The proposed regulating plan for the Town Center District divides the zone into five neighborhood types. Civic—the heart of the district, consisting of three town-owned parcels. Largely builtout. Any future development or reuse should be public, religious, or educational and focus on attractive public realm.

Mixed Use—parcels within a short walk of the Civic parcels with existing sewer capacity. Mixed-use would be allowed with standards to ensure high quality design consistent with a village character. Small village lots (1/4 acre, 80 ft of frontage) enable limited infill development.

Town Center Residential—parcels fronting on Amherst Road that have existing sewer capacity. Infill residential development consistent with a village character would be allowed. (1/4 acre lots, 80 ft frontage).

Neighborhood Residential—parcels on South Valley Road and Cadwell Road. These parcels are within walking distance of the Library and School. They are not currently served by sewer. Proposed lot size is 3/4 acre with 125' of frontage. However, Open Space Residential Development (OSRD) is the preferred development approach for this area and OSRD is incentivized through density bonuses (2 units per acre if sewer is present, 1 unit per acre if sewer is absent).

Rural Edge Residential—parcels on the south side of Jones Road and North Side of Amherst Road. Some are served by sewer, some are not. Parcels are either adjacent to large forested areas or NHESP regulated areas. The proposed default lot size in this area is 2 acres with 125' of frontage. However, Open Space Residential Development (OSRD) is the preferred development approach for this area and OSRD is incentivized through density bonuses (2 units per acre if sewer is present, 1 unit per acre if sewer is absent).

Potential ANR development at maximum buildout

Approximate Number of New Lots at Buildout
- Civic: N/A
- Mixed Use: approximately 28 new ANR lots
- Town Center Residential: approximately 8 new ANR lots
- Neighborhood Residential: approximately 4 new ANR lots
- Rural Edge: approximately 10 new ANR lots

Total New Lots: approximately 50

Approximate tax value* & tax revenue** of new lots at buildout:
- Mixed Use: $5.2 million tax value. $110,000 tax revenue
- Town Center Residential: $1.5 million tax value. $30,000 tax revenue
- Neighborhood Residential: $1.1 million tax value. $25,000 tax revenue
- Rural Edge: approximately $1.9 million tax value. $46,000 tax revenue

Total New Lots: $9.5 million tax value. $195,000 tax revenue.

Approximate cost of sewer extensions (at $200/linear foot):
- South Valley Road: 1330 ft @ $200/ft = $266,000
- Cadwell Road: 1160 ft @ 200/ft = $232,000
- Jones Road: 2280 ft @ 200/ft = $456,000

*Tax value estimate is based on average value of existing lots in the study area that are less than 1/2 acre.
**Pelham tax rate for FY15 is $20.79 per $1000.