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**Town Planner's Review**  
**Wednesday, April 8, 2026**

IX. **Architectural Regulations.** Continued review of proposed changes to Architectural Design Standards in Site Plan Regulations.

- I recommend that the board continue and finish its review of changes proposed by Beth Olshansky. The board made it through to the bottom of page 19 at the March 25 meeting. As I noted earlier, I recommend the board focus now on this document. Once you finish this I will bring back a revised document based on the board's discussion along with other suggestions for changes, including some comments from Gary Whittington. I think it is easiest to focus now only on Beth's comments and look at other issues separately afterward.

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X. **Zoning Amendments recommended by Housing Task Force.** Discussion about amendments proposed by the task force to expand opportunities for residential development with changes to the Table of Uses, Table of Dimensions, and Zoning Text affecting single-family property; two, three, and four-unit residential; multi-unit residential; senior housing; mixed-use with residential; lot sizes; density; setbacks; frontage; and other elements.

- I recommend that the board continues its review of the proposed changes.

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XII. Other Business:

- Discussion about requiring owner occupancy for single-family residences with accessory dwelling units
- I recommend that the board discuss this approach. The state legislature made changes to the Accessory Dwelling Unit statute recently but allows municipalities to require owner occupancy in either the main house or the ADU. This is potentially a good tool (one of few remaining for college towns) to manage occupancy in single family dwellings. Many residences in Durham, of course, have an ADU. If the board wishes to incorporate this kind of requirement in the Zoning Ordinance we will need to discuss several issues: enforcement, vesting of existing situations (?), and allowance for residents to leave their homes for a period of time such as for one year Sabbatical.