

DURHAM HISTORIC DISTRICT ORDINANCE

Proposed Zoning Amendment Updating Tax Map and Lot Numbers

Endorsed by the Historic District Commission on May 2, 2024

Presented to the Planning Board on June 12, 2024

ARTICLE XVII

Durham Historic Overlay District

Proposed additions to the existing ordinance are shown like this.

~~*Proposed deletions from the existing ordinance are shown like this.*~~

175-93. Identification of the Historic Overlay District.

A Zoning Map of the HOD as amended, including all the notations, references, district boundaries, and other information shown thereon, is incorporated by reference as part of this Ordinance and is on file with the Town Clerk. If there are any inconsistencies between the map and the listing of map and lot numbers under subsection (B), the listing of map and lot numbers herein shall prevail.

- A. ***Locating Boundaries.*** The District lines drawn on the HOD map are generally on or parallel to a street, watercourse, or lot line, and shall, unless there are indications to the contrary, be deemed to be:
1. On the centerline of the right-of-way or watercourse;
 2. Parallel to the centerline at the distance noted; or
 3. On the lot line, or parallel to the lot line, at the distance noted in Section B.
- B. ***Delineation of the District.*** The HOD is defined as that area made up of the lots listed below, including those that are Town-owned lots, as delineated on the Durham Tax Maps, excluding road rights of way. However, any buildings or portions of buildings or stone walls or portions of stone walls that are located in any road right of way within the boundaries of the HOD shall be subject to review by the HDC. Except as otherwise specified, all of the land composing each lot shall be considered to lie within the District. The precise location, on the ground, of the historic district boundary will remain in place and not be affected simply by a change in the location of any lot line as a result of a future subdivision, lot line adjustment, or lot merger.

~~*1. Map 4: Lots 1-0, 50-0 (including only the westerly portion as delineated on the Zoning Overlay Map and as originally identified as Lots 52 and 53), 54-2 (Episcopal Church), 54-3, 54-4, 55-0, 56-0, and 59-0.*~~

~~*2. Map 5: Lots 1-4 1-5, 1-6, 1-9, 1-10, 1-12, 2-1 through 2-8 inclusive, 3-1, 3-2, 3-3, 4-2 [seventy-five (75) feet from the centerline of Newmarket Road], 4-10, 4-12, 5-10, 5-11, 5-12, 5-14, 6-6, and 7-0.*~~

~~3. Map 6: Lots 9-1 through 9-5 inclusive, 9-6, 9-6-1, 9-8, and 9-8-1 [for all four lots, two hundred fifty (250) feet from the centerline of Newmarket Road], 9-7, 9-9, 11-0, 11-1, 11-2, 11-3 [two hundred fifty (250) feet from the centerline of Newmarket Road and Durham Point Road], 11-4, 11-5, 11-6, 11-7 and 11-8 [both lots, two hundred fifty (250) feet from the centerline of Newmarket Road] and 12-1 through 12-8 inclusive, including 12-3A.~~

~~4. Map 11: Lot 34-1 [two hundred fifty (250) feet from the centerline of Durham Point Road, located to the west of Lot 15-17-1]~~

~~5. Map 15: Lot 17-1~~

1. Tax Map 108. Lots (including the entirety of these lots): 1-7, 9, 12-16, 19, 28-31, 35, 36, 53-55, 68, 69, 74-77, 79, 84-90, and 116.

2. Tax Map 108. Lots (including only the specific portion of these lots as described): Lot 37 - including the westerly portion as delineated on the Historic District Zoning Overlay Map and as identified on old tax map as Lots 52 and 53; Lot 67 – including the portion located within 75 feet of the centerline of Newmarket Road; Lot 78 – including that area within the boundaries of the former Tax Map 6, Lot 11-6; and Lots 81 and 82 – including the portions located within 250 feet of the centerline of Newmarket Road.

3. Tax Map 114. Lots (including the entirety of these lots): 3-5, 20-28, 40, and 43.

4. Tax Map 114. Lots (including only the specific portion of these lots as described): Lots 1, 41, 42, and 44 - including the portions located within 250 feet of the centerline of Newmarket Road; and Lot 2 - including the portion located within 250 feet of the centerline of Newmarket Road and the portion located within 250 feet of the centerline of Durham Point Road.

5. Tax Map 214, Lot 15 – specifically including the portion of the lot to the west of Map 114, Lot 5 that is located within 250 feet of the centerline of Durham Point Road.