



TOWN OF DURHAM
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Town Planner's Review
Wednesday, October 14, 2020

- IX. **Public Hearing - Zoning Amendments initiated by Town Council.** Zoning amendments regarding height, stories, uses, and building configuration in the Central Business District; method for determining building height; drive-through facilities; and related changes.
- I recommend that the board provide comments on the draft to the Town Council if it is ready or continue the discussion to the October 28 workshop.

Please note the following:

- The Town Council voted to initiate the amendments on August 3. The amendments were presented to the Planning Board on August 12 and the public hearing was held on August 26. Several comments were made by the public and the board continued the item to September 23. The board postponed the public hearing to this meeting due to the late hour on September 23.
- At the board's request, the Town Council approved an extension for the board to make its comments to the October 28 workshop. If it looks like the board will need more time – to the November 18 or December 9 meeting, the only upcoming meetings – then it will need to request another extension. The Town Council is meeting on October 19.
- The board can provide comments in several ways should it wish to recommend any changes to the draft: 1) revise the document incorporating specific changes; 2) provide specific comments about particular provisions; or 3) provide a general set of comments about the overall draft.
- The amendments were included in the August 3 packet and are shown on the website here: https://www.ci.durham.nh.us/boc_planning/zoning-amendments-central-business-zoning-district
- The proposed amendments fall into four categories:
 1. Allowing an additional story in the Central Business District by conditional use;
 2. Changing the configuration of uses in a mixed-use building in the Central Business District and allowing a public plaza to count toward a portion of the commercial requirement.
 3. Changing the method for determining building height; and
 4. Changing provisions for drive-through facilities