



TOWN OF DURHAM
8 NEWMARKET RD
DURHAM, NH 03824-2898
603/868-8064
www.ci.durham.nh.us

Town Planner's Review
Wednesday, November 18, 2020

VIII. **Downtown Zoning Amendments.** Zoning amendments regarding height, stories, uses, and building configuration in the Central Business District; drive-through facilities in various districts; method for determining building height; and related changes. The board will review potential changes to the draft which it developed on October 28.

- I recommend that the board review the most recent changes
- The Planning Board has until the December 9 meeting to offer comments about the proposed amendments. The board can request another extension from the Town Council if desired. The Town Council meets on December 7.
 - The Town Council initiated these amendments on August 3. The Planning Board held a public hearing on the amendments and is now preparing its comments/suggested changes.
 - The Planning Board discussed including various changes at the October 28 meeting:
 - 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.
 - Two documents are enclosed: one showing the changes made by the Planning Board to the Town Council's draft, with additions and deletions in purple; one incorporating the changes made by the Planning Board into a revised draft ordinance.
 - If the board wishes to move forward with these proposed changes or any other significant changes from the Town Council draft a new public hearing will need to be scheduled. If the hearing is held on December 9 and the board makes its final recommendations at that time, in line with these changes, then an extension would not be needed.