

## Highlights of the North River Canal Corridor (NRCC) Neighborhood Mixed Use District

### 1. Expanded Purpose Section

The purpose section of the Ordinance was expanded to show in detail the expectations for development that takes place in the district, such as being pedestrian scale, relating to the street, and parking to the rear of a site.

### 2. Statement of Prohibited Uses

Although it is already the case that "uses not expressly allowed are expressly prohibited," the zoning will now in addition list uses that are specifically prohibited, as a reflection of the consensus among the Implementation Committee of what uses should not be in the district. These would include: big-box or stand-alone retail, drugstores, and warehousing.

### 3. Retail clarified to reflect its neighborhood scale

The new zoning makes clear that retail will be allowed only (a) if it is on a small, local business, neighborhood scale and (b) if it is part of larger mixed use development, with upper floor residential or office.

Retail will specifically be required to be:

- on a pedestrian scale (no drive thrus permitted, for example);
- cannot be a stand-alone retail project, but must be within a larger mixed use project. This eliminates the possible "mini-strip mall" design or a big-box retailer.
- no larger than 3,000 square feet (approximately the size of Pamplmouse downtown) to prevent the larger retail uses incompatible with the surrounding neighborhood.

### 4. Design Criteria

In addition to the creation of a design review process – for the first time outside the downtown Urban Renewal Area – the zoning will specifically call for development to complement and harmonize with adjacent land uses in respect to architecture.

### 5. Site Plan Review

Currently, projects larger than 10,000 square feet and those with 6 or more units of new housing are required to undergo site plan review. In this new district, any project other than a single or two-family house will require site plan review.

### 6. Density Bonuses

The residential density throughout the district is set at a maximum of 3,500 square feet of lot area per dwelling unit. However, this density would not allow enough units for the existing buildings to be preserved, thus there are density bonuses allowed within the district. The bonuses may require, for instance, an owner to either preserve a historic structure, provide additional open space, or build artist live work space in order to receive any additional units.

### 7. Additional Requirements for Transitional Properties

Properties located on the edge of the district boundaries, adjacent to a residential uses, or located on the North River have additional requirements to ensure that development transitions from the commercial areas to the residential properties. The additional requirements include buffer zones, water dependent uses, and building heights.