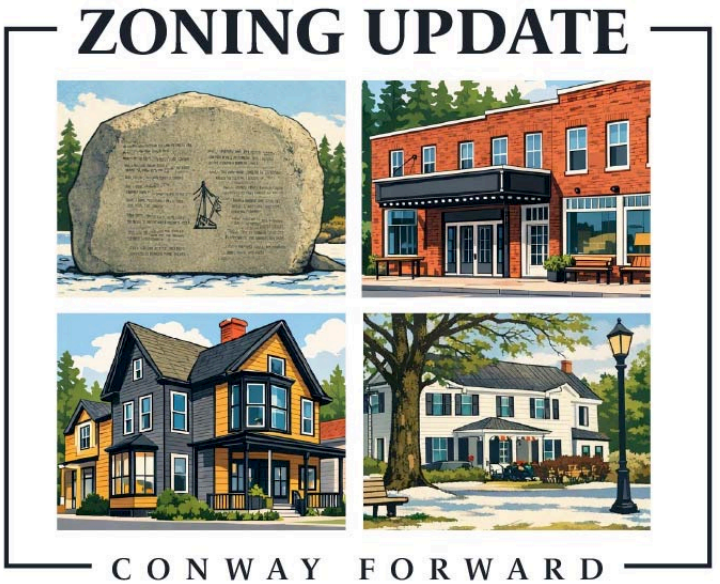
TOWN OF CONWAY

Conway Planning Board
Barrett Planning Group LLC
SE Group













MEETING AGENDA

Zoning Ordinance Update

- Project Introduction
- Review of the Planning Board's efforts to update current zoning ordinance, including an overview of the current ordinance, reviewing the purpose of zoning, and defining project goals.
- Review of the 2024 Master Plan priorities and their relationship to the zoning ordinance update.
- Overview of the project timeline and continued public involvement.

Zoning Audit: Key Findings

Public Comment

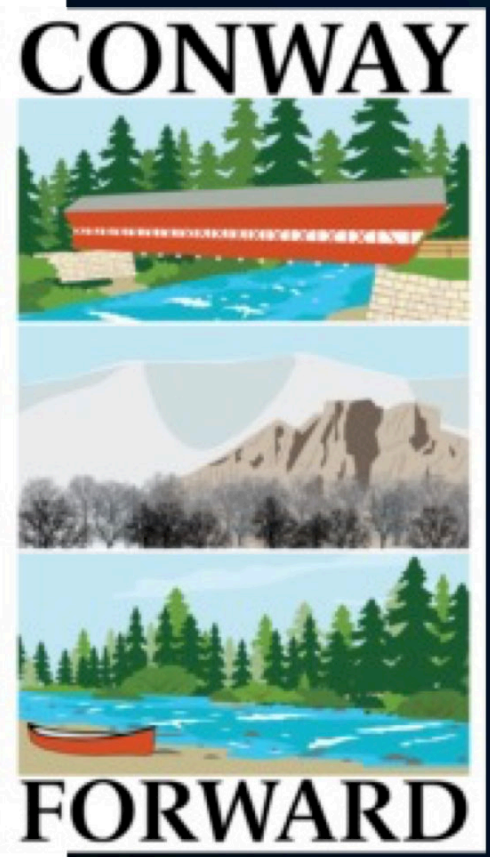
- Discussion period
- Interactive displays for community engagement

A TRANSITION

Conway has adopted a new Master Plan in 2024.
Now it's time to implement it!

Zoning update anticipated to occur over the next two town meeting cycles

Consulting Team:
Barrett Planning Group LLC
SE Group



SNAPSHOT: KEY MASTER PLAN IDEAS

- These broad Master Plan goals are now being translated into new policies and regulations!
  - Improve long-term housing availability and affordability, building on the Inclusionary Housing Ordinance (Chapter 195) and RSA 79-E
  - Thoughtfully manage commercial development
  - Promote a local economy that works for Conway
  - Steward Conway's unique natural resources and open spaces: Saco & Swift Recreation Management Plan and Saco & Swift Floodplain Management Plan
  - Support Conway's arts, culture, and historic character
  - Enhance transportation options to connect people and places
  - Steward Conway's world-class recreational opportunities
  - Enhance municipal services and plan for the future

MAJOR THEMES OF THE MASTER PLAN





Eight key focus area and strategies



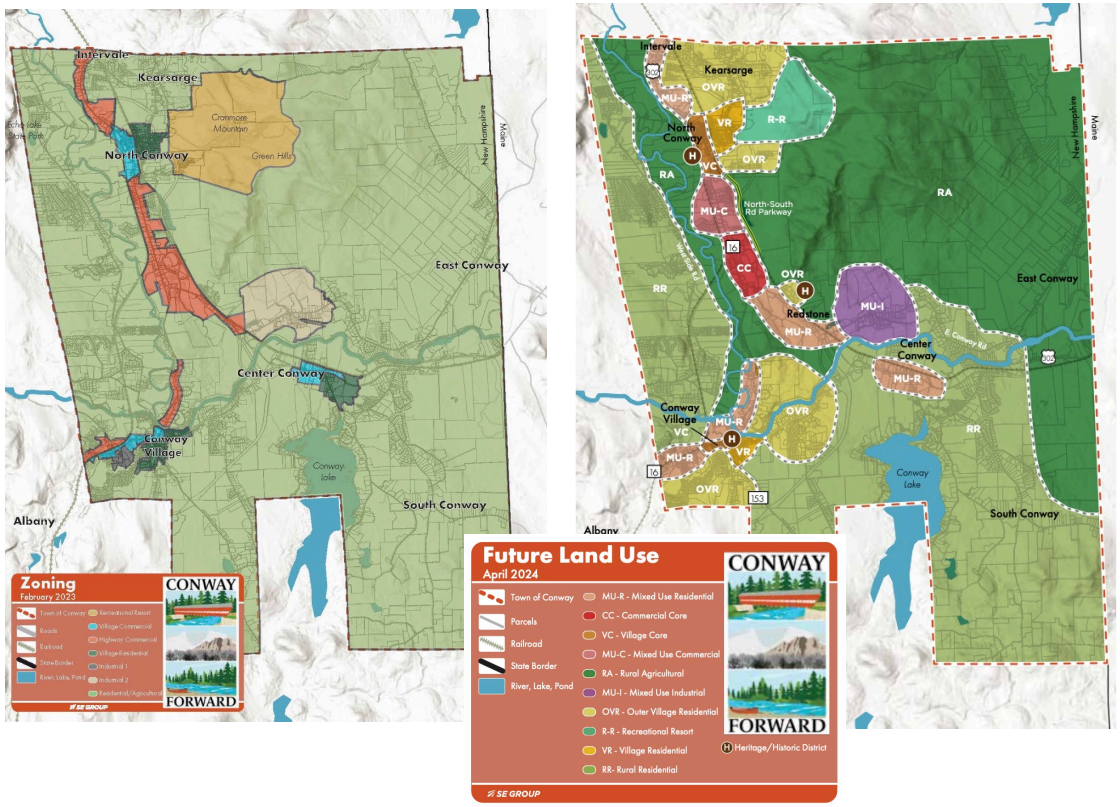


Updating zoning

Long-term water & wastewater system plan

Asset Management Plan

ZONING MAP TODAY … MASTER PLAN FUTURE LAND USE MAP



First:
Determine what regulations are needed to address the Master Plan

Second:
Determine where (what zones) uses are appropriate

Third:
Changes to the Zoning Map, which will be proposed later in the process

ZONING AUDIT

Purpose: to understand how the Zoning Ordinance operates today

- Is it clear?
- Is it readable?
- Is it well-organized and easy to navigate – i.e., to find information?
- Is there a lot of duplication, or is it streamlined?
- Is it internally consistent?
- Is it in line with state law?
- And, what's missing?

Understand implications for implementing the Master Plan

Figuring out a "plan of attack" for updating the ZO

WHY DOES IT MATTER?

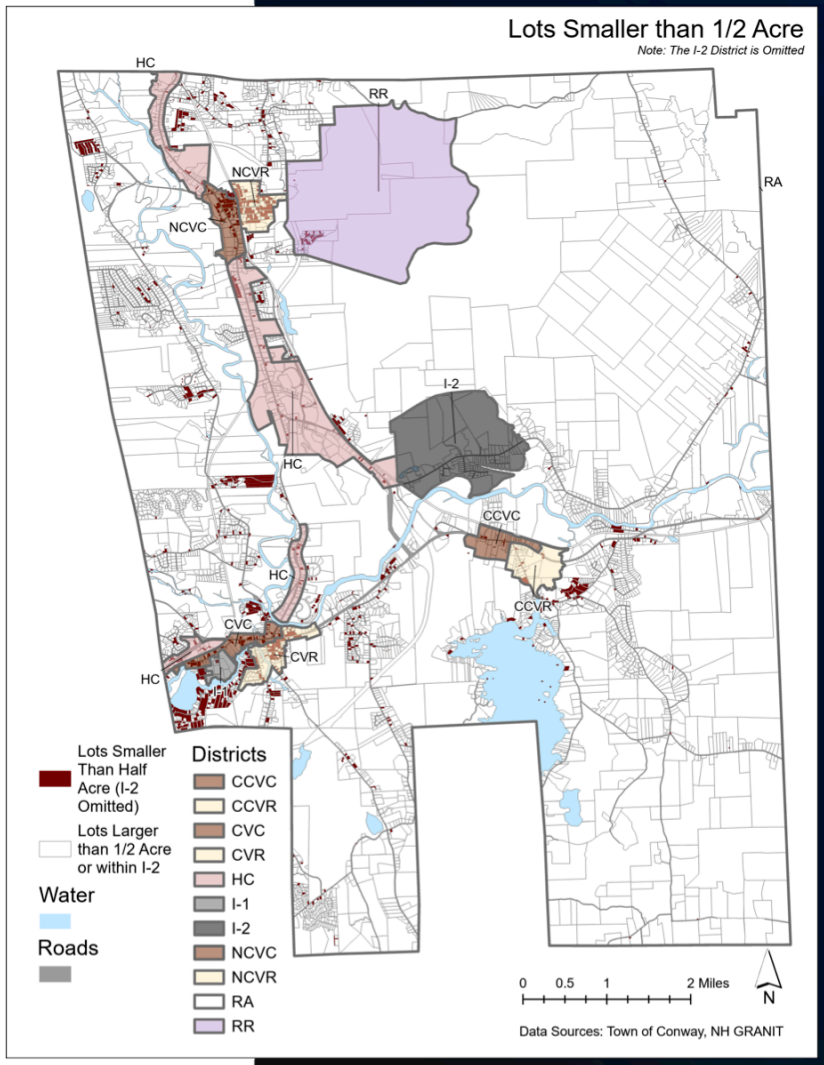
- Even if you decided to make no policy changes, does the Zoning Ordinance support good planning administration and enforcement?
- Language problems can lead to confusion, enforcement problems, disagreement, and litigation
- Repetition, duplication can lead to internal inconsistencies
- Non-standard organization and format make it difficult for applicants unfamiliar with Conway policies and requirements to understand what the Town wants …

PROCESS

- “Close readings”: section, paragraph, and sentence level diagnostic
- Interviews
- Site visits
- Master Plan zoning analysis
- Independent mapping and GIS analysis

Community members can make suggestions or ask questions through our project website:

bpg.mysocialpinpoint.com/conway-forward-zoning



OBSERVATIONS

- A Zoning Ordinance with 31 sections is a red flag!
  - Lack of hierarchy
  - Organizational problems
  - Duplication
- ”Pyramid” structure



vn of Conway, NH

Chapter 190

ZONING

Title.	§ 190-19.	North Conway Village Commercial (NCVC) District.
Authority.		
Purpose.	§ 190-20.	Highway Commercial (HC) District.
Applicability.		
Interpretation.	§ 190-21.	Regional Commercial (RC) District.
Enforcement; violations and penalties.	§ 190-22.	Industrial-1 (I1) District.
Zoning Board of Adjustment.	§ 190-23.	Industrial-2 (I2) District.
Compliance required.	§ 190-24.	Recreational Resort (RR) District.
Lots in multiple districts.		
Helicopters.	§ 190-25.	Mountain Conservation Overlay (MCO) District.
Utilities.		
District regulations and permitted uses.	§ 190-26.	Floodplain Conservation Overlay (FCO) District.
Residential/Agricultural (RA) District.	§ 190-27.	Shoreline Protection Overlay (SPO) District.
Center Conway Village Residential (CCVR) District.	§ 190-28.	Wetland and Watershed Protection Overlay (WWPO) District.
Conway Village Residential (CVR) District.	§ 190-29.	Groundwater Protection Overlay (GWPO) District.
North Conway Village Residential (NCVR) District.	§ 190-29.1.	Parkway Protection Overlay District.
Center Conway Village Commercial (CCVC) District.	§ 190-30.	Nonconformity.
Conway Village Commercial (CVC) District.	§ 190-31.	Definitions.

': Adopted by the Town of Conway as last amended 4-9-2013. Subsequent amendments re applicable.[1]]

GENERAL REFERENCES

ystems — See Ch. 41.
ons — See Ch. 47.
ious wastes — See Ch. 67.
rs — See Ch. 105.
e plan review — See Ch. 110.
Special events — See Ch. 120.
Streets and sidewalks — See Ch. 125.
Subdivision of land — See Ch. 130.
Wind energy systems — See Ch. 179.

1. Editor's Note: The Town took action 4-11-2017 ATM by Art. 2 to accept the renumbering of and revisions to this chapter.

DUPLICATION

Signs

Repeated provisions:

- Home occupations
- Accessory dwelling units
- Sign permits
- Sign design standards
- Farm and nursery stands
- Helicopter operations
- Post offices, schools, daycare centers
- Structure & building heights

UNCLEAR/ CONFUSING TEXT

Highway Commercial

"A protective buffer strip naturally vegetated and/or planted with native or indigenous saplings, shrubs and ground covers displaying a typical woodland appearance appropriated to the condition and said type of the landforms."

Definition: Owner-occupied tourist home:

"Any place consisting of a room or a group of rooms located on one premises where transient or semi-transient accommodations for sleeping or living purposes are offered for compensation, provided that the same is occupied and operated conjunctively by the owner, an individual person or persons, and shall not have more than four double-occupancy sleeping units."

SINGLE PARAGRAPH … MANY IDEAS

In addition to the signs otherwise permitted by this chapter, *there may be displayed*, on any lot, up to three flags displaying any otherwise legal symbol, message or information, commercial or noncommercial*; except that* off-site commercial flags shall be restricted as set forth in this chapter. *No such* flag shall exceed 24 square feet measured by one face of the flag only. *Any such* flag shall be mounted directly to one flagpole. *A "flagpole" is a pole* intended and placed solely for the support and display of a flag or flags, and does not include utility poles, light poles, trees or other sign structures. *All flagpoles* shall be erected vertically or within 45° of the vertical. *No portion of any flagpole* shall be sited within 10 feet of a property line. *No flagpole* shall extend more than 35 feet in height above grade or, if mounted on a building, 55 feet above the average finished grade of the building.

EXAMPLES OF MISSING TOPICS

- Historic preservation
- Innovative land use controls, such as:
  - Planned development
  - Open space/residential development
- Senior housing continuum
- Employee housing (needs discussion)
- Some definitions, e.g., dwelling

POLICY CONSIDERATIONS

- Regulatory Mismatch
- Differentiation of districts, e.g. “sameness”
- Dimensional regulations inconsistent with established village form (result: nonconformities)
- Building height, roof structure
- Is RA truly one residential zone?
- Housing: diversity, scale, density
- How does the Town want to approach implementing the Master Plan’s Future Land Use Map

THINGS TO CONSIDER

- Opportunities to align zoning policy decisions with RSA 79-E
- Relocating some measures out of the Zoning Ordinance, e.g.:
  - Helicopters
  - Charitable fundraising events
- Relocating some measures into the Zoning Ordinance, notably Inclusionary Housing

NEXT STEPS

- **First things first**! Move all existing zoning text into an easier-to-use structure
- Revisit the Zoning Map and MP Land Use Recommendations
  - Decisions!
  - Corridors/Highway Commercial
  - Village Commercial (scale, form, mixed uses)
  - Housing Typologies
  - Village Residential (mix of housing types, form)

Questions? Let's Talk

- Issues using the current Zoning Ordinance?
- Aspects of the current Zoning Ordinance that are or are not working?
- Important issues the revised language should consider?
- Concerns with the Zoning Update in general?

CONWAY ZONING
ORDINANCE UPDATE

