


Sunapee Harbor Community Overlay District (Could have many names)

The goal of the Sunapee Harbor Overlay District is to preserve and enhance Sunapee Harbor's traditional New England character and to promote the harbor as a community, commercial and cultural center of Sunapee. The overlay district seeks to promote the following:

- Preservation of Community Parks and Open Space
- Public Access to Lake Sunapee
- Commercial Businesses and Restaurants
- Cultural and Community activities centered on the Arts
- Pedestrian Friendly Streets
- Bicycle Friendly Streets
- Traditional New England Character
- Development & Growth of the Harbor district to connect Upper Main Street to Lower Main Street & Rt 11.
- Protection of the waters of Lake Sunapee and the Sugar River.
- Promotion of Mixed Use Buildings integrating businesses and multiple types of housing.

Specific Measures include:

- Front setbacks reduced from 40' to 30'.
- Reduce Lot Sizes from .5 acres to .333 Acres (.333*43,560 sq.ft = 14,519 sq. ft.)
- Reduction of Maximum Residential Density from 1du per 10,000 sq. ft to 1 du 4,800 sq. ft.
- Reduce Minimum Road Frontage from 75 to 50'
- Off street parking is to be located behind buildings
- Sidewalks to be required at street frontage.
- Elimination of single family homes within the harbor district unless existing prior to the adoption of the overlay.
- Mixed use buildings will continue to be allowed. Mixed use buildings traditionally have commercial space at the lower levels and housing at the upper levels .
- Reduction in parking requirements for historic preservation initiatives, sustainable initiatives and additional housing.
- Allow increases in maximum lot coverage when the following storm water management strategies are implemented: Green roofs, bioswales, and the use of permeable asphalt or pavers.

 **SUNAPEE HARBOR
COMMUNITY OVERLAY
DISTRICT**



0 200 ft