

[New] Section 505 Village Overlay District

505.1 Purpose

In addition to the general purpose of the Carroll Zoning Ordinance as set forth in Section 102, this section is adopted pursuant to RSA 674:16, and RSA 674:21, *Innovative Land Use Controls*. This section is intended to promote beneficial consolidation of land development within an existing unique and historic White Mountain resort setting with a corresponding increase in open space, to permit efficient layout of roads and buildings, to improve the delivery of public safety services, to encourage transportation alternatives and a pedestrian-friendly village area, and to promote mixed commercial and retail uses and a community environment within the Village Overlay District. The provisions of this section are intended to complement the Concept Plan provisions of this Ordinance, but not to alter or affect the existing Concept Plan adopted thereunder.

505.2 Village Overlay District

The Village Overlay District is an overlay district which is superimposed over the existing underlying RES 2 District in order to allow flexibility from those requirements otherwise applicable in the RES 2 District. The boundaries of the Village Overlay District shall be as depicted on the Village Overlay District Map dated December 18, 2007 and that is attached hereto as Appendix A. The map is also on file in the Town offices.

Mixed uses (a combination of permitted uses or those allowed by special exception as set forth in Section 303.2) may be combined on a single lot or on multiple lots within the Village Overlay District and within individual buildings within the Village Overlay District. Any building that combines commercial with any other use shall be deemed a commercial use for purposes of calculating area limitations under Section 303.2.

505.3 Flexible Requirements for Parking and Transportation, Roadway Engineering Standards, Building Height, and Signage

Any requirements otherwise applicable for the RES 2 District pertaining to parking and transportation, roadway engineering, building height, and signage shall not apply to the Village Overlay District, provided that an applicant for final subdivision approval or site plan review, shall, as part of the application, identify those requirements which would otherwise apply, and the specific degree of variation and flexibility which is being proposed. For building height, an applicant must specify each particular building that is proposed to exceed 33' in height. The Planning Board shall approve the proposed flexible approach in these four areas if the applicant demonstrates, to the Board's satisfaction, that the proposal is protective of the safety and welfare of residents and the public, including the scenic qualities of the RES 2 District, will not adversely impact Town services, and is otherwise consistent with the purposes of this section. Reasonable costs for public safety equipment necessitated by a subdivision or site plan approval under this section may be imposed by the Planning Board.