

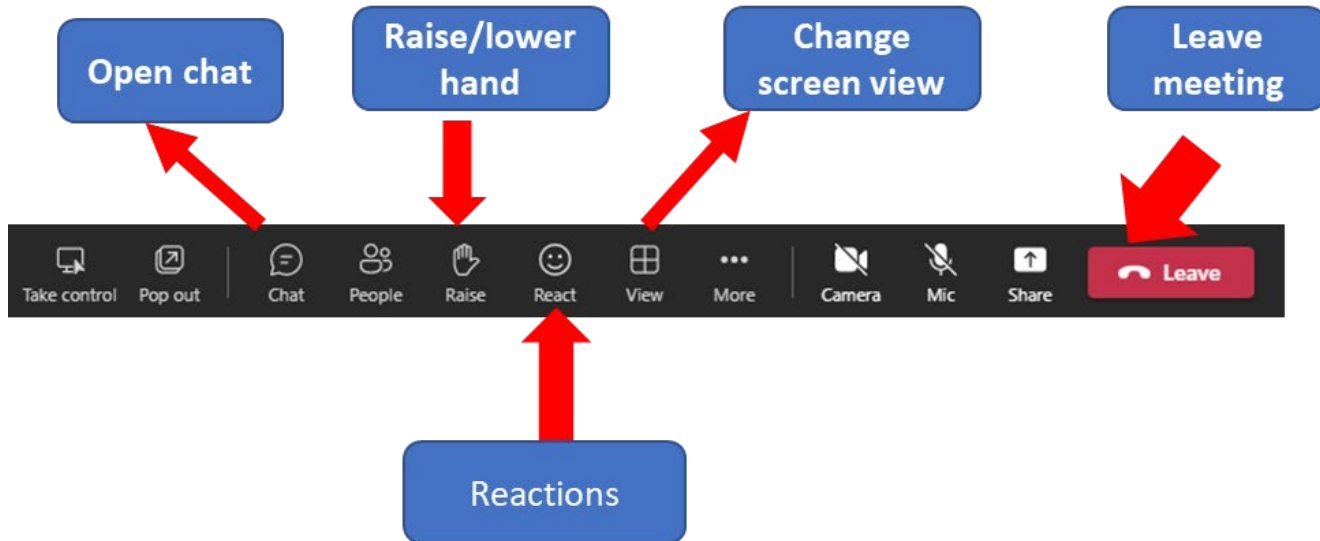


Training Sessions
Intuitive Zoning for Housing: Form-Based Codes
June 29, 2023

June McCartin, Outwith Studio
Matt Taylor, Central New Hampshire RPC
Ivy Vann, AICP, CNU-A

Logistics

- Format: Presentation then Q+A
- During Q+A, raise your hand via Teams
- Feel free to ask questions in the chat as they come to you





ABOUT





A collection of twenty **planning and zoning** strategies for **housing production** in New Hampshire communities.





Planning and zoning strategies for **housing production** in New Hampshire communities.

Community Revitalization Tax Relief (79-E)



courthouse in 2021 (above) and a development (below). (Images via

SA 162-K. These law. There are additional best access.

Master plan goals, such as in downtown and village creation.

TIF housing as a

and development development. Use this

in potential TIF districts. development opportunities with

and build support for the (by) and specific potential TIF goals and the general public (a should be a public outreach development committee many

develop a TIF plan, which program, and a finance

"Municipal Economic not legally do that before for the initial adoption of (it may be held concurrently. stemen, etc.) must hold a

2-K, the hearing should be TIF's locally, and a specific TIF

162-K, the hearing can be

in, with examples, should be for to a vote.

Tax Increment Financing (TIF)

Community Zones



SING OPPORTUNITY ZONE



Outdated value on new development savings for up to 10 years





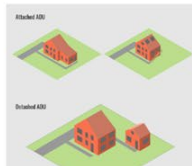
NEW HAMPSHIRE HOUSING TOOLBOX PLANNING AND ZONING STRATEGIES FOR HOUSING PRODUCTION IN NEW HAMPSHIRE COMMUNITIES.



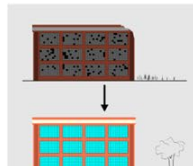
HOUSING STRATEGIES

FILTER BY ISSUES ADDRESSED

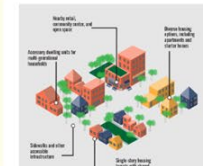
- All
- Affordable Housing
- Housing Costs
- Housing Options
- Infrastructure
- Multigenerational
- Redevelopment
- Sustainable Housing



Accessory Dwelling Units (ADUs)
Secondary homes or apartments on an existing single family lot.



Adaptive Reuse
The practice of reusing old buildings for new purposes



Age Friendly Neighborhoods
Places that address the needs of younger and older adults.



Background

- Part of the RHNA process
- Funded through ARPA
- Led by a subcommittee of staff from RPCs and NH Housing; facilitated by OPD staff
- Consultant team:



Outwith Studio
(planning content and
visual identity)



Bocoup
(web design and
development)

The toolbox tries to answer these questions

- What is the tool?
- How can it help your community?
- How has it been used elsewhere?
- What does implementation look like?
- Where can you learn more?



Audience

- People working in and around local government
- Local government staff, Planning Board members, Select Board members, legislative body members, local advocates, etc.
- Save time on up-front research

Structure of each tool

- What is it?
- How can it help?
- Getting Started
- Considerations
- Resources
- Issues Addressed
- Related Tools
- State Law
- Case Studies



Sorting Tools by Issues Addressed

- Housing Options
- Housing Costs
- Affordable Housing
- Sustainable Housing
- Multigenerational
- Infrastructure
- Redevelopment

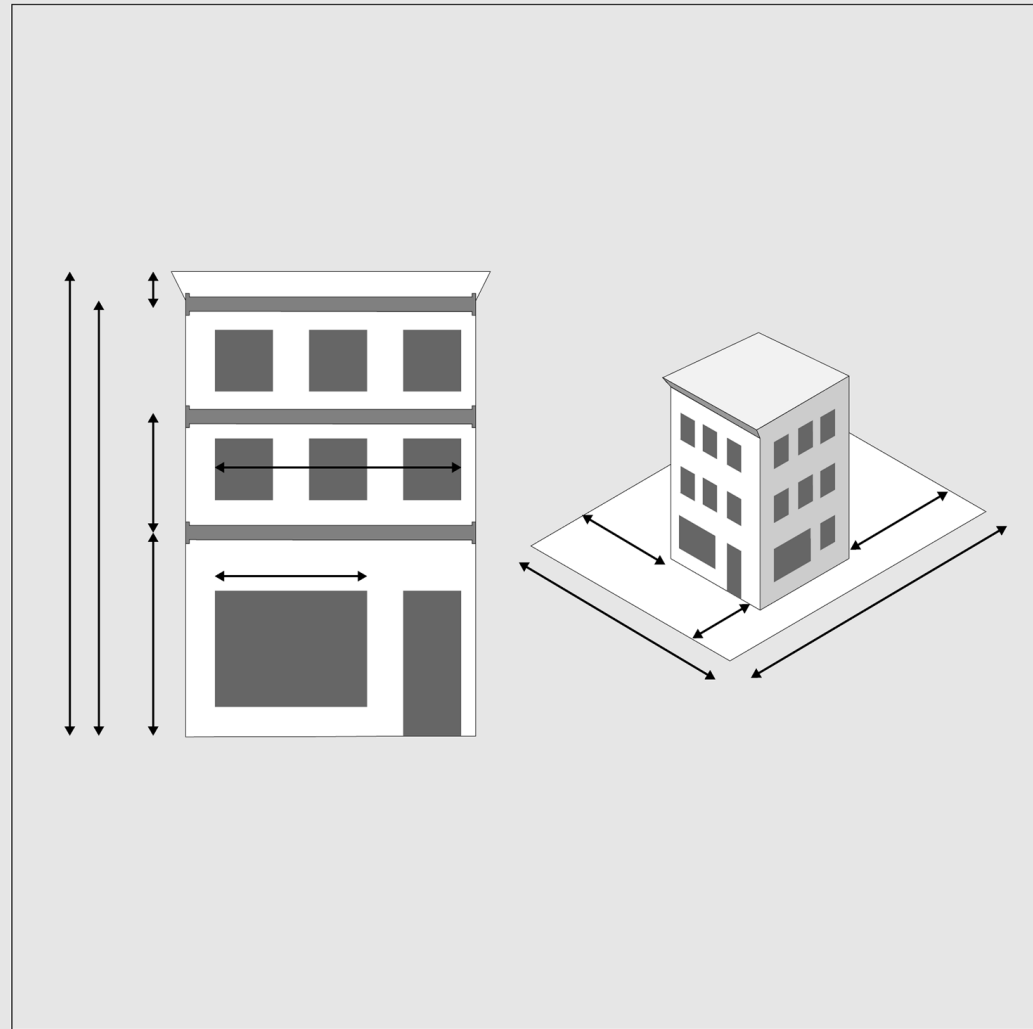


FORM-BASED CODES



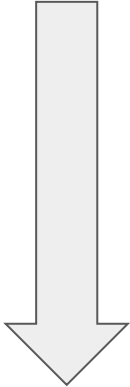
Form-Based Codes

- Zoning rules that start with building types and design elements that community wants, and then allows those types and elements in certain areas
- Often used in Downtown or Village areas to complement historic character
- Can reduce zoning complexity for everyone, speed up housing production, and minimize unintended built outcomes



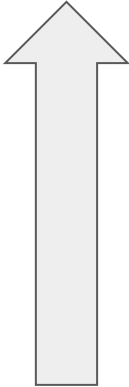
How can it help?

Traditional
Zoning



Rules and Standards

Building Type and Form



Form-Based
Codes



Traditional Development



Rules-Driven “McMain Street” Development



Form-Driven Development



How can it help?

- Encourage alternative housing types like duplexes and small multifamily buildings
- Increase certainty about what is allowed where, and, for developers, reduce design and permitting uncertainty
- Regulate the infill, expansion, and redevelopment of downtowns and village areas.
- Continue historic development patterns and reflect the character of an existing community.
- Encourage mixed-use development and opportunities for small businesses.
- Create more useful and enjoyable public spaces, especially streets.



Getting started with implementation

1. Connect to existing Master Plan goals/ongoing Master Plan process
2. Community engagement to establish determine where an FBC might be useful and specific design and development goals the community has
3. Inventory existing buildings, look for model buildings/design elements, catalog conditions the code is responding to.
4. Develop standards for buildings, public spaces, and public-private thresholds. Work with an architect to identify parameters that the FBC will be explicit about.
5. Draft legislation defining the FBC district, the standards new development, and any review/permitting processes. The form of the legislation can vary greatly on the community's existing code and needs.



Considerations

- Implementing an FBC may require some education on how to use FBC (especially for planners/developers familiar with the traditional zoning techniques).
- Align any historicism to contemporary building practices/market conditions/goals for sustainability/accessibility.
- FBCs can take many forms: special district, overlay district, alternative development incentive, complete code overhaul, “form-based lite.” Adapt the principles to meet your needs and mesh with your existing code.
- Standards/guidelines for architectural style and landscape can be included if desired.
- Clear graphics are key!
- Think about sub-districts / “transects.”
- Consider what permitting regime works best.
- Consider working with a consultant.





TOOLBOX CASE STUDIES



Burlington, VT



Burlington, VT

A final presentation took place on the last day of the charrette, at which time all of the work produced during the week was presented and explained. The meeting was attended by over 200 members of the community, with many people sticking around for the full 3 hours to ask questions, provide feedback, and express the support of the plan.

Though there was a great deal of enthusiasm and excitement around the plan, many difficult questions were also raised, a clear sign that the final charrette presentation was just the beginning of Burlington's effort to move forward with its new vision for the future.



PHOTOS BY NICKANDERSONIMAGES



Opening presentation during the Burlington charrette.

Citizens work over base maps, indicating with dots what they love about Burlington, what needs improvement, and places of opportunity.



Small groups make notes on base maps, jotting down issues as well as big ideas for the future.



Small groups working over base maps.



Representatives from each table group present their 5 big ideas to the entire assembly, drawing attention to a number of common themes shared by the citizens of Burlington.



PHOTOS BY NICKANDERSONIMAGES

Burlington, VT

BUILDING TYPE

FORM DISTRICTS



14.4.7 ROWHOUSE:

A collection of very narrow to medium sized attached Buildings each containing a single unit and connected to one another side-by-side by a party wall. Each Building has an individual entry facing the street, and groupings often share uniform plans, fenestration and architectural treatments. This Building Type may sit on a single lot, or span across multiple lots each with an individual Building.

FD5
FD6



14.4.8 MULTIFAMILY- SMALL:

A medium sized detached Building that consists of side-by-side and/or stacked units, with individual or shared entries at least one of which faces the street. This Building Type may often have the appearance of a large single-family home.

FD5
FD6



14.4.9 MULTIFAMILY- LARGE:

A medium to large sized detached or attached Building consisting of side-by-side and/or stacked units, with one or more shared entries at least one of which faces the street.

FD5
FD6



14.4.10 MIXED-USE:

A medium to large sized attached or detached Building that may provide a vertical and/or horizontal mix of uses or a single non-residential use. Units are commonly organized with pedestrian-oriented retail, hospitality or service uses on the ground floor with individual entries facing the street, and residential or office uses on upper floors served by one or more shared entries.

FD5
FD6



14.4.11 PERIMETER BUILDING:

A shallow medium to large sized attached or detached Building that is always associated with and screens a Garage, Parking Structure, Parking Lot or Parking Area located directly behind. This Building Type may provide a vertical and/or horizontal mix of uses commonly organized with pedestrian-oriented retail, hospitality or service uses on the ground floor with individual entries facing the street, and residential or office uses on upper floors served by one or more shared entries.

FD5
FD6



14.4.12 CIVIC:

A medium to large sized attached or detached Building dedicated to a Civic Use and designed to stand apart from its surroundings due to the specialized nature of its public or quasi-public use for public assembly and activity. Examples include libraries, places of worship, courthouses, schools, centers of government, performing arts, and museums. They are often the most prominently sited and architecturally Significant Structures in the community.

FD5
FD6



14.3.5-B- ALLOWED BUILDING TYPES

BUILDING TYPE	STANDARDS
Rowhouses ¹	Section 14.4.7
Multi-Family: Small ¹	Section 14.4.8
Multi-Family: Large ¹	Section 14.4.9
Mixed-Use	Section 14.4.10
Perimeter	Section 14.4.11
Civic	Section 14.4.12

¹ Only permitted where a Shopfront Frontage Type is not required.

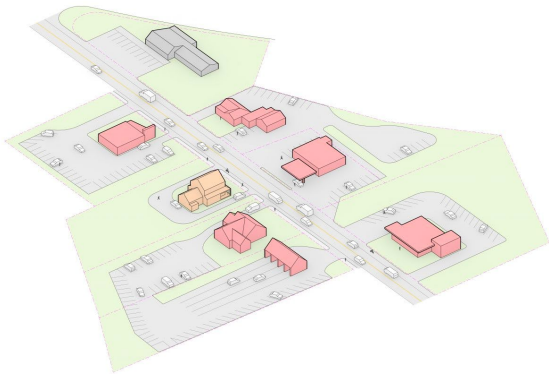
Littleton, MA



Littleton, MA



Littleton, MA



Littleton, MA

I am a Littleton

- Resident
- Property Owner
- Business Owner
- Employee
- Other

What do you wish you could purchase or do in Littleton Common that you currently have to go somewhere else for? How far do you travel?

What are your biggest concerns about changes to the Common? What could the Town of Littleton do to address these concerns?

How important do you consider increased tax revenue as a factor in the redevelopment of the Common?

- Not Important
- Somewhat Important
- Neutral
- Important
- Very Important

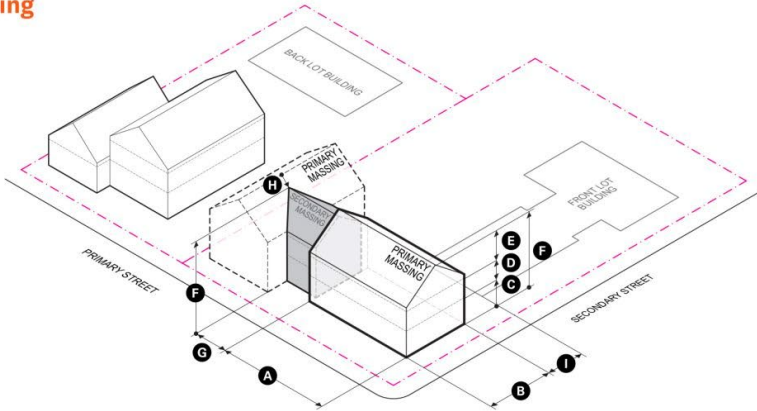
Which downtown or village center that you have visited represents your ideal Common area? What are your favorite features?



Littleton, MA

Front Lot Building

On corner lots, up to 2 Front Lot Buildings are permitted. On interior or key lots, 1 Front Lot Building and up to 1 Back Lot Building is permitted.



Primary Massing

A Width (max)	36 ft
B Depth (max)	64 ft
Facade Build-out (min)	--
Primary Front	60%
Secondary Front (Corners Lots)	50%

Height

Story Height	--
C Ground Story (min)	14 ft
D Second Story (min/max)	10 ft 12 ft
E Half Story	10 ft 16 ft
F Number of Stories (max)	2.5 stories
Building Height (max)	36 ft

Secondary Massing

G Projection from Side or Rear Wall (max)	18 ft or 50% of the largest primary massing, whichever is less
H Roof Ridge Offset (min)	6 ft

Building Separation

I Distance from any other building (min)	20 ft
---	-------

Use and Features

Ground Story Occupation	Commercial
Upper Story Occupation	Any
Dwelling Units (max)	1 / 1.25 parking spaces
Fenestration	--
Ground Story (min)	60%
Upper Story (min/max)	15% 50%

Permitted Building Components

Projecting Gable
Projecting Storefront
Side Wing
Rear Addition
Dormer Window
Cross Gable
Bay Window
Balcony

Permitted Frontage Types

Gallery
Entry Plaza
Dining Patio
Front Garden



Littleton, MA

Front Lot Building Frontage Types (Commercial use)



1. Entry Plaza

A frontage type consisting of a storefront(s) and a highly paved frontage area that expands upon the sidewalk.

- Plaza Pavement (min): 80%
- Seating (min): 1 linear foot / 60 sf.



2. Dining Patio

A frontage type consisting of a storefront(s) and outdoor cafe seating in the frontage area.

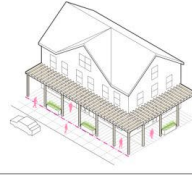
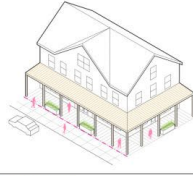
- Depth (min/max): 6 ft / 15 ft
- Pedestrian Access, Clear (min): 4 ft



3. Front Garden

A frontage type consisting of a storefront(s) and highly landscaped frontage area.

- Landscaping (min): 80%
- Pedestrian Access, Clear (min): 4 ft



4. Gallery (also includes Veranda, Pergola, and Gallery + Balcony)

A frontage type consisting of a storefront(s) and an attached lightweight colonnade with a roof, open pergola, or balcony overlapping a paved sidewalk. As illustrated above, a gallery may wrap around the corner of a building to create a veranda-like gallery.

- Projection from Façade (min): 8 ft
- Clearance (min): 8 ft

Back Lot Building Frontage Types (Residential use)



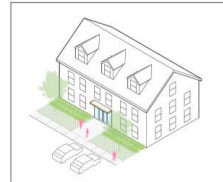
5. Porch

A frontage type consisting of a potentially raised platform with a roof supported by columns, piers, or posts; an area for seating; and an optional set of stairs with a landing.



6. Stoop

A frontage type consisting of a set of stairs with a landing that provides access to the entrance of a building.



7. Common Lobby

A frontage type consisting of assembly of entry doors and windows providing access and light to the lobby of a building.

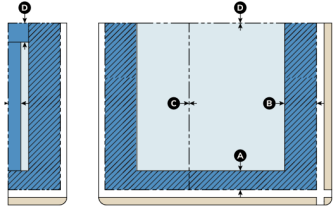
Keene, NH



Keene, NH

4.5 DOWNTOWN LIMITED (DT-L)

4.5.1 Dimensions and Siting

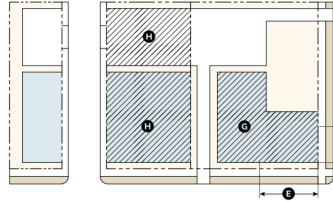


Dimensions and Siting

Min Lot Area	None
Min Lot Width	None
A Front Setback ¹	0-15 ft Build-to Zone
B Corner Side Setback ¹	0-25 ft Build-to Zone
C Min Interior Side Setback	0 ft, unless abutting residential district or DT-T District, then 10 ft
D Min Rear Setback	0 ft, unless abutting residential district or DT-T District, then 15 ft

¹ When the front or corner side lot line intersects or overlaps with the right-of-way line, the required build-to zone is measured from a line representing the average location of front lot lines along the same block. In no case shall a building be placed forward of this line.

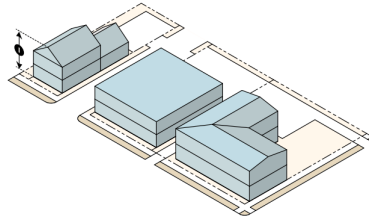
4.5.2 Buildout



Buildout

E Min Front Build-to Percentage	60%
F Min Corner Side Build-to Percentage	40%
G Max Building Coverage	65%
H Max Impervious Surface Coverage	80%

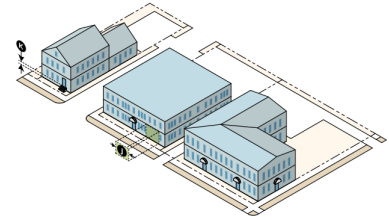
4.5.3 Height



Building Height

Min Building Height	None
I Max Building Height	35 ft & 2.5 Stories

4.5.4 Activation



Building Activation

J Max Blank Wall Area	20 ft
K Max Height of Building Entry Threshold Above Sidewalk	4 ft
Min Ground Floor Transparency	30%
Min Upper Floor Transparency	15%



NH FORM-BASED CODES





Just outside of the medieval walled city of Plasencia,
Spain

Dover, New Hampshire

- First community in the State to adopt a FBC in 2009
- Master Plan previously adopted in 2007 laid the groundwork and set the stage.
- Promotes infill and flexible uses for the downtown
- Several redevelopment projects under the new code including the new Orpheum Apartments Building, a five-story, mixed-use property with 130 residential units
- Community Development Director reported support from downtown property owners, much infill and mixed-use redevelopment, and emphasized the importance of conditional use permit process

CHD General Sub-District

The information included in this table represents the requirements for development in this sub-district. See Section 270-20 for additional requirements. Adopted 12/10/08 per 2-2008-08-14, amended 03/11/2009 per 2-2009-04-20.



STATEMENT OF PURPOSE

From the late 1700's, when Dover began to shift from a farming community to a manufacturing center, the land and blocks in and around Washington and Main Streets and Central Avenue have been the community's commercial core. Both redevelopment and new development should reflect that 230 year history. A wide array of retail and commercial activity should be encouraged here. Residential activity should be encouraged on the upper floors of buildings. New construction, where needed, should follow the pattern of existing development in terms of building placement, building height, and the use of durable construction materials. Public spaces are important here, and should be encouraged and maintained properly.

DIMENSIONAL REGULATIONS*

Principal Building	
Lot Size	N/A
Lot Coverage	75%
Maximum Side Set	25% min
Front Primary BUILT TO LINE	(1)
Front Secondary BUILT TO LINE	(1)
Side Setback	0 ft. min - 24 ft. max
Rear Setback	10 ft. min
Accessory Building	
Front Setback	Not permitted
Side Setback	Not permitted
Rear Setback	Not permitted
Other Structures	
Common Yard	Not permitted
Fence and Wall	Not permitted
Terrace/Lightwell	Not permitted
Shoop	Permitted
Chop/saw/Flaming	Permitted
Galley	Permitted
Height of Building	
Principal Building	5 story max, 2 story min
Accessory Building	Not permitted

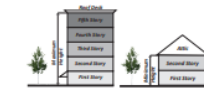
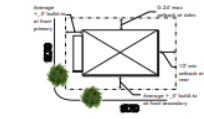
*10/17/2009 may be used to adjust setbacks.
 *1) The property owner shall maintain the average front setback of all lots within the same zone located on the same side of the street. The front setback shall be considered to be 0% if the lot is 100% covered by a building or if the lot is 100% covered by a garage. Porch or stoop may be located on additional feet (1) feet beyond the front setback of the street. The maximum height of a building shall be equal to the maximum height of the adjacent building. The maximum height shall be equal to the maximum height of the adjacent building. (1) feet.

PARKING LOCATION STANDARDS (SEE 14B-14)
 New construction resulting in additional square footage or an increase in residential units must comply with parking standards for the new portion of the building only.

PERMITTED USES*

Use	Permitted
Residential	Permitted, but not on GROUND FLOOR except in an existing use
Lodging	Permitted
Professional Services & Offices	Permitted
Eating & Drinking Establishments	Permitted
Retail/Personal Services	Permitted
Industrial	Not permitted
Club	Permitted
Drive-Thru Services	Not permitted
Other	Via Conditional Use Permit

PRINCIPAL BUILDING PLACEMENT



SIGN REGULATIONS

Sign Type	Regulation
Total signs per structure	2
Total area of all signs	1:1 per % of frontage - area may be increased if ABE Method is achieved to
Billboard	
Billboard	Not permitted
Projecting	Permitted - 10 ft. min above sidewalk, 25 ft. max ht, 24 ft
Wall/awning	Permitted, 40 ft max
Temporary	Permitted per 170-12-Q(1)



Lancaster, New Hampshire

- Small North Woods town with population of 3,218
- Mixed use downtown with well-preserved, three-story, 19th Century mercantile buildings
- Adopted a form-based code in 2014 after a PlanNH design charrette, much public outreach, and many public meetings.
- Town Planner reports that the regulations have made it easier to re-purpose mixed use buildings in the downtown



Can a form-based code work in a small rural community?

Case Study in Progress, Sutton New Hampshire

Sutton is a small town in the central part of the State with a population just under 2000. It has four distinct villages and many historic farms. Like many other small rural towns in New Hampshire, its population peaked in the early 1800s, and many years of population decline followed. Its population bottomed out in 1960 at 487 residents. Since then, it has experienced brisk population growth and has grappled with ways to preserve its character.

The Town of Sutton was awarded funds through the InvestNH program to update or draft new language for three items:

- Creation of a new, character-based Village District Zone for the four existing villages in town, Sutton Mills, North Sutton, South Sutton, and Blaisdell Lake, which will allow a mix of uses and housing options for new development and the re-use of existing buildings.
- Draft a new, character-based Cluster Development Ordinance that will allow a variety of housing options.
- Create a Planned Unit Development (PUD) District on Kearsarge Valley Road that will permit construction of a new village with a mixture of uses and housing options.

What Do Small Towns Want?

A QUICK SUMMARY



Chapter
1

A QUICK SUMMARY

This **Master Plan Update** summarizes the shared vision of what we, as citizens of Sutton, want our town to be and to provide prioritized recommendations to help achieve that vision.

To begin this process, the Planning Board reached out to local groups for their input and issued an online survey to all town residents (approximately 250 combined responses).

As a result, it is clear to the Planning Board that there is a needed balance between those things we love and want to maintain and those things that need to change to address the challenges Sutton faces.

Three key themes have emerged as the essential issues that need to be addressed:

- Maintain the truly **RURAL ATMOSPHERE** of the town;
- Nurture the inherent **SENSE OF COMMUNITY** and the friendliness of our townspeople; and
- Protect, support and promote our **HISTORIC VILLAGES**.

Two of the greatest challenges that we face are:

- **ENABLING VARIED HOUSING OPTIONS** and
- **IMPROVING THE TOWN'S TAX BASE**.

These are essential so that Sutton remains a place that is an affordable and desirable place to live.

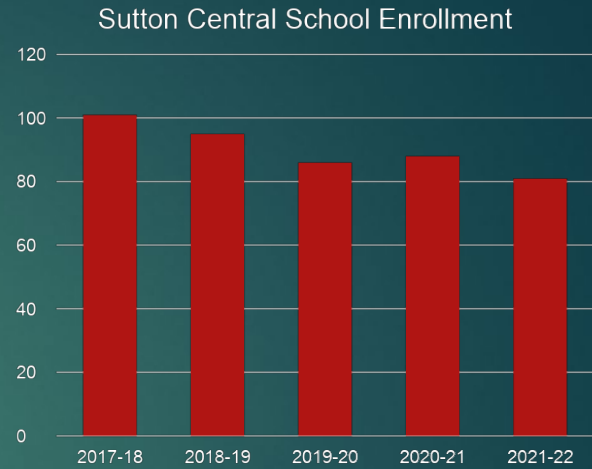
What Do Small Towns in New Hampshire Need?



- Housing costs have far outpaced wage growth in recent years in the State
- Many small towns only allow single family homes on large lots, and have adopted other regulations that limit growth
- New Hampshire is rapidly aging and has the second oldest state population after Maine
- The number of working-age households between the ages of 25 and 64 declined in New Hampshire over the past decade, while the number of jobs increased.
- The number of families with children likewise declined between 2010 and 2020
- The median home price in NH rose by 50% between 2019 and 2022

Demographic Trends Impacting School Enrollment

Sutton Central School was built in 1953 and has served multiple grades for the Town since that time. There has been decline, however, in student population in recent years. In 2021, enrollment was at 81—a 20 % drop just since 2017. This decline is directly related to the increasing age of residents in town. The median age was 43 in Sutton in 2000 and it had risen to almost 50 in 2020. Overall, between 2010 and 2020, the total population increased by about 7.7 %, while the over-65 age cohort grew by 64.3 % and the school-age population declined in the same time period.



Existing Development in Sutton Mills



Character-Based Zoning for Sutton

Mills towns in New Hampshire have zone districts for villages, but few have character-based zoning. Also known as form-based codes, character based-zoning focuses more on design and layout of the public and private built environment and less on land use and density. From the NH Housing Toolbox, here is how it can help and how to get started:

How It Can Help

- Encourage construction of alternative housing types like duplexes and small multifamily buildings, which are often missing in smaller communities with little affordable housing.
- Increase property owners' certainty about what is allowed on their land, and, for developers, reduce design and permitting uncertainty—potentially lowering costs for homebuyers and renters.
- Help regulate the infill, expansion, and redevelopment of downtowns and village areas.
- Help to continue historic development patterns and reflect the character of an existing built environment.
- Encourage mixed-use development and opportunities for small businesses.
- Create more useful and enjoyable public spaces, especially streets.

Getting Started

- Recognize and promote an FBC's impact on common master plan goals, such as increased housing options, economic development in downtowns and village centers, historic preservation, and more.
- Hold a public visioning process to determine where an FBC might be useful and the community's long-term goals for that area, including specific design goals as well as broader goals that a FBC may be helpful in achieving.
- Inventory the existing built environment in your target FBC areas. Determine if any existing buildings in the area could serve as a model for the FBC's standards. Catalog different built conditions to which the code should respond.
- Develop standards for buildings and public spaces for new development. Work with an architect to help define the parameters for these new standards.
- Draft legislation defining the area for the FBC, the standards new development must meet, and any processes related to development in the FBC area. The form of this legislation will vary greatly depending on the needs and conditions of each community.

Start an inventory of property characteristics of the existing built environment to establish reasonable standards for new construction

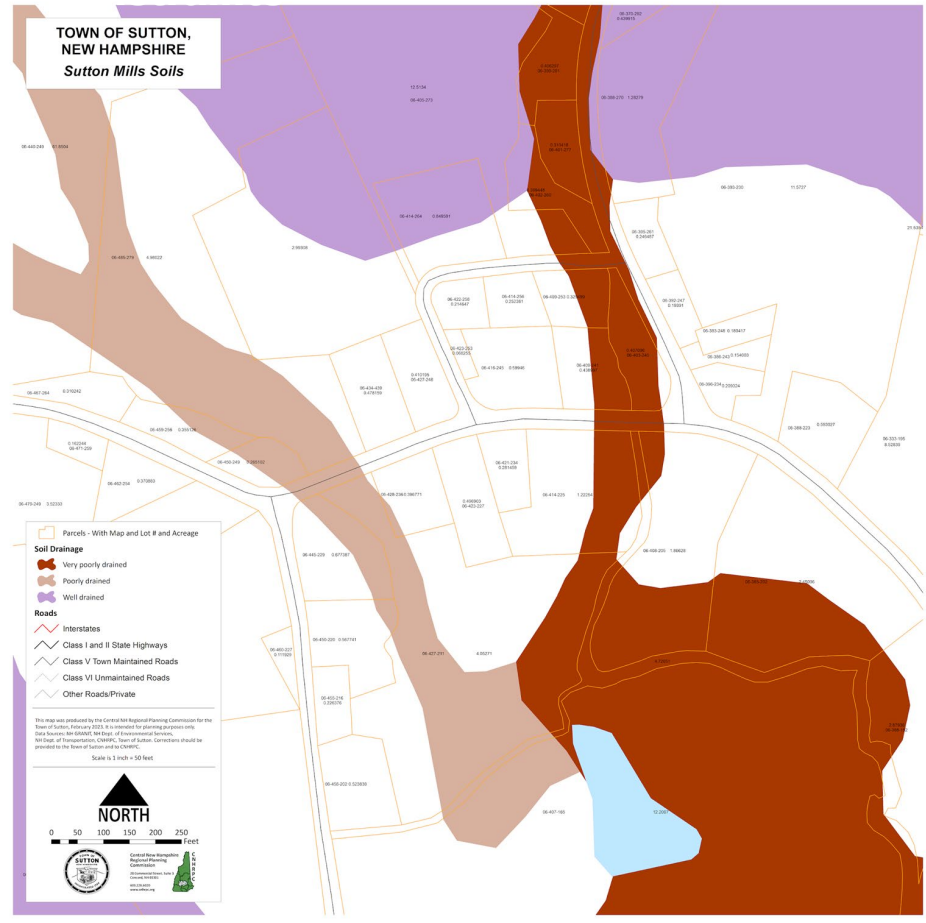
Sutton Mills

Village Characteristics

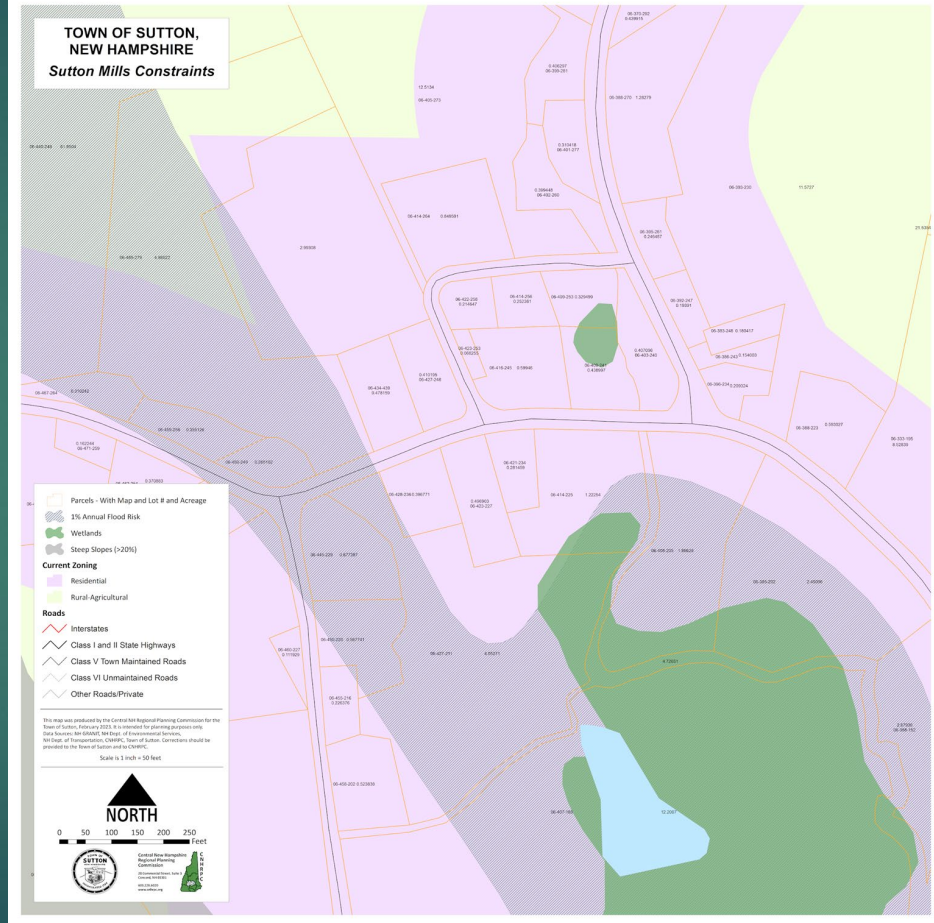
Lot #	Owner	Area (acres)	Front setback (feet)	Side setback (feet)	Road frontage (feet)
485-279	O'Neil, Diane	4.98	60	27	122
459-256	Lidbeck, Dag	0.36	65	25	150
450-249	BACON 2007 REVOC TRUST, N	0.27	21	2	190
462-254	Haaland, John & Megan	0.37	32	18	140
481-235	Chadwick, Edward	12.9	69	15	124
458-230	CHARLES & EMILIE BOLDUC RE	2.6	63	7	200
460-227	Jones, Katherine	0.11			120
455-216	Sidway, Sara	0.23	19	36	95
450-220	Jones, Katherine	0.57	27	8	130
445-229	Roskamp, Mark & Fabio, Allison	0.68	20	37	260
427-211	HOLT, ROGER & KYMBERRY Van	4.05	48	50	200
434-439	PADEN, CATHERINE & KIRITSY,	0.48	65	32	90
427-248	Town of Sutton	0.41			330
428-236	Town of Sutton	0.39	63	15	100
423-227	Beck Family Trust	0.5	55	8	80
421-234	Solomon Living Trust	0.28	44	12	95
416-245	West Revocable Trust	0.6	27	5	251
423-253	SCHWARZ III, EUGENE & DEBO	0.07			105
422-258	SCHWARZ III, EUGENE & DEBO	0.21			156
414-264	SCHWARZ III, EUGENE & DEBO	0.85	66	9	180
409-241	MASON, STEPHEN P & MURPH	0.44	34	11	130
414-225	Rosewood, Diane Susan	1.22	38	25	150
405-273	HEFFERNAN, MICHAEL A JR & I	12.5	29	0	185
403-240	Sutton, Library	0.4	26	33	350
401-277	Flying Squirrels Group, LLC	0.31			170
402-260	Flying Squirrels Group, LLC	0.39	90		100
388-270	McKinnon, Gloria	1.28	51	58	300
395-261	Sweet, Kathy B.	0.25	63	10	173
392-247	Jones, Allison Doherty	0.19	23	12	130
383-248	Worme, Eric John	0.18		0	0
386-243	Merrimack County Telephone	0.15	80	20	52
396-234	Kellog, Charles & Kerry	0.21	30	3	107
393-230	Ortiz, Joshua & Rachel	1.1	33	4	95
408-205	Couch, Jeanette	1.87	38	5	230
385-202	Gill, Gregory & Kathleen	2.45	50	126	260
414-256	HEFFERNAN, MICHAEL A JR & I	0.3			100
409-253	Little, Paul M.	0.3	18	4	150
388-223	Nolte, Jeanne and Quinlan, Jor	0.59	58	25	155
Required by Zoning		2	55	15	250
MEDIAN		0.405	44	12	145
AVERAGE		1.708947	45.32258065	20.70968	156.7105

Soils and Other Development Constraints

TOWN OF SUTTON, NEW HAMPSHIRE Sutton Mills Soils



TOWN OF SUTTON, NEW HAMPSHIRE Sutton Mills Constraints

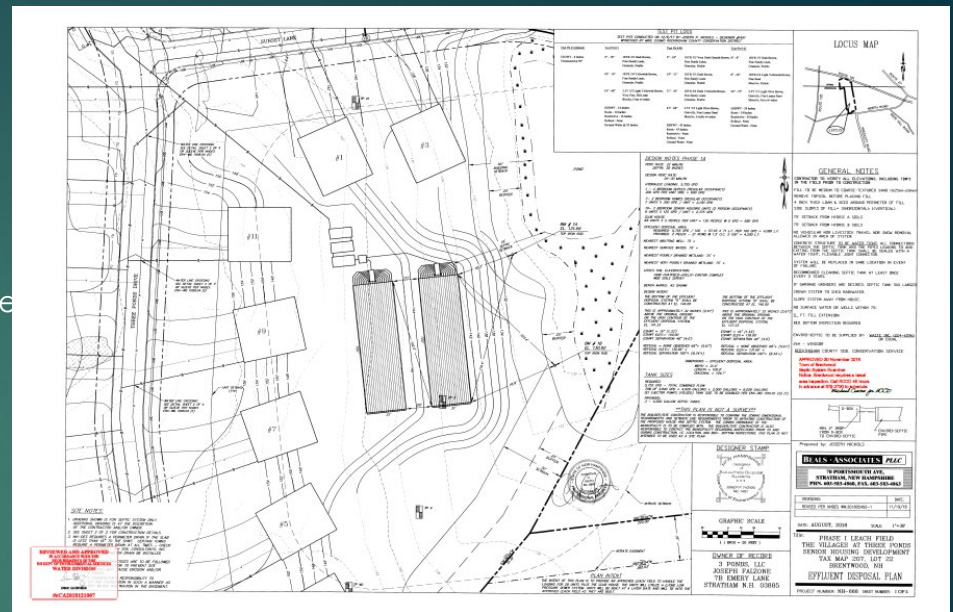


Community Well and Septic Systems

- NHDES administrative rules govern design, construction, operation and maintenance.
- Section Env-Dw 305 regulates small wells with production less than 57,600 gpd per day.
- Section Env-Dw 302 regulates larger wells.
- Community septic systems require a groundwater discharge permit under Section Env-Wq 402.

How to get started from the New Hampshire Housing Toolbox:

- Make sure wastewater system alternatives are part of your community's comprehensive plan. Recognize their impact on other planning goals, and include them as a recommendation if undertaking a plan.
- Audit your community's zoning, site plan, and subdivision regulations. Identify any barriers to implementing these systems, such as explicit rules for conventional septic and dimensional regulations that do not accommodate such systems.
- If needed, amend zoning, site plan, subdivision, and/or other regulations to remove barriers to implementing these tools. This can be done by removing all barriers directly, or by using other land use regulatory tools (like cluster zoning) that will explicitly accommodate these systems.
- Work with property owners and developers to promote these tools. Incorporate discussions of potential



Community septic in Brentwood recently approved for 27 units

CASE STUDY

Blodgett Landing, Newbury, NH

Blodgett Landing is on the shores of Lake Sunapee in Newbury, New Hampshire. It is a census-designated community with a population of 152 in 2020. It has many older camps, which have gradually been converted to year-round use. By 2009, the community's fifty-year-old wastewater treatment facility had begun to fail, and the Town of Newbury voted to construct a large enviro-septic system to replace it. The new system was completed in 2011 and serves 145 separate connections; it has a maximum design capacity of 50,000 gallons per day (gpd).

Cluster Developments can:

- Provide flexibility to both planning boards and developers for handling unique site characteristics, such as steep slopes, wetlands, and wildlife corridors.
- Facilitate the preservation of large tracts of open space, protecting farmland, natural features, and key resources like aquifers.
- Create smaller subdivision lots, which can be more affordable.
- Reduce the footprint of new development, minimizing impervious surface and site grading.
- Reduce the cost of construction and maintenance of infrastructure. Savings can be passed on to residents.
- Reduce utility costs for residents.
- Protect important views and vistas for the community.
- Improve stormwater management.
- Provide outdoor recreation opportunities, especially for seniors and young families living on site.
- Increase overall supply of housing, especially smaller and less expensive housing types.

ACHIEVING BETTER RESULTS WITH CLUSTER DEVELOPMENT

Grouping dwelling units and farm buildings closely together is a common settlement pattern in New Hampshire and is how many villages and farming communities got their start. It can be an effective way for a community to expand its housing stock, as well as preserve open space. Development under modern cluster ordinances, however, often does not resemble the rural, historic New England landscape. With a few modifications to regulations, such as character-based incentives, communities can better achieve results. Open the NH Housing Toolbox to learn more at <https://www.nhhousingtoolbox.org>



Farms converted to multi-family use



Braeside Apartments, Rt. 103, Warner, NH
A 19th Century farm on 2 acres converted
to eleven multifamily units. The current
assessed value is \$602,320



640 Maple Street, Contoocook, NH
An 1880 farmhouse on 5.5 acres near Exit 6, 189 that
was converted into eight multifamily units. The current
assessed value is \$621,800.



FORM-BASED CODE LITE





PlaceCode Beta 3.0

An open-source character-based
template code

1. CODE INSTRUCTIONS

A. TITLE

1. This Code is known as the “[NAME OF TOWN / CITY] Character-Based Code” and may also be cited and referred to as “the Code.”

B. MEANING & PURPOSE

1. Words, phrases, and terms used in this Code are defined in Article 8 Definitions or within the Articles that contain standards associated with the term. [PLACEHOLDER UNTIL ALL TERMS ARE COPIED INTO THE DEFINITIONS]
2. Words, phrases, or terms not defined in this Code must be accorded their commonly accepted meanings as defined in the most recent edition of the Webster’s Unabridged Dictionary.
3. The terms “standards,” “regulations,” and “requirements” are used to mandate a specific course of action or built outcome.
4. The words “must,” “will”, and “may not” are mandatory and when used require compliance with standards, regulations, and requirements of the Ordinance.
5. The words “may” and “should” are permissive.
6. The words “building”, “building type”, “land”, “lot”, “building lot”, “parcel”, “premises”, “site”, “structure”, and “thoroughfare” also refer to any portion thereof.
7. The word “description” is synonymous with “definition” when used in this Code.

C. TEXT & GRAPHICS

1. Illustrations, graphics, pictures, and flowcharts are included in this Code to help illustrate the purpose and requirements of the text. In the case of a conflict between the text of this Code and any illustration, graphic, picture, or flowchart, the text must govern.
2. All metrics included in tables must be interpreted as text under this Code and must govern.

2. DISTRICT MAP

A. GENERAL

1. The boundaries of districts are applied to real property as shown on the Official District Map of the [NAME OF TOWN / CITY], [NAME OF STATE].
2. This map may be cited and referred to as the “Official District Map” or “District Map.”
3. District boundary lines shown on the District Map should be interpreted to follow lot lines, theoretical lot lines, and centerlines of thoroughfares.
4. Where the District Map indicates a district boundary line that approximately coincides with a lot line, the lot line is the official boundary between districts.
5. Where the District Map indicates a district boundary line that divides a platted lot or undivided parcel of land, the boundary between districts must be determined using the scale of the District Map.
6. Special Requirements are shown on the District Map as a line that applies to abutting parcels, which are regulated according to the standards contained in this Code.

5. RESIDENTIAL NEIGHBORHOOD (CD3)



a. DESCRIPTION

The CD3 Residential Neighborhood district has narrow, interconnected streets with a mix of small and large residential houses with barns and carriage houses connected to the principal house and sometimes detached. Lots in this district are generally smaller, with shallower lot depths, narrower lot widths, and shallower setbacks, giving this district a more dense character than the adjacent neighborhood district.

b. PURPOSE

1. To accommodate areas of tight-knit detached and attached residential homes.
2. To promote a mix of housing options on small to medium sized lots within the villages of [NAME OF TOWN / CITY].
3. To provide the community with a predictable outcome from development and redevelopment.
4. To enable residential companion uses.

c. LOT DIMENSIONS

Width	50 ft min, 150 ft max
Depth	n/a

d. PRIMARY BUILDING PLACEMENT

Primary Front Setback	14 ft min, 35 ft max
Secondary Front Setback	4 ft min
Side Setback	8 ft min
Rear Setback	8 ft min

e. STANDARDS

3. RESIDENTIAL NEIGHBORHOOD (CD3)

f. BUILDING TYPES

Cottage	●
House	●
Bungalow	●
Duplex	●
Apartment House	●
Civic Building	●

g. ACCESSORY BUILDING TYPES

Barn	●
Back cottage	●
Carriage House	●

h. BUILDING GROUPS

Connected Farm	●
Multi-Unit Court	●

- Permitted
- Permitted by special permit




Otis Ave

STOP







Q+A





UPCOMING TRAININGS

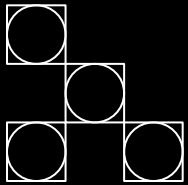


Training Schedule

- June 1 – Toolbox Overview
- June 8 – Housing in Nature: Open Space/Cluster Housing Ordinances
- June 15 – Shifting Housing Potential: Transfer of Development Rights
- June 22 – Tax Relief for Housing: RSA 79-E
- June 29 – Intuitive Zoning for Housing: Form-Based Codes

Register at nhhousingtoolbox.org/training





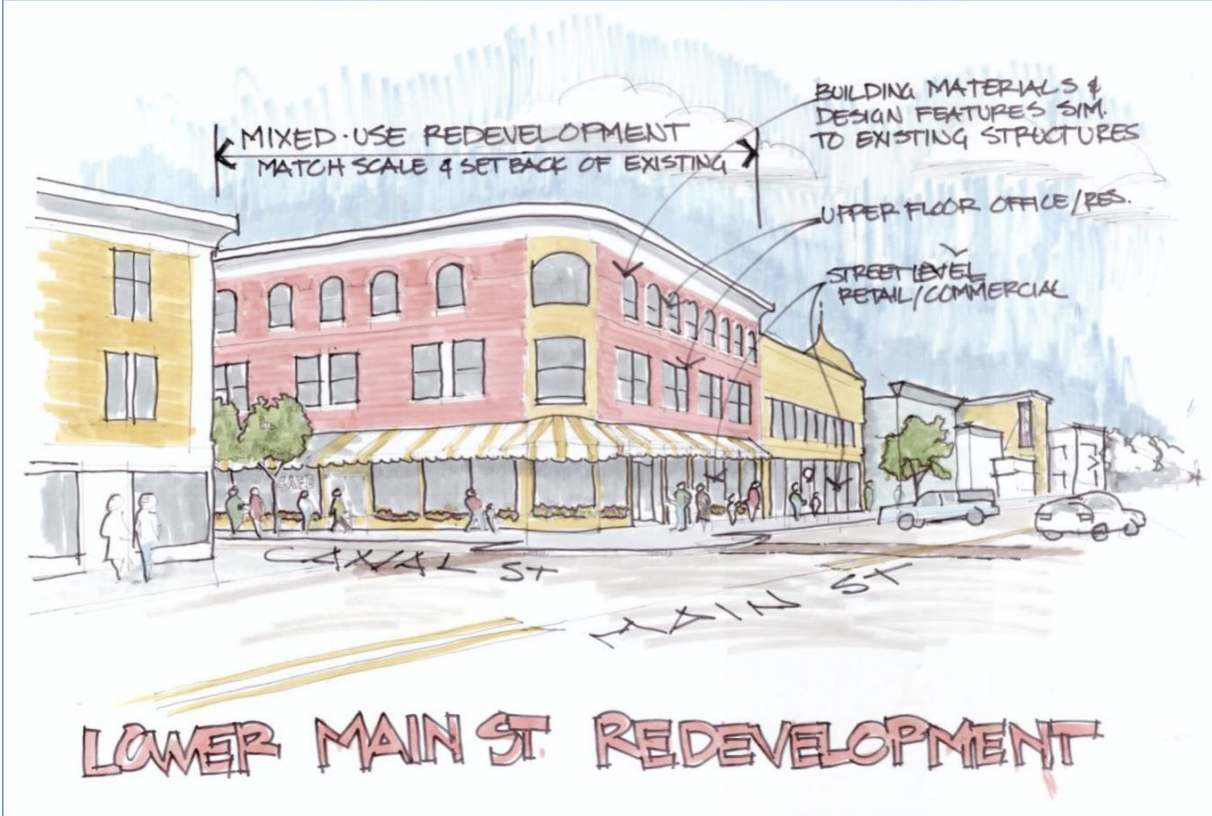
thanks!



Lancaster, NH



Lancaster, NH



Lancaster, NH

FORM BASED CODE Use Table

Uses	South End Sub-District	Middle Sub-District	North End Sub-District
<i>Residential</i>	Permitted, but not on ground floor	Permitted	Permitted
<i>Lodging</i>	Permitted	Permitted, up to 12 rooms w/stays up to 14 days	Permitted
<i>Professional Offices/Services/Commercial</i>	Permitted	Permitted	Permitted
<i>Eating & Drinking</i>	Permitted, no drive thrus	Permitted, no drive thrus	Permitted
<i>Retail/Personal Services</i>	Permitted	Permitted	Permitted
<i>Civic</i>	Permitted	Permitted	Permitted
<i>Other</i>	Via Conditional Use Permit	Via Conditional Use Permit	Via Conditional Use Permit



Commercial—South End Sub-District

The information included in this Table represents the requirements for development in this District, see section xxx for additional requirements

Town of
Lancaster

Statement of Purpose

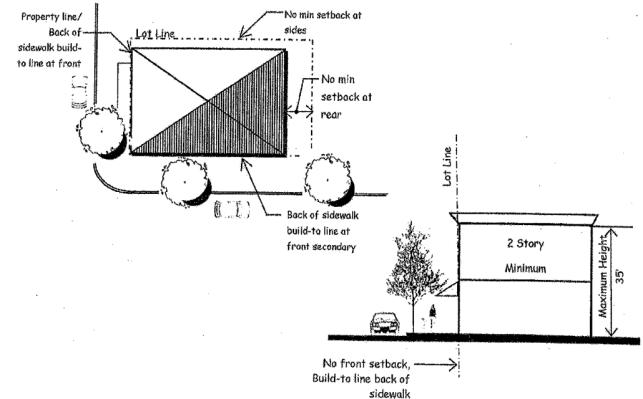
This is the traditional commercial core for Lancaster, starting at the Town Hall and running north to Bunker Hill Street. It is characterized by multi-story, primarily 19th Century structures constructed of traditional materials, primarily brick and clapboard. There is minimal building setback from the public sidewalks. In general, structures follow their traditional pattern of ground floor retail uses and upper-story residential and/or office uses. Where on-site parking is provided, it is generally to the rear or side of the buildings. This is the historic core of the community.

Dimensional Building Table

LOT DIMENSIONS	
Density	6 Units per 10,000 sf
Min Lot Size	None
Frontage (feet)	None required
Lot Coverage	None required
PRINCIPAL BUILDING SETBACKS (Feet)	
Front Setback	Build-to at property line
Side Setback	none
Rear Setback	none
OUTBUILDING/ACCESSORY USE SETBACKS (Feet)	
Front Setback	Behind Principal Building
Side Setback	0
Rear Setback	0
BUILDING HEIGHT (Feet)	
Principal Building	35
Outbuilding	35
Minimum Stories	Two story minimum

Design Standards

ARCHITECTURAL STANDARDS	Yes
LANDSCAPE STANDARDS	Yes
ACCESS MANAGEMENT STANDARDS	Yes
PARKING STANDARDS	Off site within 1,000'



Dover, NH

What to Encourage...



Dover, NH



Dover, NH

CBD Residential Sub-District

The information included in this Table represents the requirements for development in this Sub-district, see Section 170-20 for additional requirements.*



Statement of Purpose

North of the Downtown core are neighborhoods of smaller homes, once the residences of mill employees, shopkeepers, and others for whom the close proximity to the Downtown was an important feature. Smaller in scale than the more ornate homes in the Mixed Use District, many of these buildings still present considerable architectural detailing. Many of them have outbuildings at the rear of the property. The continued use of these areas as residential neighborhoods is important, both to the city's heritage and to achieving the smart growth and low carbon impact goals of the master plan. Where new structures are added, they should mimic the placement, scale, and building materials of the older homes.

Dimensional Regulations

Principal Building	
Lot Size	N/A
Minimum Lot Coverage	40%
Minimum Frontage	75 ft
Frontage Build-Out	40% min
Front Primary BUILD TO LINE	8 ft min - 15 ft max
Front Secondary BUILD TO LINE	8 ft min - 10 ft max
Side Setback	10 ft min
Rear Setback	15 ft min
OUTBUILDING/ACCESSORY USES	
Front Setback	20 ft min + bldg. setback
Side Setback	5 ft min
Rear Setback	5 ft min
Private Frontages <small>see table</small>	
Common Yard	permitted
Porch and Fence	permitted
Terrace / Lightwell	not permitted
Stoop	permitted
Shopfront & Awning	not permitted
Gallery	not permitted
HEIGHT OF BUILDING	
Principal Building	2 story min, 3 story max
Outbuilding/Accessory	2 story max

*CUP may be used to adjust standards

Special Regulations

Parking Location Standards (See 170-44)

New construction resulting in additional square footage or an increase in residential units must comply with parking standards for the new portion of the building only.

- Two (2) spaces per unit are required.
- Additional parking spaces may be leased from the City or a private landowner.

Ground Floor Standards

- No less than 30% of the façade shall be windows.
- A pedestrian entrance shall be required at the street side or front façade.

Streetscape Standards (See 170-20 (E))

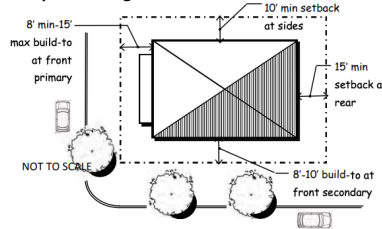
All elements must be consistent with Dover Streetscape Standards.

- Sidewalks shall be asphalt a minimum of 5 feet wide.
- Lighting and mechanical equipment standards per 170-20(E)(3)(d).

Architectural Standards (See 170-20 (F))

- LEED standards or an equivalent standard are encouraged.
- All other standards are optional and may be utilized by applicant.

Principal Building Placement



Principal Building Heights

