



NEW RESOURCES FOR BRINGING HOUSING TO YOUR COMMUNITY

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November 18, 2020

Municipal Land Use Regulation Survey

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- RSA 675:9, which has been in effect since 1983 establishes the New Hampshire Office of Strategic Initiatives (OSI) as the state repository for all local land use regulations and documents
- RSA 675:9 also authorizes OSI to conduct an annual survey of all municipalities in order to collect information pertaining to new and/or amended land use ordinances.

2019 - 2020 Survey Results

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- Completed by all, but five of the state's **234** municipalities, **9** village districts with zoning authority, and Coos County
- Coos County has zoning authority over **23** unincorporated places in the North Country
- **130** communities submitted zoning amendment updates after their 2020 Annual Town Meeting

Municipal Land Use Regulation Survey Topics

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- Municipal Planning Organizational Structure
- Land Use Regulations/Documents
- Master Plan Topics
- Housing Information
- Building Code Information
- Economic Development
- Planning & Development Techniques
- Water & Shoreland Regulations
- Energy Information



2019 Municipal Land Use Regulation Annual Survey
New Hampshire Office of Strategic Initiatives

Note: **highlighted fields** were not included on the 2018 survey

PLEASE ONLY MARK CHANGES FROM THE 2018 SURVEY.

Municipality Name:		Date:	
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Municipality Contact Information - Please enter the contact information for the main person who is completing this survey.

First Name:		Last Name:	
Title:		Phone Number:	
Email:		Municipality Website:	

Municipal Planning Organizational Structure - Please check all boxes applicable to the municipality and enter additional information.

Full-Time Planning Staff	Part-Time Planning Staff
Planning Consultant	The Regional Planning Commission Provides Circuit Rider Planning Assistance To The Municipality
Planning Board (RSA 673:1)	Heritage Commission (674:44-a)
Zoning Board of Adjustment (RSA 673:1)	Historic District Commission (RSA 673:4, 674:46-a)
Agricultural Commission (RSA 674:44-e)	Housing Commission (RSA 674:44-h)
Conservation Commission (RSA 36-A:2)	Parks/Recreation Commission (RSA 35-B:4)
Energy Committee/Commission (RSA 38-D:2)	

Land Use Regulations/Documents - Please enter the date last amended of any applicable municipal regulation and its web site link.

Regulation/Document	Date Last Amended (month/day/yr.)	Website Link (if applicable)
Capital Improvements Plan		
Driveway Regulations		
Excavation Regulations		
Historic District Ordinance		
Master Plan		
Site Plan Regulations		
Subdivision Regulations		
Wireless Telecommunications Ordinance		
Zoning Ordinance		

Master Plan Topics - Please check all the boxes of the topics currently in the municipality's Master Plan (RSA 674:2).

Vision (required)	Cultural & Historic Resources	Natural Hazards	Transportation
Land Use (required)	Economic Development	Natural Resources	Utility & Public Service
Coastal Management	Energy	Neighborhood Plan	Other Topics** (i.e. Climate Change/Adaptation, Public Health, etc.)
Community Design	Housing	Recreation	
Community Facilities	Implementation	Regional Concerns	

**Specify:

Housing Information - Please complete all boxes applicable to the municipality.

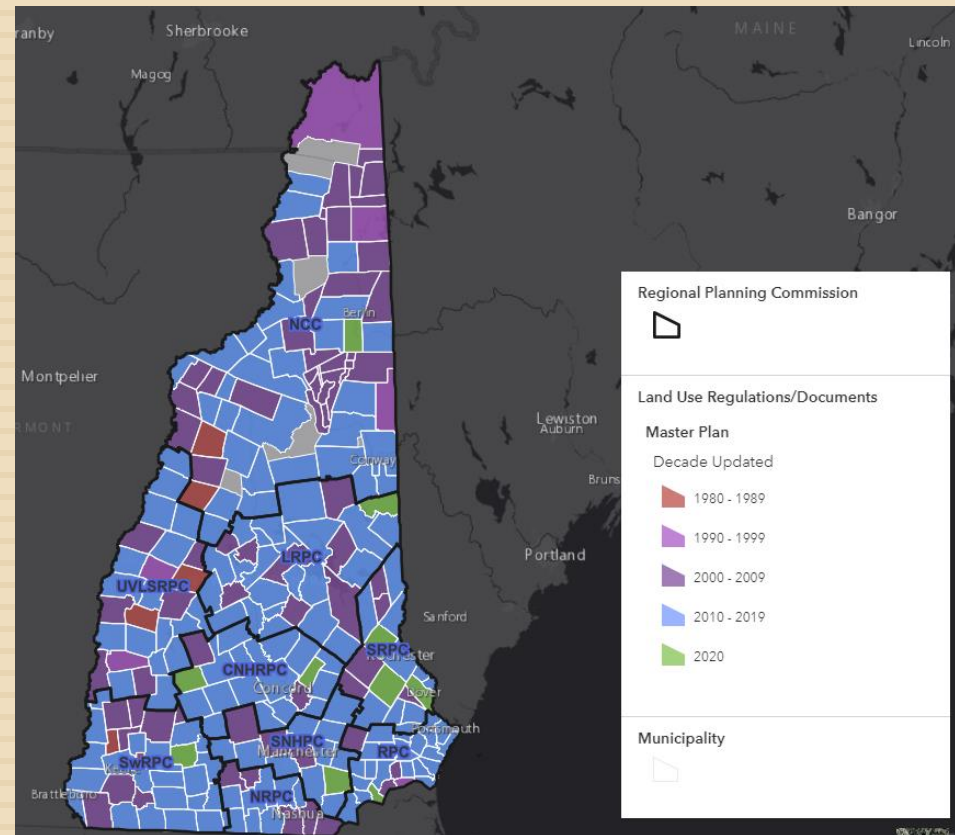
Accessory Dwelling Unit Ordinance (RSA 674:72)	Are Detached ADU's Permitted?	How Are ADUs Permitted? (As Of Right, By Conditional Use Permit Or Special Exception)
	Is Principal Dwelling Unit Or ADU Required To Be Owner-Occupied?	
Workforce Housing Ordinance (RSA 674:58)	Workforce Housing Multi-Family Overlay District	Inclusionary Zoning (RSA 674:21)
Age-Restricted Housing Regulations	Regulate Short-Term Rentals (i.e. Airbnb)	Regulate Tiny Houses

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Master Plans

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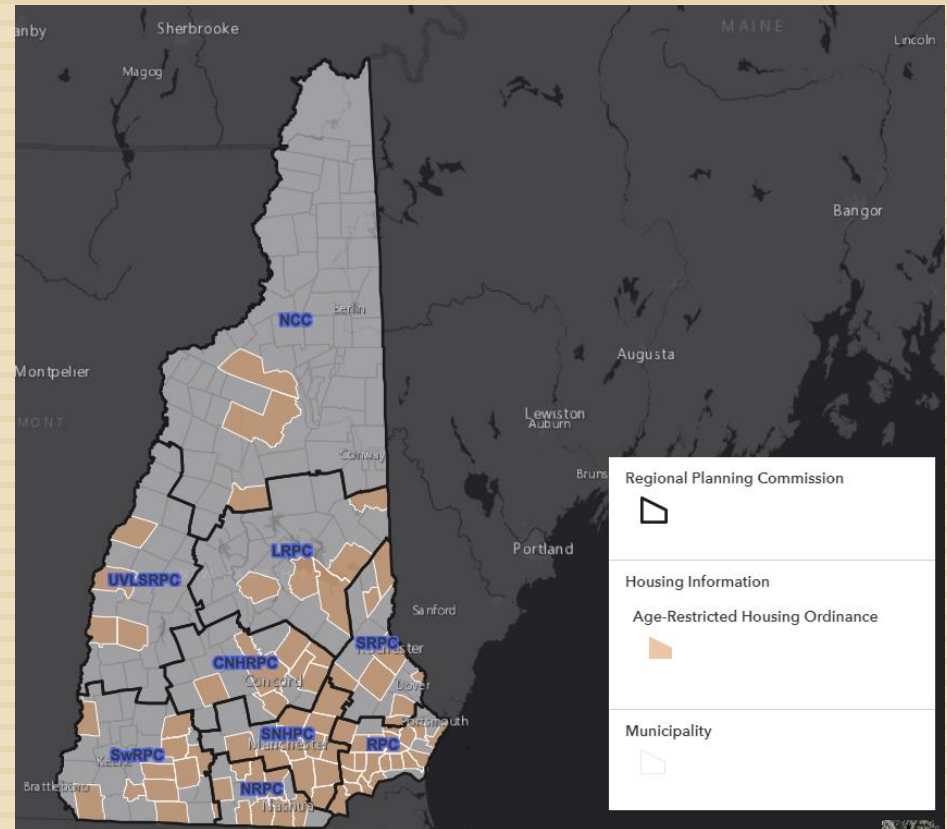
- **31** communities have adopted master plan updates since the beginning of 2019
- An increasing number of communities are adopting master plan chapters which deviate from the master plan chapters enumerated in RSA 674:2



Housing Information

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- Accessory Dwelling Unit Ordinance
- Workforce Housing Ordinance
- Inclusionary Zoning
- Age-Restricted Housing Ordinance
- Short Term Rental Regulations
- Tiny House Regulations



Housing Development Ordinances

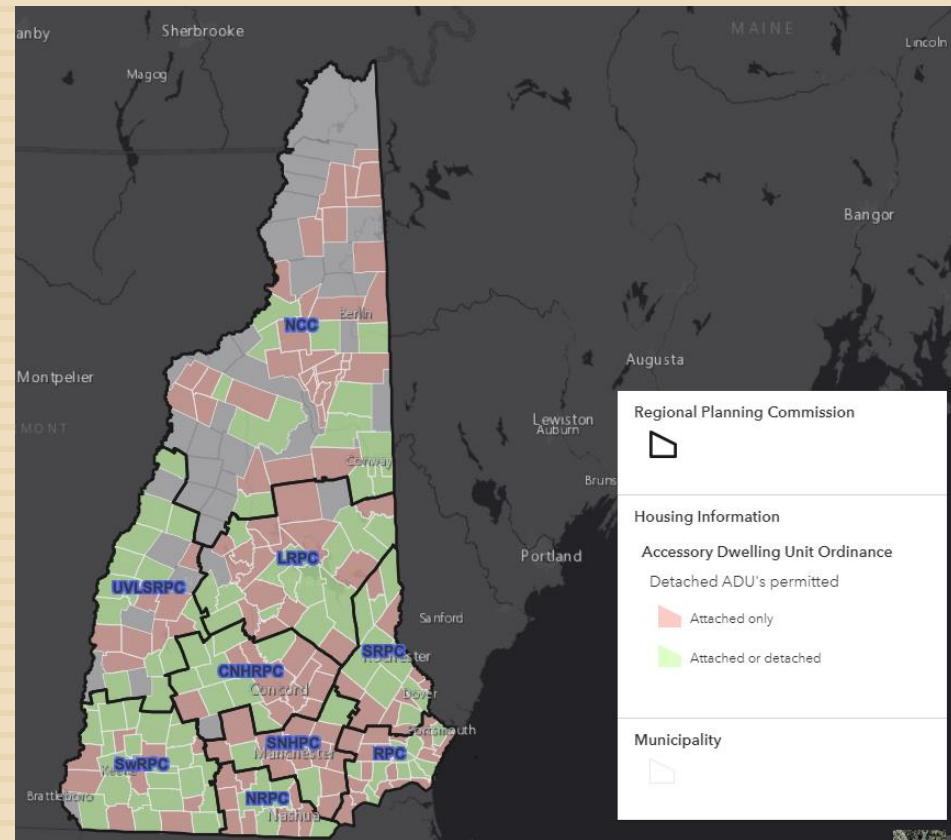
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- **70** communities have a workforce housing ordinance or a workforce housing multi-family overlay district in accordance with RSA 674:58-61
- Only **48** of these communities have an inclusionary zoning provision in their workforce housing ordinance
- **86** communities also levy impact fees and **23** communities have enacted growth management ordinances
- **78** communities employ age-restricted housing regulations

Accessory Dwelling Unit Ordinances

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- **202** communities have adopted an ADU ordinance
- **169** communities require the principal dwelling unit or the accessory dwelling unit to be owner-occupied
- **96** communities allow accessory dwelling units in structures which are detached from the principal dwelling unit
- Just under half of the communities that regulate accessory dwelling units permit them as-of-right, while the other half require obtaining a conditional use permit or special exception



Planning Tools for Housing

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- ❑ Mixed-Use Zoning (140)
- ❑ Inclusionary Zoning (48)
- ❑ Density Bonus (70)
- ❑ Cluster Development (177)
- ❑ Form-Based Code (6)
- ❑ Accessory Dwelling Unit Ordinance – detached (96)
- ❑ Multifamily residential zoning – no data
- ❑ Planned Unit Development (44)
- ❑ Transfer of Development Rights (8)
- ❑ Village Plan Alternative Subdivision (5)
- ❑ Village Center/Compact Downtown Zoning – no data

Interactive Map

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Layers

- Land Use Regulations/Documents
 - Capital Improvements Plan
 - Driveway Regulations
 - Excavation Regulations
 - Historic District Ordinance
 - Master Plan
 - Site Plan Review Regulations
 - Subdivision Regulations
 - Wireless Telecommunications Ordinance
 - Zoning Ordinance**

Zoom to 3 of 3

Zoning Ordinance: Concord

NAME	Concord
County	Merrimack
RPC	CNHRPC
Zoning Ordinance	TRUE
Adoption Date	12/13/1930
Date Last Amended	7/13/2020
On file at OSI	TRUE
URL	View

Regional Planning Commission

- Regional Planning Commission
- Land Use Regulations/Documents
 - Zoning Ordinance
- Municipality

MLUR Survey Takeaways

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- Many communities are utilizing innovative planning and zoning approaches
- Remaining Challenges
 - ▣ Making sure communities are aware that these innovative planning tools exist
 - ▣ Making sure communities have the necessary resources and adequate capacity to adopt and administer these tools
 - ▣ Making the development community aware that a community has adopted particular innovative planning tools
 - ▣ Encouraging the development community to utilize such tools

Municipal Land Use Regulation Survey Links

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□ All data, analysis, and maps can be accessed at:
<https://www.nh.gov/osi/planning/services/mrpa/land-use-survey.htm>

□ The State of Local Land Use Regulations in New Hampshire -2020 Update

□ Interactive Map

□ Community-By-Community Snapshot

□ Subject Specific Tables

Housing Supply Report

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- 2019 Housing Units Permitted
 - Total: 4,419
 - Single Family: 2,636
 - Multi Family: 2,197
 - Manufactured Housing: 293

Current Estimates and Trends in New Hampshire's Housing Supply

Update: 2010-2018



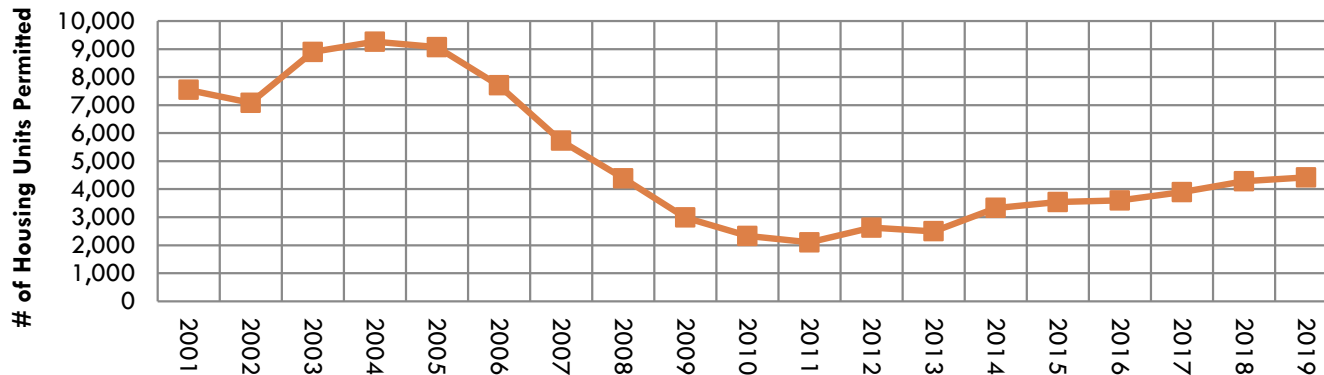
Prepared by



STATE OF NEW HAMPSHIRE
OFFICE OF STRATEGIC INITIATIVES
107 Pleasant Street, Concord, New Hampshire 03301
www.nh.gov/osi

December 2019

Number of Housing Units Permitted in New Hampshire,
2001-2019



OSI Housing Resources Webpage

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- New page includes housing related technical assistance, grants, and data
- Is organized by partnering organization
- Provides tools and resources to incentive housing development

<https://www.nh.gov/osi/resource-library/housing/index.htm>

The screenshot shows the 'Housing' section of the Office of Strategic Initiatives website. The page header includes the text 'an official NEW HAMPSHIRE government website' and 'OFFICE OF Strategic Initiatives'. The date 'Tuesday, October 27, 2020' is displayed on the left, and navigation links for 'For My Home', 'For My Business', and 'For My Community' are on the right. A search bar is located in the top right corner. The main content area is titled 'Housing' and features a sidebar with a navigation menu containing links to Home, About OSI, Energy Division, Planning Division, Special Projects, News and Events, Jobs, Grants, RFP's, and Funding Availability, State Data Center, Resource Library, and Contact OSI. The main content area lists several resource categories: 'Accessory Dwelling Units' with a link to 'Planning for Accessory Dwellings', 'Affordable/Elderly/Workforce Housing Resources and Reading - New Hampshire' with a 'Back to Top' link, and 'Livable Walkable Communities'. The 'Livable Walkable Communities' section includes a detailed paragraph about the Planning page in the Resource Library and a list of related articles, including 'Big Homes, Smaller Households - An Assessment of Housing Needs in New Hampshire' and 'Fair Housing for Regional and Municipal Planning, A Guidebook for New Hampshire Planners'.

Contact Information

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