

PROPOSED ZONING AMENDMENTS
DURHAM BUSINESS PARK
November 27, 2013

Also, see the proposed changes to the Table of Uses and Table of Dimensions.

Proposed new provisions are shown in this manner.

ARTICLE II
DEFINITIONS

ELDERCARE FACILITY – Housing principally used, designed, or adapted for use by elderly citizens, fifty-five (55) years of age and older that are not capable of living independently and that that require assistance in activities of daily living (ADL’s), and complying with the design requirements of the Architectural Barrier Free Design Code for the State of New Hampshire. Residents of an eldercare facility shall receive a package of services to meet their needs. An “eldercare facility” may be contained in a single building or group of buildings and may include assisted living facilities or nursing home facilities. A “life care community” or other retirement community that provides a continuum of care including both independent living units and units for residents that require assistance, shall be considered to be an eldercare facility.

ELDERLY HOUSING – Housing principally used, designed or adapted for use by elderly citizens, fifty-five (55) years of age and older who are capable of living independently, and complying with the design requirements of the Architectural Barrier Free Design Code for the State of New Hampshire, as amended. “Elderly housing” may be single family residences, duplex residences, or multiunit residences and can be contained in a single building or groups of buildings and may include dwelling units that do not include services for the residents and/or congregate housing that includes services such as meals, housekeeping, recreational programs and related management support systems.

ELDERLY HOUSING, MIXED HOUSING TYPES – Housing as defined under “Elderly Housing,” above, where there is a mix of housing types. (See “Elderly Housing, Mixed Housing Types” under Performance Standards for additional provisions.)

ARTICLE XX
PERFORMANCE STANDARDS

175-109. Compliance Required.

This article establishes performance standards for specific uses. These standards must be met for all activities involving the specified uses.

P. Elderly Housing, Mixed Housing Types. Development for Elderly Housin, Mixed Housing Types shall be in conformance with the following:

1. Mixed of housing types. There shall be a mix of housing types for the purpose of offering choices in housing and providing a harmonious and varied grouping of building forms.

Housing types may include single family residences, duplex residences, multi-unit residences, and other housing types. Multi-unit residences may include townhouses and flats. As part of site plan review, the Planning Board shall determine whether the proposed mix of housing types is appropriate.

2. Design Guidelines. Special design guidelines have been developed for the Durham Business Park. These are recorded at the Strafford County Registry of Deeds.
3. Neighborhood. The design shall provide for an attractive, walkable neighborhood/community.
4. Lots. There is flexibility, subject to approval of the Planning Board, in laying out the site as one lot with multiple buildings or with multiple lots.
5. Trip generation. The design must comply with trip generation limitations established by the New Hampshire Department of Transportation in accordance with a memorandum maintained in the Planning Department.
6. Value of development. There shall be a minimum value of the completed development of \$10 million or as determined appropriate by the Planning Board, given the constraints of the site, project, access, and design guidelines, subject to the following:
 - a. This is the expected value of the project upon completion. The Planning Board may consult the Town Assessor and any other appropriate parties to determine the expected value.
 - b. A project may be approved and built in phases with the initial phase(s) having a value of less than \$10 million provided: i) the applicant submits schematic plans (or a general master plan) for the remainder of the project; ii) the Planning Board expects that the value of the total project will meet the \$10 million threshold; iii) the schematic plans for subsequent phase(s) are well integrated with the initial phase(s); and iv) construction of the subsequent phases seems feasible and likely.
 - c. Schematic plans for subsequent phases of a phased development may be altered or discarded later provided the design for the subsequent phases meets the requirements of this ordinance., except where the Planning Board imposes conditions upon the schematic plans to the contrary.
7. Mixed-use projects incorporating Elderly Housing, Mixed Housing Types and other allowed use(s) may be built. The different uses shall be planned to integrate harmoniously or be appropriately separated or buffered from one another. For mixed-use projects that incorporate Elderly Housing, Mixed Housing Types, the Planning Board may adjust the \$10 million threshold, or the phasing procedures above, if appropriate due to the mix of uses.