

Gateway R/C Zoning District – Memo from the PC Chair – 10/12/22

1. Main change is more emphasis on **residential**, in addition to commercial:
 - changes reflect housing consultant report
 - name change to “Gateway Residential/Commercial”
 - mention of residential, including multifamily, in purpose
 - easing of permitting requirements for dwelling uses, including single-family, duplex, 3-4 units
 - ✓ moving these from conditional to permitted and removing site plan review by DRB
 - ✓ moving all single-family-like (state sanctioned) uses to permitted (home occupation, group home, family childcare home) and removing site plan review by DRB
 - ✓ adding multifamily >4 units to conditional w/ site plan review by DRB (were allowed as PUD)
 - allowing mixed-use (could be residential plus commercial) building as permitted (for <5 uses)
 - requiring multifamily development standards (new section 6.13)
 - removal of 40% commercial requirement for all new development – no commercial requirement
 - increasing allowed residential density

2. A few changes in **overall uses** (permitted plus conditional):
 - OMITTED IN NEW (from current)
 - ✓ Amusement arcade
 - ✓ Extraction of earth resources
 - ✓ Food processing (would be under “light manufacturing” – see new definition)
 - ✓ Private club
 - ADDED IN NEW (from current)
 - ✓ Car wash
 - ✓ Restaurant, standard
 - ✓ Multiple use building , which could have residential as well as commercial (replaces multi-use commercial building)
 - ✓ Dwelling multifamily with > 4 units (previously +/- allowed as PUD)
 - ✓ Fitness facility
 - ✓ Health Care Services
 - ✓ Grocery store – Village-scale (see new definition)
 - ✓ Laundromat
 - SOME USES CHANGED FROM CONDITIONAL TO PERMITTED (see document)

3. Changes in **dimensional standards**:
 - Min lot size = 10,000 sf, which is approximately 1/4A (from 1/3A w/ W&S and 1A w/ no W&S)
 - Lot coverage = 60% (from 40%)
 - Max residential density = 8/A (from 3/A w/ W&S and 1/A w/ no W&S)
 - Front setback from Rt 2 =30 ft (from 50 ft)
 - I-89 = 30 ft for residential; 10 ft for commercial
 - Other ROW's = 10 FT
 - Rear setback = 10 ft (from 15 ft)

4. Changes in **Other requirements**
 - No new curb cuts allowed (instead of 250 ft distance between)
 - A few new design features – these are more specific to replace the less defined “character of the neighborhood” thus more straightforward to administer
 - ✓ More defined site and building design standards to ensure “scenic entrance” is retained

- ✓ Additional Multifamily Dwelling standards (new section 6.13)