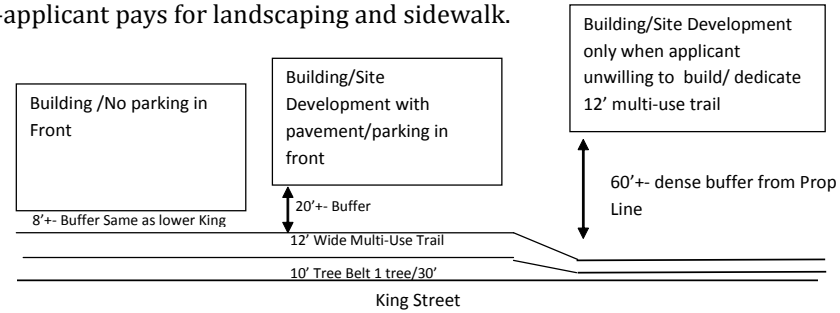
HIGHWAY BUSINESS	Current Zoning	OPD and Chamber Joint Recommendation
Zoning Boundary	HB runs from Summer/North to River Valley Market	Highway Business from Bike path to River Valley Market
Vegetative buffer zone/ Setback from the street	10' vegetated buffer required Retail buildings cannot be built more than 55' from the street(allowing at most one row of parked cars in front of buildings). Incentives are provided for building at the street.	From current curb line: *** 10' wide planted tree belt followed by 12' depth concrete multi-use path followed by 8' minimum planted buffer to any building and/or 20' minimum planted buffer any parking lots/paved areas or non-building improvements. Applicant responsible for all buffer/treebelt/multi-use trail improvements. Portion of multi-use trail located on private property counts toward required traffic mitigation payment. Tree belt standards as currently exist in zoning. Detailed standards on landscaped buffer between sidewalk and building or parking lot to be developed as part of zoning. Special Permit option for reduction in tree belt & buffer depths (not multi-use path) for unique cases/parcels when equivalent or better buffering will be provided (e.g., a park that improves quality of pedestrian experience). NOTE 60' deep heavily vegetated buffer from property line required alternative to dedicating right of way for 12' wide concrete multi-use trail—applicant pays for landscaping and sidewalk.  ***Assumes ROW ~10' beyond curb to PL***
Setbacks	Side- 10' Rear- 20' Lot Size/Frontage 20,000/60	Side- 0' Rear- 0'/15' buffer as noted in CB/GB Lot Size and Frontage- 0'
Minimum height	Strong incentive for 2 story FOR 30,000 SF RETAIL ONLY	20' minimum as defined in zoning (average to finished grade) (no mandated 2nd floor)
Max. height	35' or 40' maximum allowed	65'
Open space requirement	5% to 30%, depending on various factors	0% change §9.3 to exclude site and parking standard layouts from grandfathering
Parking	As per table based on Sq. feet	Allow any % reduction (up to100%) by site plan (this would apply in all zoning districts)
Design	Applies to retail 10,000+ sq. ft	Apply to all uses above 10,000 sq. ft.
Uses	Varied with Special Permits	Eliminate most special permits, specify grandfathering for uses only
Signs	Wall= 10% of facades or 100 sf	Increase 100 sq. foot threshold for larger buildings

ENTRANCEWAY BUSINESS	Current Zoning	OPD and Chamber Joint Recommendation
Zoning Boundary	General Business runs from Trumbull to Summer/North(except URC on East side of King)	Entranceway Business (New district EB) from Trumbull to Bike Path , including all current URC parcels that immediately front on on east side of King)
Buffer zone/ minimum front setback	None required	An 8' buffer zone should be required, with plantings, benches, bike racks, etc.
Rear Setback	6'/30'	0'/15'
Maximum Height	50'	65'
Minimum height	None	20' as measured according to current regs. (to avg finished grade) NH Coop and Goggins in Flo meet this with peaks at 25' and 27'
Open space requirement	5%	0%
Parking	As per sq foot for new construction	Allow any % reduction (up to100%) by site plan (this will apply in all zoning districts)
Uses	Various Regulations	Eliminate special permits for many
Signs	Special Permit for all ground signs	Replace SP with by-right standard for grounds signs up to a certain height
CENTRAL BUSINESS	**Current Zoning**	**OPD /Chamber Joint Recommendation**
Zoning Boundary	Central Business goes north to Trumbull Road	No change for King Street for the time being
Max height (no change for Min Height)	55'	65'
Min rear setback	6' to 30'	There should be no required rear setback, except for a 15' buffer strip bordering residential zones.- need detailed analysis of buffer.
Open space requirement	5%	0%
Parking	1/500 sf--- payment-in-lieu	0 (delete payment in lieu of parking)
Uses	Various Regulations	Eliminate most special permits
Signs	Special Permit for some wall signs	Replace some special permits with by-right standards