

*AN AMENDMENT TO THE ZONING ORDINANCE  
RELATING TO  
HOUSING FOR THE ELDERLY*

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*WHEREAS* the Londonderry Town Charter provides for timely amendments to the Zoning Ordinance through Council action; and,

*WHEREAS* the Town Council and Planning Board members wish to amend the definitions section and Section XII - Elderly Housing to reflect the proposed amendment; and,

*WHEREAS* the Londonderry Planning Board voted unanimously on April 16, 1997 to recommend that the Londonderry Town Council adopt the proposed Zoning Ordinance amendment in accordance with the Town Charter,

*NOW THEREFORE BE IT ORDAINED* by the Town Council of the Town of Londonderry that the Zoning Ordinance is amended as hereafter set forth.

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Daniel J. Vecchione  
Chairman - Londonderry Town Council

A TRUE COPY ATTEST:

06/02/97

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Joan M. Savina  
Town Clerk

**Amend Section II - Definitions as follows:**

**SECTION II DEFINITIONS:**

**ELDERLY:** *Persons 55 years of age or older. An entire household is elderly if it is the primary residence of one person 55 years of age or older and their spouse.*

**HOUSING FOR THE ELDERLY:** *Dwelling units occupied primarily by persons and their spouses at least one of which is 55 years of age or older.*

**Amend Section XII - Elderly Housing as follows:**

**SECTION XII ELDERLY HOUSING**

**1204 Regulations and Design Criteria**

G. Dwelling Units  
*The standard dwelling unit will be two (2) bedrooms. The base population shall not exceed an average of two persons per unit for site. A site specific floor plan shall be part of the approval process and all designs shall reflect full time occupancy of no greater than two residents per unit.*

K. Agreements, Restrictions and Provisions  
*All agreements, deed restrictions and organizational provisions for methods of management and maintenance of the common land, roads, utilities and support facilities shall be approved by the Planning Board. The site must be made subject to permanent covenants and their spouses aged 55 years of age or older, with authority, but not the obligation) to enforce such granted to the Town of Londonderry as well as the dwelling unit owner's association*

N. Density - Maximum density shall be determined as follows:

2. The resulting calculation shall be called "net tract area" and shall be the basis for density determinations as follows:

a. Sites with P.U.C. regulated municipal water and sewer disposal system,

1. No greater than six (6) *dwelling units* per acre.