



TOWN OF DURHAM
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Town Planner's Review
Wednesday, January 13, 2021

VIII. **Public Hearing - Downtown Zoning Amendments**. Zoning amendments regarding height, stories, uses, density, and building configuration in the Central Business District; drive-through facilities in various districts; method for determining building height; and related changes. New changes which the board discussed on October 28 are incorporated.

- I recommend that the board close the public hearing, review the revised draft, and provide comments back to the Town Council if the board is ready.
- The Town Council initiated a set of amendments on August 3. The Planning Board held public hearings on the amendments as written on August 26 and October 14 (postponed from September 23). The board made a number of changes to the draft on October 28. It reviewed the changes again on November 18 and then scheduled this public hearing on the revised draft.
 - The board can send the revised draft to the Town Council as now written, modify the draft if it wishes (significant changes might require a new public hearing), or continue the review and public hearing. The Town Council granted a few extensions so the board presently has up to the January 27 meeting to submit comments.
 - The revised draft incorporating possible Planning Board changes is enclosed. It says "*For Public Hearing on January 13, 2021*" at the top. This is the formal document to review. I also attached a document showing the changes the board has proposed in purple. This is for reference only if you wish to see the changes (also listed below).
 - Here are the possible changes the Planning Board has included in the updated draft:
 - 1) Retaining the three-story maximum on buildings in that section of the Central Business District where there is now a three-story limit but reducing the habitable floor area in that area to 250 square feet. This would be a reduction from the general 400 square foot standard and from the standard of 300 square feet where there are two unrelated occupants.
 - 2) Eliminating the standard for minimum lot size per dwelling unit in the Central Business District (now 450 square feet).
 - 3) Making various changes to provisions for drive-through facilities.
 - 4) Making a nonsubstantive change in 7.c. and 7.d. regarding frontage and number of stories to read more efficiently.