Draft Future Land Use Area Descriptions
September 3, 2024

The following future land use area descriptions were discussed as potential components of Rye's new future land use strategy at the June Master Plan Committee meeting. These will continue to evolve during conversations at the July and August Master Plan Committee meetings and will serve as a basis of continued dialogue. Overall, the future land use strategy will:

- Identify the function and feel for the different areas in Rye, and their future priorities for planning and investment.
- Create an environmentally sensitive, fiscally responsible, and efficient land use pattern that the town can support with infrastructure and services.
- Balance future development opportunities with conservation and coastal resilience needs.
- Protect water quality and quantity from the negative impacts of development and climate change.
- Avoid traffic congestion and encourage additional safe modes of travel.
- Provide a range of housing alternatives for existing and future residents.
- Contribute to the social fabric and character of the community by providing recreation opportunities, community spaces, trails, and access to nature.

Town Center
- Boundary – Grange Park to war monument
- Initial Priorities include:
  - Retain historic character
  - Pedestrian and bicycle safety, infrastructure, and connectivity
  - Pedestrian amenities, such as lamp post lighting and improved and expanded sidewalks
  - Largely, a mix of residential and municipal uses
  - Limited opportunity for small-scale retail and business development and redevelopment (i.e. small businesses desirable by the community)
  - Focus future municipal facilities in this area of town as appropriate. Consider future municipal uses and land availability within this area of town
  - Allow some additional density over time
  - Embrace principles of nodal development (town center is, essentially, a node)
  - Consider parking impacts and the need for other infrastructure in the future.
  - Private septic and water systems, as well as community-based water and septic systems, will continue. Town sewer is possible in this area further down the line

o Keep space for future community facility expansions
o The reconfiguration of Lang Road has improved access to the town center.

Route 1
- Boundary – Town Boundary to Town Boundary
- Initial Priorities include:
  o Higher density mixed-use development (commercial and residential)
  o Embrace principles of nodal development (this area is also a node)
  o Represents many people's first impression of Rye (serves as a gateway coming from 95 South and Portsmouth into Rye)
  o Great opportunity to connect to the rail trail
  o Pedestrian and bicycle infrastructure improvements should move people safely within this area and from this area to the Town Center and beach along Washington Street
  o Promote protection and stewardship of Berry's Brook and Packers Bog (primary water supplies)
- Other Potential Actions Discussed:
  o Planning and Design Workshop Series for the Route 1 Corridor to create a vision for this area that will inform the drafting of regulations
  o Zoning could be adopted before sewer to ensure that appropriate regulations are in place to guide development
  o Consider connection to the rail trail
  o Consider a TIF district for this area

Scenic Coastal Areas
- Includes several unique coastal areas along Rye's coastline with distinct densities and mixes of uses, excluding the village precinct, and the remainder of the coastline which is largely residential and of a similar density
- Notable areas include Rye Harbor, state-owned land like Jenness State Beach and Odiorne State Park, and others
- Initial Priorities Include
  o Increasing coastal resilience, adaptation, and mitigation efforts which include investments in Route 1A infrastructure
  o Protecting groundwater and surface water resources
  o Protecting open space resources in the coastal areas
  o Retaining coastal access and recreation opportunities
  o Addressing parking related issues and multi-modal transportation solutions.
  o Support economic vitality of this area

Semi-Rural
- This is the largest future land use area in town and a mix of lower-density residential lots and some large, protected parcels with conservation and recreation value

- This area is envisioned as the more rural area of Rye and is important for wellhead and aquifer protection *(reference size of aquifer in Plan)*
- Larger lot sizes are more appropriate in this area as well as cluster development that preserve open space. Accessory dwelling units are also appropriate in this area of town
- Washington and Central Road run through these areas, and the desire is to keep these roadways as they are as much as possible
- Gentle density – could be used as a strategy to allow or incentivize the development of additional housing units in ways that retain the character and function of this area and help meet the communities goal of providing a range of housing opportunities
- There are concerns related to groundwater rise in Rye and this area covers the largest area of estimated impact
- Future regulatory changes should protect prioritized habitat blocks and wildlife connectivity corridors
- Backlot development may be an appropriate strategy for some potions of this district if it does not conflict with already identified conservation and coastal resiliency objectives
- Initial Priorities Include
  - Preserving wildlife corridors
  - Open space protection (adjacent to Greenland outdoor recreation space)
  - Outdoor recreation
  - Groundwater protection
  - Surface water protection

Neighborhoods
- Linear corridor with a higher density of residential development fronting along the roadways
- Initial Priorities include:
  - Retaining the residential feel and function
  - Allowing for some additional residential units within or behind existing structures where the land can accommodate this activity
  - Improving the transportation options along the roadways and through all corridor connections to the schools and nearby conservation and recreation lands