

New Development in Student Housing
Since 2008
As of April 2020*

2-10 Jenkins Court (large new building, Matt Crape, developer)

1 Mixed Use building
10 Residential units
60 bedrooms

12 Jenkins Court Addition

No new units. *5 additional bedrooms* for total of
6 dwelling units. Total of 20 bedrooms including in the basement

14 Jenkins Court

1 3-story Mixed Use building
6 residential units
24 bedrooms
1 Commercial Unit on first floor

1 Madbury Road/28 Main Street, including Ballard Building

An Addition to an existing Multi-Use building with 2 residential units and
1 commercial unit.

New: 14 residential units, 42 bedrooms/*46 occupants* and 4 commercial units.

9 Madbury Road

1 Mixed-Use building
16 Residential Units
72 bedrooms

17 and 21 Madbury Road - Madbury Commons

2 Multi-use Buildings
- 1 building with 28 residential units, 3-4 commercial units
- 1 building with 98 residential units, 1 commercial unit
Maximum of *525 Residents*

37 Main Street – The Grange

1 Mixed Use building
9 Residential Units (3 Workforce Housing)
38 Bedrooms

Main Street/Church Hill - Orion

6 Buildings – 3 Residential, 2 Commercial, 1 Mixed Use
- 1 building with 1 residential unit, 5 bedrooms
- 1 building with 1 residential unit, 6 bedrooms
- 1 building with 12 residential units, 48 bedrooms, 1 commercial unit
- 1 building with 36 residential units, 115 bedrooms

- 1 building with 1 commercial unit
- 1 building with 1 commercial unit
Maximum of 179 Bedrooms
Maximum of 197 residents

49 Main Street (Pauly's Pockets)
1 Multi-use building
6 Residential Units proposed
34 Beds approved

277 Main Street - River's Edge Apartments
Three story building with 48 residential units. Each unit shall have a maximum of two (2) occupants except for units 102, 106, 107, 108, 109, 112, 202, 206, 207, 208, 209, 212, 302, 306, 307, 308, 309 and 312 which shall have a maximum of three (3) occupants.
Total of 114 occupants

Mast Road - The Lodges
25 Residential Buildings & 1 Clubhouse
142 Units
486 Beds (including additional beds approved after original site plan approval)

260 Mast Road (Perry Bryant, developer)
Two buildings---20 residential units each
51 bedrooms in each building – *102 total*

257 Newmarket Road
2 New Buildings
3 Units per building
6 Bedrooms per building
Maximum 12 Occupants per building (15 max occupants in existing building) – *24 new occupants*

10 Pettee Brook Lane
1 Mixed Use building
17 Residential Units
68 Bedrooms

22 Rosemary Lane
4 residential units
16 bedrooms

Technology Drive - The Cottages
95 Residential Buildings & 1 Clubhouse
141 units
619 bedrooms/beds

Please note. New development since 2008 allowed for a total of **2,430 new occupants in student housing developments in Durham. This total should be considered low since a number of projects were approved for a maximum number of bedrooms and did not specify a maximum number of beds. The tally of the maximum number of new beds/bedrooms for each project above is shown in italics.*

Some of the developments were expansions of existing sites. This list does not include fraternities and sororities, single family subdivisions, new house construction nor the change in occupancy of houses, accessory dwelling units, nor dwelling units for seniors (55+ in age).

The zoning ordinance makes no reference to “student housing” and projects are not presented nor approved as “student housing.” Nonetheless, many multi-unit residential projects in Durham are commonly considered to be “student housing” due to their predominant, if not exclusive, occupancy by students. No distinction is made here between undergraduate and graduate students nor between students attending UNH and other schools. It is likely that numerous units are occupied by residents who are not students.

These developments followed changes in the zoning ordinance made in the early 2000s to facilitate the construction of student housing following recommendations made in the 2000 Master Plan. The zoning ordinance has been amended several times to restrict new student housing and no additional student housing developments or expansions have been approved since 2015.

Prepared by Town of Durham Planning Department