

SITE PLAN REVIEW REGULATIONS of DURHAM, NEW HAMPSHIRE

SECTION 1: Authority and Purpose

1.01 Authority

Pursuant to the authority vested in the Durham Planning Board, by the legislative body of the Town of Durham, in accordance with previously adopted subdivision regulations under RSA 674:36, the Durham Planning Board is empowered under RSA 674:43 to review and approve or disapprove site plans. This review authority shall be applied to the development of tracts for non-residential uses and for multi-family dwelling units which are defined as any structure containing more than two (2) dwelling units per structure, whether or not such development includes a subdivision or re-subdivision of a site.

1.02 Purpose

The purpose of the Durham Site Plan Review Regulations, as authorized by RSA 674:44-II, is to:

A. Provide for the safe and attractive development of the site and guard against such conditions as would involve danger or injury to health, safety, or prosperity by reason of:

- 1) Inadequate drainage or conditions conducive to flooding of the property or that of another;
- 2) Inadequate protection for the quality of surface and groundwater;
- 3) Undesirable and preventable elements of pollution such as noise, smoke, soot, particulate or any other discharge into structures or adjacent properties;
- 4) Inadequate provisions for fire safety, prevention and control; and
- 5) Inadequate pedestrian and traffic plans.

B. Provide for the harmonious and aesthetically pleasing development of the municipality and its environs;

C. Provide for open spaces and green spaces of adequate proportions;

D. Require the proper arrangement and coordination of streets within the site in relation to other existing or planned streets or with features of the official map of the municipality;

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- E. Require suitably located streets to be of sufficient width to accommodate existing and prospective traffic and to afford adequate light, air and access for fire fighting apparatus and equipment to buildings and be coordinated so as to compose a convenient system;
- F. Require in proper cases, that plats showing new streets or narrowing or widening of such streets be submitted to the Planning Board for approval;
- G. Require that the land indicated on plats submitted to the Planning Board shall be of such character that it can be used for building purposes without danger to health;
- H. Include such provisions as will tend to create conditions favorable for health, safety, convenience and prosperity; and
- I. Prevent scattered and/or premature development.