

Introduced: 08/17/15
Public Hearing: 09/21/15
Adopted: 09/21/15

ORDINANCE 2015-06
AN AMENDMENT TO THE ZONING ORDINANCE
TO UPDATE SECTIONS RELATED TO HOUSING OPPORTUNITIES
IN LONDONDERRY

- WHEREAS*** the Zoning Audit commenced in 2014 identified certain inconsistencies and deficiencies within the Zoning Ordinance related to housing opportunities in Londonderry;
- WHEREAS*** it was determined that the Zoning Ordinance should be amended to better ensure compliance with state law, including NH RSA 674:58-61, Workforce Housing;
- WHEREAS*** the Zoning Ordinance shall provide for enhanced housing opportunities throughout Town in accordance with state law, but remove the ability to develop multi-family Workforce Housing in the AR-I Zone except in the limited areas as noted in the amendments;
- WHEREAS*** the Zoning Ordinance shall permit opportunities for small workforce housing developments, housing for older persons, assisted living, and elderly affordable housing that are more compatible with the character of Londonderry's existing residential neighborhoods;
- WHEREAS*** the Zoning Ordinance shall encourage the development of accessory dwellings as an opportunity to provide compatible affordable living units;
- WHEREAS*** the Conditional Use Permit criteria for inclusionary housing shall be amended to promote project feasibility;
- WHEREAS*** the amendments shall be consistent with the 2013 Master Plan goals; and
- WHEREAS*** after a series of Public Hearings in 2015, the Planning Board by unanimous vote sent a recommendation to the Town Council on July 8, 2015 to approve the Zoning Ordinance amendments related to housing opportunities in Londonderry.

**Ordinance 2015-XX Amendment to Zoning Ordinance
Housing Opportunities**

**Introduced: 08/17/15
Public Hearing: 09/14/15
Adopted: xx/xx/15**

NOW THEREFORE BE IT ORDAINED by the Town Council of the Town of Londonderry that the following Sections of the Zoning Ordinance are amended as posted:

- Table of Contents
- 1.3.3 Phasing of Developments
- 2.2 Use Table
- 2.3.1 Agricultural-Residential District
- 2.3.3 Inclusionary Housing
- 2.3.4 Retention of Housing Affordability
- 2.4.5 General Standards for MUC Sub-district
- 3.4.1 Backlot Development
- 3.6 Elderly Housing
- 3.6.5 Conditional Use Permits
- 3.7 Assisted Living Facilities and Nursing Homes
- 3.10.10 Minimum Parking and Loading Required

John Farrell, Chairman
Londonderry Town Council

A TRUE COPY ATTEST:

***Sherry Farrell - Town Clerk
09/21/15***

Town Seal