

Potential for Housing Development

Presentation to Durham Housing Committee

September 14, 2020

(by Town Planner Michael Behrendt)



Durham Residential Subdivisions - 2010 to 2020

Durham Point Road – 1 new lot

Edgewood Road – 1 new lot

Foss Farm Road – 1 new lot

Longmarsh Road – 1 new lot

Longmarsh Road – 1 new lot

Madbury Road – 1 new lot

Mill Road - 7 new lots

Newmarket Road – 1 new lot

Oak Knoll Road - 3 new lots

Old Piscataqua Road – 1 new lot

Old Piscataqua Road – 2 new lots

Piscataqua Road – 1 new lot

Ryan Way – 1 new lot

Tavern Way – 1 new lot

Gerrish Drive (now under review) – 13 units

38 Vacant Lots of 5 Acres and Greater

18 lots in the Rural District

7 lots in the ORLI District

5 lots in the Residence C (Coastal) District

3 lots in the R/RC Districts

3 lots in the Residence B District

1 lot in the RA District

1 lot in the OR District

25 lots 10 acres and greater

13 lots greater than 20 acres

157 Single-Family Lots of 5 Acres and Greater

64 lots in the Rural District

48 lots in the Residence C (Coastal) District

19 lots in the R/RC Districts

16 lots in the Residence B District

3 lot in the RA District

1 lot in the OR District

5 lots in the ORLI District

1 lots in the MUDOR District

115 Lots greater than 5 acres

75 lots 10 acres and greater

29 lots 20 acres and greater

Minimum Lot Sizes

Residence A – 20,000 sf

Residence B – 40,000 sf

Residence C (Coastal) – 150,000 sf (3.44 acres)

Rural – 150,000 sf (3.44 acres)

OR (Route 108) – 40,000 sf

ORLI – 150,000 sf (3.44 acres)

MUDOR – 40,000 sf

*This list does not include the five Core Commercial districts and the Durham Business Park district

**Wetlands and poorly-drained soils within the wetland buffer do not count toward minimum lot sizes

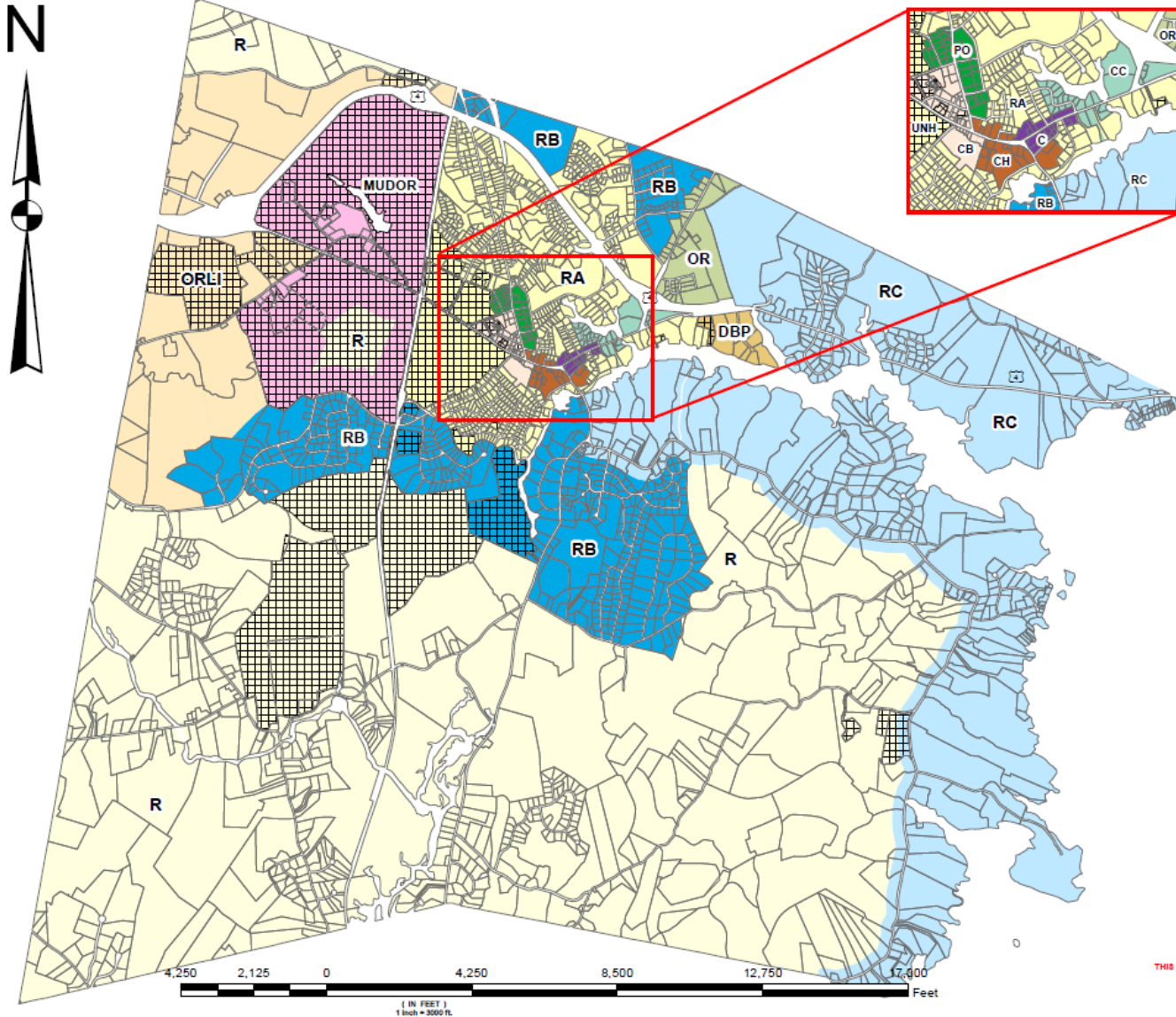
Zoning Map



Zoning Map March 2012 Durham, NH

LEGEND

-  CB - Central Business
-  CC - Coe's Corner
-  C - Courthouse
-  CH - Church Hill
-  DBP - Durham Business Park
-  OR - Office And Research Rte. 108
-  ORLI - Office And Research & Light Industry
-  MUDOR - Multi-Unit Dwelling/Office Research
-  PO - Professional Office
-  RA - Residence A
-  RB - Residence B
-  RC - Residence C
-  R - Rural
-  UNH - UNH Properties



FOR PLANNING PURPOSES ONLY
THIS MAP IS NOT INTENDED TO REPRESENT LEGAL DESCRIPTION OR CONVEYANCE

Map produced by
Karen Edwards
October 2008
Updated March 2012

Conservation Subdivision Density

Required in all 7 districts with most subdivision potential (four residential districts and OR, ORLI, and MUDOR)

Allowed density = Usable Area of Parcel/Minimum Usable Area Per Unit

Usable Area of Parcel. Deduct the following:

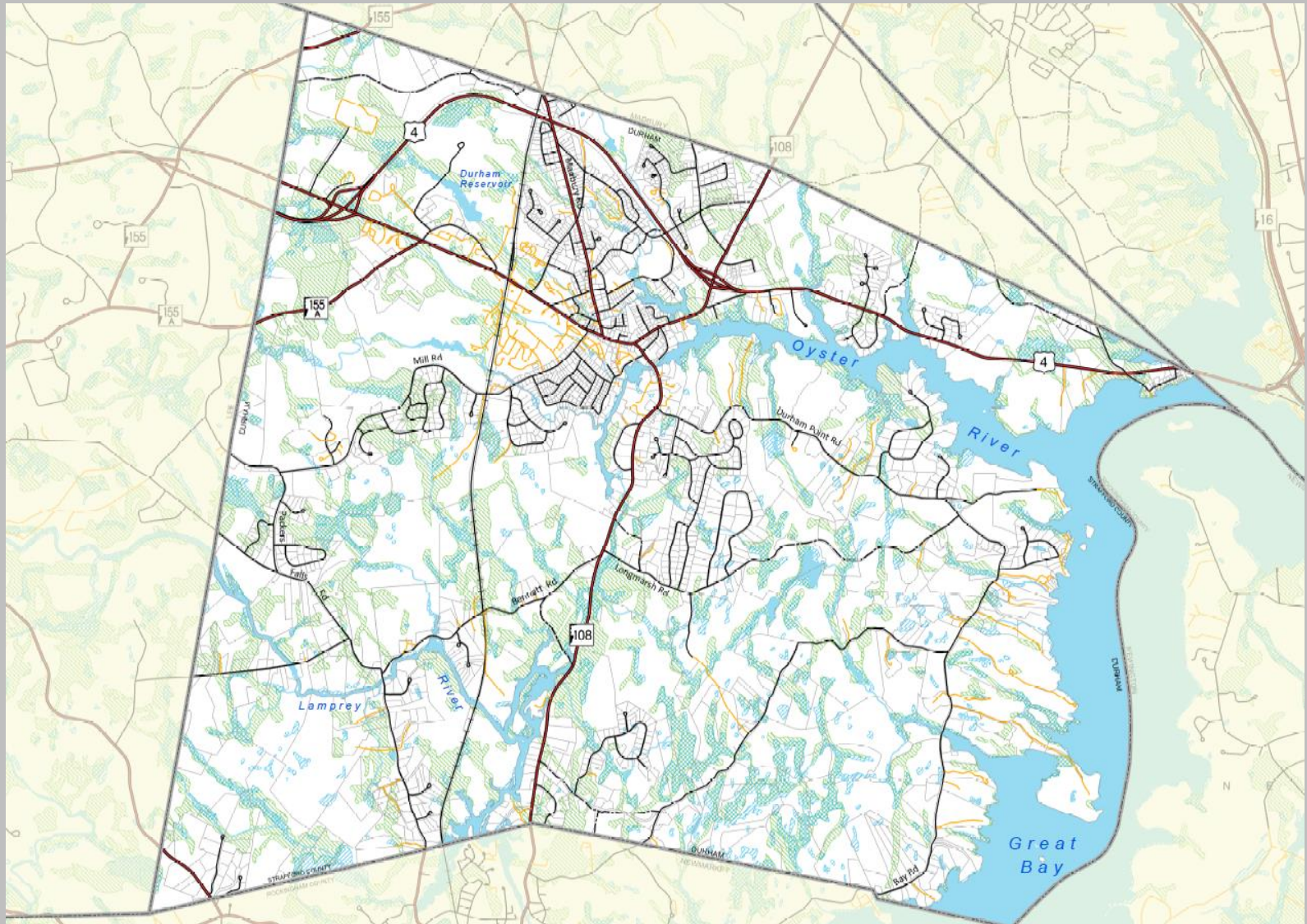
- Wetlands and poorly drained soils
- Other water bodies
- Soils with shallow depth to ledge
- Areas with steep slopes
- Isolated sections of the site

Minimum Usable Area Per Unit = minimum lot size in 7 districts above except for OR

Minimum Usable Area Per Unit in 3 districts – R, RC, and ORLI - with most subdivision potential = 150,000 square feet (3.44 acres)

Example: 20 acre parcel in R zone. Usable area = 15 acres. $15 \text{ acres} / 150,000 = 4 \text{ lot subdivision (4.53 rounded down)}$

Wetlands



*Very rough approximation from SRPC. Green is hydric soils

Shoreland Conservation Overlay District

Shoreland Conservation Buffer Zones



Legend

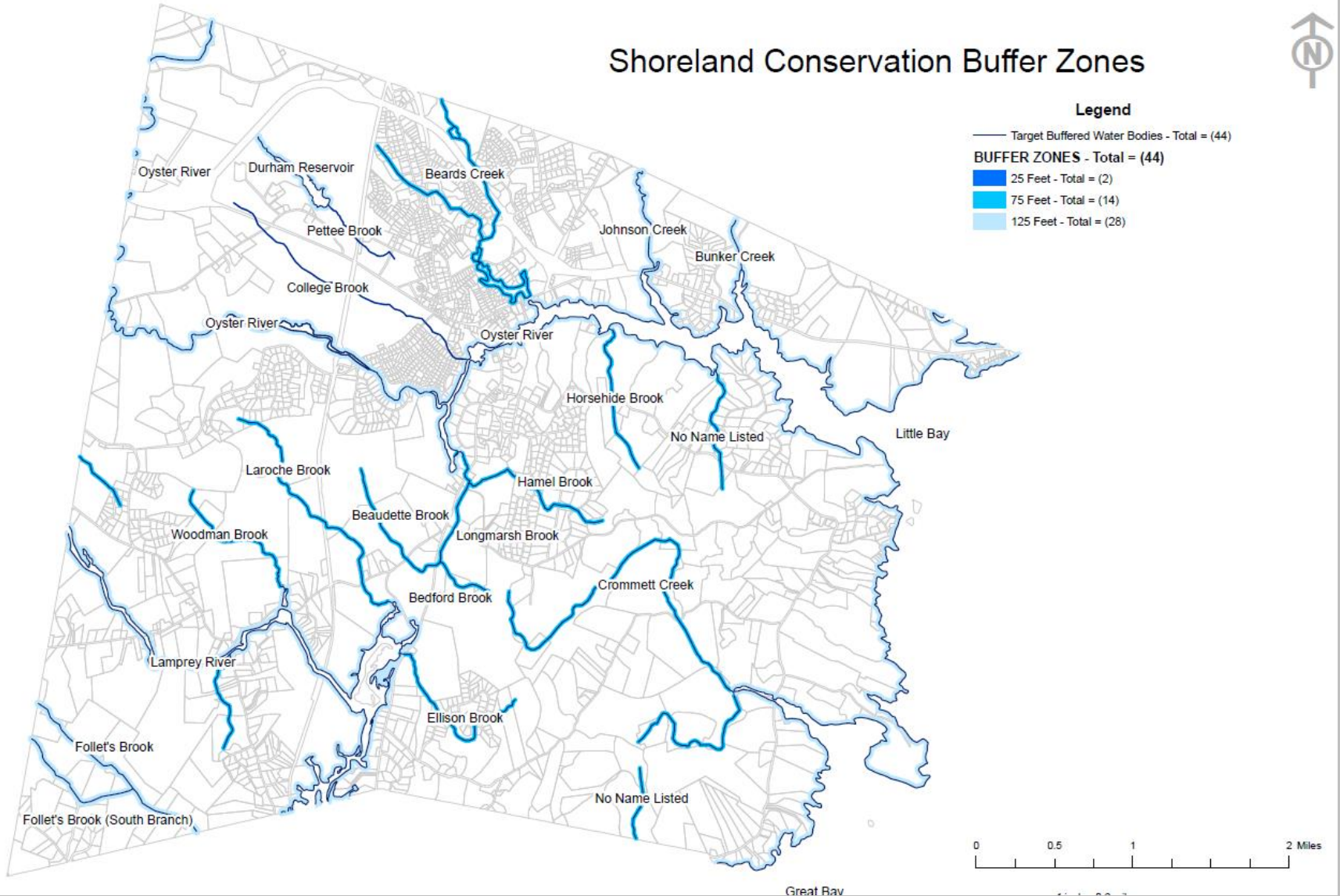
— Target Buffered Water Bodies - Total = (44)

BUFFER ZONES - Total = (44)

■ 25 Feet - Total = (2)

■ 75 Feet - Total = (14)

■ 125 Feet - Total = (28)



Wetland and Shoreland Buffers

Wetland buffer

Rural and Residence C (Coastal) Districts – 100 foot buffer

All other districts – 75 foot buffer

Shoreland buffer

Oyster River, Lamprey River, Great Bay and Little Bay and tidal sections – 125 foot shoreland buffer

Other perennial streams (except Pettee Brook and College Brook) – 75 foot shoreland buffer

No single family houses is allowed in the buffers. However, accessory structures, driveways and roads, and utilities are allowed in the buffers, and a multi-unit building in the shoreland buffer, by conditional use.

Recent Multifamily Student Housing Projects (since 2008)

2-10 Jenkins Court (large green building) - 60 bedrooms

1 Madbury Road/28 Main Street - 42 bedrooms

9 Madbury Road - 72 bedrooms

Madbury Commons – 525 residents

37 Main Street (The Grange) – 38 bedrooms

Main Street/Church Hill (“Orion”) – 197 residents

49 Main Street (Pauly’s Pockets) – 34 residents

277 Main Street (River’s Edge Apartments) – 114 residents

The Lodges, Mast Road – 486 residents

260 Mast Road (opposite The Lodges) – 102 bedrooms

257 Newmarket Road – 24 residents

10 Pettee Brook Lane – 68 bedrooms

22 Rosemary Lane – 16 bedrooms

The Cottages, Technology Drive – 619 bedrooms

*** A total of ~2,430 residents**

Multiresidential Zoning

Duplex (other than senior housing) – not allowed in any zone

Multifamily residential (other than senior housing) – allowed only as mixed-use building by conditional use in Central Business District and as reuse of existing building in Professional Office District

Duplexes and multifamily for seniors is allowed in most districts by right or conditional use

Multiresidential Zoning

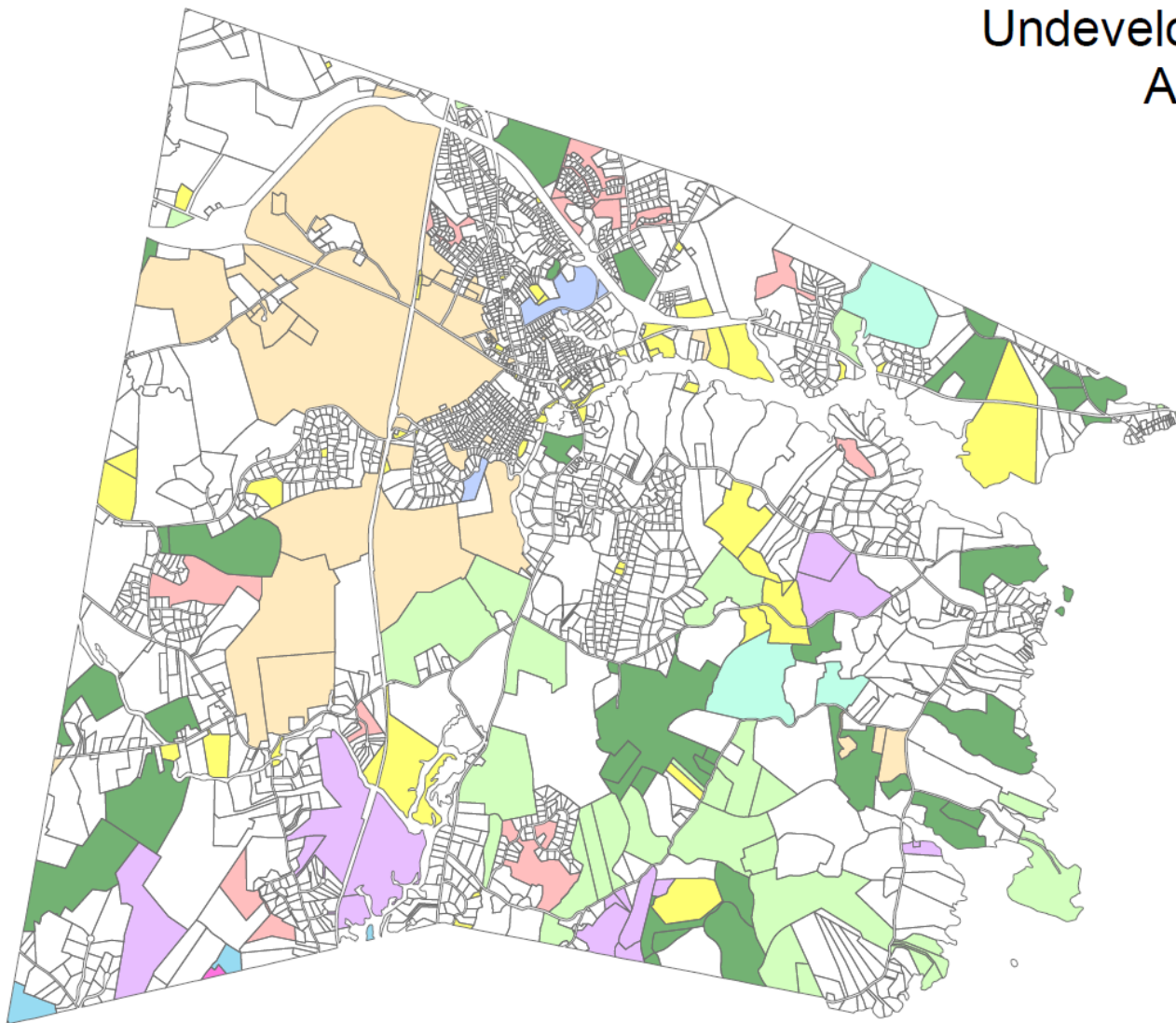
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Undevelopable Properties

Undevelopable Properties
APRIL 2011



Legend

- State Owned Properties
- University Owned Properties
- Common Land
- Nature Conservancy Owned
- Town of Newmarket Owned Properties
- Town of Durham Owned Properties
- Oyster River School Owned Properties
- Conservation Easements
- Society for Protection of NH Forests
- NH Audubon Owned Property

Map produced April 18, 2011 by Karen Edwards
All GIS data used to create this map was georeferenced to
New Hampshire State Plane Coordinate System, North
American Datum "NAD83/86," feet as units.
X:\PRODUCTION\GIS CONSULTANT
DIRECTORY\PRODUCTION GIS DATA\
Karen's Maps\Conservation Parcels & Maps\
Conservation Map April 2011

Future Developable Land in Residential Districts

Table 2: Estimated Acreage of Future Developable Land Within Residential Zoning Districts

Residential Zone	Total (Acres)	Current Land Built Out (Acres)	*Other Land Constraints (Acres)	Land Remaining (Acres)	Percent Remaining
Residence A	894.67	594.36	184.61	115.7	12.93
Residence B	1,372.01	487.38	560.42	324.21	23.63
Residence C	2,672.45	615.84	1,049.37	1,007.24	37.69
Rural	6,845.23	700.79	4,443.16	1,701.28	24.85
TOTAL	11,784.36	2,398.37	6,237.56	3,148.43	26.72

*Note: Other land constraints consist of conservation land and Town-owned properties, UNH land, and non-developable land (wetlands, very poorly drained soils, steep slopes >25%, and selected local regulations, buffers, and setbacks)

Source: NH GRANIT

Areas to Potentially Examine

Density for Single Family in Various Zones

Density for Conservation Subdivisions

Process for Conservation Subdivisions

Zoning for Multifamily Uses

Zoning for Missing Middle Uses

Conditional Use Process

Wetland and Shoreland Buffers

Open Space issues