

605. Business Commercial District A and B and Gateway Commercial District: The Business Commercial District A is intended primarily for business which provides goods and services to the motoring and transient public.

617 Business Commercial District B

617.1 The Business Commercial District B is Intended Primarily for Business Which Provides Services to the Public:

617.1.1 Uses Permitted: Subject to Site Plan Approval as provided in Windham Site Plan Regulations:

617.1.2 Hotels, motels

617.1.3 Restaurants. Drive-throughs are not permitted.

617.1.4 Membership clubs, halls

617.1.5 Accessory buildings and uses

617.1.6 Business or professional offices or banks

617.1.7 Telephone exchange buildings, radio stations, television stations, commercial antenna structures, and other utility structures subject to the provisions of Section 701.3.

617.2 Conditions for Approval: Conditions for approval of permitted uses in the Business Commercial Districts ~~A and B, and the Gateway Commercial District,~~ shall be as provided in Section 606.2.

618 Gateway Commercial District:

618.1 Authority and Purpose: This Section is adopted pursuant to the authority of RSA 674:16 and RSA 674:21 and shall be known as the Gateway Commercial District. If any provisions of this section differs or appears to conflict with any provisions of the Zoning Ordinance or other ordinance or regulation, the provisions of this section shall govern.

The purpose of the Gateway Commercial District is to:

- **Provide for an area of commercial development, including mixed use of retail, service, and professional offices, all of which are designed to reflect its proximity to the I-93 interchange;**
- **Ensure that the entrance of the Town reflects and/or complements the architectural style of New England, maintains the historical character of Windham, and will be of architectural merit; and**
- **Minimize sprawl, promote pedestrian-friendly design and maintain efficient traffic circulation and safety**

~~Recognize the District's close proximity to and visibility from the Interstate Highway and from State Routes 111 and 111A;~~

~~Provide for an area of high quality commercial development at the major highway interchange within the Town;~~

~~Allow mixed uses of retail and professional offices in the Route 93 Exit 3 area;~~

~~Minimize sprawl and encourage sustainable commercial development in the I-93 Exit 3 area;~~

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~~Maintain efficient traffic circulation to facilitate the safe and convenient movement of people and goods;~~

~~Enhance the aesthetic quality and economic vitality of the Exit 3 area and the tax base of the Town of Windham;~~

~~Establish an area for businesses that provide goods and services to the residents of Windham and the transient public;~~

~~Ensure that new projects in the District will be of architectural merit and be designed to take advantage of their proximity to the Interstate highway system;~~

~~The purpose of the District will be accomplished through the performance and design standards that all new projects within the District must satisfy.~~

618.2 Uses Permitted: Subject to Site Plan approval as provided in the Windham Site Plan Regulations: Retail and wholesale sales establishments (excluding wholesale warehouse distribution centers); eating and drinking establishments where consumption is primarily intended to be on the premises; medical and professional offices; business services; banks; civic, public, and institutional facilities; schools; day care facilities; and personal and professional services. Accessory buildings and uses, customarily associated with and incidental to the above referenced permitted uses, shall be allowed subject to Site Plan review and approval.

618.2.1 Retail and wholesales establishments (excluding wholesale warehouse distribution centers);

618.2.2 Eating and drinking establishments where consumption is primarily intended to be on the premises;

618.2.3 Medical and professional offices

618.2.4 Business services;

618.2.5 Banks; civic, public, and institutional facilities;

618.2.6 Schools; day care facilities;

618.2.7 Personal and professional services;

618.2.8 Accessory buildings and uses, customarily associated with and incidental to the above referenced permitted uses, shall e allowed subject to Site Plan review and approval.

618.3 Performance Standards: Development proposals shall conform to the development standards prescribed in the Town of Windham Site Plan Review Regulations. Additionally, the following Performance Standards shall apply to all developments within the Gateway Commercial District:

618.3.1 A minimum twenty-foot (20') landscaped buffer shall be required on any lot line where the abutting parcel is not situated within the Gateway Commercial District. The Planning Board may waive planting requirements where it deems visual or safety issues exist. Existing improvements that are situated within the landscaped buffer, and which are to be retained and reused as part of any Plan, may be permitted to remain within the buffer area;

618.3.2 Shared parking facilities and driveways shall be encouraged and provided where feasible. Parking spaces requirements may be reduced where shared parking is designed to maximize complimentary uses provided the Applicant can demonstrate, pursuant to Section 704 of this Zoning Ordinance, that sufficient parking will be available when it is needed. The use of

parking decks is not required, but consideration of their possible use is encouraged where feasible to reduce the footprint of the area of required parking;

618.3.3 There shall be fifty-feet (50') of lot frontage required on a Class V or better road. For the purposes of this subsection, frontage along Interstate 93 shall not be counted;

618.3.4 There shall be no front, side or rear lot line setback requirements except that there shall be a 20-foot setback from the Route 111 right-of-way, and the Route 111A right-of-way. The Planning Board shall consult with the Windham Fire Department and the Windham Police Department in determining the proper location, siting and separation of proposed structures so as to insure that proper emergency access is incorporated into the design of the site;

618.3.5 Public and private roads and driveways within this district should be designed to include traffic calming techniques (e.g. speed reduction measures);

618.3.6 Existing buildings, with historical significance, as recommended by the Heritage Commission, should be preserved and reused for allowed uses with shared parking and driveways. Such shared parking should be located and designed to minimize its visual impact;

618.3.7 The mixed use of buildings is encouraged – for example retail uses on the first floor, and office uses on the second floor – provided the nature and operation of the uses are sufficiently complimentary so as no to conflict.

618.3.8 Open squares or plazas, and pedestrian walkways, shall be provided. The Planning Board shall require pedestrian and bicycle access and circulation as an integral element of the design of any site. Where deemed appropriate, the Planning Board may require the Applicant to provide for the extension of pedestrian/bicycle access ways to the property lines, and the interconnection of access ways with those on adjacent parcels. All open squares, plazas, pedestrian walkways and bicycle paths may be used to satisfy minimum open space requirements;

618.3.9 All utilities shall be located underground, except where specifically exempted by the Planning Board.

618.4 There shall be no minimum lot size. However the Applicant must demonstrate, to the satisfaction of the Planning Board, that there are adequate utilities, parking, water supply, and sewage disposal capacity – either on-site or available to the site – to safely support the use(s) proposed for the subject site. Where an applicant is proposing or contemplating the use of cooperative agreements, easements, covenants, or other such legal contracts, copies of all such documents shall be submitted to the Planning Board for its review and approval. Any such documents shall also be reviewed by Town Counsel to ensure legal form, ownership, and enforceability;

618.5 The Planning Board will review each proposal for compliance with the stated purpose of the district to promote a mixture of complimentary land uses.

618.6 Conditions for Approval: Conditions for approval of permitted uses in the **Business-Commercial Districts A and B, and the Gateway Commercial District**, shall be as provided in Section 606.2.