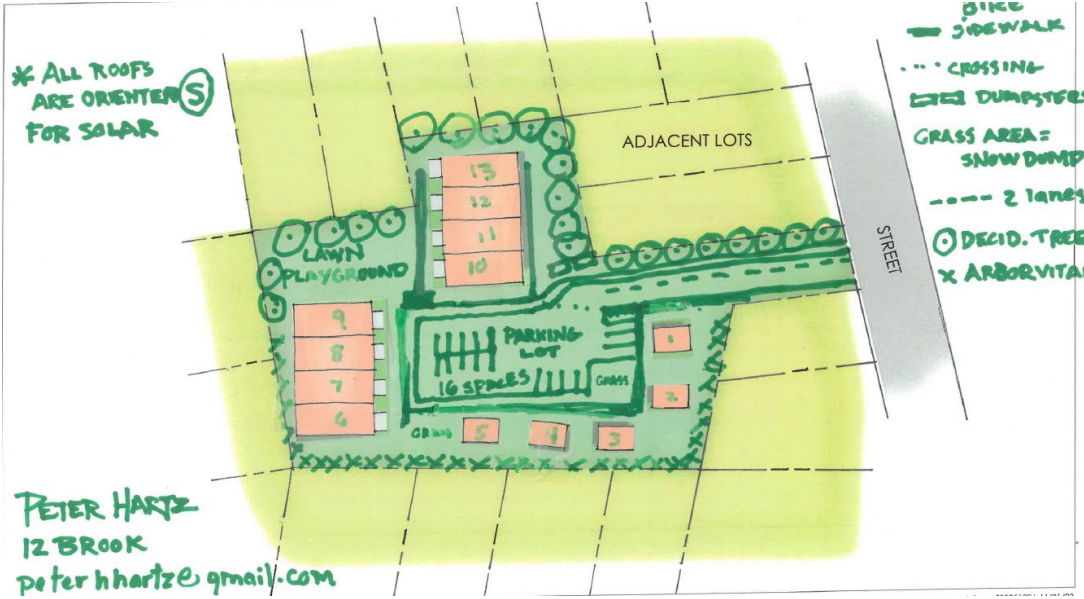
a /GF design company

Cluster Housing
Keene, NH

Mansion Apartment

Community Engagement

Round 1: Listening session/open house event & focus group with real estate agents & developers



Community Engagement

Round 2: Presentation & discussion at Keene Senior Center, public workshop



PUBLIC WORKSHOP Cottage Court Overlay

**2023
HOUSING NEEDS ASSESSMENT**

KEY FINDING

#2: Household sizes have been decreasing, driving housing demand for more and smaller units.

STRATEGIES

3B: Review and Align City Land Use Regulations to Support Housing Development

4C: Encourage Creation of Options for Downsizing Empty Nesters and Active Seniors

(download the full report at KeeneNH.gov)

WEBSITE - MORE INFO

KeeneNH.gov/CottageCourt

- Project Notices & Info
- Housing Needs Analysis Report
- Contact Info



COTTAGE COURTS

The City of Keene is drafting regulations that could allow for the **development of smaller-format housing** in certain areas of the city.

This is your chance to be heard!
Don't miss out on this important opportunity to learn about and discuss the Cottage Court project.

**Tuesday, January 9th, 2024
3:30 PM to 5:30 PM
Hannah Grimes Center
25 Roxbury Street**

Presentation (overview) begins at 3:45 followed by breakout groups (feedback)

What is a Cottage Court?

Why now?

Will it affect my neighborhood?

What is the goal?

How can I stay in the loop?

Cottage Court Overlay - Overview

Utility Requirement: Parcel(s) must have both water and sewer.

Zoning Requirement: Parcel(s) can be in any Residential District.

Parcel Size: No minimum, no maximum.

Dwelling Unit Size: 1,250 sf. average gross floor area; 900 sf building footprint.

Density: There are no minimum or maximum density requirements.

- Controlled by zoning dimensional standards, e.g. impervious coverage maximums



Floodplain Considerations

Floodway: No new free-standing structures allowed, additions to existing building only allowed in direction of the flow of water.

Floodplain: Project must provide compensatory storage, “no reduction in the net flood storage capacity of the floodplain”

*If in floodplain, height of first floor is measured from the Finished Floor Elevation (FFE) or Base Flood Elevation + 1 foot, whichever is less.





Other Zoning Tools



Surface Water Protection

- ✓ Zoning overlay district
- ✓ Establishes buffer zones
- ✓ Certain uses require a CUP

Steep Slopes

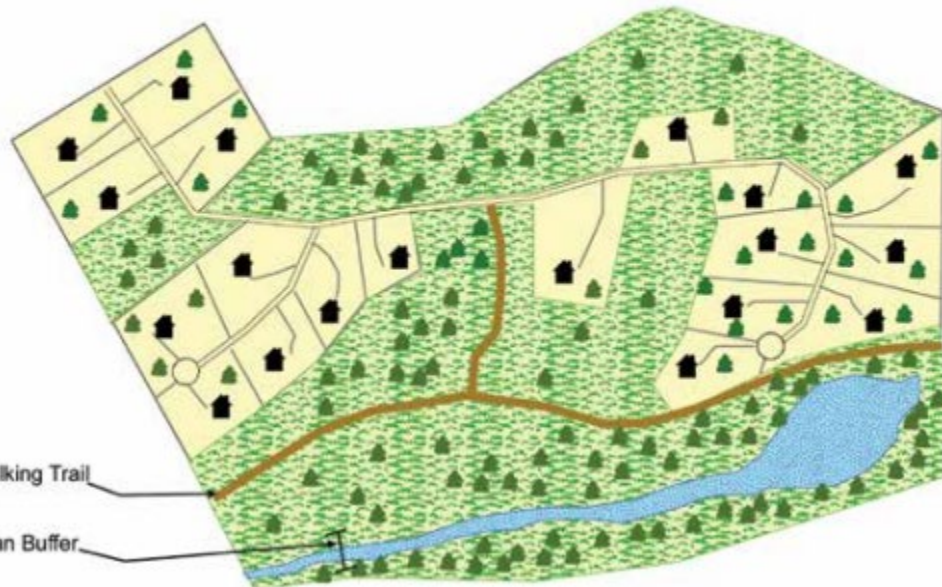
- ✓ Zoning overlay district
- ✓ “Prohibitive” slope – no development
- ✓ “Precautionary” slope – limits on development
- ✓ Certain uses require a CUP



CONVENTIONAL SUBDIVISION



CONSERVATION SUBDIVISION



Conservation Subdivision

- Allows for clustering of dwelling units
- Must conserve at least 50% of the existing tract of land to be subdivided as open space

Accessory Dwelling Units (ADUs)

Allowed by right

De-coupled from zoning
(allowed for any single-family home)

Attached or detached

Max size: 1000 sf and 2 bedrooms



Final Thoughts

- Don't forget about existing housing!
- Good planning and data analysis can help build foundation for effective policies
- Allowing for flexibility can help promote high quality design

