



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

Town Planner's Review
Wednesday, May 8, 2019

XII. **Parking Section of Zoning Ordinance – Proposed Revisions.** Proposed changes to Article XXI – Off-Street Parking and other sections of the Zoning Ordinance related to parking. (The public hearing is closed.) *Recommended action:* Make appropriate changes to draft.

➤ I recommend that the board review the draft ordinance and make appropriate changes.

Please note the following:

- In October 2017 the Town Council adopted a wide set of amendments to the Zoning Ordinance including changes to Article XXI – Off Street Parking. We relocated most of that article, with some changes, to the Site Plan Regulations. Parking is an element of development, like stormwater management, architecture design, and utilities that should be part of the Site Plan Regulations rather than zoning. Parking plans are reviewed as part of development applications. Plus, the Planning Board has more flexibility in dealing with regulations which require only a waiver to modify requirements, whereas modifying a requirement under zoning requires a variance. The parking ordinance now applies mainly to single family and duplex residences which are exempt from site plan review. Audrey Cline and April Talon observed that several elements that were removed from the parking ordinance should be reincorporated. The three of us met to propose a number of amendments for the Planning Board.
- The board held a public hearing on April 10 and closed the hearing that same evening. We are now discussing the draft. The board can make appropriate changes now and then – assuming the changes are more than minor – we will advertise for another public hearing on the revised draft.
- One of the objectives of the current draft was to relocate all references to parking throughout the zoning ordinance to Article XXI – Off Street Parking and Driveways.
- We see how complex and challenging parking can be, especially when it is serving single family property. There are numerous issues and questions to consider including:
 - What part of the lot should parking be located on? Front, side, and/or rear of the house? Within setbacks?

- Should there be a maximum number of allowed vehicles on the lot? If so, how do you measure the number? Should parking on the driveway and in the garage count?
- Should there be restrictions on other types of vehicles: trucks, motorcycles, mopeds?
- Should a homeowner be allowed to lease spaces to people who do not live on site?
- Where should the driveway be located and how wide should it be?
- How many driveways/access points should be allowed?
- How should standards be varied for different zoning districts?
- If the problem appears to occur mainly in only a part of the Residence A zone how should this be addressed?
- The following documents are included here:
 - 1) A simple drawing showing the various sections of a house lot
 - 2) A condensed presentation of the proposed language including explanations, in color
 - 3) The proposed amendments, in color
 - 4) The current one-page parking ordinance
 - 5) The old parking ordinance