



Proposed Zoning Changes

Fact Sheet

Proposed Downtown and General Business District

Overview of Proposed Changes:

In the Downtown area the proposed zoning change is to combine the General Business Districts and Main Street Program Area Overlay into one new district. This should clarify and simplify the zoning for this portion of the community. The intent of this change is to encourage development and redevelopment activity that fits with the existing pattern and character of development while accommodating new businesses and housing solutions.

Proposed Purpose Statement:

Jaffrey's Downtown and General Business District serves as the town's economic and cultural hub, fostering a pedestrian-friendly, mixed-use environment that supports commercial, residential, and civic activities. The district aims to preserve Jaffrey's historic downtown character while encouraging growth through multi-story mixed-use development, improved walkability, and adaptive reuse of historic buildings. Key priorities include promoting business expansion, enhancing public spaces, and improving traffic management. The district also seeks to diversify housing options to accommodate residents of all ages and income levels while revitalizing the downtown as a hub for commerce, tourism, and community life.

Proposed Permitted Uses:

Rather than try to anticipate all of the possible land uses for this area, the proposed district is modelled after best planning practices that advocate for simplifying the use categories. The following uses would be permitted subject to Design Standards included in the Site Plan Regulations:

- Residential (except manufactured)
- Lodging
- Professional Offices/Services/Commercial
- Eating & Drinking
- Retail/Personal Services
- Artisan Workshops/Studios (via Conditional Use Permit (CUP))
- Civic
- Other (via CUP)

Proposed Dimensional Requirements:

The proposed dimensional standards are based on the Main Street Program Area Overlay. Lot size and frontage requirements have been removed to encourage dense development that blends with the existing development pattern. Front setbacks allow proposed buildings to be aligned with existing structures.

- Lot Size (Sq. Ft.): N/A
- Frontage (linear feet): N/A
- Front Setback (linear feet): Align where possible, w/existing buildings, to preserve the streetscape edge
- Side Setback (linear feet): 15 feet from adjacent buildings
- Rear Setback (linear feet): 15 feet from adjacent buildings
- Height 45'



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Proposed Residential District

Overview of Proposed Changes:

The residential neighborhoods that surround the downtown area provide a density of development and activity that supports the Downtown, and takes development pressure off the rural areas of Jaffrey. The existing residential districts were similar to each other. Combining them helps to highlight the only difference of significance which is the availability of water and sewer infrastructure.

Proposed Purpose Statement:

The Residential District is adjacent to the Downtown. Some areas are served by both water and sewer infrastructure and can accommodate a higher density of development in close proximity to services and employment opportunities. The remainder of this District relies on private well and septic systems. Together these areas provide opportunities for a variety of housing types that help meet the needs of a variety of residents.

Proposed Permitted Uses:

The proposed district is focused on the need to accommodate residential and civic uses, but provides an opportunity for other uses that have not been anticipated through a conditional use permit process with the Planning Board.

- Residential
- Civic
- Other (via Conditional Use Permit (CUP))

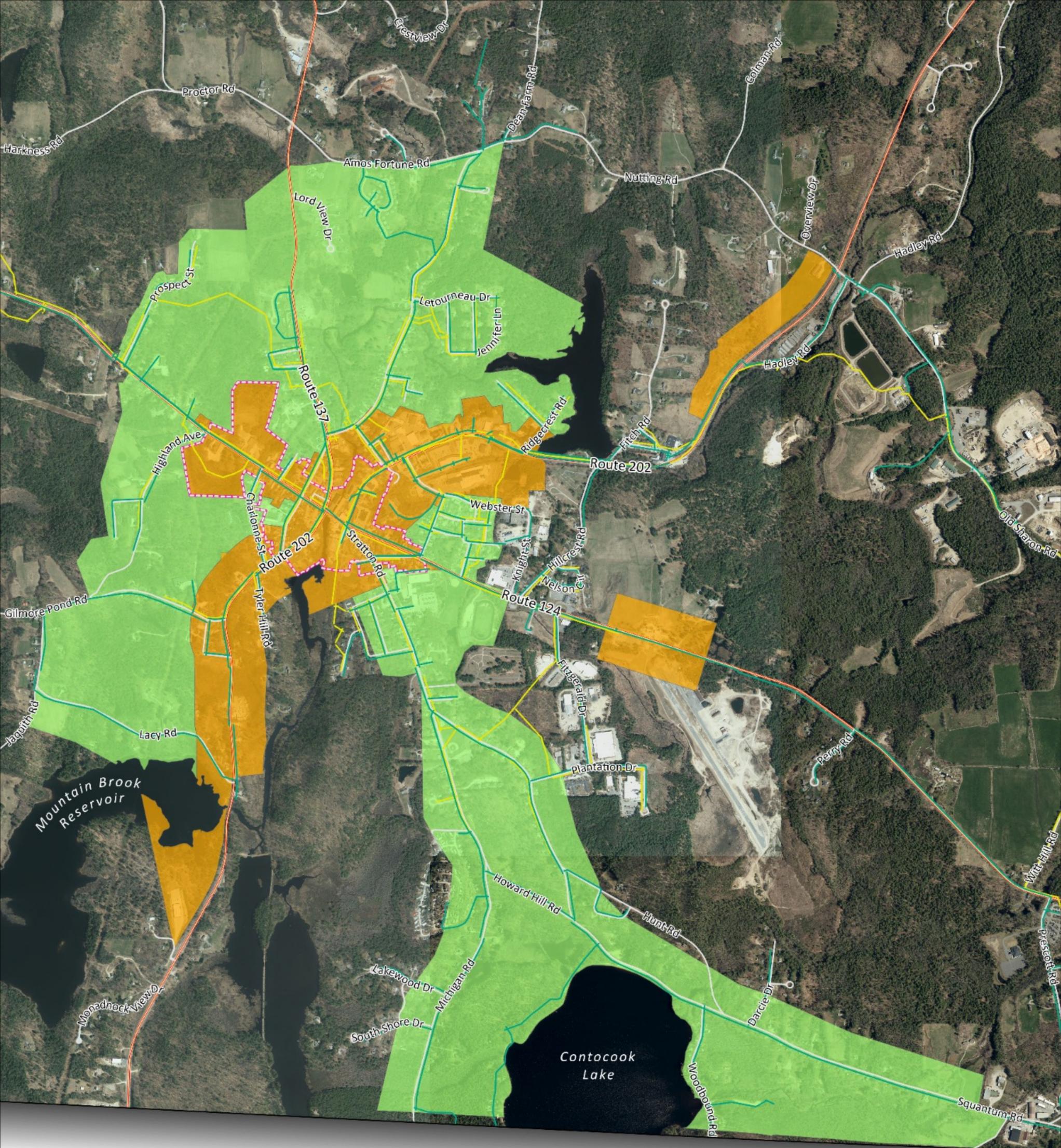
Proposed Dimensional Requirements:

The proposed dimensional standards for this district were informed by mapping and analysis of existing neighborhoods to understand the pattern of residential development that exists in Jaffrey today. Then a different level of density was identified for properties with access to town water and sewer infrastructure, and for those without access to town water and sewer infrastructure.

Residential (with town water and sewer)	
Lot Size	0.46 acres
Frontage	75 feet
Front Setback	15 feet
Side Setback	15 feet
Rear Setback	15 feet

Residential (without town water and sewer)	
Lot Size	43,560 square feet / 1 acre
Frontage	125 feet
Front Setback	30 feet
Side Setback	30 feet
Rear Setback	30 feet

* Accessory structures (that do not require a permit) should not be required to meet setback

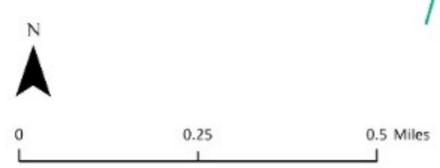


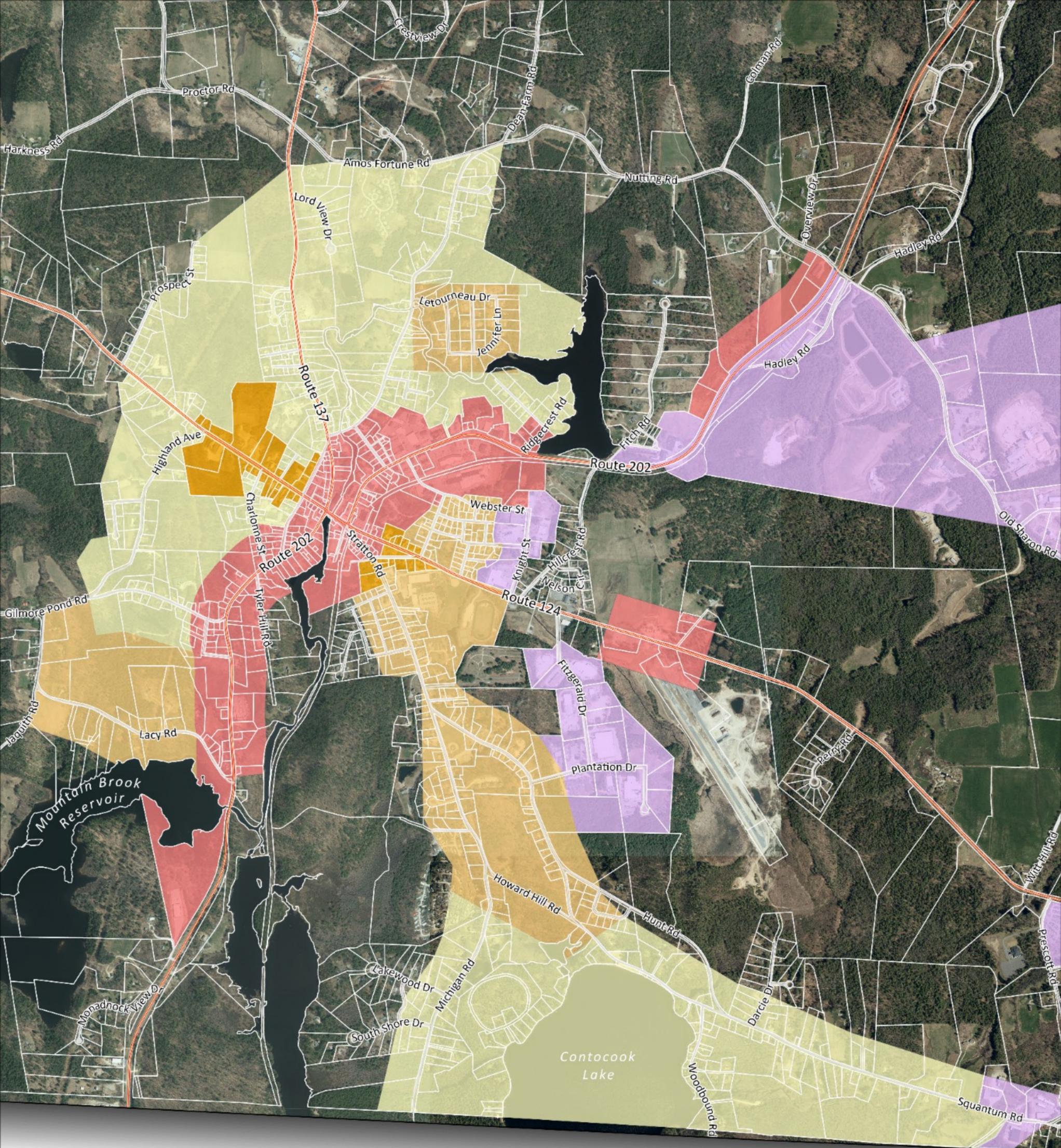
Town of Rindge

Jaffrey, NH

Proposed New Districts

-  Town boundary
-  Major road
-  Other road
-  WaterMain
-  Proposed Downtown & General Business
-  Proposed Residential District
-  Historic District
-  SewerMain



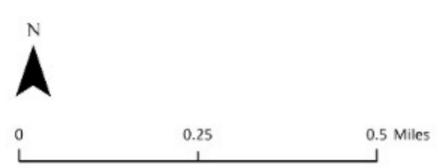


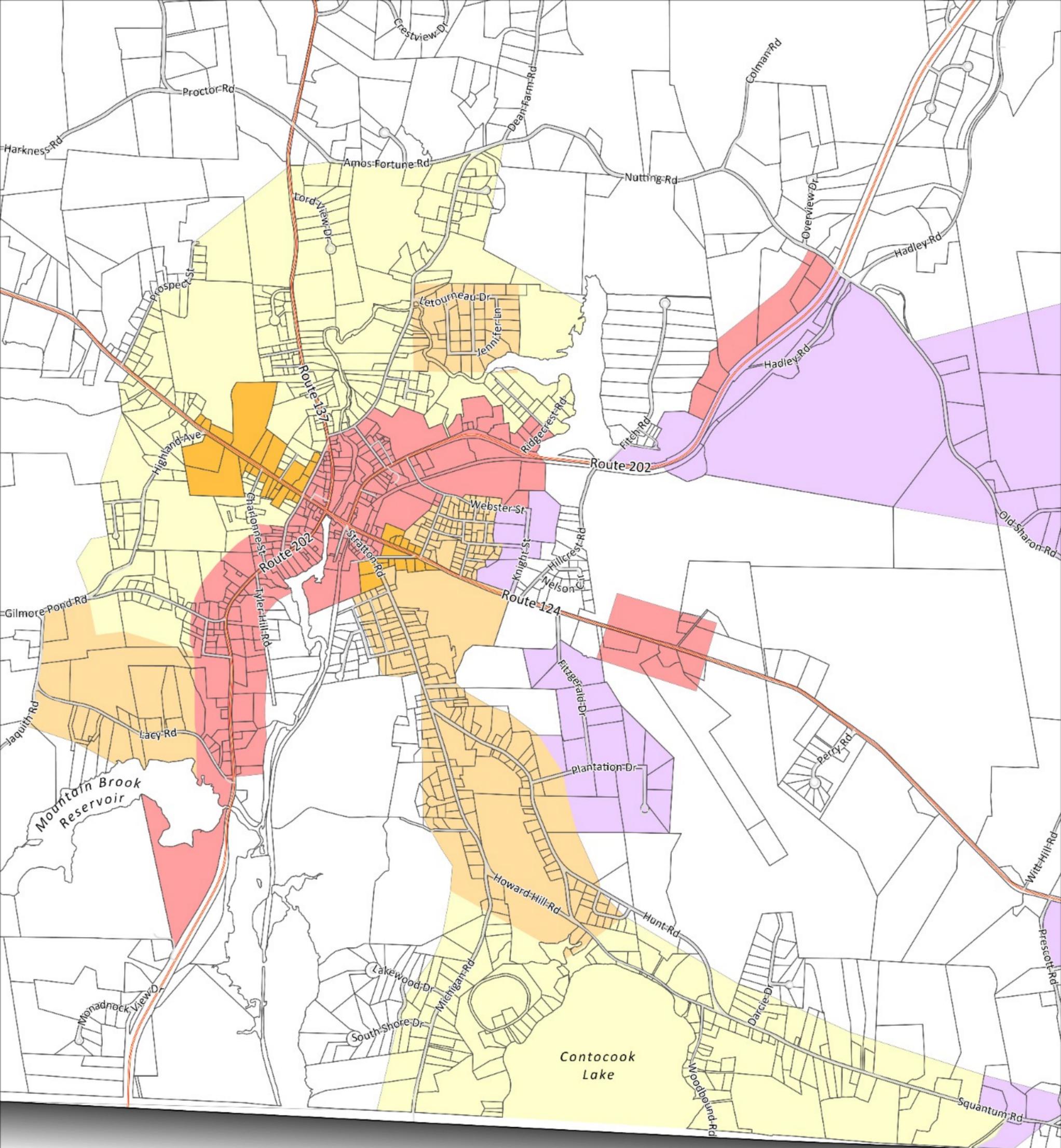
Town of Rindge

Jaffrey, NH

Existing Zoning Districts

-  Town boundary
-  Parcel
-  Major road
-  Other road
-  General Business District
-  General Business A District
-  Historic District
-  Industrial
-  Residential A
-  Residential B
-  Rural



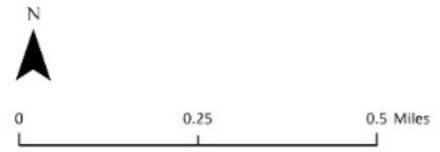


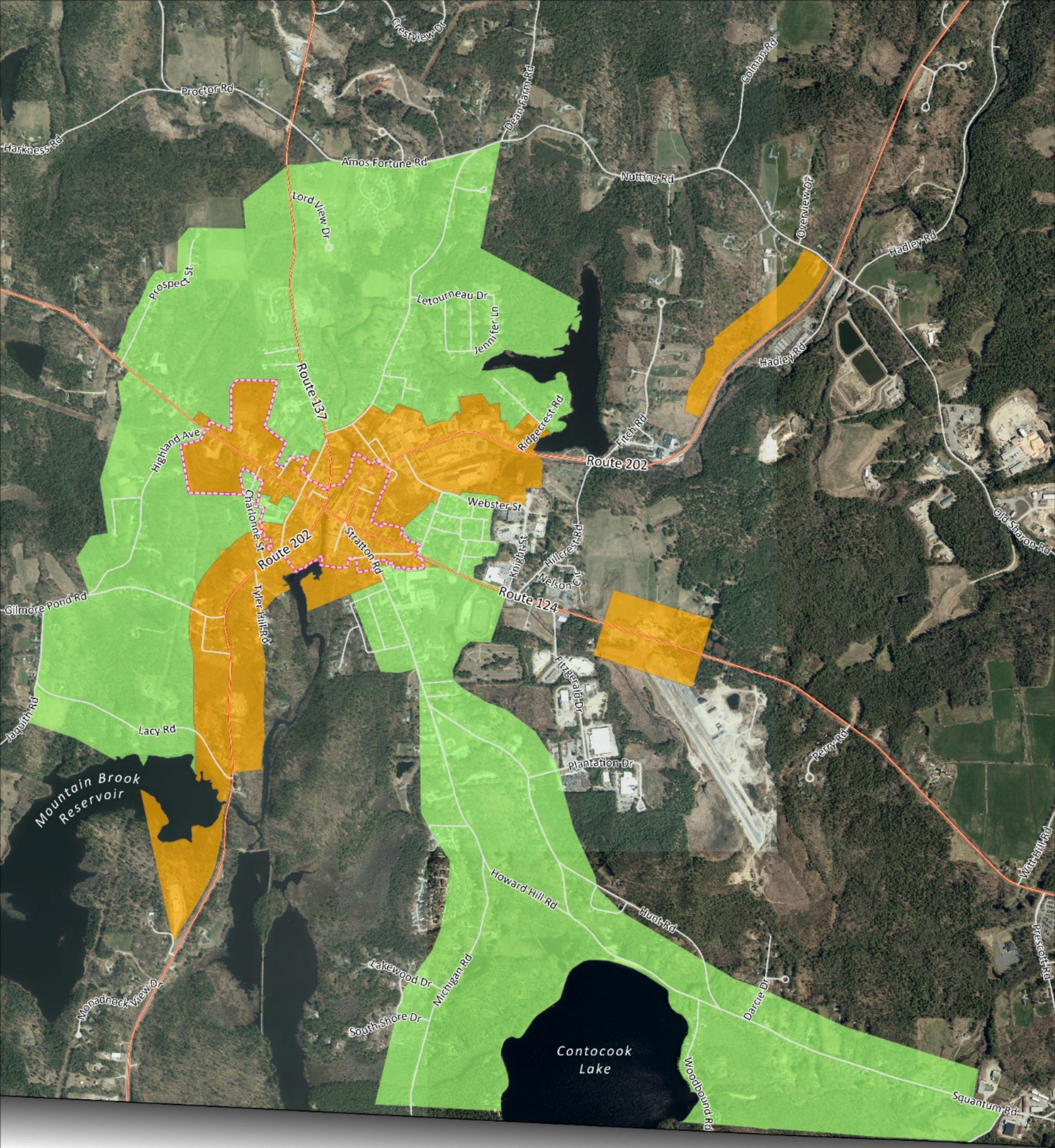
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-  General Business A District
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-  Historic District



0 0.25 0.5 Miles

