

ITEM 2.2

Discuss/deliberate the NASA Road One Corridor; to include, an examination of the existing zoning districts; provide an inventory of available properties for development and/or re-development; identify grandfathered uses and structures; provide information as it relates to drainage; to include, information as it relates to impacts of the adoption of the FEMA Flood Insurance Rate Maps.

**TO BE
DISCUSSED**

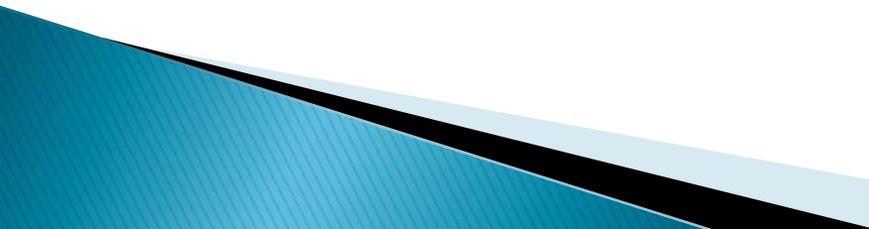
NASA Road One Corridor

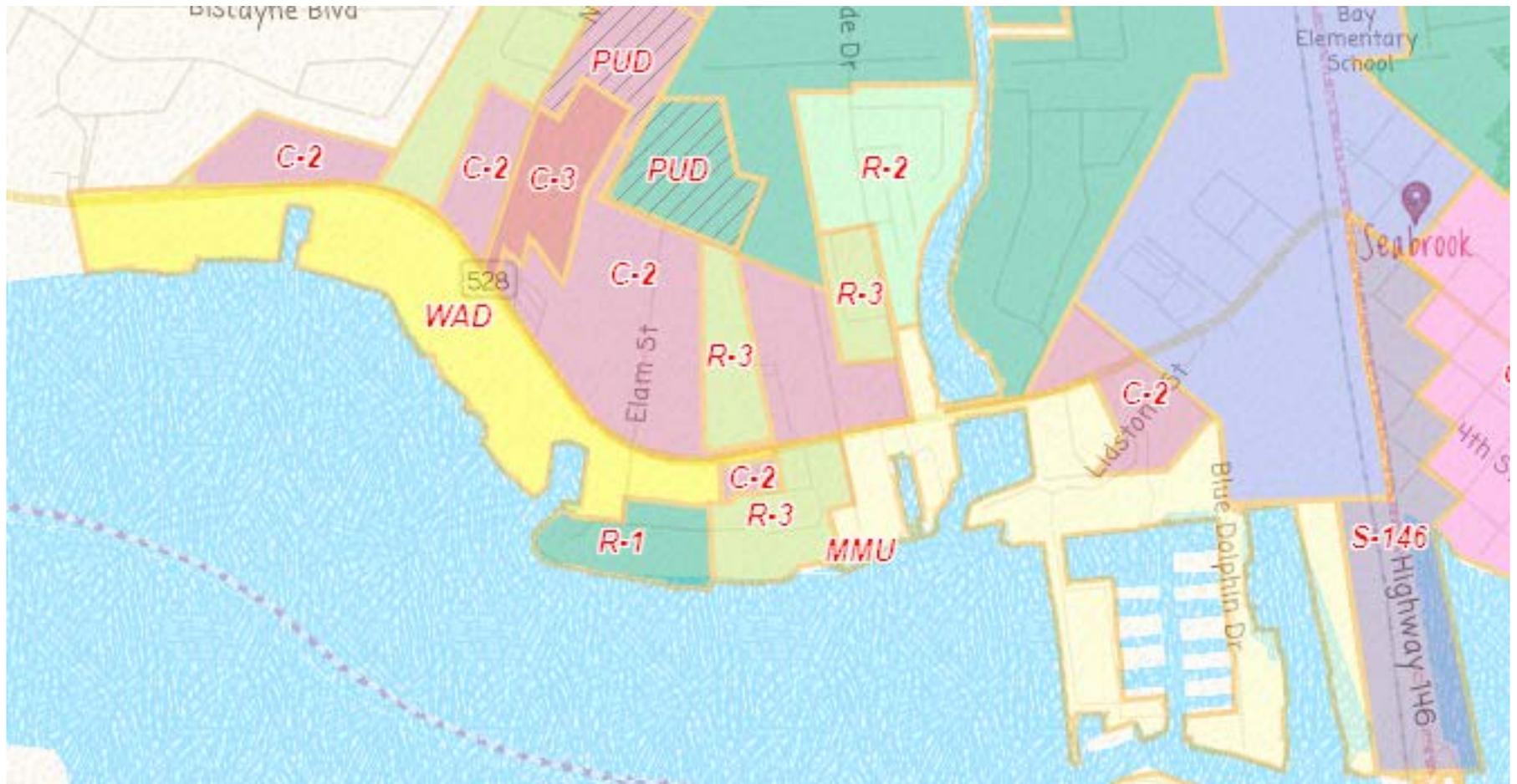
Discussion Points:

- ❑ Identify all Different Zoning Districts within the Corridor
 - ❑ Identify the Differences Between the Zoning Districts
 - ❑ Identify the Undeveloped Parcels along the Corridor
 - ❑ Identify which Zoning Districts the Undeveloped Parcels are located within
 - ❑ Identify what Type of Uses that are Permissible to be Located on the Undeveloped Parcels
 - ❑ Identify the Parcels of Property that have an Opportunity for Redevelopment
 - ❑ Discuss Grandfather Uses and Structures
 - ❑ Discuss the Impact the Changes to the Flood Maps have had within the Corridor
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NASA Road One Corridor

Zoning Districts

- ❑ 146 Main District (M-146)
 - ❑ Marine Oriented Mixed Use District (MMU)
 - ❑ Medium Commercial District (C-2)
 - ❑ Waterfront Activity District (WAD)
 - ❑ Heavy Commercial District (C-3)
 - ❑ Single Family Detached Residential District (R-1)
 - ❑ Medium Density Residential District (R-3)
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District Description

SH-146 Zoning District

Description: The SH 146 Main commercial district (146-M) is intended to promote an attractive mix of retail, commercial services, and restaurants. The district elements shall exhibit an overall desirable sustainable appearance with enduring quality.

District Description

MMU Zoning District

Description: The MMU marine oriented mixed use district is primarily aimed at accommodating the establishment of waterfront and over-water activities, primarily marinas, shipyards and their associated commercial activities. The land uses within this district are also intended to meet a portion of the community's tourism and recreation demand. The incorporation of piers, boardwalks, outdoor patios and outdoor cafes into site development of properties located in this district are encouraged.



District Description

C-2 District

Description: The C-2 medium commercial district is designed to facilitate centers which accommodate trade and personal services. These businesses are free (beyond their property lines) of pollution caused by noise, offensive odors, and the emission of airborne particles. Heavy arterial street traffic is characteristic of the district.

District Description

WAD District

Description: This district is specifically designed to accommodate a select group of commercial and recreational land use activities associated with waterfront areas. The primary land use orientation of the district is retail-commercial establishments with a waterfront marine-coastal theme. The district aims at preserving Seabrook's small town character, its waterfront, and to create a "unique" place. The land uses within this district are also intended to meet a portion of the community's tourism and recreational demand. The incorporation of piers, boardwalks, outdoor patios, and outdoor cafes into site development of properties located in this district is encouraged.

District Description

C-3

Description: The C-3 heavy commercial district is designed to allow a wide variety of land uses to coexist while providing for a proper integration of transportation systems and essential support services. This district is primarily aimed at accommodating the very heavy traffic associated with S.H. 146.

District Description

R-1

Description: This district is primarily intended for single-family detached residential dwellings and related religious, educational, and recreational facilities normally required to provide the basic elements of a balanced and attractive neighborhood. These areas are intended to be separated and protected from the encroachment of land use activities which do not perform a function necessary to sustain the residential environment.

District Description

R-3

Description: This district is primarily intended for multifamily dwellings consisting of duplexes, townhouses, row houses, apartments, and other similar medium density designs, along with related religious, educational, and recreational facilities normally required to provide the basic elements of a balanced and attractive neighborhood. The purpose of the medium density residential district is to provide for a higher density residential district with a more diverse mixture of residential and associated land uses.

Undeveloped Parcels of Land (Go to Google Earth)

