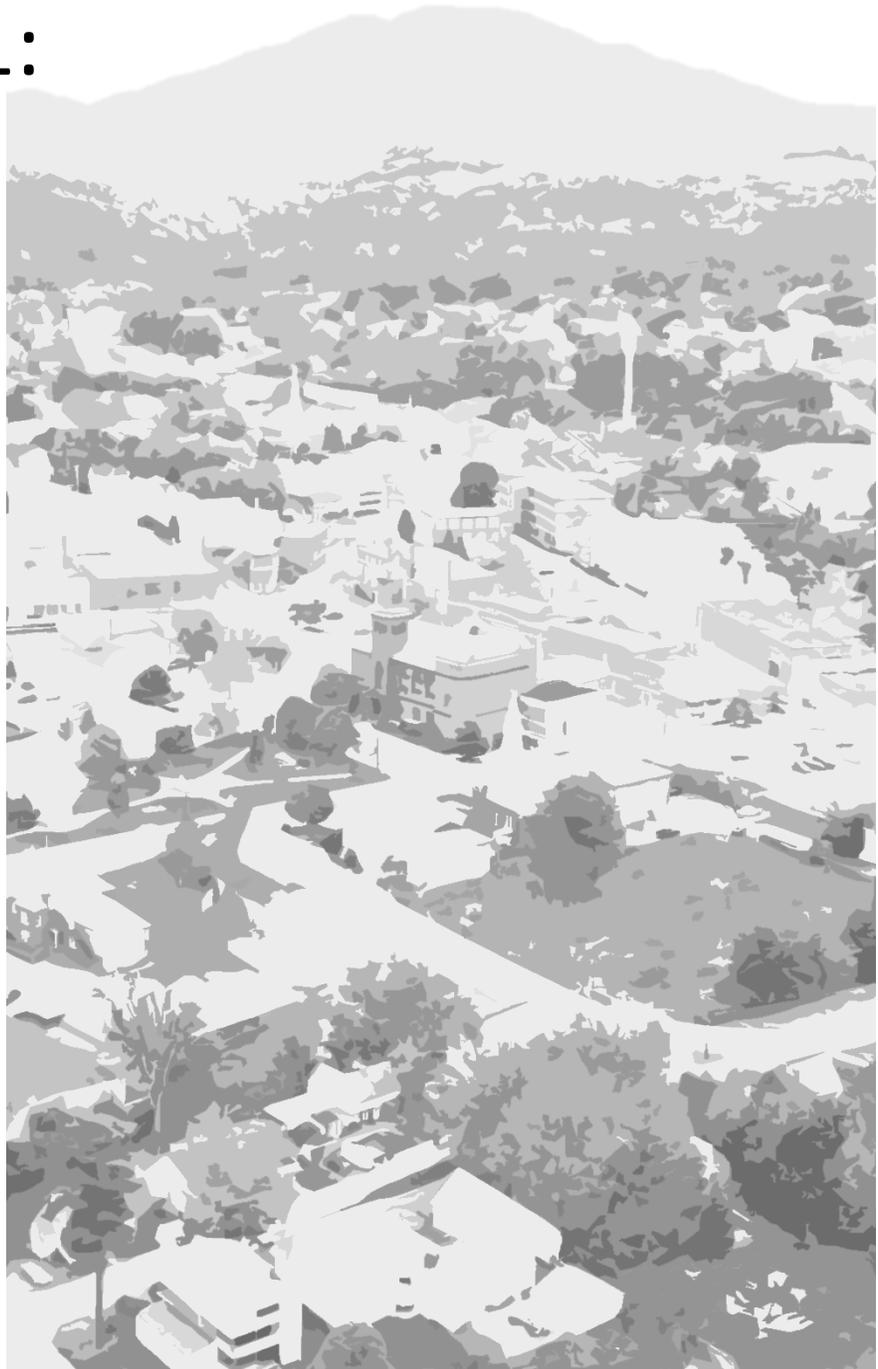


CITY OF CLAREMONT MASTER PLAN 2017

CHAPTER 1: LAND USE



Prepared by the
Claremont Planning Board
and the
Claremont Planning and
Development Department

Chapter 1: Land Use

Vision

Claremont will be a vibrant, cohesive community implementing land use policies and regulations to reinforce the importance of its historic City Center and surrounding rural lands. Future development patterns will promote the health, safety, and welfare of Claremont's residents and visitors based on the following four core principles:

- **Positive Growth:** Strategic land use planning will foster economic development and community engagement to promote the positive impacts of land use and development, including efficient use of services, energy, and other resources.
- **A Place to Call Home:** Future land uses will promote opportunities for residents including good quality housing for all ages and income levels along with equitable access to community services and amenities for its residents.
- **Where We Live and Play:** Claremont's future landscape will feature diverse cultural, entertainment, and recreational resources.
- **Working Landscape:** Claremont's future rural landscape will surround a well-defined City Center. Productive uses of land, including agriculture and forestry, will operate in harmony with the City's natural resources and contribute to the regional economy.

The above principles of the Vision for Land Use will have positive impacts upon Claremont as a community and the quality of life for its residents and visitors.

Introduction

The Master Plan identifies aspects of community character, sense of place, and identity that are important to its residents. The Land Use Chapter serves as a linkage between the Master Plan Vision and how to guide future development of Claremont's landscape to achieve that vision. This chapter presents strategies to ensure that future land development has a lasting positive impact for the community.

The process for developing the Land Use Chapter included evaluating public input on land use topics, review of existing land use and demographic data; and identifying ways to achieve the Master Plan Vision in the context of land use. The chapter is structured with the following sections:

- *Vision for Land Use:* Chapter-specific vision statement based on four fundamental development principles.
- *Existing Land Use:* Review of existing land uses, history, and land use regulations.
- *Future Land Use:* Integrate the four principles of the Vision for Land Use with the Future Land Use Plan and Future Land Use Map.
- *Goals and Objectives:* Outline actions to execute and evaluate the Future Land Use Plan.

The Land Use Chapter focuses on Claremont's land use needs and development solutions while recognizing the strong regional interdependency among communities. The Future Land Use

Plan is consistent with the Master Plans of neighboring communities and the Upper Valley Lake Sunapee Regional Planning Commission *Regional Plan* (adopted June 2015).

Existing Land Use

In the most recent two Master Plan update efforts there has been strong public response relating community values and sense of place to the physical landscape. There are strong indications the arrangement of land uses and how they are regulated are linked to Claremont's quality of life. For example, existing land use patterns in Claremont result in an important community character trait: a compact city center rich with historical and cultural features, surrounded by large tracts of rural lands. Additionally, commercial and industrial areas are an economic cornerstone for New Hampshire and Vermont communities for miles around. The following sections establish a baseline for planning Claremont's future land use opportunities by taking stock in the community's historic development trends, existing attitudes toward land use, and reviewing land use regulations.

Community Input

As part of the Master Planning process a Community Forum was held on March 3, 2016 and community survey, April to May 2016, to solicit community attitudes toward a number of topic areas such as recreation, housing, economic development and natural resources. Forum participants identified important City-wide landscape features, as well as cultural, entertainment, and recreational resources. (Appendix A, Land Use Community Input, provides a summary of Community forum and survey findings.)

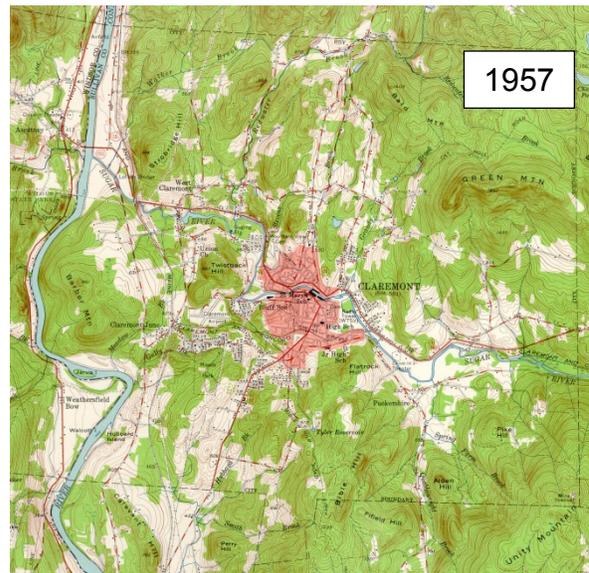
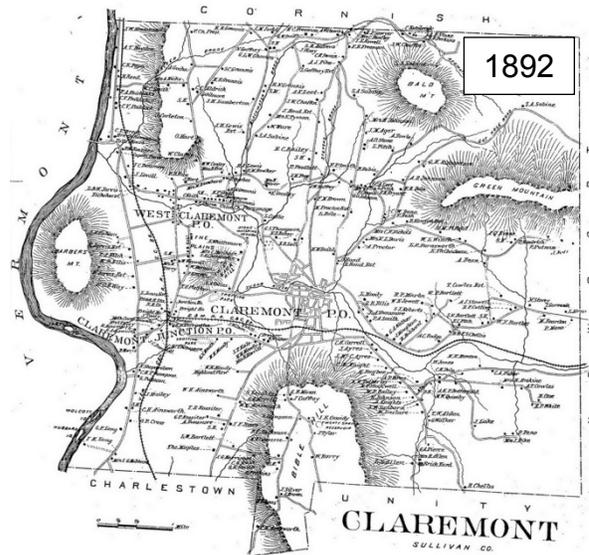
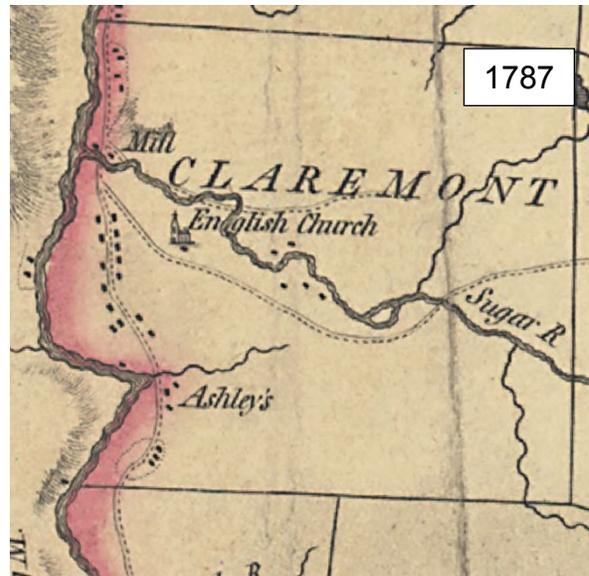
- The cultural, historical, and aesthetic value of the City Center is critically important to the community. It needs further work to improve aesthetics, walkability, and the quality of downtown buildings.
- Rural lands contribute as much to the community's sense of place as the City Center. Undeveloped lands and properties actively used for agriculture or recreation contribute to the aesthetics and local economy.
- The transportation networks and assets in the City are important to maintain. The roads, railroads, transit, and airport serve critical roles as components in the overall transportation system. There is a need for improvements to pedestrian and bicycle routes, particularly in the City Center. Public transit service remains an important community resource in support of future development. Recreation resources are also very important and include formal parks and playing fields, trails, river access, and undeveloped forestlands in rural areas.
- Important community assets include cultural, educational, and institutional resources. Such assets include, but are not limited to, primary and secondary schools, the Opera House, Valley Regional Hospital, River Valley Technical College and Granite State College, and places of worship.

Historic Land Use Change

The traditional, post-colonial settlement pattern that defines much of the Claremont landscape consists of both an urban core and rural landscapes with two major regional rivers, highways, and a railroad. The urban center was established on a relatively level plateau along the Sugar River where early agriculture and forestry utilized the natural resources and early industry took advantage of the river's water power. Dense residential neighborhoods surrounding the old downtown enabled convenient access to employment, shops, and services to residents in the days prior to the automobile. Claremont's public institutions also developed here: City Hall, schools, the library, churches, and community organizations. Agriculture and forestry in the surrounding rural lands fulfilled local and regional demands for agricultural goods and products.

Over time, with the introduction of the automobile and other technologies, industrial and commercial uses expanded along major travel corridors and more residential activity encroached onto undeveloped and agricultural lands. Agriculture declined as a predominant industry in the 19th Century, then manufacturing boomed and declined in the 20th Century. Today, as manufacturing regains prominence in Sullivan County, the City is well-positioned with infrastructure, industrial and historic areas, and a wide range of residential and commercial districts.

The City of Claremont occupies approximately 28,520 acres, or 44.5 square miles of land area, including nearly one square mile of inland water area. Forest lands, the most extensive category of land cover in Claremont, cover more than 55% of the City's area, which is either commercially harvested or remains vacant, undeveloped or conserved land. Low density residential areas occupy approximately 22% of the City's land



area generally adjacent to the moderate and high-density development patterns downtown, and open fields and agriculture represent another 8%. High density residential areas in the downtown occupy approximately 4% of the City's land area while both medium density residential and industrial each make up less than 3%. The remaining uses, including the downtown commercial district, each occupy under 2% of the City's land area.

Land Use Regulations

Claremont has adopted zoning, subdivision, site plan, and earth excavation regulations to manage land development and protect the health, welfare, and safety of the general public. Land use regulations make it possible for City administration and land use boards to consistently and fairly manage the location, type, and scale of land development in accordance with the Vision for Land Use.

State law outlines the sequence by which a municipality may implement land use regulations:

- Create a Planning Board (RSA 673:1-2);
- Develop a Master Plan for the municipality (RSA 674:1-4);
- With the Master Plan in place a community then has the option to:
 - Adopt a Zoning Ordinance (RSA 674:16-20) and create a Zoning Board of Adjustment (RSA 673:3);
 - Adopt Site Plan Regulations (674:43-44);
 - Adopt Subdivision Regulations (RSA 674:35-36), and;
 - Develop a Capital Improvements Program (RSA 674:5-8).

The Master Plan is a foundational document to the City's land use regulations. It provides guidance for the Planning Board to make appropriate updates to the regulations, which need to represent the City's values and attitudes toward land development and managing historic, cultural, and natural resources.

Claremont Zoning Ordinance

The current Zoning Ordinance, adopted in 1978 and amended periodically since then, is incorporated as part of the Claremont City Code and serves as the strongest tool guiding land use in the City. The Zoning Ordinance, which includes the Zoning Map (Figure X), specifies allowable land uses within zoning districts and outlines standards to protect the health, safety, and welfare of its residents. The following table provides a summary of the 15 Zoning Districts depicted on the Zoning Map.

While the Zoning Ordinance has served the City's needs for nearly 40 years, the evolving values in the City and changes in state law have required periodic changes. The most recent significant changes were in 2013 when the City amended the Zoning Ordinance and Map to modernize the regulations and encourage revitalization in the City Center. Future amendments will need to be carefully identified, planned, and drafted.

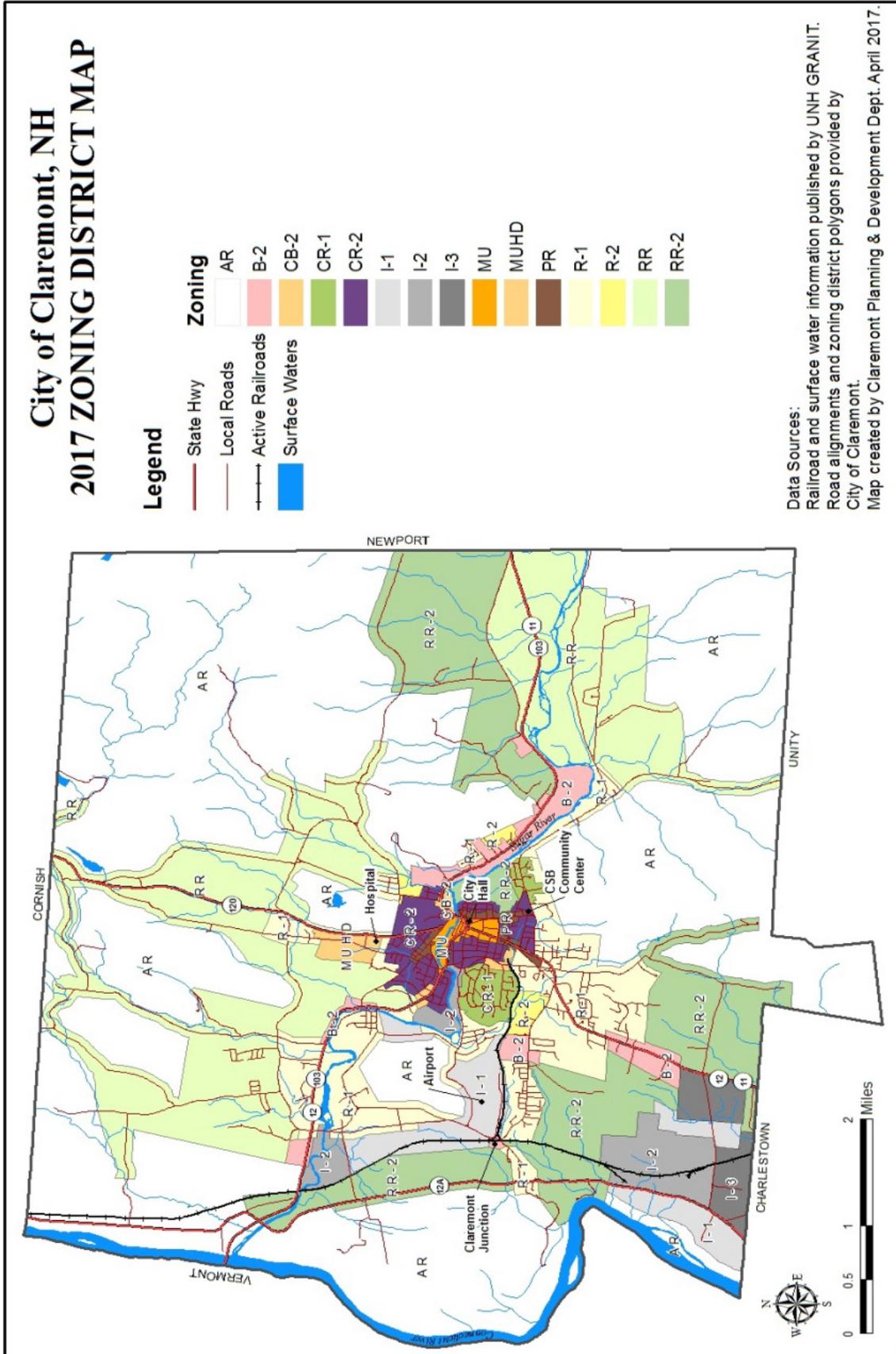
Table 1: Zoning District Overview

Zoning District	Total Area in Acres (% of total)	Purpose
Agricultural Residential (AR)	15,130 ac (53.6%)	<ul style="list-style-type: none"> Maintain rural residential and commercial practices that are part of the traditional New England landscape. Natural resource preservation, agricultural and forestry practices, recreation, and low-density residential development. Limited commercial uses, which do not degrade surrounding properties or property values.
Rural Residential (RR)	4,748 ac (16.8%)	<ul style="list-style-type: none"> Allow low to moderate density residential development. Facilitate commercial and institutional growth on the fringe of development in areas along primary and secondary travel corridors in the city. Permit the same types of farming and residential activities as in the AR district.
Rural Residential II (RR-2)	3,211 ac (11.6%)	<ul style="list-style-type: none"> Provide an effective transition between traditionally rural and industrial uses and the residential and retail districts closer to the urban core. Permits relatively low to moderate density residential development, generally low-impact commercial and institutional development, and recreational uses.
Residential District I (R-1)	1,968 ac (7.0%)	<ul style="list-style-type: none"> Maintain established residential neighborhoods near the urban fringe with allowances for institutional and recreational uses. Allows for higher density residential development that relies on municipal water and sewer services.
Residential District II (R-2)	108 ac (0.4%)	<ul style="list-style-type: none"> Maintain established and relatively moderate to high-density residential neighborhoods, including multifamily dwellings, near the City Center. Allows for higher density residential development that relies on municipal water and sewer services.
City Center Residential I (CR-1)	203 ac (0.7%)	<ul style="list-style-type: none"> Maintain residential neighborhoods around the downtown core with primarily single-family dwellings. A limited number of other uses that are compatible with and supportive of a residential setting are allowed, including institutional and educational uses.
City Center Residential II (CR-2)	395 ac (1.4%)	<ul style="list-style-type: none"> Maintain downtown core residential neighborhoods with a mix of housing types. Other uses that are compatible with a residential setting are allowed, including lodging, and institutional uses.

Table 1: Zoning District Overview (continued)

Zoning District	Total Area in Acres (% of total)	Purpose
Professional Residential (PR)	72 ac (0.3%)	<ul style="list-style-type: none"> • Create transitional corridors from residential neighborhoods to the mixed use downtown core. • Allows a mix of housing types, commercial, institutional and educational uses.
City Center Business II (CB-2)	56 ac (0.2%)	<ul style="list-style-type: none"> • Create gateways to the city center with primarily commercial and light industrial uses. • The district is oriented toward vehicular access and uses in the city center.
Mixed Use (MU)	88 ac (0.3%)	<ul style="list-style-type: none"> • Center of the community, providing commercial, recreational, educational, institutional, light industrial and mixed uses oriented toward pedestrian access. • The mix of uses, including entertainment options, is also intended to strengthen the downtown core.
Business District II (B-2)	844 ac (1.7%)	<ul style="list-style-type: none"> • Provide areas for retail and service businesses with good highway access.
Industry District I (I-1)	747 ac (2.6%)	<ul style="list-style-type: none"> • Provide areas for moderate to heavy industrial, manufacturing, airport, and related uses generally incompatible with residential and retail uses. • Allows for smaller lots than the other industrial districts and generally provides for truck and rail access.
Industry District II (I-2)	544 ac (1.9%)	<ul style="list-style-type: none"> • Provide areas for generally moderate industrial, manufacturing, warehousing, and related uses. • The majority of this district is served by municipal water and sewer services and provides for truck access.
Industry District III (I-3)	314 ac (1.1%)	<ul style="list-style-type: none"> • Provide a transition zone between I-1 and I-2 districts and residential uses. • Campus-style development (e.g. office and technology parks) is encouraged.
Multiple Use Healthcare District (MUHD)	89 ac (0.3%)	<ul style="list-style-type: none"> • Provide for the establishment and maintenance of a variety of healthcare and elder care services and education for the benefit of the City and surrounding communities.

Map1: Claremont Zoning Map



Subdivision Regulations

The Subdivision Regulations allow for the City, through the Planning Board, to regulate new subdivisions of land and ensure they are consistent with the Zoning Ordinance. Claremont's Subdivision Regulations were adopted in 1974 with limited amendments over the years. These regulations, though functional, would benefit from a full evaluation by the Planning Board to determine whether these regulations need to be updated.

Site Plan Regulations

The Site Plan Regulations were adopted in 1986 and periodically amended since. The purpose of the Site Plan Regulations is for the Planning Board to be able to regulate commercial and multi-family developments. This review, again, assures the proposal meets the minimum standards of the Zoning Ordinance and goes a little further by enabling the Planning Board to review the location of proposed buildings, parking, drainage, and other site features.

In 2013, when the City Center Zoning Amendments were under development, it was determined the Site Plan Regulations needed to be substantially revised. Substantial amendments to the Site Plan Regulations would greatly improve the municipal review process for new commercial development.

Capital Improvement Program

The Capital Improvement Program (CIP) is often referred to as a bridge between the City's long-range planning, through the Master Plan, and the fiscal realities of the City Budget. The CIP has an impact on land use because after its adoption the City may opt to develop impact fee and growth management ordinances.

On its own, the CIP serves as a 5-year plan to prioritize municipal capital improvement projects (e.g. road and bridge repairs, building maintenance, etc.) and is most useful when updated annually. The CIP is assembled by a steering committee formed by the Planning Board. The Planning Board then votes to present the 5-year plan to the City Manager and City Council for consideration in its development of the annual budget.

Future Land Use

A future land use plan establishes a blueprint for future uses and activities in the City. Some of the key factors that have been taken into consideration in determining the City's future land use plan include:

- Claremont's natural assets
- Existing land use patterns,
- The vision and goals of this chapter and the Master Plan,
- The planned growth and future needs for business and industry,
- Community input.

The future land use plan is intended to be the basis for new or revised City policies and improvements to the land use regulations. The Future Land Use section and accompanying map

is not intended to be a new zoning plan or map; this section provides a roadmap to achieve this chapter's Vision for Land Use.

Community Input

Public input during the Community Forum, Community Survey, and subsequent public meetings provided valuable information about a collective vision for future land uses. Forum and survey responses are detailed in Appendix A and include:

- Continue work to improve and redevelop historic buildings and establish the City Center as a cultural and commercial core where a creative economy, from technology enterprises to arts and entertainment, can thrive.
- Maintain the City's rural areas for recreation, productive land uses like agriculture, and preserve natural habitats and resources.
- Maintain a strong population growth up to 20,000 residents in the next 25 years with new jobs in advanced manufacturing, technology, healthcare, and agricultural sectors (see Appendix B, Population Analysis).
- Improve the quality and diversity of existing housing along with new residential construction throughout the City.

Future Land Use Principles

In developing the Vision for Land Use four core principles emerged as important to the overall vision. These principles are outlined in the vision and explained in the following sections.

Positive Growth

"Positive growth" is the concept of encouraging forms of physical and economic growth and development that has a positive impact upon residents and property owners to promote a vibrant, cohesive community which has preserved its historic character and natural resources.

This concept is implemented through:

- Establishing, fostering, and strengthening partnerships among public service agencies, private employers and industries, and local government.
- Encouraging community members to participate in the public process and take ownership of the Master Plan Vision.
- Attracting employers engaged in the wellbeing of the community and its residents.
- Maintaining a robust infrastructure with a variety of transportation choices to enhance public access to employment, education, entertainment, and community services.
- Encouraging municipal and private investment in energy efficiency and renewable energy production projects.

Claremont has maintained its status as a regional hub of economic activity both in the industrial and agricultural sectors. Additionally, the City's economic development initiatives seek to promote a broader diversity of commercial and industrial activity. The challenge for Claremont will be encouraging and managing growth and development to be compatible with its Vision.

A Place to Call Home

This principle incorporates a range of issues and opportunities for Claremont's Vision for Land Use. Calling a place 'home' extends beyond functional housing into how residents value and interact with the community in which they live. The vision for Claremont's future is to make the City an attractive place people will want to call home.

There are many facets to this principle that contribute to an attractive community to call 'home', including:

- High quality community services, amenities, cultural opportunities, and schools.
- Citizen participation in community events and governance.
- Neighborhoods where residents share a sense of shared ownership and identity.
- Increased diversity of housing choice.
- Private investment in maintaining existing housing stock.

Claremont has what is needed to become a community that attracts and retains individuals and families. Housing remains a central theme for this principle and links directly to the Housing Chapter. This principle also encourages the City to focus on beautification and infrastructure investment within existing neighborhoods, thoughtful regulation of new development, and engaging the community more.

Where We Live and Play

In tandem with efforts to attract new residents it will be important to promote and enhance educational, cultural, and recreational resources. Claremont has substantial recreational resources that are highly valued by its residents and attract visitors from around New England. There are many cultural activities and attractions and recent planning efforts have identified public events and entertainment can be a new market to exploit in the coming years.

Supporting this principle includes:

- Maintaining and improving municipal and private parks, trails, and open space for recreational activities.
- Enhancing access to the City's rivers and expanding water-based activities.
- Enhancing public access and cultural programs through partnerships with local, regional, and statewide organizations.

The number, variety, and quality of cultural and recreational assets and programs are important to the community and quality of life for residents. Such programs and facilities will require the City's support as part of its initiative to make Claremont a growing, thriving, healthy community.

Working Landscape

The City has substantial economic activity that is integral to rural areas including commercial agriculture, forestry, and recreational activities. The City's working landscape contributes to, and benefits from, the rural character of the areas surrounding the downtown. This principle

emphasizes the importance of land uses like agriculture, forestry, and scenic vistas, to Claremont's economy and identity.

Maintaining the working landscape entails:

- Preserving farmlands by retaining agricultural uses and protecting agricultural resources (e.g. existing farms, areas of undeveloped agricultural soils).
- Recognizing alternative, non-traditional uses of open spaces and agricultural land, including renewable energy production or agritourism, and regulating those uses to maintain the aesthetic qualities of the lands without negatively impacting neighbors.
- Develop land use regulations to preserve the aesthetics and integrity of the City's forest lands as an economic and natural resource.
- Conservation and protection of Claremont's natural resources.

The challenge for Claremont will be to manage growth in a manner that protects and, where necessary, enhances these agricultural and natural resource areas. NH RSA 674:21 outlines innovative land use techniques and controls to support this principle.

Future Land Use Plan

The above Future Land Use Principles, based on the Vision for Land Use, establish a framework for the City's Future Land Use Plan. The following sections apply these principles to the City's landscape, which is illustrated in the Future Land Use Map (Figure B).

Using the Future Land Use Plan

The Future Land Use Plan is a roadmap, or collection of guiding principles, to achieving the Vision for Land Use. This Plan is the culmination of public input through community discussions, mapping exercises, public surveys, and extensive discussion among the Land Use Subcommittee and staff. This Plan is intended to be altered and changed over time. It is expected the Plan will change or be modified based on new information or shifts in community attitudes. This is not intended as the City's future Zoning Districts and Map; rather it will begin the discussion about what is practical and acceptable when the City considers changes to the Zoning Ordinance.

Future Land Use Districts

There are eight unique districts in the Future Land Use Plan; each has a purpose and range of typical uses. These districts, as depicted on the Future Land Use Map, respond to the characteristics of the landscape, existing development patterns, natural resources, existing and possible future infrastructure, and likely future development goals. The districts provide guidance for future land use regulations and plans.

Agriculture/Rural Recreation

These areas would cover large portions of northeast and southeast Claremont, which corresponds to areas currently, zoned Agricultural Residential (AR). These areas have been identified as having unique attributes to the community:

- The 2013 Claremont Natural Resource Inventory identifies these districts among the eleven most important Ecologically Significant Areas (exhibiting unique ecological characteristics) in the City.
- These districts contain areas identified as some of the highest ranked natural habitats in the state in the 2015 New Hampshire Wildlife Action Plan.
- Community input identified these as important natural and recreation areas.

Purpose: To protect and manage the significant forest, agricultural and water resources; encourage low intensity recreational activity and support services; protect the City's water supply reservoirs; and allow for low density rural residential development.

Typical Uses:

- Sustainable forestry and tree farming
- Agriculture
- Outdoor recreation such as hiking, walking, cross-country skiing
- Seasonal dwellings
- Campgrounds
- Limited low density residential dwellings

Agriculture/Rural Residential

These areas would cover much of the outskirts of Claremont. This district corresponds to areas currently zoned Agricultural Residential, Rural Residential, and Rural Residential II. Examples of areas include West Claremont, River Road (north of Ashley's Landing) and Piper Hill. Five of the eleven Ecologically Significant Areas listed in the Natural Resource Inventory are within this district.

Purpose: To promote agriculture and forestry as well as low density single family residences thereby preserving the City's rural character and natural environment. Land use techniques should encourage low impact residential development practices, productive use of land, and appropriate non-agricultural commercial uses.

Typical Uses:

- Agriculture and related services
- Forestry
- Seasonal dwellings
- Single family dwellings
- Manufacture housing parks
- Home occupations
- Contractors and tradesmen
- Outdoor recreation
- Tourist homes, campgrounds, or similar accommodations
- Low impact businesses and services

Residential

This district would offer low to moderate density residential development immediately north and south of the City Center. Properties in this area may or may not be served by municipal water and sewer services. This area incorporates areas currently zoned at Rural Residential, Agricultural Residential, Residential I, and Residential II and encompasses special zoning districts like Multiple Use Healthcare and Business II.

Purpose: To provide for medium density single-family and two-family residential development opportunities where lot and unit density will be based on available municipal water and sewer services, and proximity to public roads. Traditional neighborhood development would be encouraged to create a compact development pattern and encourage attractive living environments. Low impact non-residential uses, such as small scale commercial businesses, may be permitted with proof of minimal impacts to neighboring properties and good access to community roads.

Typical Uses:

- Single family dwellings
- Two-family dwellings
- Home occupations
- Tourist homes
- Small businesses such as a neighborhood grocery store or day care facility
- Small scale mixed use properties
- Civic or institutional uses
- Professional offices (e.g. doctor's office) in non-residential or mixed-use zones.

Neighborhoods

This area would be between the Residential and the Downtown Mixed-Use areas. It generally incorporates current City Center Residential I, City Center Residential II, City Center Business II, and Professional Residential zones. Examples include the Bluff area, North Street and Chestnut Street.

Purpose: To provide for high density single-family and multi-family residential in established neighborhoods close to the downtown and many of the City's civic institutions. Traditional neighborhood development would be encouraged to create a compact development pattern with street connectivity, and emphasis on the pedestrian environment (sidewalks, granite curbing, and street trees).

Typical Uses:

- High density single family dwellings
- Multi-family dwellings
- Home occupations
- Hospitality businesses—hotels, restaurants
- Small businesses such as a neighborhood grocery store or a day care facility
- Mixed use properties consistent with the neighborhood
- Civic or institutional uses
- Commercial and office uses in non-residential or mixed-use zones.

Downtown Mixed Use

This area would correspond to the current downtown Mixed-Use District. Much of this area is built out and any new development would be infill or redevelopment of existing structures.

Purpose: Encourage infill development with an emphasis on maintaining the aesthetic qualities of the surrounding downtown. To provide for urban-style commercial office, retail, civic and financial institutions, along with high density multi-family residential in established neighborhoods. A compact development pattern to foster a mix of uses, buildings oriented to the street, on-street parking, community spaces and parks, and an emphasis on the pedestrian environment (sidewalks, granite curbing, and street trees).

Typical Uses:

- High density multi-family dwellings
- Commercial retail
- Professional office
- Hospitality businesses – hotels, restaurants
- Cultural and entertainment uses
- Civic or institutional uses

Highway Commercial

This area would generally correspond to the current Business II zone along Washington Street and Charlestown Road.

Purpose: To provide locations for commercial retail uses which require a large land area and access to the area highway system such as shopping centers, drive-through facilities and auto sales/services. Future development and land use regulations should contemplate protecting water quality and adjacent natural areas and providing, traffic safety, pedestrian facilities, and mixed-use village centers.

Typical Uses:

- Large commercial retail
- Convenience stores and gas stations
- Drive through services
- Hospitality businesses – hotels, motels, restaurants
- Auto sales and service
- Contractor yards, light manufacturing
- Movie theaters and indoor entertainment
- Storage and warehouse

Gateway Commercial

These areas would generally correspond to the eastern segment of Washington Street as it transitions to John Stark Highway toward Newport, and the southern portion of Charlestown Road north of the Charlestown town line. These are generally areas zoned Rural Residential or Rural Residential II and Industrial III.

Purpose: Encourage commercial parks with an emphasis on maintaining the aesthetic qualities of the surrounding rural areas. Typical uses would include professional offices and low impact light industry supported by small scale retail, restaurants and personal services.

Typical Uses:

- Business and professional offices
- Light industry
- High technology business
- Storage

- Small scale retail
- Hospitality businesses – hotels, restaurants
- Personal services

Industrial

This area corresponds to the existing Industrial I, Industrial II, and Industrial III zones north on Grissom Lane, River Road and Plains Road.

Purpose: To provide locations for medium and heavy industry activity that may require manufacturing and/or storage of large equipment as well as good highway access.

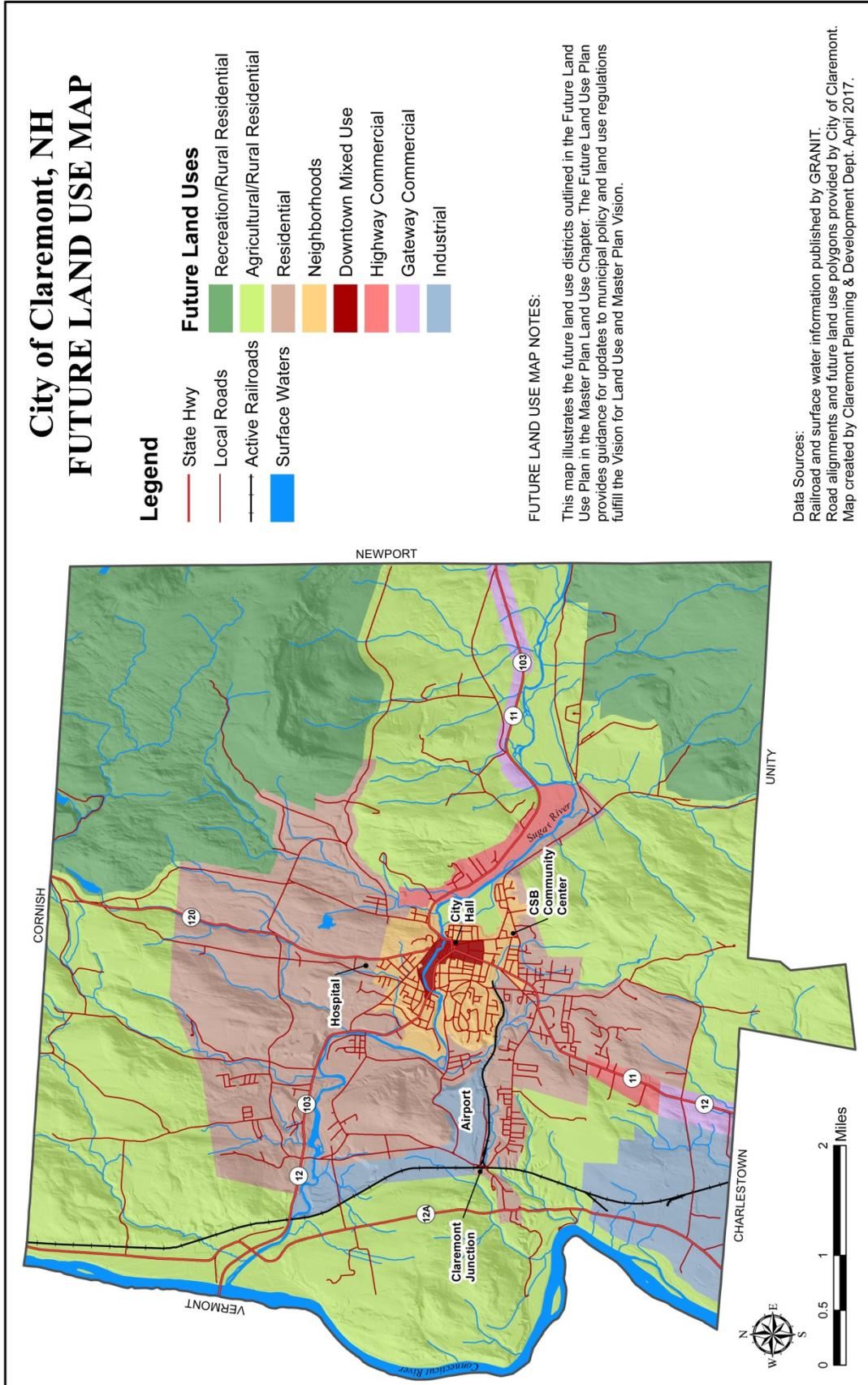
Typical Uses:

- Manufacturing, both light and heavy
- Warehouse
- Truck terminal
- Lumberyard
- Junk yard
- Recycling facilities
- Fuel storage
- Contractors and tradesmen

Future Land Use Map

As discussed above, this map illustrates the geographic scale and location-based opportunities for future land use districts. This map is intended to inform future amendments to land use regulations, but does not have a specific regulatory purpose. There may be small geographic areas not shown on the map that have a distinct use, which would remain and may be subject to closer review when detailed regulatory changes are made.

Map2: Future Land Use Map



Goals

Goal 1. Preserve Claremont's landscape as a key feature to the community's sense of place and identity.

- Objective 1.1: Maintain the productive, scenic, and natural features important to the City's rural areas.
 1. Implement Innovative Land Use (ILU) regulations to encourage low impact residential development.
 2. Preserve active farms and important agricultural resources for ongoing and expanded agricultural use and promote local agricultural use.
 3. Preserve the aesthetics, productive use, and recreational value of open space and forest lands.
- Objective 1.2: Enhance existing City neighborhoods and downtown districts.
 1. Encourage private investment in historic commercial and residential districts to preserve the historic urban landscape.
 2. Adopt policies to prioritize infrastructure improvements, including underground utilities, sidewalks, and streets.
 3. Encourage pro-active and innovative land use and building codes to maintain historic buildings and neighborhoods and ensure good quality housing stock for residents.
 4. Develop Neighborhood Plans with citizen input and participation.
- Objective 1.3: Protect public resources for future generations.
 1. Refer to the Natural Resources Chapter to identify natural resource preservation priorities.
 2. Maintain and enhance public parks and encourage public access to private undeveloped land for recreation and public enjoyment.
 3. Maintain a high standard of water quality in the City's rivers and public waterbodies; enhance public access to rivers.
 4. Encourage use of public spaces for community events and activities.

Goal 2. Support positive economic impact of land use and development.

- Objective 2.1: Create land development patterns that have a positive impact on the community and natural resources.
 1. Invite and encourage citizen participation in the land use planning process.
 2. Strengthen partnerships among public, private, community, and non-profit organizations to increase the effectiveness of community engagement as part of land use planning and development initiatives.
 3. Review land use policies and regulations to ensure appropriate protections are afforded to natural, cultural, and historic resources.
 4. Review land use policies and regulations and enhance local permit review procedures to evaluate the likely impacts of new development upon municipal services and economy.
- Objective 2.2: Make existing and future land use benefit the community.
 1. Enforce existing building codes, land use regulations, and current use laws.
 2. Ensure new land development and construction is aesthetically and functionally compatible with surrounding properties.

3. Promote private investment of property through municipal incentives, revolving loan funds, or partnership programs to obtain grant funding.
4. Provide development incentives for the efficient use of existing municipal infrastructure through redevelopment or infill development projects.
5. Incorporate appropriate innovative land use practices, including renewable energy production, into land use regulations.

Goal 3. Anticipate the need for growth and related land use change.

- Objective 3.1: Identify and incorporate best practices for land use policies and regulations.
 1. Modernize existing land use regulations to meet the requirements of applicable state and federal laws and regulations.
 2. Maintain a regular cycle of evaluating and updating all land use policies and regulations.
 3. Plan for future land use patterns in the landscape to meet the vision of this chapter and the Master Plan.
- Objective 3.2: Maintain a modern municipal infrastructure to support existing and future development.
 1. Refer to the Community Facilities Chapter to identify infrastructure priorities.
 2. Conduct annual updates to the Capital Improvement Program.
 3. Make infrastructure maintenance a priority for the City's downtown, core neighborhoods, and principal commercial areas.
 4. Plan for deliberate expansion of municipal water and sewer service in a pre-determined manner; emphasize maintenance of the existing networks.
 5. Enhance downtown streetscapes for safe travel for vehicles, pedestrians, and cyclists.

Appendices:

The following appendices have been included in this printing. Digital copies are available online:

Appendix A: Land Use Survey Results

http://www.claremontnh.com/MP2017/LandUse_AppA.pdf

Appendix B: Claremont Population Analysis

http://www.claremontnh.com/MP2017/LandUse_AppB.pdf