

GRANITE RIDGE DEVELOPMENT DISTRICT (GRD)

Article VIII of the City of Rochester Zoning Ordinance

Planning Board Draft - September 2013

- (a) **Purpose.** Well-planned commercial districts provide many benefits. For the community, tax revenue is maximized, infrastructure burden is reduced, and traffic impacts are minimized. For landowners and developers good planning allows for a process that is coherent, flexible and easy to navigate. The Granite Ridge Development Zone (GRD) is intended to:

- (1) Provide landowners and developers with flexible yet clearly defined requirements.
- (2) Minimize infrastructure cost to the City through good planning for the district as a whole rather than based upon individual lots.
- (3) Maximize the developable areas on the parcels within the district through creation of flexible dimensional requirements.
- (4) Minimize traffic impacts to Route 11 through implementation of a service road and shared intersections with Route 11.

(b) Delineation of the Granite Ridge Development Zone.

- (1) The zone includes those parcels of land so identified on the “Zoning Map of the City of Rochester, NH” which accompanies this ordinance and is on file in the offices of the Director of Planning and Development and the Director of Code Enforcement.
- (2) The Granite Ridge Development Zone includes parcels of land located on both the easterly and westerly sides of Route 11/Farmington Road. These parcels will benefit from any improvements to be made to Route 11/Farmington Road.

Parcels located on the westerly side of Route 11/Farmington Road may have direct contact with, and benefit from, the service road planned to be built on the westerly side of Route 11/Farmington Road and intersections connecting to this service road, if and when opportunities for construction of this service road and these intersections develop.

- (c) **GRD Pavement Dimensional Regulations.** The setbacks shown in the table, below, shall apply to pavement used for parking and interior access ways. Driveways into the site from the service road are exempt from these setbacks. These setbacks guarantee a minimum 10-ft wide area for landscaping around the perimeter of the site (5 feet plus 5 feet for adjoining lots along the side lot lines). This subsection shall supersede perimeter landscaping buffer requirements (15 feet along the front and 10 feet along the side lot lines) established in the Site Plan Regulations.

	Minimum Property Lines Setbacks (in feet)		
	Front	Side	Rear
Pavement	10	5	10

(d) **Granite Ridge Development Plan.** This zoning ordinance was created pursuant to the March 2009 “Granite Ridge Development Study, Farmington Road, Rochester, New Hampshire” prepared by CLD Consulting Engineers. This study should be referred to for reference in designing, reviewing, and approving proposed site plans and subdivision plans.

(c) **GRD Zone Service Road Regulations.** The following requirements apply to those lots situated on the westerly side of Route 11/Farmington Road, on which the planned service road and access roads leading to or from the service road, are to be situated.

(1) Right-of-ways. To the extent practical and appropriate, as determined by the Planning Board, as part of any proposed site plan or subdivision plan, each landowner/developer shall incorporate into his or her plan, on the subject land, a 60 foot wide right-of-way for the construction of the service road and/or access road(s). The right-of-way shall traverse the subject lot from the southerly lot line to the northerly lot line, as appropriate, and in the case of any access road, from the easterly to the westerly lot line, as appropriate, in accordance with the layout of the planned service road and access road(s).

(2) Temporary Termination. Where the service road has not been built on the lot adjacent to the subject property, a temporary cul-de-sac shall be built on the subject property to provide for an appropriate turnaround and future connection to the service road on that adjacent lot. Appropriate provisions may be established by the Planning Board to facilitate seamless connection of that cul-de-sac in the future to a service road on the adjacent lot, when that road may be constructed. The temporary cul-de-sac shall conform to the City of Rochester Subdivision Regulations.

(1) Route 11 Intersections. As part of any site plan or subdivision plan, the landowner/developer shall incorporate predetermined Route 11 access points into his or her plan.

(4) NHDOT. Developers shall coordinate with the New Hampshire Department of Transportation (NHDOT) regarding the design of the access roads and any intersections with Route 11.

(d) **GRD Zone Road Design Standards.**

(1) Service and access roads shall comply with the following standards.

Right-of-Way	60 feet
Lane Width (each)	12 feet

Paved Shoulder (each)	4 feet
Sidewalk (bituminous)	5 feet
Grass Strip	5 feet (between road and sidewalk)
Curb	Granite
	Sloped – side without sidewalk
	Vertical – side with sidewalk
Cross-sectional Requirements	
Wearing Course (Minimum)	1 inch (NHDOT Item 403.11)
Bearing Course	2 inch (NHDOT Item 403.11)
Crushed Gravel	6 inch (NHDOT Item 304.3)
Bank Run Gravel	12 inch (NHDOT Item 304.2)

(2) Refer to **APPENDIX D** annexed hereto and entitled “**42.34(f)(2) GRD SERVICE ROAD CROSS-SECTION – FIGURE 1**”, for configuration details.

(3) All materials shall be installed in compliance with NHDOT specifications and the City of Rochester Subdivision Regulations.

- (g) **GRD Zone Stormwater Management Requirements.** Stormwater controls for each individual site plan shall be designed in compliance with the New Hampshire Stormwater Manual Volume 2. To ensure adequate stormwater control given the more flexible dimensional regulations, these design guidelines shall be followed regardless of any requirement imposed as part of the New Hampshire Department of Environmental Services Alteration of Terrain permitting (for 100,000 square feet +/- of disturbed surface).

The Planning Board shall consider proposals for use of innovative stormwater control structures, such as porous pavement, bio-retention areas, gravel wetlands, etc.. If the board concludes that use of these structures is in order, then:

- (1) it may be appropriate to allow for interior landscaped islands within parking lots to be constructed without perimeter curbing if the curbing would interfere with the routing of the stormwater.
- (2) the Planning Board is hereby empowered to adjust parking requirements specified in **Section 42.9 Off Street Parking and Loading**, herein.

- (h) **GRD Zone Utility Standards.**

- (1) All utilities shall be underground.
- (2) Utilities into individual sites shall be run from the common utility lines to be placed in the Service Road right-of-way.

- (3) Service connections for utilities for pad sites, if any are created, shall be provided within the Service Road right-of-way.

(h) GRD Zone Parking Lot Interconnections

- (1) Where practical, and not impeded by wetlands or other physical constraints, parking lots shall be interconnected between sites.
- (2) Appropriate cross easements shall be developed between properties to accommodate parking lot interconnections.

(j) GRD Zone Design Standards

- (1) Trash and delivery areas. The lots situated between the Service Road and Route 11 call for special treatment because they have double frontages.
 - (A) Whenever practical, and not impeded by wetlands or other physical constraints, trash and delivery areas shall be located off of a shared access driveway between sites.
 - (B) The access driveway may be located at/along the side lot line(s), with each lot having its own trash and delivery area located off this access driveway.
 - (C) Trash, delivery, and loading areas shall be well screened from Route 11.
- (2) Façade Treatment. Building facades fronting on the Service Road and Route 11 shall both be treated as front facades, both thereby meriting attractive treatment, under The Architectural Standards included in the City of Rochester Site Plan Regulations.
- (3) Outdoor Seating. Restaurant proprietors are encouraged to include seasonal outdoor seating.
- (4) Signage. All provisions of **Section 42.7 Signs**, herein shall apply except for the following allowances:
 - (A) For buildings located between the Service Road and Route 11, an additional building-mounted sign is permitted.
 - (B) Off premises directory style signs and off premises directional signs are permitted by conditional use by the Planning Board.

- (k) **Adjustments in Requirements**. Since a number of the requirements specified in this Section 42.34, herein, are design oriented, the Planning Board may adjust any requirements of subsections (c) GRD Pavement Dimension Regulations, (e) GRD Zone Service Road Regulations, (f) GRD Zone Road Design Standards, (g) GRD

Zone Stormwater Management Requirements, (h) GRD Zone Utility Standards, and (i) GRD Zone Design Standards, on a case by case basis, where it reasonably determines that strict application of any requirement is impracticable due to particular conditions on a given site.

That Chapter 42, Section 42.2, of the General Ordinances of the City of Rochester, entitled “Zoning Districts and Zoning map”, as presently amended, be further amended by amending subsection (b) of said Section 42.2, entitled “Zoning Map”, so as to classify that area depicted on the annexed **EXHIBIT A** as being “Granite Ridge Development Zone”, as hereafter being classified as “Granite Ridge Development Zone”, and by repealing the existing primary zoning classification for the land so depicted on said **EXHIBIT A** (i.e. “A – Agricultural Zone”; “R-1 – Residence 1 Zone”; “R-2 – Residence 2 Zone”; “B-1 – Business 1 Zone”; “B-2 – Business 2 Zone”; “I-1 – Industry 1 Zone”; “I-2 – Industry 2 Zone”; “I-3 – Industry 3 Zone”; “I-4 – Industry 4 Zone”; “I-4A – Industry 4A”; “H – Hospital Zone”; “AA – Airport Approach Zone”), while retaining any overlay district classification for the land so depicted. Further, that the so-called “zoning map” provided for in subsection (b) of said Section 42.2 be further amended to reflect, and to incorporate therein, the changes in zoning district classification provided for in this amendment.

This amendment supercedes the zoning classifications for any parcels listed in previous subsections in Chapter 42.2(b). Please see attached list of parcels.

Primary Area of the GRDD

PID	Address	Acres	Owner
0208-0001-0000	126 Farmington Rd	82.50	Adamian Construction & Dev.
0208-0001-0001	116 Farmington Rd	34.18	Infinity Properties Rochester
0208-0002-0000	0 Farmington Rd	32.00	The Kane Co. Inc.
0208-0004-0000	148 Farmington Rd	1.30	John & Carolyn Meader
0208-0005-0000	150 Farmington Rd	0.63	Roslyn Stone & Carolyn Meader
0208-0006-0000	154 Farmington Rd	1.05	Alkurabli LLC
0208-0006-0001	152 Farmington Rd	0.94	Richard Ottino
0208-0007-0000	160 Farmington Rd	1.33	160 Farmington Rd Realty Trust
0216-0001-0000	20 Farmington Rd.	15.00	Robert Beranger
0216-0002-0000	22 Farmington Rd.	2.60	Robert Beranger
0216-0003-0000	0 Farmington Rd.	2.90	Robert Beranger
0216-0004-0000	36 Farmington Rd.	17.10	Northgate Investment Properties
0216-0005-0000	46 Farmington Rd.	1.24	Gene V. Roe
0216-0006-0000	48 Farmington Rd	5.62	Casaccio Real Estate Holdings
0216-0007-0000	58 Farmington Rd	7.60	Casaccio Real Estate Holdings
0216-0008-0000	60 Farmington Rd	6.30	Packy's Investment Properties
0216-0009-0000	68 Farmington Rd	20.00	Stratham Industrial Properties
0216-0010-0000	76 Farmington Rd	21.00	PSNH
0216-0011-0000	92 Farmington Rd	85.00	Stratham Industrial Properties
0216-0017-0000	5 Lydall Way	12.00	State of New Hampshire DOT
0216-0019-0000	0 Farmington Rd	4.50	PSNH
0216-0020-0000	8 Crane Dr	6.09	Newport Partners LLC
0216-0021-0000	33 Crane Dr	4.80	Spinelli Realty Trust

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0216-0022-0000	27 Crane Dr	6.35	Black Marble Realty Trust
0216-0023-0000	21 Crane Dr	3.16	Black Marble Realty Trust
0216-0024-0000	7 Crane Dr	4.01	Four Hidden Rd Trust
0216-0025-0000	47 Farmington Rd	2.80	Poulin Realty Acquisition

382.00

Secondary Area of GRDD

PID	Address	Acres	Owner
0208-0008-0000	174 Farmington Rd.	60.00	Diane Smith
0208-0008-0001	176 Farmington Rd.	11.61	Robidas Properties LLC
0208-0009-0000	178 Farmington Rd.	4.30	Rochester/Rural District
0208-0010-0000	180 Farmington Rd.	1.02	WAH Realty Corporation
0208-0011-0000	184 Framington Rd.	4.00	Bonnie J. O'Shea
0208-0015-0000	0 Farmington Rd	0.29	City of Rochester
0208-0016-0000	0 Farmington Rd	1.66	Robert Rowe
0208-0017-0000	127 Farmington Rd	8.90	Robert Rowe
0208-0018-0000	17 Sterling Dr.	2.02	Raven Realty
0208-0018-0001	18 Sterling Dr.	2.85	Raven Realty
0208-0018-0002	27 Sterling Dr.	5.04	Axis Property Holdings LLC
0208-0018-0003	23 Sterling Dr.	1.55	Raven Realty
0208-0018-0004	0 Sterling Dr.	0.64	Raven Realty
0208-0019-0000	123 Farmington Rd	1.16	Black Dog Car Wash LLC
0208-0019-0001	115 Farmington Rd	1.25	Hermitage Place LP
0208-0019-0002	131 Farmington Rd.	0.57	JMB Automotive Group LLC
0209-0001-0000	105 Farmington Rd	1.70	Rudolph Tetreault
0216-0012-0000	4 Little Falls Bridge Rd	1.89	Ralph Torr Rev. Trust
0216-0013-0000	0 Little Falls Bridge Rd	11.80	State of New Hampshire DOT
0216-0018-0000	95 Farmington Rd	3.50	Motiva Enterprises LLC
0216-0018-0001	83 Farmington Rd	2.25	Joseph Blanchette
0216-0018-0002	77 Farmington Rd	3.60	Rochester Hospitality LLC
0216-0019-0000	0 Farmington Rd.	4.50	PSNH
0216-0020-0000	8 Crane Dr.	6.09	Newport Partners LLC
0216-0021-0000	33 Crane Dr.	4.80	Rose Realty LLC
0216-0022-0000	27 Crane Dr.	5.30	Black Marble Realty Trust LLC
0216-0023-0000	21 Crane Dr.	3.16	Black Marble Realty Trust LLC
0216-0024-0000	7 Crane Dr.	4.01	Four Hidden Rod Rd. Realty Trust
0216-0025-0000	47 Farmington Rd.	2.60	Poulin Realty Acquisitions LLC
0216-0026-0000	0 Farmington Rd.	68.00	Donald & Bonnie Toy
0216-0028-0000	23 Farmington Rd.	1.70	Miles Cook III
0216-0028-0001	25 Farmington Rd.	0.10	City of Rochester
0216-0029-0000	21 Farmington Rd.	2.41	Cardinals Seafarer Restaurant
0221-0154-0000	2 Farmington Rd.	20.80	Jean Edgerly Trust
0221-0156-0000	14 Farmington Rd.	1.20	Renee & Louanne Cardinal
0221-0157-0000	0 Farmington Rd.	1.20	Wayne Cardinal
0221-0158-0000	14 Farmington Rd.	1.30	Rene & Luanne Cardinal
0221-0159-0000	10 Farmington Rd.	2.45	Lawrence Shapiro Trust
0221-0160-0000	18 Farmington Rd.	1.32	Michael & Jean Garzillo
0221-0162-0000	18A Farmington Rd.	6.40	Richard & Phyllis Glidden
0221-0163-0000	20 Farmington Rd.	3.20	Robert & Karen Beranger
0221-0164-0000	17 Farmington Rd.	0.91	Rene G Cardinal & Cardinal Way
0221-0165-0000	11 Farmington Rd.	1.70	Seckendorf Real Estate
0221-0166-0000	9 Farmington Rd.	1.10	MIB LLC Greenwood Inn

0221-0167-0000	7 Farmington Rd.	0.30	Basel Alkurabi
0221-0168-0000	3 Farmington Rd.	<u>14.00</u>	Charles Karacas
		290.15	