

# Planning Lunches at Noon (PLAN) Monthly Webinar Series

Welcome to the July 2025 PLAN Webinar!

## “Housing Strategies in Lebanon”

Check out OPD’s [Planning and Zoning Training webpage](#) for:

- Slides and recording of past PLAN Webinars and conferences
- Planning Board and Zoning Board 101 slides and recordings
- Planning Board and Zoning Board Handbooks
- Optional Tests and Certificates
- This webinar is eligible for [AICP CM](#) credit.

# Housing Strategies in Lebanon

**Nathan Reichert**

**Planning and Development Director, City of Lebanon**

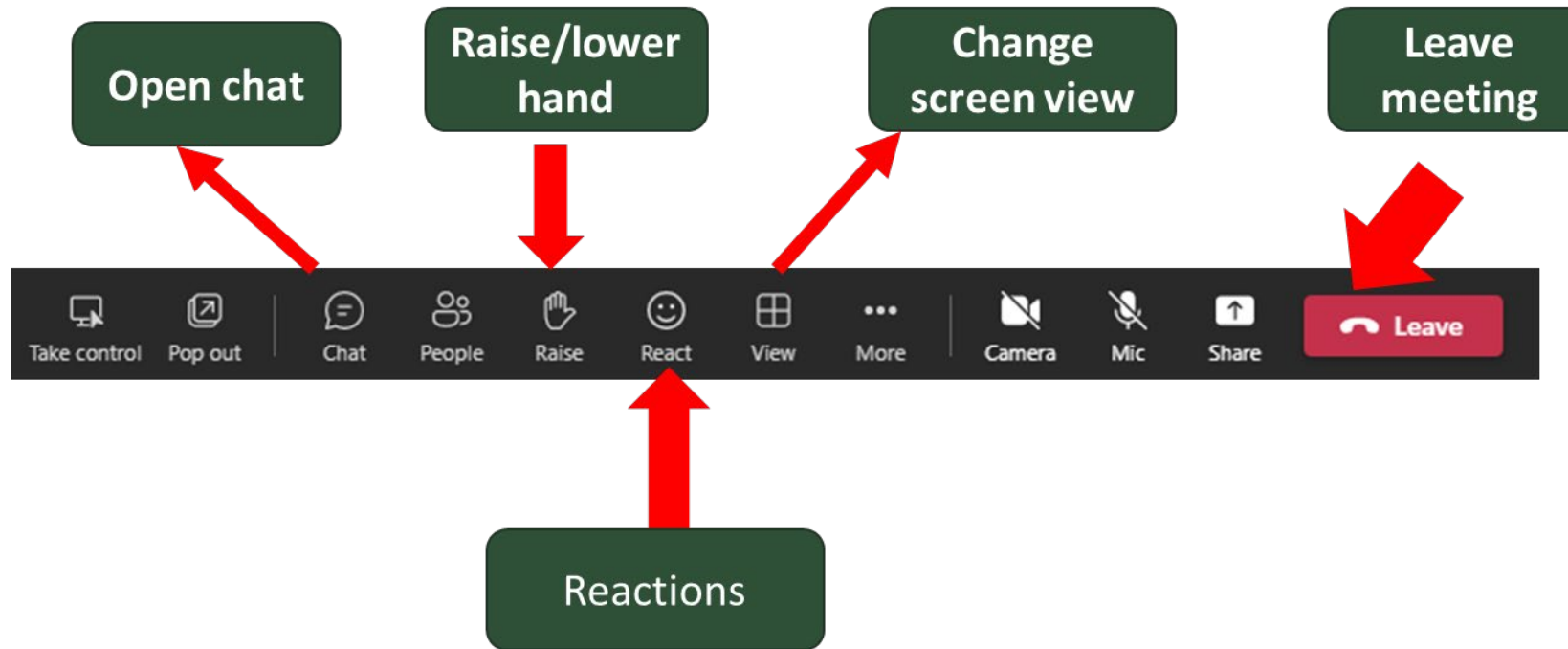
**Catheryn Hembree**

**Associate Planner, City of Lebanon**

**July 17, 2025**

# How To Participate

- ▶ For questions, type them into the chat box
- ▶ We will do our best to answer all questions by the end of the webinar





# LEBANON, NH & HOUSING

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Brought to you by:

Catheryn Hembree, AICP – Associate Planner

Nathan Reichert - Director of Planning and Development



# Housing Projects in Lebanon

1. Pattern  
Zones: Zoning  
Overlay District

2. Barrows  
Street City  
Cottage Court

# What is Pattern Zones:

Using the existing built environment to create zoning changes that:

1. Make what is already built conforming
2. Increase density

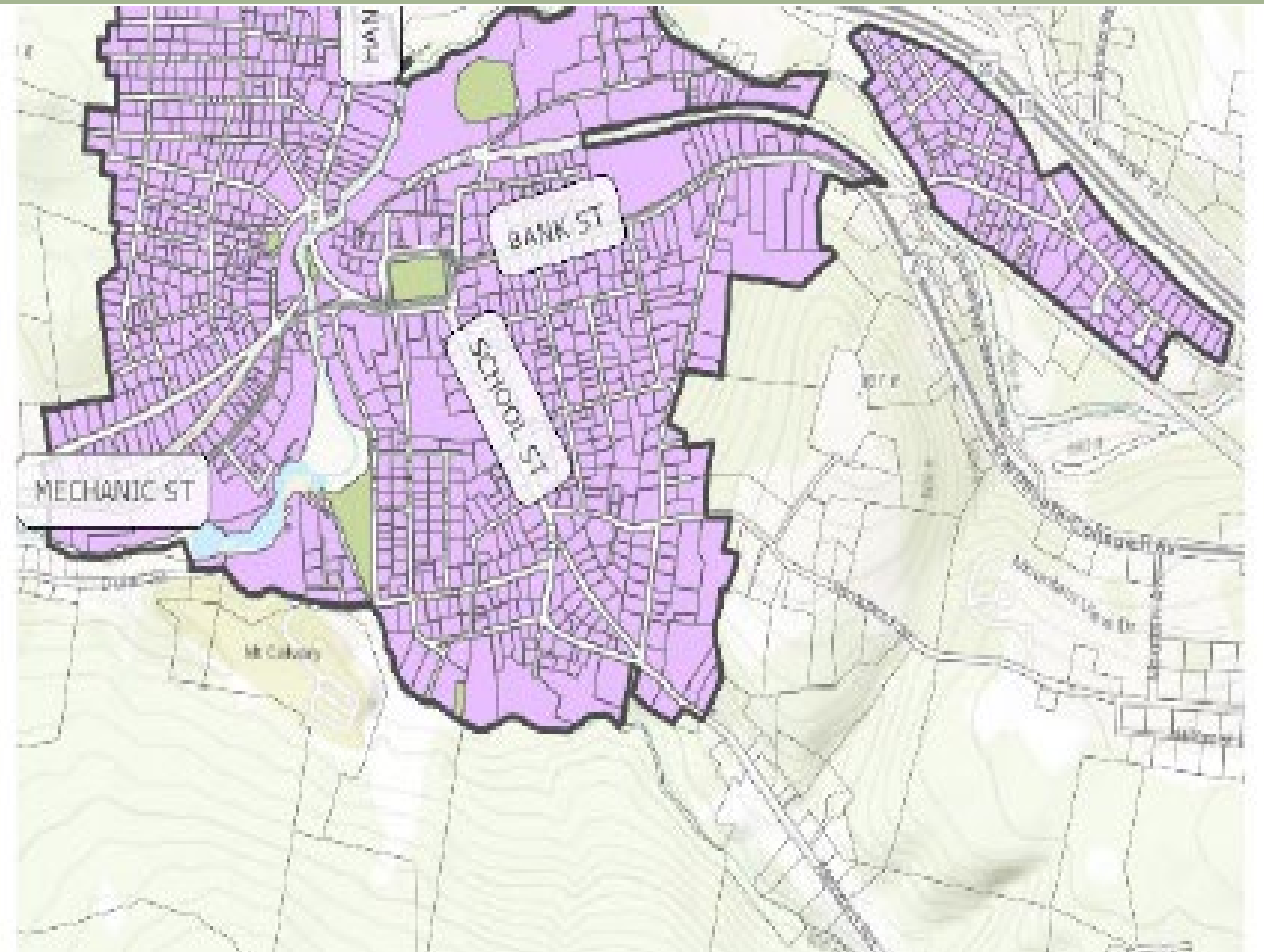
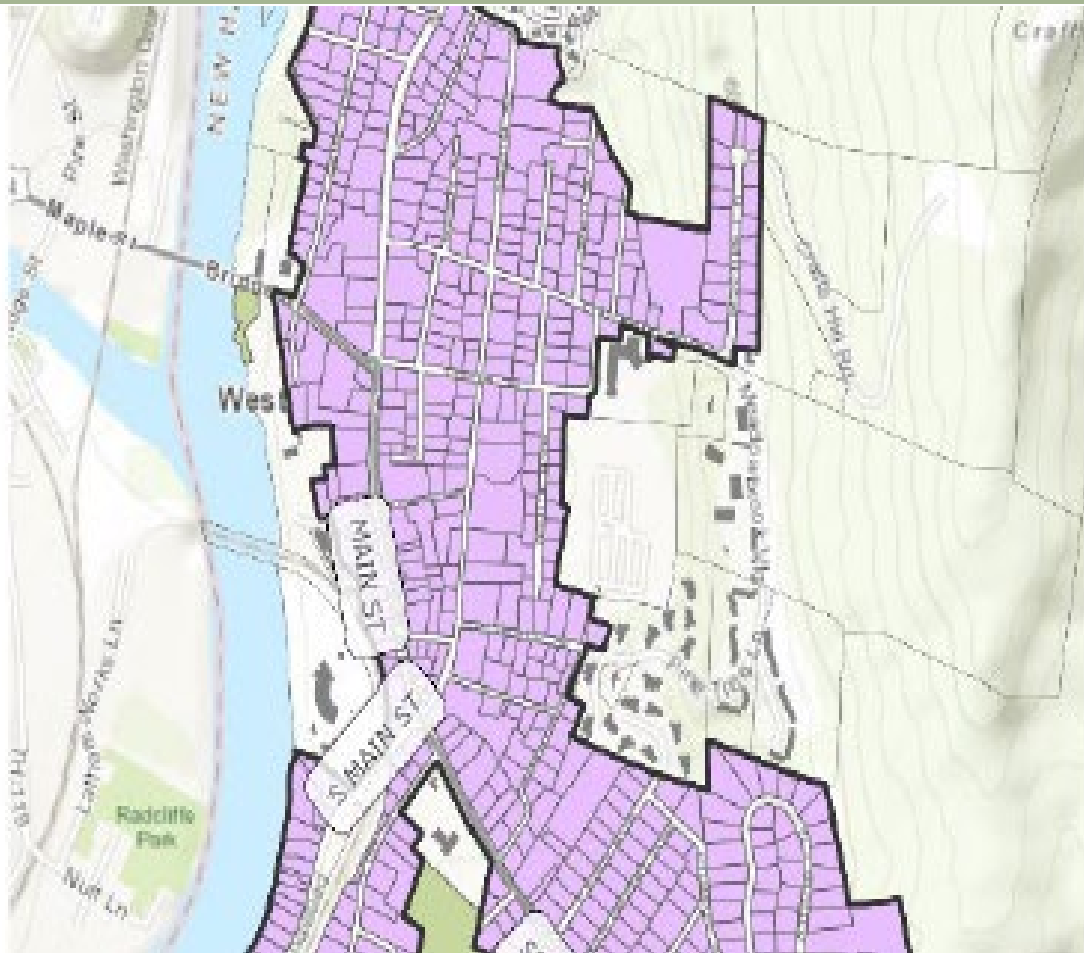
# Existing In Lebanon:



14 a&b & 12 Union Street  
#12 is .17 acre  
#14 a&b is .15 acre



"Gallery Court Condominium"  
2, 4, 6, 8, 10, & 12 Elm Street  
3 – duplex buildings on .39 acre



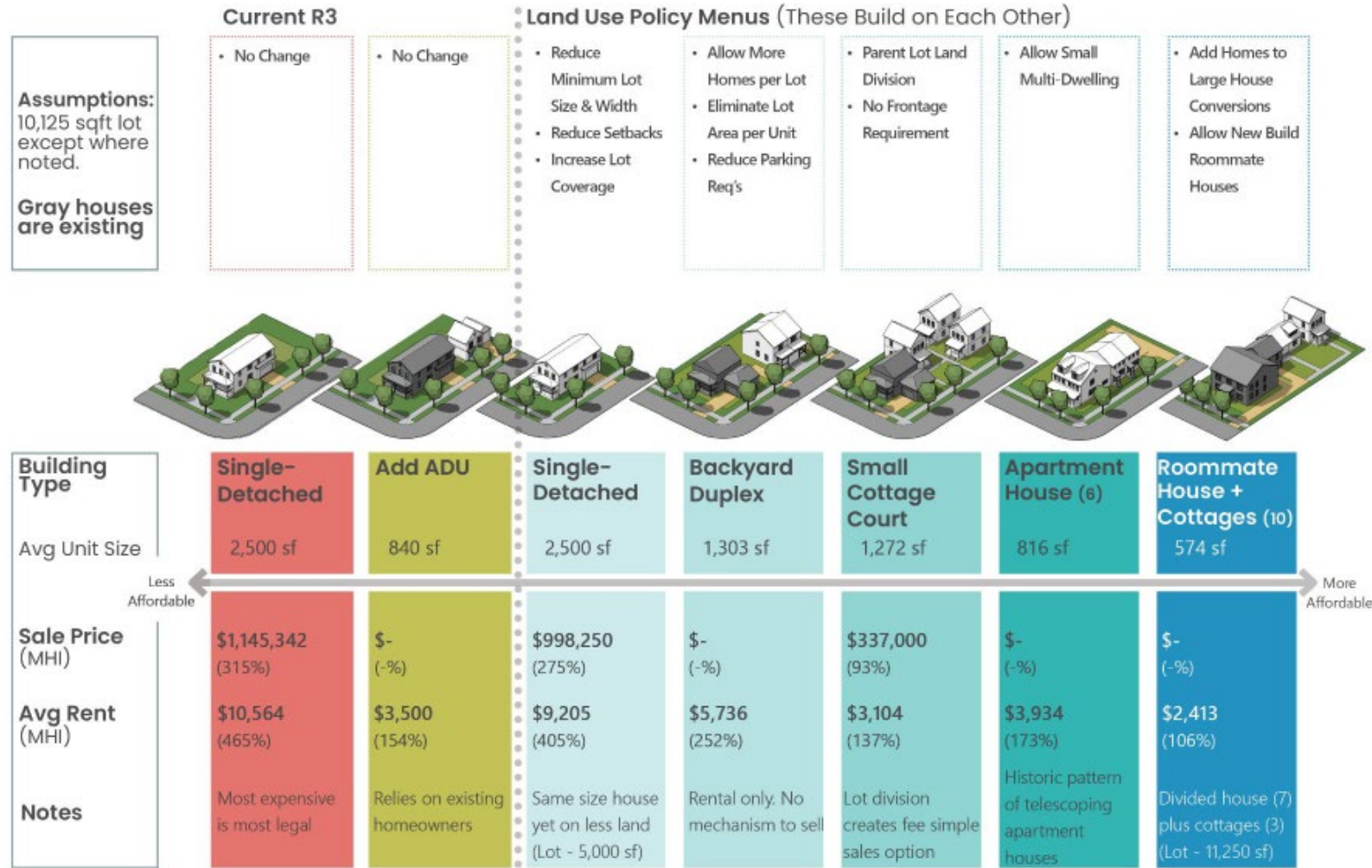
# PATTERN ZONES OVERLAY DISTRICTS



# Lebanon, New Hampshire – Land Use Policy Menu Sensitivity Testing

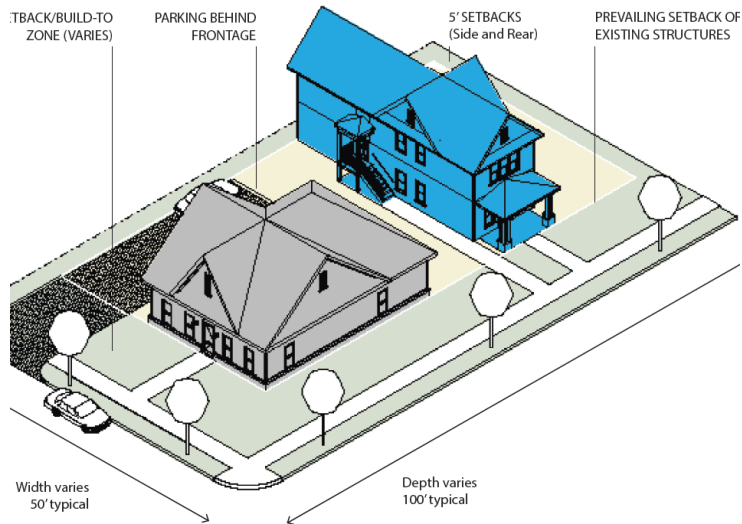


Neighborhood Workshop



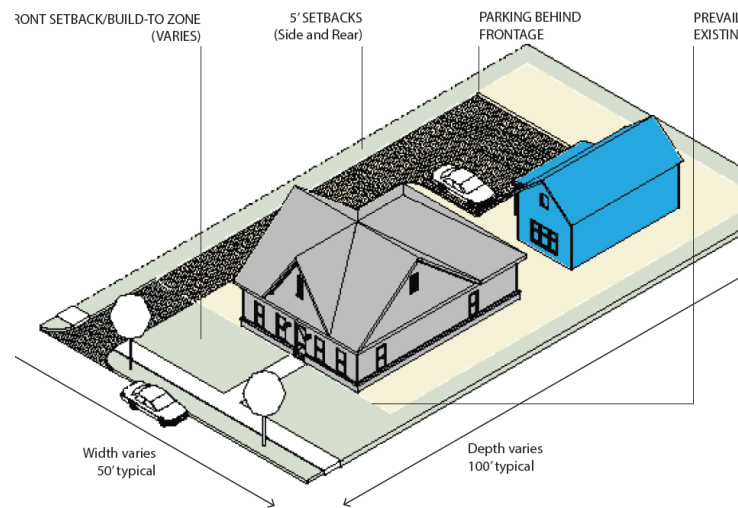
MHI calculated using Lebanon Median Household Income of \$90,911 via US Census Bureau, ACS 2018-2022 5-Yr, Table B19013.

Corner



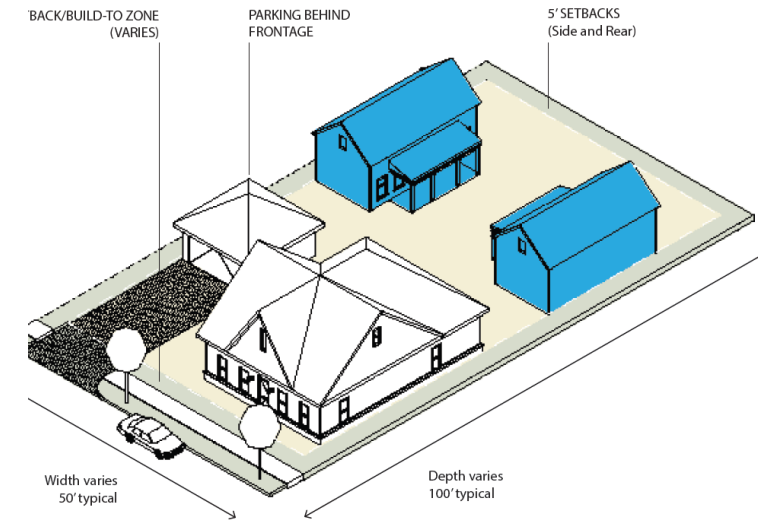
MBL PLANNI

ADU Mid-Block



MBL

Large Court Mid-Block



MBL PLAN

# HOW DO ADDITIONAL UNITS FIT ON AN EXISTING LOT????

# 1. Reduce Minimum Lot Sizes and widths

## OLD

- Minimum Lot Size:
  - R-1: Class 1 – 10,000 sq ft
  - R-2: Class 1 – 10,000 sq ft
  - R-3: Class 1 – 10,000 sq ft
  - LD: 3,000 sq ft
  - RO: 75', CBD: 3,000 sq ft, PB 10,000 sq ft
- Minimum Lot Width
  - R-1: Class 1 – 75'
  - R-2: Class 1 – 75'
  - R-3: Class 1 – 75'
  - LD: 40' may be reduced by CUP
  - RO: 75', CBD: 40', PB 75'

A class 1 lot has access to City Sewer and Water.

## NEW

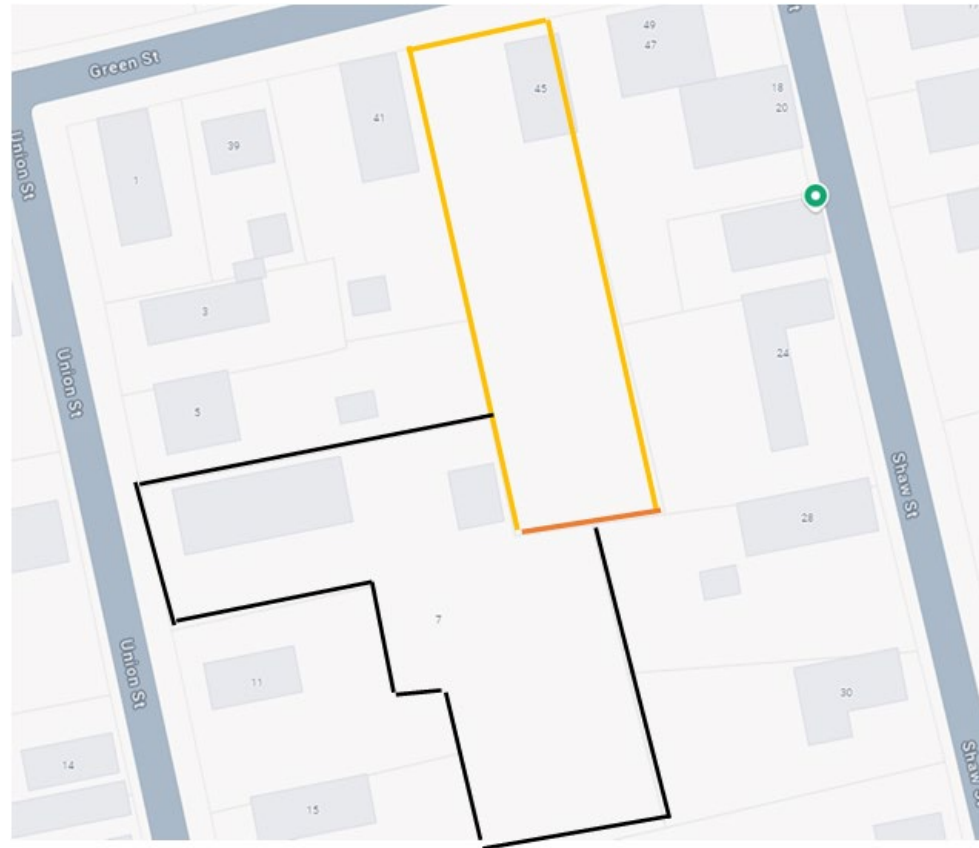
Street Frontage:  
40', 15' and 0'.

Minimum Lot Size:  
4,000 sq ft.

# Example of lots that could be split and have a shared drive with no frontage

45 Green Street: (yellow)  
R2  
.51 Acres or 22215.6 sq ft  
Current Use : Apt 4-8

7 Union Street: (black)  
R2  
.74 Acres or 32234.4 sq ft  
Current Use: 2 family (currently owner occupied)





# Example of lots that could be split and have a shared drive with no frontage

44 Bank Street (orange)  
RO  
.71 acres or 30927 sq ft  
Current Use: Single Family Residential



48 Bank Street (blue)  
RO  
.62 acres or 27007 sqft  
Current Use: single family residential

Black line shows a  
9,548sqft lot cut out

## 2. Reduce Setbacks

### NEW:

- 10-foot rear yard, 5-foot side yard
- Front Setbacks – Current Provision
  - 201.1 Reduction for an Average Front Yard.
  - The required front yard may be reduced to the average front yard of the existing buildings on the same side of the street in the same block, provided that there are at least two (2) such buildings and provided that all such buildings are within 300 feet of the premises (as measured along the street line). This reduction shall not be allowed for lots fronting on a state highway.

### • Current Front Setbacks:

- R-1: 20' R-2: 20' R-3: 20'
- LD: 0' or by 307.7
- RO: 20', PB 15'
- CBD: None,

### • Current Side Setbacks:

- R-1: 15' R-2: 15' R-3: 15'
- LD: 0' Or by 307.7
- RO: 15' PB: 15'
- CBD: None

### • Current Rear Setbacks:

- R-1: 20' R-2: 20' R-3: 20'
- LD: 10' or by 307.7'
- RO: 20', PB: 20'
- CBD: 10' may reduce per CUP

### 3. Increase Impervious Coverage

- Old Max Building Coverage

- R-1: 25% R-2: 25% R-3: 25%
- LD: None
- RO: 25%
- CBD: None
- PB: 25%

#### New Lot Coverage % of Impervious Cover.

- 60% by Right
- 60% - 80% by special exception pursuant to 411.8
- 80% or greater by variance

## 4. Lot Density

### Permitted Uses by Right: Residential

- One Family Dwelling
- Two-Family Dwelling
- Accessory Dwelling Unit
- Cottage Development pursuant to section 509 with a 20,000 sq ft lot

### Permitted Uses by Special Exception

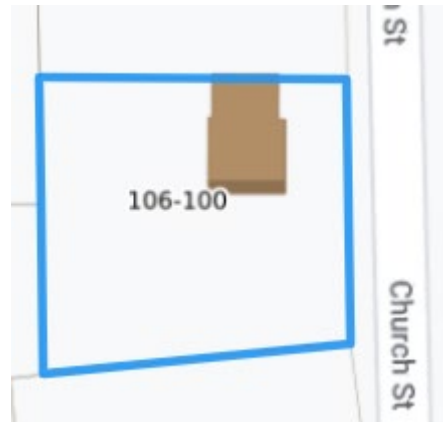
- Tri-Plex (3 units)
- Quad-plex (4 units)
- Townhouses / Rowhomes up to 3 units

Lot Size Reduces to 4,000 sq ft = ~0.1 Acres

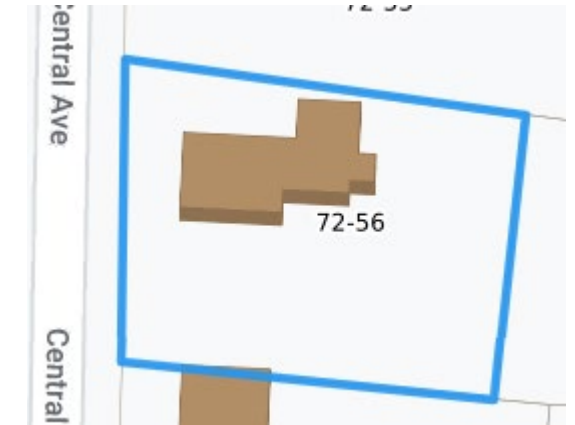




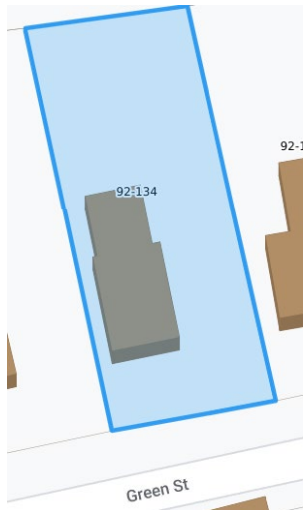
# Lots with frontage that could be split



64 Church Street (R2)  
.24 acres or 10454 sq ft



6 Central Ave (R3)  
.33 acres or 14375 sq ft



18 Green Street (R2)  
.2 acres or 8712 sq ft



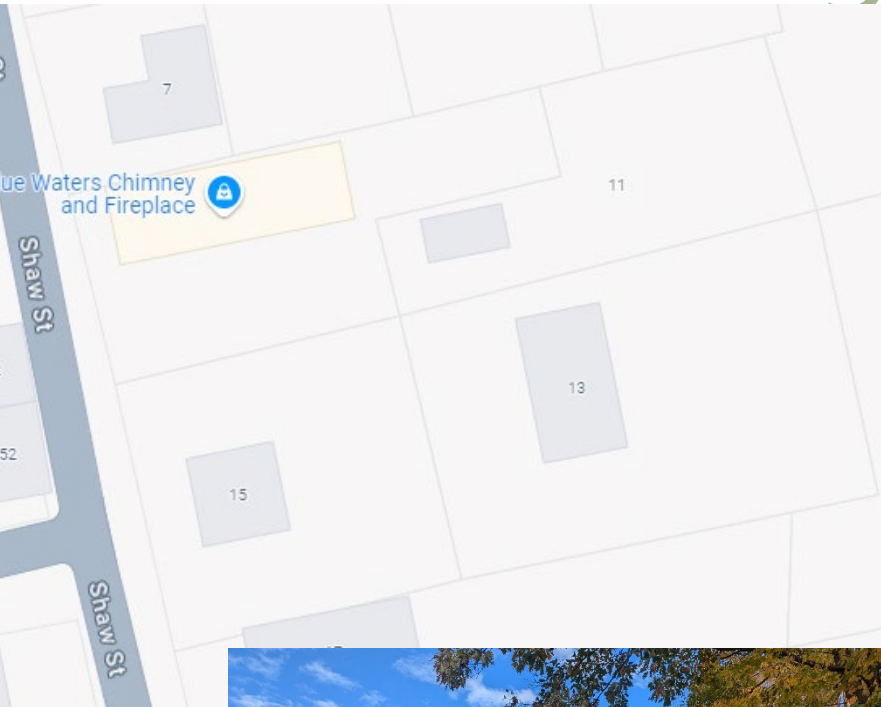
# 5. Lot Division

- Cottage Court style land division
  - One large lot with land condos
- Eliminate Lot Frontage
  - Permit a rear lot division with an easement containing:
    - right to pass and repass
    - Maintenance agreement

## New Dimensional Requirements:

Minimum Lot Requirements					Maximum Limitations	
Area	Frontage	Front Yard	Side Yard/ Corner Side Yard	Rear Yard	Lot Coverage % of impervious cover	Height
4,000 sq. ft.	40' on lot that abuts a street*  15' on a flag shaped lot*  0' if on rear split lot*  *Pursuant to 411.6	10' OR pursuant to 411.9 Front Yard	5' / 7.5'	10'	60% by right  60% - 80% by Special Exception pursuant to 411.8	45'

# Existing Lots without frontage



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## 6. Dense Housing - Roommates

### No Changes Proposed

- Current Zoning allows:
  - Lodging House per Special Exception in R-1, R-2, R-O, PB
  - A Lodging House is a house for 5 or more people sharing amenities such as a kitchen.
  - Current Zoning allows 4 unrelated roommates to occupy a single dwelling unit.
  - Current Building Code / Fire Code requires a commercial use upon the 5th roommate.
  - State Building Code and Fire Code requirements are changing to become more permissive. Building is researching the changes recently passed by the State.





## Parking:

Minimum of 1 space per dwelling unit

Both neighborhoods have access to Advance Transit  
Winter Parking Ban on the street necessitates off street parking.



## Shade:

Lot shall be 30% shaded

Important to maintain tree cover to keep historic neighborhood character and fight urban heat island effect, especially as temperatures increase



### Cottage

Number of units: 1

Beds: 2 / Baths: 1.5

Total SF: 1088

Width: 16'

Depth: 44'

Height: 2 stories



### Cottage

Number of units: 1

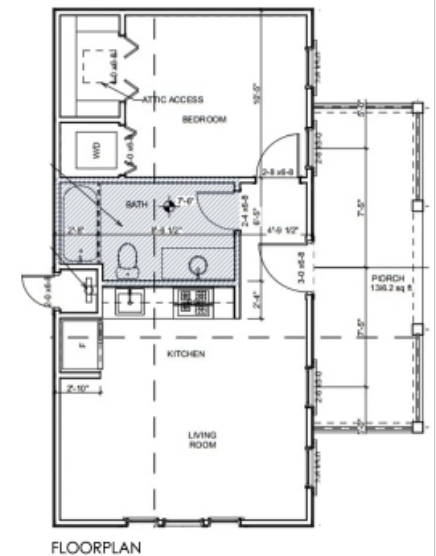
Beds: 1 / Baths: 1

Total SF: 512

Width: 32'

Depth: 23'

Height: 1 stories



# DESIGNS WE CONSIDERED FOR A CATALOG OF FREE PLANS:

## The Persephone



### House

Number of units: 1  
Beds: 3 / Baths: 2.5

Total SF: 1530  
Width: 24'  
Depth: 42'  
Height: 2 stories



## The Ferdinand



### Duplex

Number of units: 2  
Beds: 3 / Baths: 2.5,  
Beds: 1 / Baths: 1

Total SF: 1970  
Width: 28'  
Depth: 55'  
Height: 2 stories



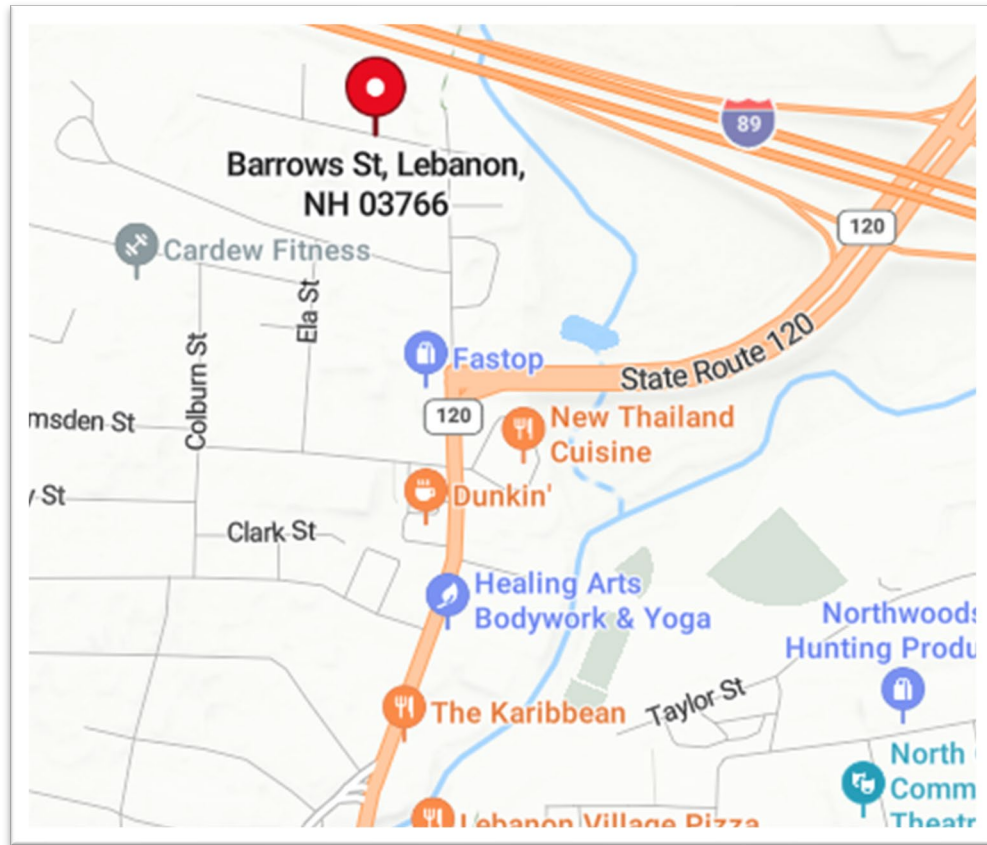
# DESIGNS WE CONSIDERED FOR A CATALOG OF FREE PLANS:

# Problems we've come across...already

- House plan catalog only has 1 and 2 family homes, in the Zoning Ordinance we require a person to use it, but we are allowing 3 and 4 family homes with a special exception..... Do we make them get a variance?
- Solution: **2025-26 Zoning Amendment:** We would allow special exception applicant to submit plans from a licensed designed professional as part of their application and the Zoning Board of Approval would approve them as part of the entire application. It would be required that the design would have to match the character of the existing residential structures in the neighborhood







# BARROWS STREET, LEBANON NH

# What's going on here?

- History:
  - April 2022: City Council adopted a “Resolution on Housing” to develop housing needs not being addressed in the market
  - February 2024: 2 City Owned Parcels on Barrow Street were identified to have redevelopment potential ( total 2.09 acres)
  - Lebanon was assigned a \$440,000 Invest NH grant to a revolving fund to support development efforts.

# Inventory – City Property

- Step 1 of the Barrows Street project was an inventory of possible developable land currently owned by the City.
- 19 separate parcels were identified and vetted by the Land Use Board in 2023.
- Barrows Street properties had been owned by the City since 1947 and was considered unbuildable.
- Several other properties are also currently under review.
- Depending on City Council's choice to move forward multiple properties could be developed.



# Sites all over the City

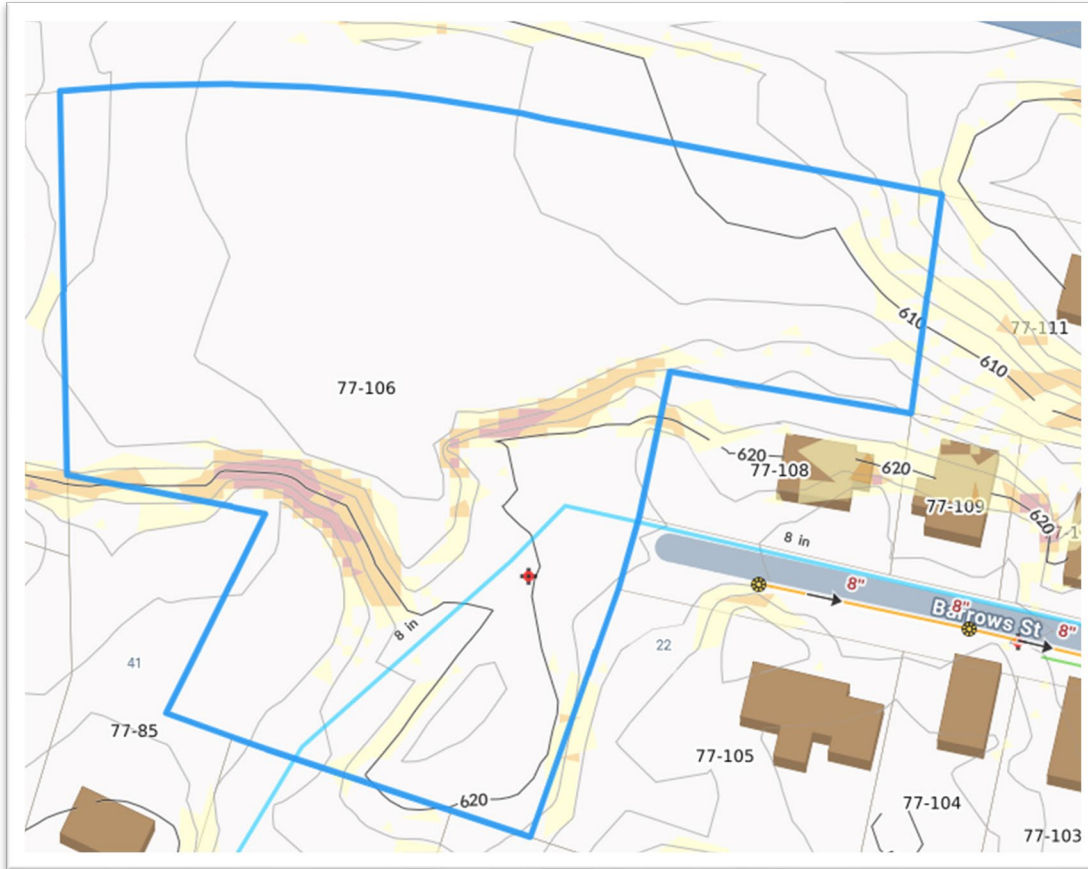
- 0 Hanover – Wet  
Considered unbuildable  
owned by the City since  
1998.
- 20 Seminary Hill – Old  
School with Dana House  
lot on it.
- 3 Seminary Hill - A  
remnant form a bridge  
project.
- Dana House – Oldest  
Building in the City.  
Heritage Commission is  
making recommendations
- Creative solutions from  
shopping in our  
own cupboard.





# The Site:

- On City Sewer and Water
- Zoned for Dense Residential – R-3
- Pretty flat
- Riddled with Wetlands
- Great Location:
  - .7 miles from downtown Lebanon
  - .5 miles from Lebanon High & Hanover Street School
  - .6 miles from the Mascoma River Greenway
  - 2 miles from a grocery store
  - .3 miles to Advanced Transit bus stop



# Cottage Court Layout

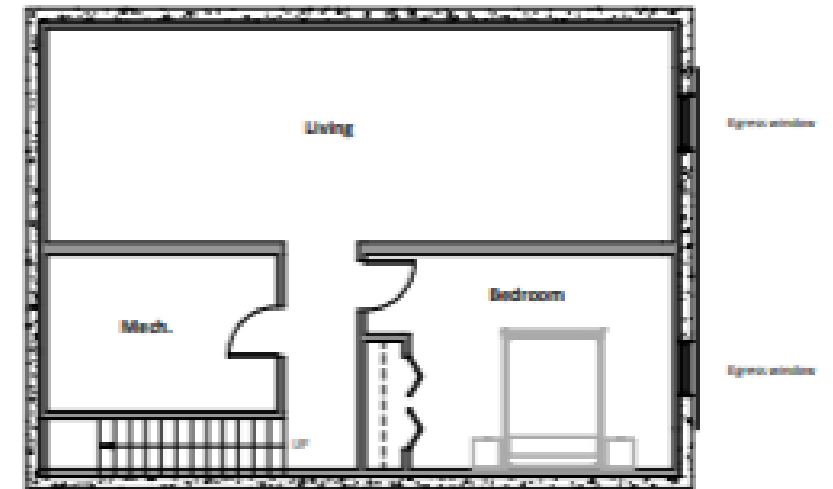
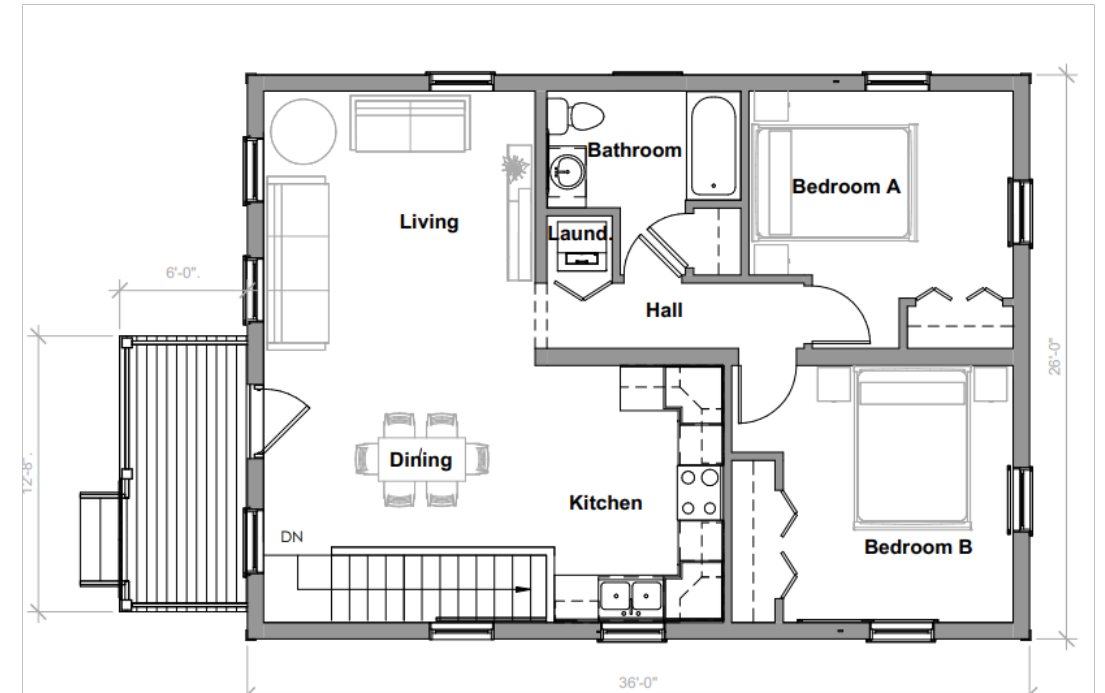


# Zoning for Cottage Courts

- Provide Alternative Opportunities for Single Family Housing
- Need a Conditional Use Permit from the ZBA
- Requirements:
  - 3-16 cottages located in clusters with a permitted density based on 2,500 sq ft of lot per cottage
  - Total lot size: Minimum of 40,000 sq ft
  - Houses must be at least 1,500 sq ft
  - Minimum of 400 sq ft of common open space is required per cottage
  - Parking shall be separated from the common open space
  - 10' setbacks between each cottage; maximum height of 24'
  - Cottages must have an unenclosed front porch oriented towards the open space



# Thank you Studio Nexus



# Purpose:

- The end goal of this development is to provide housing for City of Lebanon and SAU 88 Employees
  - Only 30% of City of Lebanon employees live in Lebanon
- The homes will be sold for (cost of construction??) through a (lottery???)
- Talk Here About the restrictions on the properties to keep them in the program????



# Questions:

Living in Lebanon  
HOP v 2.0

120 Study Zoning Changes

Endless Community Engagement

Working directly with major  
players in the community to  
discover what is possible.

Always have a shopping list of  
funding asks.

- The Market remains FROZEN
- Shortages of Land, Labor, Entrepreneurs and quality professional service.
- Stress with Conservation interests.
- NIMBY - don't move my cheese or change my view.
- Misinformation about the impact of development of tax rates and schools.
- Old Lebanon vs. New Lebanon.
- Extreme Uncertainty from DC and massive supply shocks from tariffs (real or perceived)

# Contact Information

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# Q&A

# THANK YOU