



TOWN OF DURHAM
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Town Planner's Review
Wednesday, December 12, 2018

XV. **Parking Section of Zoning Ordinance – Proposed Revisions.** Changes to the existing ordinance proposed by Audrey Cline, Building Official; April Talon, Town Engineer; and Michael Behrendt, Town Planner.

- I recommend that the board schedule a public hearing for January 3, 2019 if the draft is acceptable.

The Town Council adopted numerous amendments to the Zoning Ordinance on October 2, 2017, including removing most of the provisions in the Parking Ordinance. The reason for that change is that parking requirements are generally handled best under the Site Plan Regulations (like other design standards – landscaping, stormwater management, architectural design, etc.) and reviewed as part of site plan applications. Since site plan review is not provided for single family and duplex residences, parking requirements for those uses should remain in the Zoning Ordinance.

Audrey Cline, Building Official, and April Talon, Town Engineer pointed out to me later that several items that applied to single family and duplex residences were removed from the Parking Ordinance, including requirements for a building permit and driveway permit for driveways and some provisions regarding parking in setbacks. Audrey, April, and I met a number of times to develop suggested revisions to the current parking ordinance to address these items and several other issues.

The enclosed draft was prepared by the three of us. We propose that the existing parking ordinance, Article XXI – Off-Street Parking be replaced in entirety with this draft. Because the article is rewritten I have not prepared the customary document showing proposed additions and deletions.

This packet includes the proposed ordinance and a document showing the proposed changes. Note that the Town Council is holding the public hearing on December 17 for the amendments that were proposed recently for the downtown and related topics. Changes to Section 175-112 Central Business District Special Conditions (Section 175-113 in the amendments proposed here) are included in those amendments now being considered by the Town Council. Depending on the action taken by the Town Council, this section may need to be revised in the enclosed document.