



PLANNING DEPARTMENT

Town of Durham

8 Newmarket Road

Durham, NH 03824-2898

Phone (603) 868-8064

www.ci.durham.nh.us

PROPOSED HOUSING AMENDMENTS

Key Proposed Changes

November 30, 2022

*These are the key changes to the Durham Zoning Ordinance pertaining to housing proposed by the Durham Housing Task Force. There are many other smaller proposed changes marked in the amendments that are not discussed here (a *district*, below is the same as a *zone*).

Single Family Residences. There would be more allowance for a single-family residence in the Research-Industry zones.

Duplexes. A duplex would be allowed in the four Residential Zones by conditional use where it is presently not allowed in these zones. There would be more allowance for its use in the Research-Industry zones as well.

Multi-Unit Residences. A multi-unit residence would be allowed in the four Residential Zones by conditional use where it is presently not allowed in these zones. It would also be allowed as a conditional use in all other zones. It is presently not allowed in these other zones except within an existing structure in the Professional Office District.

Accessory Dwelling Units. Freestanding accessory dwelling units would be allowed in the Residence A and Residence B zones by Special Exception. Only attached accessory units (part of the house) are allowed in RA and RB now.

Minimum Lot Sizes. Minimum lot sizes would be reduced in the four Residential Zones and in the Research-Industry zones.

Mixed Use with Residential. Mixed use with residential would be allowed in the Research-Industry zones by conditional use where it is not allowed there now.

Density for Multi-Unit Residential. The density for multi-unit residential would be increased.

Conservation Subdivisions. Within conservation subdivisions, the density would be increased and the amount of required open space would be somewhat reduced.

Workforce Housing. There would be a separate article with new standards addressing workforce housing. The density bonus for senior housing would also apply to workforce housing.