

March 22, 2017

TO: Gray Property Owners in selected village areas

FROM: Doug Webster, Community Development

RE: Proposed Village Residential Zoning District
Introductory and Background Information

Introduction

The purpose of the proposed change to add a Village Residential Zoning District is to protect the predominantly residential nature of existing houses and neighborhoods.

The four areas initially proposed for the new Village Residential District at this time are:

- Dry Mills area including Spiro Ave, Marie Street, and Marion Avenue
- Wayne Avenue including Rockwood Terrace
- Hancock Street
- Gray Park

Proposed Village Residential Zoning District Areas & Parcels

Attached to this memo are portions of four tax maps. These maps are the first draft of areas and parcels that could be included in the new Village Residential Zoning District. It is noteworthy that most larger parcels that have usable frontage on a State numbered highway have not been included in the proposed Village Residential District. The principle here is that such parcels may be used for non-residential purposes in the future.

Purpose and Intent

Both Gray Park and Hancock Street are excellent examples of well-established residential areas. Both of these areas are currently in a Village Center Zoning District and are almost exclusively utilized for residential purposes. It seems quite likely that a newly established commercial use such as a retail store or restaurant in these well-established neighborhoods would not be viewed as a positive change despite that fact that the current zoning specifically allows this to occur. The goal is to protect such properties from more intensive commercial development.

In addition to limiting non-residential uses, the proposed new Village Residential Zoning District can also adjust minimum lot size requirements and reduce setbacks. In the Dry Mills area that is currently zoned Rural Residential and Agricultural (RRA), many of the existing lots on i.e. Marie Street are approximately 125 feet wide

and 100 feet deep (12,500 sq. ft.). Current RRA setbacks are 50 feet front *and* rear. In the 10 years that I have been with Gray, many variances have (understandably) been sought to allow for i.e. accessory structures due to the impractical setbacks and lot coverage requirements.

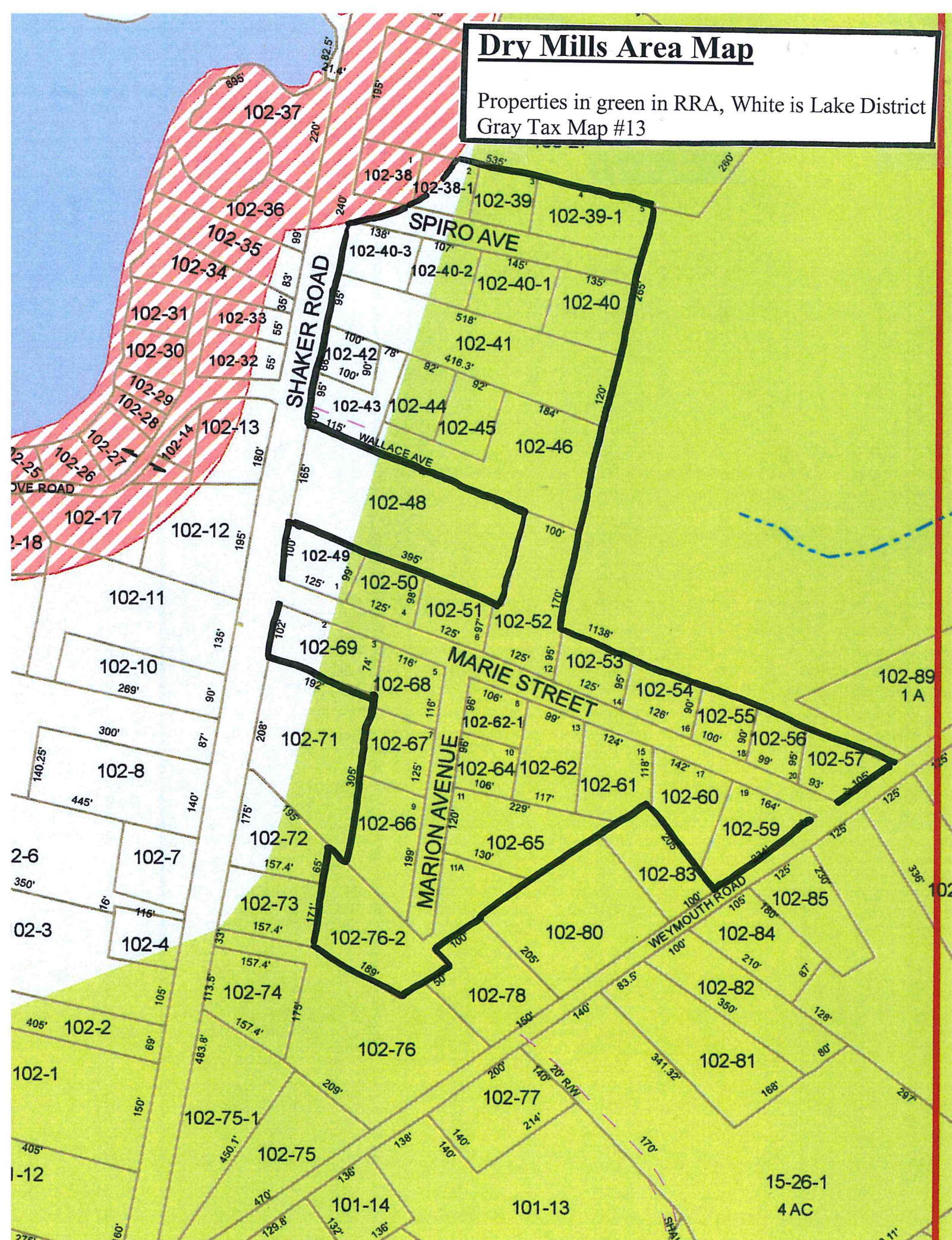
The goals of establishing a new Village Residential Zoning District include the following:

- Begin to separate out existing residential areas in or adjacent to villages
- Limit allowed uses to those that are residential in nature
- Adjust lot sizes, setbacks, and coverage to meet the practical needs of existing parcels
- Protect existing neighborhoods from more intensive commercial development

I look forward to the initial informational workshop with Gray residents on Thursday, March 30th at 7:00 P.M. in the Council Chambers of the Henry Pennell Municipal Complex at 24 Main Street.

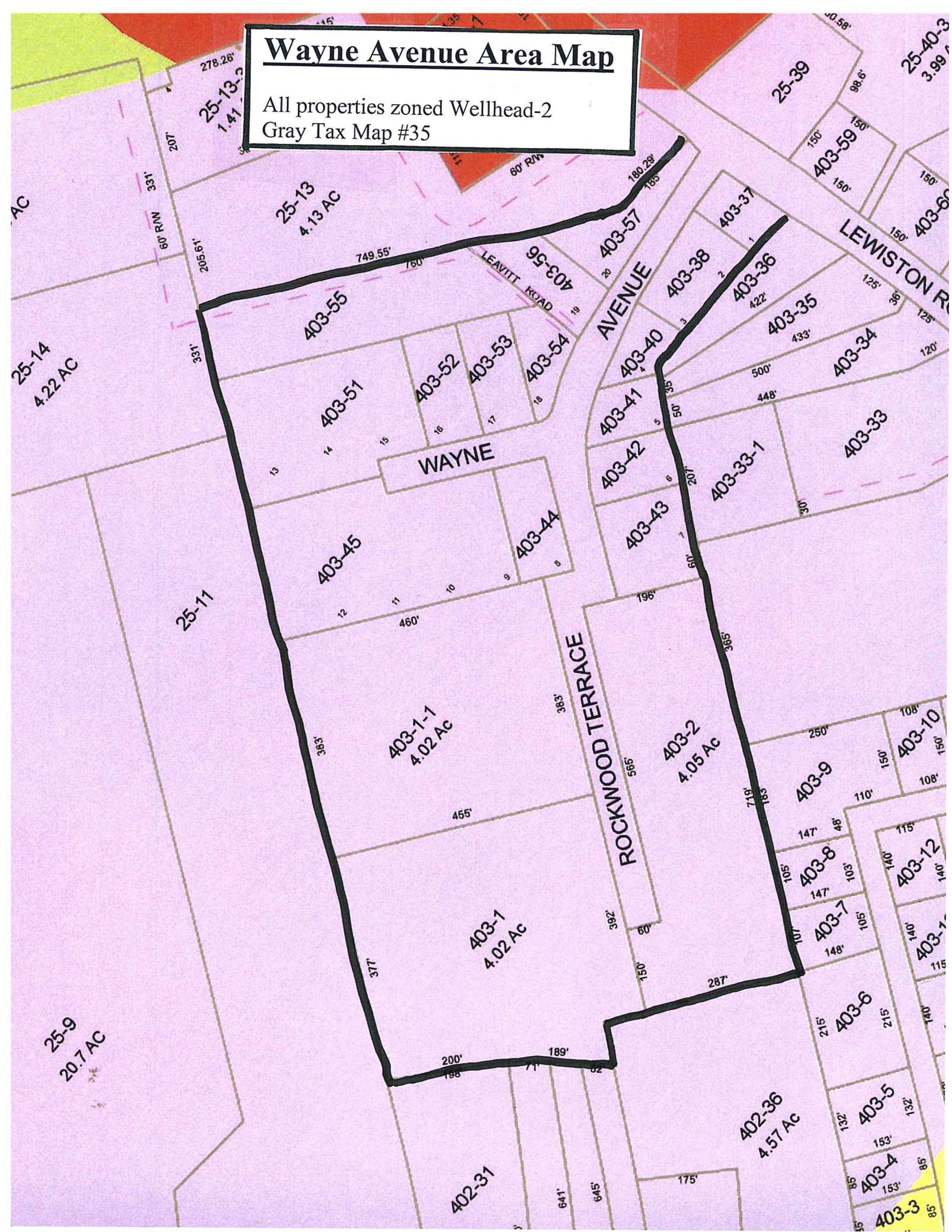
Dry Mills Area Map

Properties in green in RRA, White is Lake District
Gray Tax Map #13



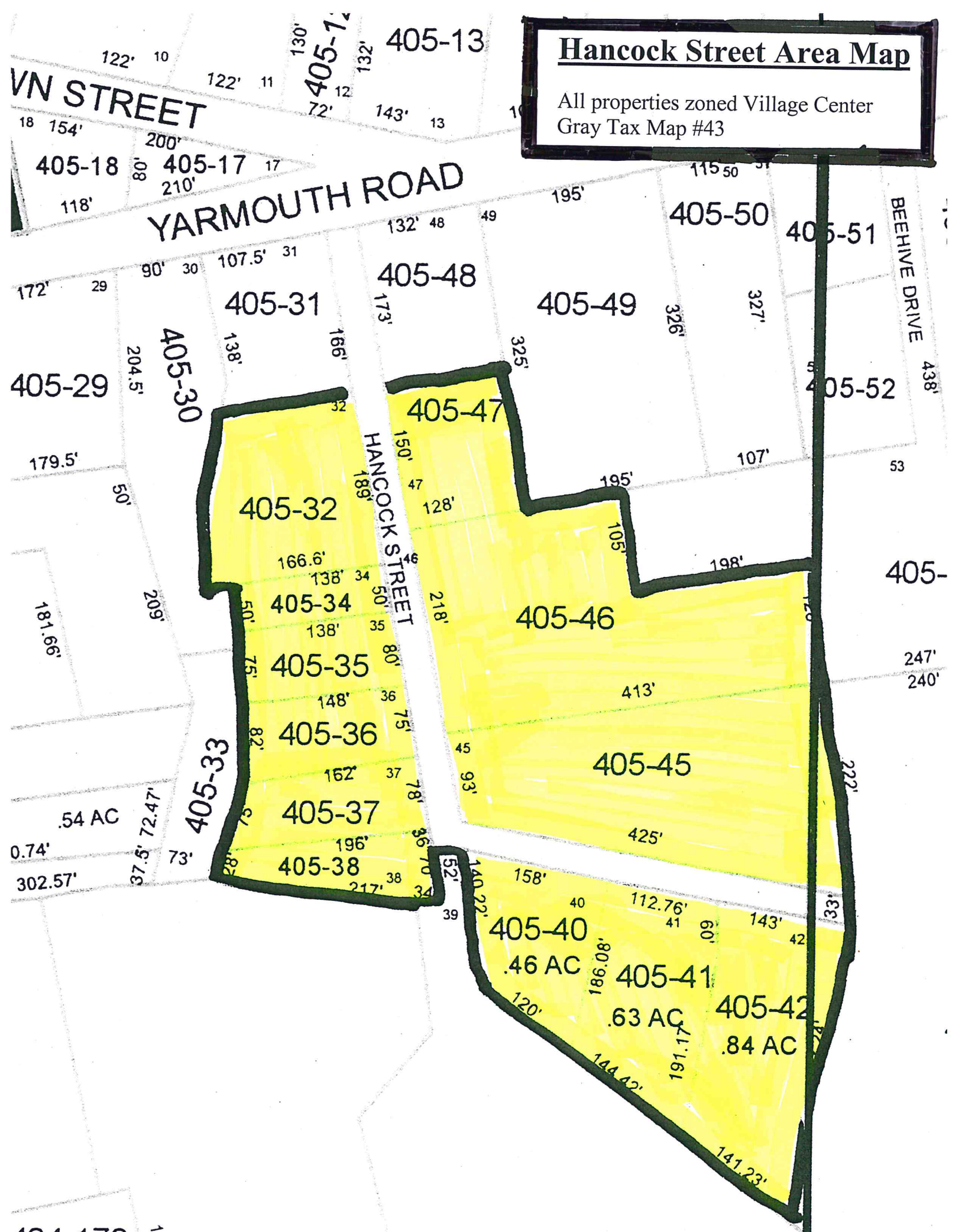
Wayne Avenue Area Map

All properties zoned Wellhead-2
Gray Tax Map #35



All properties zoned Village Center
Gray Tax Map #43

All properties zoned Village Center
Gray Tax Map #43



Gray Park Area Map

Properties in yellow are Village Center, Purple is Wellhead-2
Gray Tax Map #35

