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Town Planner's Review
Wednesday, April 11, 2018

XI. **Zoning Rewrite**. Continued discussion of components and process for extensive amendments to the Zoning Ordinance to be made pursuant to the new master plan.

- I recommend that the board discuss the various components and process. As we discussed earlier, I will work on the rewrite and coordinate with the board as we move along.

This discussion is a continuation of the board's discussion on February 28 but I have refined a preliminary work plan now. Now that this edition of the master plan is completed, the next step is to conduct a zoning rewrite based upon the recommendations of the plan. I have included in the packet a document showing all of the land-use recommendations from the adopted chapters that relate to possible zoning amendments.

Again, I anticipate that we will make *adjustments* – albeit many of them - to the Zoning Ordinance rather than conducting a substantial overhaul because I think that the current ordinance largely reflects the concerns of the community already. I expect to do the work of the rewrite myself, seeking assistance as needed along the way, presenting draft sections to the board for review and guidance as I prepare them. I will concentrate on one section/component at a time, in the order of the work plan, but will also work continuously on the other sections as ideas emerge.

Todd and I discussed whether to adopt sections as they are revised and okayed by the board or to wait until the entire rewrite is completed. We think the latter approach is best to proceed as follows:

- 1) I present individual sections/components to the board as they are prepared
- 2) the board revises them and then okayes them
- 3) we put them aside pending completion of the entire ordinance
- 4) I revise the entire ordinance, incorporating sections as previously okayed by the board, and reformatting as appropriate
- 5) the entire ordinance is processed together for adoption

This approach is analogous to the approach we pursued with the master plan, with the board endorsing each chapter along the way but waiting to adopt the entire master plan together after all of the chapters were complete. As with the master plan, the board could

hold public hearings or at least accept public comments (preferably the latter) for each section prior to okaying that section.

We think this approach is better than processing individual sections for adoption as they are prepared because:

- a) It would be more work for the Planning Board, Town Council, and staff to go through the amendment process multiple times, for each section
- b) The cost for notices would be higher
- c) It would be confusing which sections apply to new applications
- d) After one section is adopted, it would likely need to be revised again as other sections are prepared.

Preliminary work plan for the zoning rewrite presented in order of work (subject to change)

- 1) Administrative sections
- 2) Definitions
- 3) Nonconformance
- 4) Wetland Conservation Overlay District
- 5) Shoreland Conservation Overlay District
- 6) Aquifer Protection Overlay District
- 7) Gateway Design Overlay District – new
- 8) Conservation Subdivisions
- 9) Agricultural provisions – The Agricultural Commission is working on this so we will wait to hear from them.
- 10) Residential - Specific analysis of residential uses/housing including audit for affordable housing
- 11) Strategies to enhance vibrancy of the downtown
- 12) Strategies to enhance economic development
- 13) Conditional uses and conditional use process – the Town Attorney will provide some guidance here soon
- 14) Standards for specific uses
- 15) Miscellaneous changes – short term rentals, parking, landscaping, septic systems, incorporate scenic roads, etc.
- 16) Zoning for UNH – including consideration of possible commercial uses at West Edge and other appropriate locations
- 17) Zoning Districts – names, uses, parameters
- 18) Table of Uses

- 19) Table of Dimensions
- 20) Signage
- 21) Other potential initiatives – PUD, cohousing, tiny houses, traditional neighborhood development, revision of Personal Wireless Facilities article?
- 22) Overall format
- 23) Zoning Map – downtown and commercial areas
- 24) Zoning Map – residential zones and rural area
- 25) Zoning Map – research-industry zones