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MEMORANDUM

TO: Town Council
FROM: Michael Behrendt, Director of Planning and Community Development
DATE: July 25, 2013
SUBJ: Proposed Zoning Amendment - Apartments

The Planning Board voted last night to recommend adoption of the proposed zoning amendment regarding density of apartments with two changes, by a vote of 4 to 2. Members Peter Wolfe, Richard Kelley, Jim Lawson, and David Williams voted in favor of the amendment and members Lorne Parnell and Wayne Lewis voted against it.

The two changes were to exclude the ORLI and MUDOR districts and to modify the language about accessory apartments (a nonsubstantive change for better readability). The recommended amendment is as follows.

Article II - DEFINITIONS - HOUSEHOLD...

Table II-1. DWELLING DENSITY BY TYPE

Dwelling type	Maximum number of occupants in unrelated household per 300 square feet of habitable floor area
Single-family dwelling	1
Duplex or townhouse	1
Apartment, including accessory apartments	1.5
<u>Apartment (excluding accessory apartments), except in the ORLI and MUDOR districts</u>	<u>1</u>
<u>Apartment (excluding accessory apartments) in the ORLI and MUDOR districts</u>	<u>1.5</u>
<u>Accessory Apartment</u>	<u>1.5</u>
Rooming/boarding, including accessory rooming/boarding	2
Dormitory	3
Fraternity or sorority	2
Nursing home	2
Elderly housing	1.5