

# TOWN OF DURHAM, NEW HAMPSHIRE



[SUGGESTED EDITS AND COMMENTS BY ROBIN MOWER, AUGUST 26, 2015]

**\*PROPOSED NEW\***

## SITE PLAN REGULATIONS

### **Part I – General Provisions**

*Presented for Public Hearing on August 26, 2015*

[\*Note. These regulations are one consolidated document consisting of:

*Part I - General Provisions*

*Part II - Site Plan Review Process*

*Part III - Development Standards*

*Copies provided to the public may be broken up into five separate sections for ease of reading, including Part I; Part II; Part III, Articles 1-6; Part III, Articles 7-12; and Part III, Articles 13-17]*

Adopted by the Durham Planning Board: *[date]*

Most Recently Amended:

nonstructural (strategies implemented to control stormwater runoff that focus on pollution prevention such as alternative site design, zoning and ordinances, education, and good housekeeping measures).

Buffer

A vegetated area or zone separating a development from a sensitive resource or neighboring property in which proposed development is restricted or prohibited.

Commercial Core

The land area encompassed by these 5 zoning districts: Central Business, Church Hill, Coe's Corner, Courthouse, and Professional Office.

Deer Yard

A small area of land that attracts a large number of deer during winter months. These areas are usually attractive to deer because of the shelter and proximity of food sources.

Development

Any man-made change to improved or unimproved land, including but not limited to changes to buildings or other structures, paving, adding or eliminating parking spaces or driveways, excavation or mining, dredging, significant filling or grading, drilling operations, storage of materials or equipment, or significant change of use.

Disturbance *[also under Stormwater]*

Any activity that significantly alters the characteristics of the terrain in such a manner as to alter the hydrology, impede the natural runoff pattern, or create an unnatural runoff.

Disturbed Area *[also under Stormwater]*

An area in which the natural vegetative soil cover has been removed or altered and, therefore, is susceptible to erosion.

Ecosystem Services

The benefits of natural systems to individuals, communities, and economies. These benefits include provisioning services such as food and water; regulating services such as flood and disease control; cultural services such as spiritual, recreational, and cultural benefits; and supporting services such as nutrient cycling that maintain the conditions for life on Earth.

R Mower 8/15/2015 9:42 AM

**Comment [1]:** Presumably this text was inadvertently deleted from the original.

Mitigation *[also Stormwater]*

Activities, strategies, policies, programs, and actions that, over time, will serve to avoid, minimize, or compensate for (by treating or removing pollution sources) the deleterious impacts of a particular development or activity, such as the measures to treat or remove pollution from downgradient water resources.

Native plants or vegetation *[also under Stormwater & Landscaping]*

Plants that are indigenous to the region, adapted to the local soil and rainfall conditions, and require minimal supplemental watering, fertilizer, and pesticide application.

NHDES *[also under Stormwater]*

New Hampshire Department of Environmental Services

Pavement *[also under Stormwater]*

Areas of a site that are covered with pervious and/or impervious asphalt and concrete. [See “porous pavement and pavers.”]

Porous Pavement

Alternative to conventional asphalt that ~~uses~~ a variety of porous media, often supported by a structural matrix, concrete grid, or modular pavement, which allows water to percolate through to a sub-base for gradual infiltration.

R Mower 8/15/2015 9:42 AM

**Deleted:** utilizes

Redevelopment

Any man-made change to previously improved land, including but not limited to changes to buildings or other structures, paving, adding or eliminating parking spaces or driveways, excavation or mining, dredging, significant filling or grading, drilling operations, storage of materials or equipment, or significant change of use.

Screen

A type of buffer that provides significant visual shielding of the subject site.

Site

A lot, tract or parcel of land on which a development is located that includes but is not limited to the proposed area of disturbance and development activities.

Solar Access

The access of a solar energy system to unobstructed, direct sunlight

R Mower 8/15/2015 9:43 AM

**Comment [2]:** Replacement definition that I suggested to MBehrendt by email on February 9, 2015

R Mower 8/15/2015 9:43 AM

**Deleted:** Ability of sunlight to strike a solar energy system

## Solar Orientation

1. Orientation of a structure in a way that encourages energy efficiency by creating optimum conditions for the use of passive and active solar strategies. 2. Orientation of a structure for controlled solar gain. 3. The relation of a building and its associated fenestration and interior surfaces to compass direction and, therefore, to the location of the sun. It is usually given in terms of angular degrees away from south, e.g., a wall facing due southeast has an orientation of 45 degrees east of south.

## Solar-ready zone

A section or sections of the roof or building overhang designated and reserved for the future installation of a solar photovoltaic or solar thermal system, as referenced in Appendix RB of the 2015 IECC. Systems may be installed in the future without need for the property owner to return to any Durham land use board.

## Stormwater [also under Stormwater]

Water that originates from precipitation events and accumulates on land.

## Streetscape

The view along a street from the perspective of a driver, bicyclist, or pedestrian that conveys a sense of the character and quality of the visual environment. The streetscape is composed of and defined by buildings, building heights and setbacks, building entrances, porches and awnings, storefronts, sidewalks, street furniture and benches, above-ground utilities, bus shelters, street trees and other landscaping, public parks and plazas, public art, bicycle lanes and amenities, parking lanes and parked cars, and the width and number of travel lanes.

## Vernal pool

Wetland or temporary pond that typically has ponded water only part of the year. Because the pool is temporary, it provides critical habitat for certain wildlife to breed and complete their life cycle.

R Mower 8/15/2015 9:44 AM

**Comment [3]:** Replacement definition that I suggested by email to MBehrendt on February 24, 2015.

R Mower 8/15/2015 9:44 AM

**Deleted:** Spaces on a roof that are unshaded, un-penetrated, and free of obstructions and may thus serve as a suitable place where solar panels can be installed at a future date.