



March 24, 2016
Workshop

Item 1

Kittery Foreside Zoning Review with an Eye Toward Economic Development

Pros:

1. The revitalization that was desired in the Comp Plan has occurred.
2. Revitalization has happened largely within the existing building stock and the character has generally not changed in a negative way.
3. Parking:
 - a. Parking exemptions have helped spur revitalization.
 - b. Off site parking allowances seem to be working.

Cons:

1. The zoning does not respond to its own stated objectives.
2. Some of the more successful and beloved buildings (the ones housing Rudders, Lil's & Aneke Jans) cannot be replicated under today's zoning.
3. The current zoning does not reflect the two differing natures, one residential, one commercial, of Foreside.
4. The language is sometimes obtuse.
5. Housing affordability has suffered as a result of restrictive zoning - density.
6. Parking:
 - a. Perception of limited number of spaces
 - b. Peak times issues.
 - c. Identification issues
7. Coded Design Review doesn't happen. Should it?
8. Restrictive zoning reduces property values and Municipal opportunities - future of the old Fire Station, corner parking lot & Library sites?

Conclusions:

1. What does the Kittery community want Foreside to be? What do the people in Foreside want it to be? Do we want to grow Foreside? See Foreside Forums.
2. If growth is desired, what is the market for further growth? What is the model for future growth?
3. Current zoning depresses the value of properties, especially municipal properties. Can exceptions be made?
4. A Form Based rather than Euclidian zoning may be a better way to approach the needs of the area.
5. Further development of adjacent LB & LB-1 zones may relieve development pressure.