



TOWN OF DURHAM
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Town Planner's Review
Wednesday, September 24, 2025

XIII. Other Business:

- Review of Section 175-106 K. under Attainable Housing Overlay District that includes reference to three unrelated occupants (obsolete provision now due to state law).

➤ I recommend that the board review this item.

I have prepared a set of draft amendments to the Zoning Ordinance and one amendment to the Site Plan Regulations in response to several recent state laws relative to land use. The board reviewed these amendments and they will be presented for a public hearing with the board on October 8.

Paul pointed out one additional update that should be included as shown here. HB 457 does not allow zoning based on familiar relationships now so this reference to “three unrelated occupants” must also be removed. I will include this in the amendments for the public hearing.

ARTICLE XVIII.1 ATTAINABLE HOUSING OVERLAY DISTRICT
175-106 Attainable Housing Overlay District (AHOD)

- K. Other Zoning Parameters.** All other standards in the Zoning Ordinance shall apply to a project unless superseded by a specific provision in this overlay district. ~~*The limitation allowing for a maximum of three unrelated occupants in a dwelling unit does not apply to any project developed through this overlay district.*~~