

Accompanying information for map prepared by Paul Rasmussen, Planning Board chair
Potential changes in zoning for consideration
For presentation to Planning Board on July 22, 2026

Extend CB2 into UNH at least to Academic Way or McDaniel Drive

Extend CB1 across Madbury Rd

Rename Church Hill to Residence Multiunit (RM)

-add properties on east side of Madbury Rd from
Baghdad Woods to Davis Ct Apartments

-add select properties on Mill Rd to buffer CB2

-add RA properties on Park Ct

Add zone Residence 4-family (R4)

-multiple areas to buffer downtown and provide transect

-taken from RA and PO

Add zone Waterfront Commercial (WC)

-includes Three Chimneys and properties towards river

-concept as a future destination area to attract foot traffic

RA allows up to 2-family homes, or single with ADU

RM allows all residential types, no commercial or office

R4 allows single to 4-family homes

PO allows dense housing and office, and light manufacturing

WC is a mix of R4 with retail and other commercial

Coes Corner is absorbed by RA, C, OR, and R4

-Young Drive shifted into RA

-OR extends south to Beards Creek and Old P. Rd

-Courthouse extends up to Beards Creek both sides

-only first 100ft(?) on east side

-R4 in remaining areas