

# Planning Lunches at Noon (PLAN) Monthly Webinar Series

Welcome to the August 2024 PLAN Webinar!

2023 Municipal Land Use Regulations Survey Overview

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

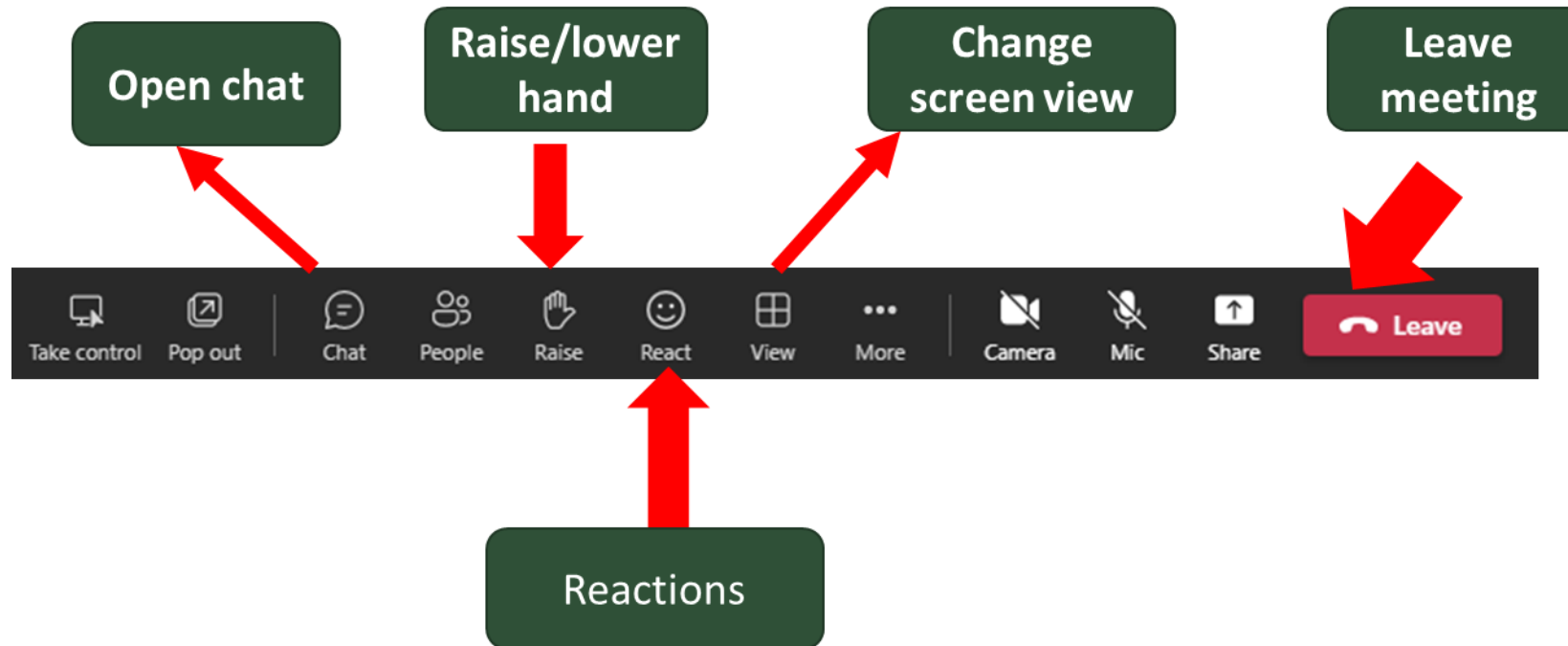
# Overview of 2023 Municipal Land Use Regulation Survey Results

Noah Hodgetts, Principal Planner  
Office of Planning and Development

August 15, 2024

# How To Participate

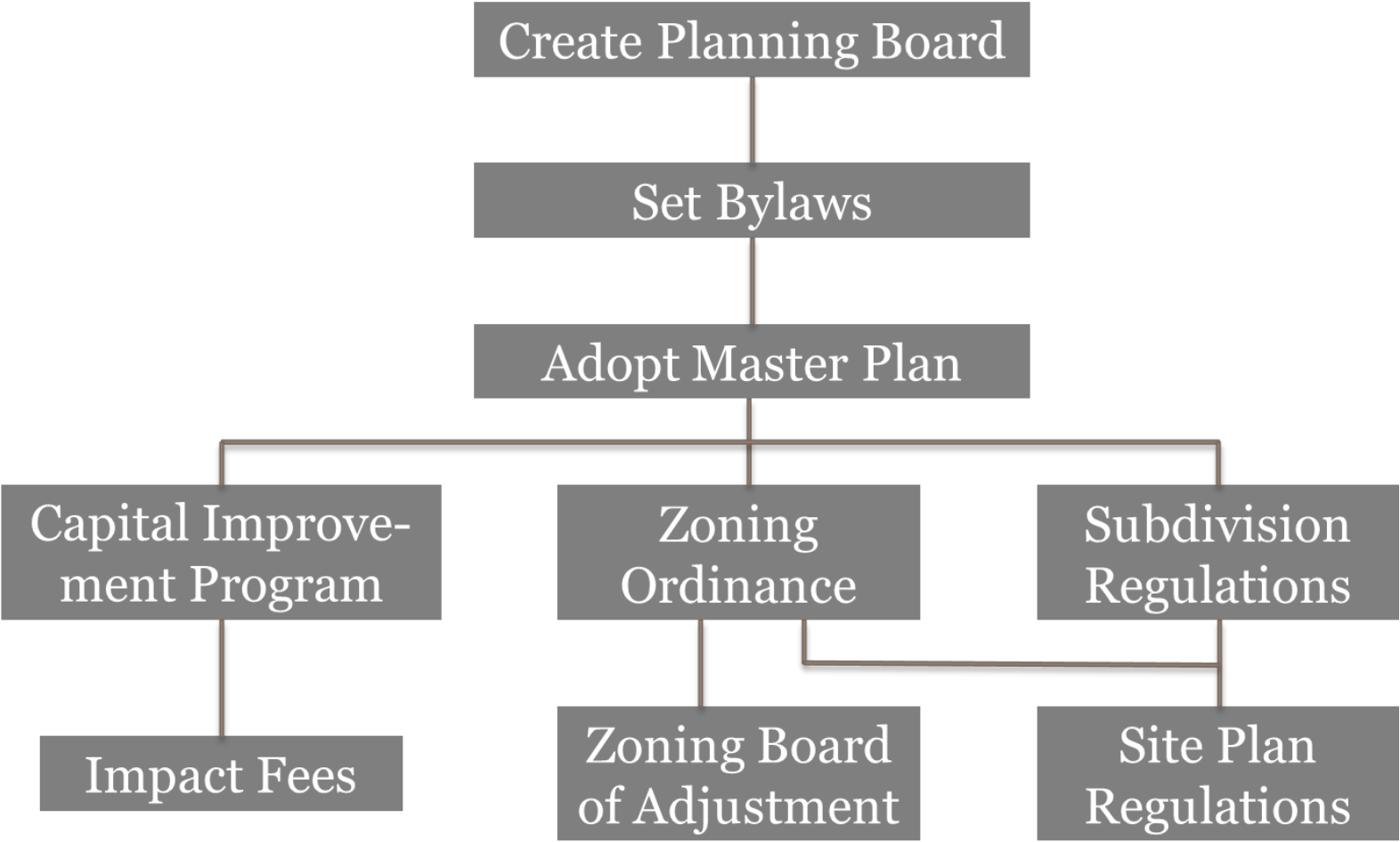
- ▶ For questions, type them into the chat box
- ▶ We will do our best to answer all questions by the end of the webinar



# Agenda

- Overview of Municipal Land Use Regulation Process
- Municipal Land Use Regulation Survey Topics
- 2023 Survey Results
- Survey Data Products and Tools
- Interactive Map Tutorial
- 2023 – 2024 Examples of Housing Related Zoning Changes

# Municipal Land Use Regulation Process



# Municipal Land Use Regulation Survey

- RSA 675:9 establishes the Office of Planning and Development as the state repository for all local land use regulations and documents
- RSA 675:9 authorizes OPD to conduct an annual survey of all municipalities in order to collect information pertaining to new and/or amended land use ordinances

# Municipal Land Use Regulation Survey Topics

**BEA** New Hampshire Department of BUSINESS AND ECONOMIC AFFAIRS

2023 Municipal Land Use Regulation Annual Survey  
New Hampshire Office of Planning and Development

Office of Planning and Development *Note: highlighted fields were not included on the 2022 survey*

**PLEASE ONLY MARK INCONSISTENCIES ON THIS FORM FROM THE 2023 SURVEY DATA OPD HAS ON FILE**

Municipality Name: \_\_\_\_\_ Date: \_\_\_\_\_

**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.

|                                                                 |                                                                                                                          |
|-----------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> Full-Time Planning Staff               | <input type="checkbox"/> Part-Time Planning Staff                                                                        |
| <input type="checkbox"/> Planning Consultant                    | <input type="checkbox"/> The Regional Planning Commission Provides Circuit Rider Planning Assistance To The Municipality |
| <input type="checkbox"/> Planning Board (RSA 673:1)             | <input type="checkbox"/> Energy Committee/Commission (RSA 38-D:2)                                                        |
| <input type="checkbox"/> Zoning Board of Adjustment (RSA 673:1) | <input type="checkbox"/> Heritage Commission (674.44-a)                                                                  |
| <input type="checkbox"/> Agricultural Commission (RSA 674.44-e) | <input type="checkbox"/> Historic District Commission (RSA 673:4, 674.46-a)                                              |
| <input type="checkbox"/> Broadband Committee                    | <input type="checkbox"/> Housing Commission/Committee (RSA 674.44-h)                                                     |
| <input type="checkbox"/> Conservation Commission (RSA 36-A:2)   | <input type="checkbox"/> Parks/Recreation Commission (RSA 35-B:4)                                                        |

**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                |                                   |                              |
| Floodplain Ordinance                  |                                   |                              |
| 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).

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

\*\*Specify:

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

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

Please continue to next page

- 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

# New Survey Questions in 2023

**PLEASE ONLY MARK INCONSISTENCIES ON THIS FORM FROM THE 2023 SURVEY DATA OPD HAS ON FILE**

**Building Code Information** - Please complete all boxes applicable to the municipality.

|                                                           |                                     |
|-----------------------------------------------------------|-------------------------------------|
| Local Enforcement Of The State Building Code (RSA 674:51) | Building Code Adoption/Amended Date |
|-----------------------------------------------------------|-------------------------------------|

**Land Use Boards' Fees posted** - Please complete all boxes applicable to the municipality.

|                                                   |                                |
|---------------------------------------------------|--------------------------------|
| All Land Use Boards' fees are posted (RSA 673:16) | Website Link/Physical Location |
|---------------------------------------------------|--------------------------------|

**Economic Development** - Please complete all boxes applicable to the municipality.

|                                                                  |                                                                                           |                                         |
|------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-----------------------------------------|
| Economic Development Staff                                       | Economic Development Committee                                                            | Downtown Revitalization Committee       |
| Community Revitalization Tax Relief Incentive Program (RSA 79-E) | Type Of 79-E District? (Downtown, Town Center, Central Business District, Village Center) |                                         |
| Coastal Resilience Incentive Zone (RSA 79-E:4-a)                 | Residential Property Revitalization Zone (RSA 79-E:4-b)                                   | Housing Opportunity Zone (RSA 79-E:4-c) |
| Tax Increment Finance (TIF) Districts (RSA 162-K)                |                                                                                           |                                         |
| Public Water System                                              | Public Sewer System                                                                       |                                         |

**Planning & Development Techniques** - Please check boxes for all techniques employed by the municipality.

|                                                                        |                                          |                                                  |                                                                     |
|------------------------------------------------------------------------|------------------------------------------|--------------------------------------------------|---------------------------------------------------------------------|
| Architectural Design Standards                                         | Form-Based Code                          | Phased Development (RSA 674:21)                  | Steep Slope/Ridgeline Protection                                    |
| Agricultural Preservation Ordinance                                    | Growth Management Ordinance (RSA 674:22) | Planned Unit Development (RSA 674:21)            | Stormwater Management Ordinance                                     |
| Cluster Development (Conservation/Open Space Development) (RSA 674:21) | Impact Fees (RSA 674:21)                 | Preserving Dark Skies/Outdoor Lighting Ordinance | Transfer of Development Rights/Density Transfer Credit (RSA 674:21) |
| Complete Streets                                                       | Low Impact Development                   | Recreation Ordinance                             | Village Plan Alternative Subdivision (RSA 674:21)                   |
| Conservation Zoning                                                    | Mixed-Use Zoning                         | Sign Regulations                                 | Other:                                                              |
| Density Bonuses                                                        | Performance Standards (RSA 674:21)       | Soil-Based Lot Size                              |                                                                     |

**Water and Shoreland Regulations** - Please check all the boxes applicable to the municipality and enter additional information.

|                                                  |                                           |
|--------------------------------------------------|-------------------------------------------|
| Groundwater and/or Aquifer Protection Ordinance  | Maximum Impervious Coverage (%)           |
| Shoreland Protection Ordinance                   | Primary Building Setback (feet)           |
| Surface Water Protection Ordinance               | Primary Buffer Distance From Water Supply |
| Wetlands Protection Ordinance                    | Wetland Buffer (feet)                     |
| Watershed Protection Ordinance                   |                                           |
| Well Water Testing required for new construction |                                           |

**Energy Information** - Please check all boxes applicable to the municipality.

|                                                                       |                                                 |
|-----------------------------------------------------------------------|-------------------------------------------------|
| Small Wind Energy Systems Ordinance (i.e. Wind Turbines) (RSA 674:63) |                                                 |
| Solar Energy Systems Ordinance (RSA 674:17)                           | Ordinance Regulates Rooftop Solar Arrays        |
|                                                                       | Ordinance Regulates Ground-Mounted Solar Arrays |

**Comments** - Please note any inconsistencies or additional information not reported on the 2023 Survey Data OPD has on file, attached to this form as "Community Name-2023-Survey". This information should summary of any zoning/historic district/building code amendments that were approved by your legislative body in 2023. Please also note any additional pieces of information not noted above which we should be asking about on future surveys.

- Land Use Boards Fee Schedule Posted
- Recreation Ordinance
- Land Use Fees and link



# 2023 Survey Results

- Completed for:
  - **234** municipalities
  - **9** village districts with zoning authority,
  - Coos County, which has zoning authority over **23** unincorporated places in the North Country
  - Pease Development Authority, which has zoning authority over Pease International Tradeport in Newington and Portsmouth
- **144** jurisdictions (64% of jurisdictions with zoning) adopted zoning amendments in 2023

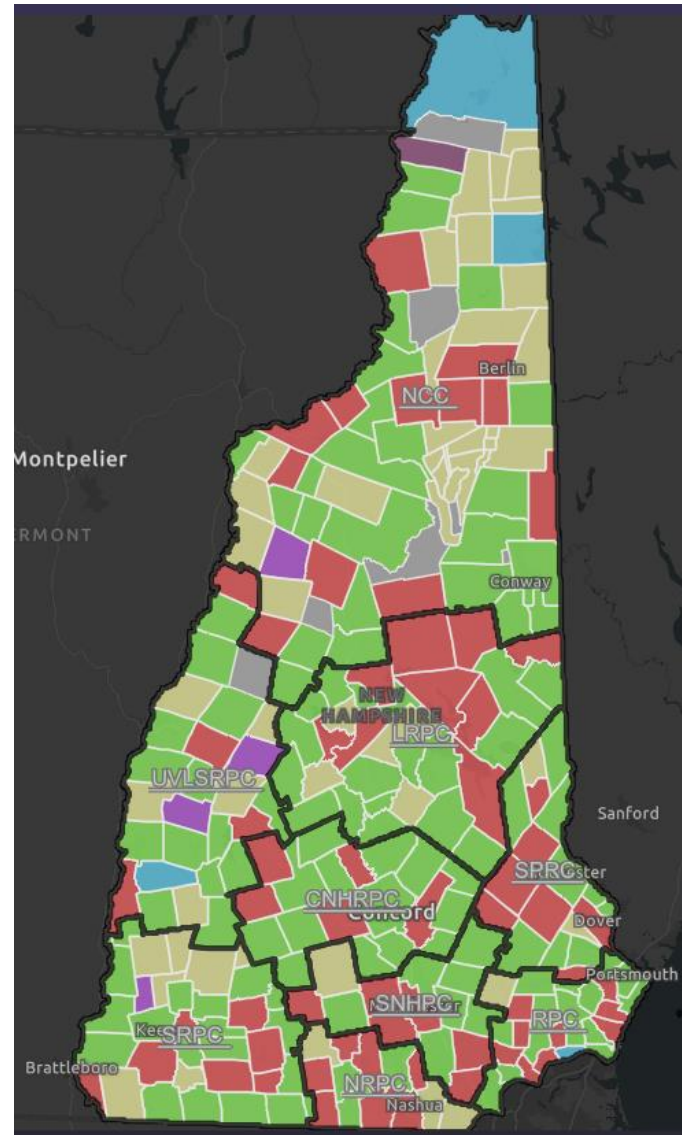
# 2023 Survey Results (continued)

- Many housing related zoning amendments driven by:
  - the state's growing housing shortage
  - recent state statute changes
  - pending legislation affecting the regulation of new housing construction
- **4** communities amended their Accessory Dwelling Unit (ADU) ordinances to allow detached ADUs
- **6** communities adopted workforce housing ordinances
- **8** communities adopted short-term rental regulations
- **10** communities adopted definitions for solar arrays or a solar ordinance
- **1 community** adopted 79-E, which provides property tax relief to encourage investment in rehabilitation of underutilized buildings in downtowns and town centers

# A Patchwork of Regulations & Planning Capacity

- **19** communities, located primarily in Grafton and Coos County, do not have traditional zoning ordinances, but **7** of these communities have a Board of Adjustment
- Only **2** communities at the far northern tip of the state, Pittsburg and Clarksville do not have a Planning Board established under RSA 673:1
- **57** communities have adopted historic district ordinances, but are all in the southern half of the state
- **198** communities (80%) have adopted a wireless telecommunications ordinance
- **75** communities (32%) have full-time planning staff
- **77** communities (32%) have part-time planning staff
- **14** communities (6%) rely exclusively on planning consultants
- **72** communities (30%) have no planning staff
- Regional Planning Commission staff provide circuit rider planning assistance to **36** communities

# Master Plans



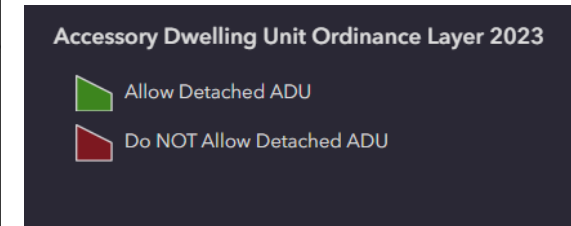
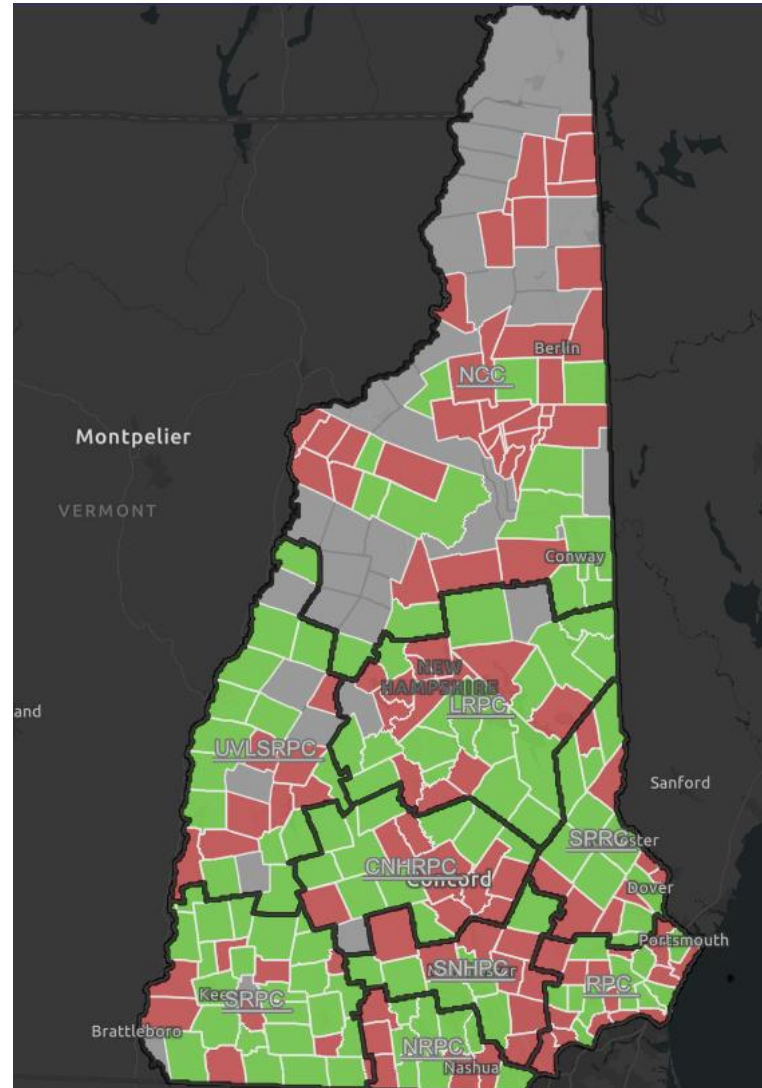
- **68** communities have updated at least one section of their master plan since the beginning of 2020 including **23** in 2023.
- An increasing number of communities are adopting master plan sections which deviate from the master plan sections enumerated in RSA 674:2

# Workforce Housing & Age-Restricted Housing Ordinances

- **82** communities (35%) have a workforce housing ordinance including 33 with a workforce housing multi-family overlay district in accordance with RSA 674:58-61
- **50** communities (21%) have an inclusionary zoning provision in their workforce housing ordinance
- **78** communities (33%) employ age-restricted housing regulations
  - Beginning July 1, 2023, incentives for age-restricted housing apply to workforce housing
  - Municipal responses to comply with this requirement have ranged widely:
    - Expansion of applicability of age-restricted housing ordinances and incentives
    - Reduction of age-restricted incentives or repealing age-restricted ordinances
    - Adoption of more restrictive workforce housing ordinances
    - Amended age-restricted ordinances to align with the requirements and incentives in their workforce housing ordinances without creating additional restrictions.

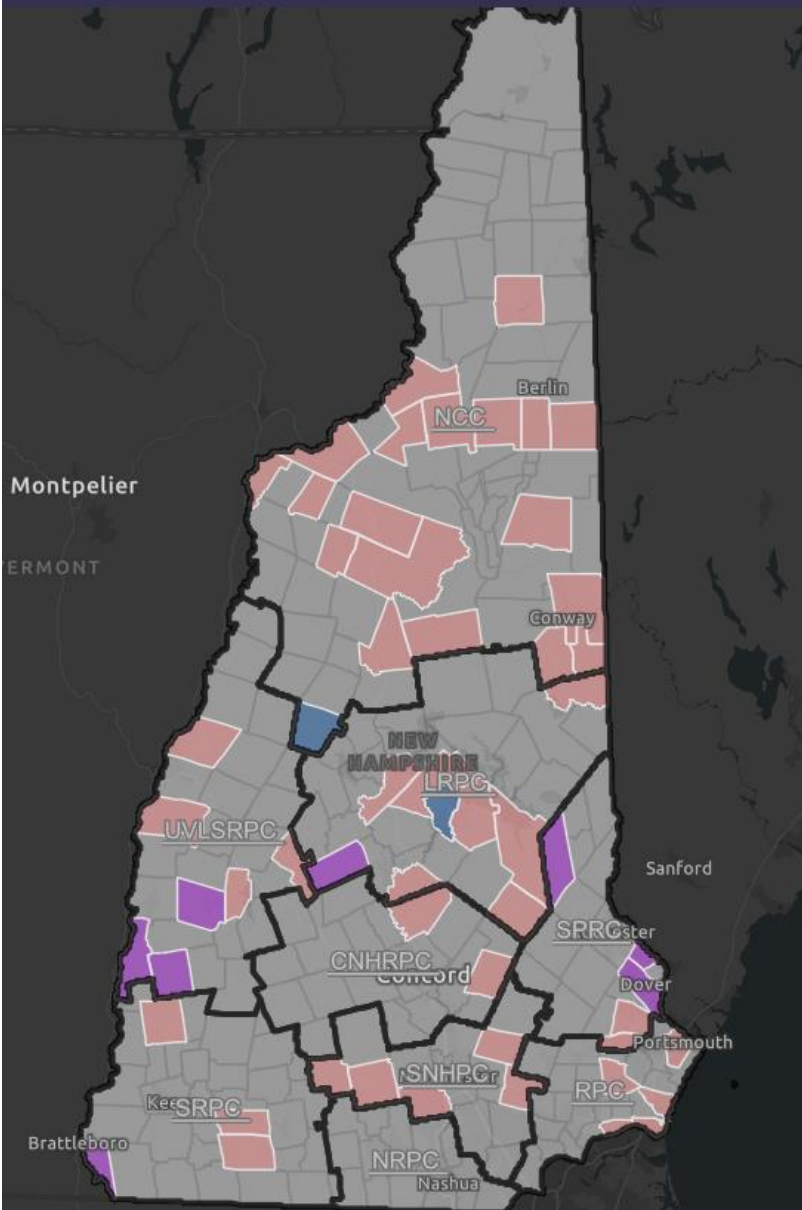
# Accessory Dwelling Unit Ordinances

- **206** communities (88%) have adopted an ADU ordinance
- **175** communities (75%) require the principal dwelling unit or the accessory dwelling unit to be owner-occupied
- **113** communities (48%) 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





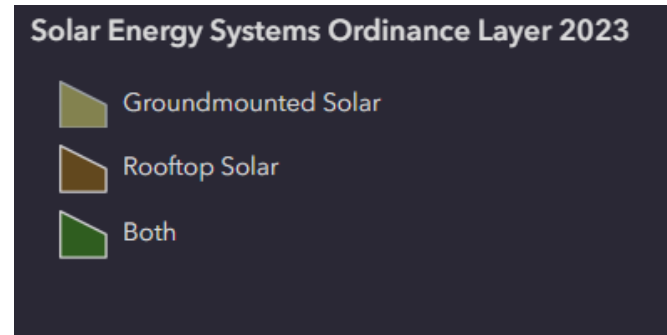
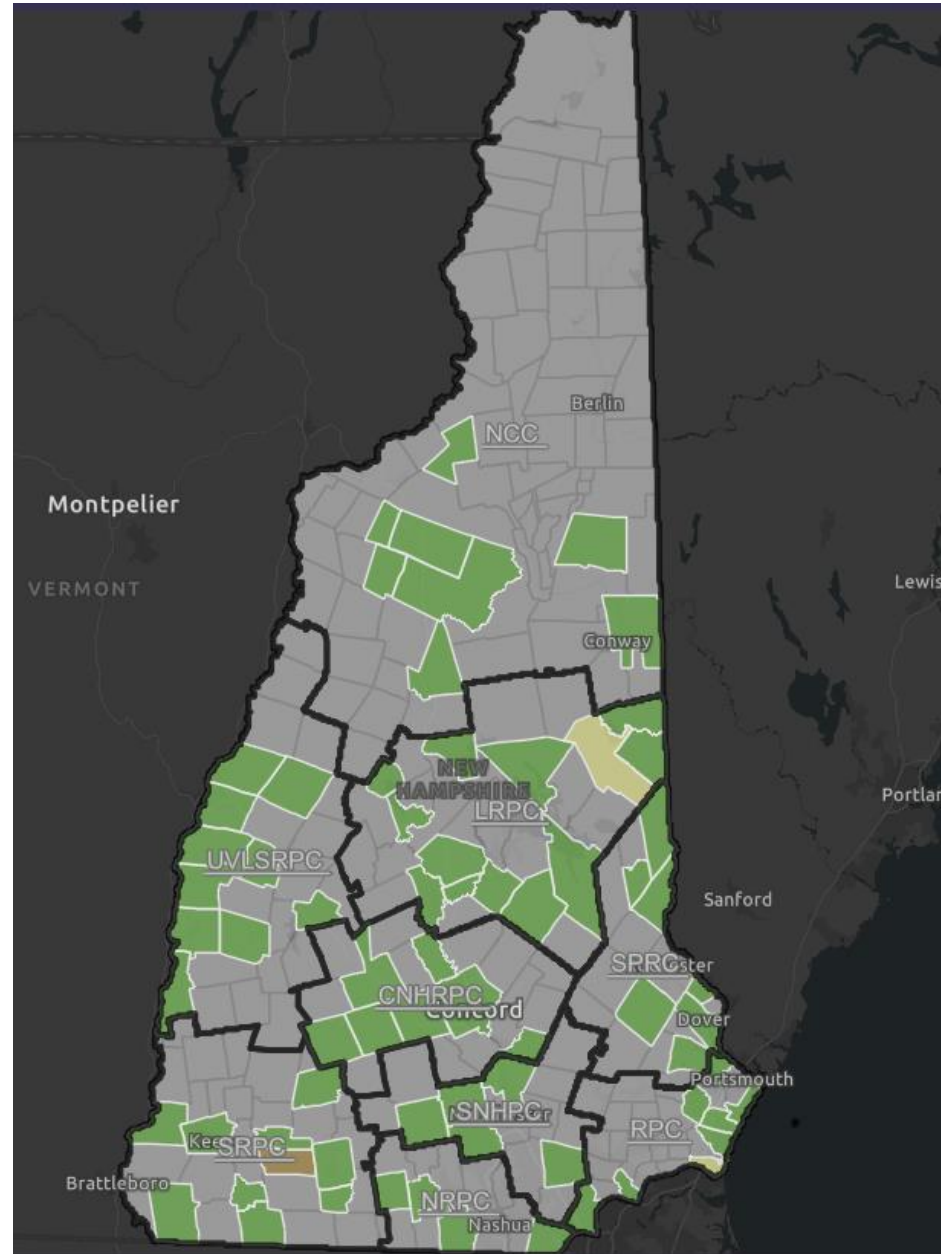
# Short-Term Rental Regulations



**Short Term Rentals & Tiny House Regulations Layer 2023**

- Short-term rentals
- Tiny homes
- Both

# Solar Energy Ordinances





# Planning and Zoning Tools for Housing

- Mixed-Use Zoning (146)
- Workforce Housing Multi-family Overlay District (33)
- Inclusionary Zoning (50)
- Density Bonus (72)
- Cluster Development (179)
- Form-Based Code (8)
- Accessory Dwelling Unit Ordinance – detached (113)
- Planned Unit Development (42)
- Transfer of Development Rights (7)
- Village Plan Alternative Subdivision (4)



[nhhousingtoolbox.org](http://nhhousingtoolbox.org)

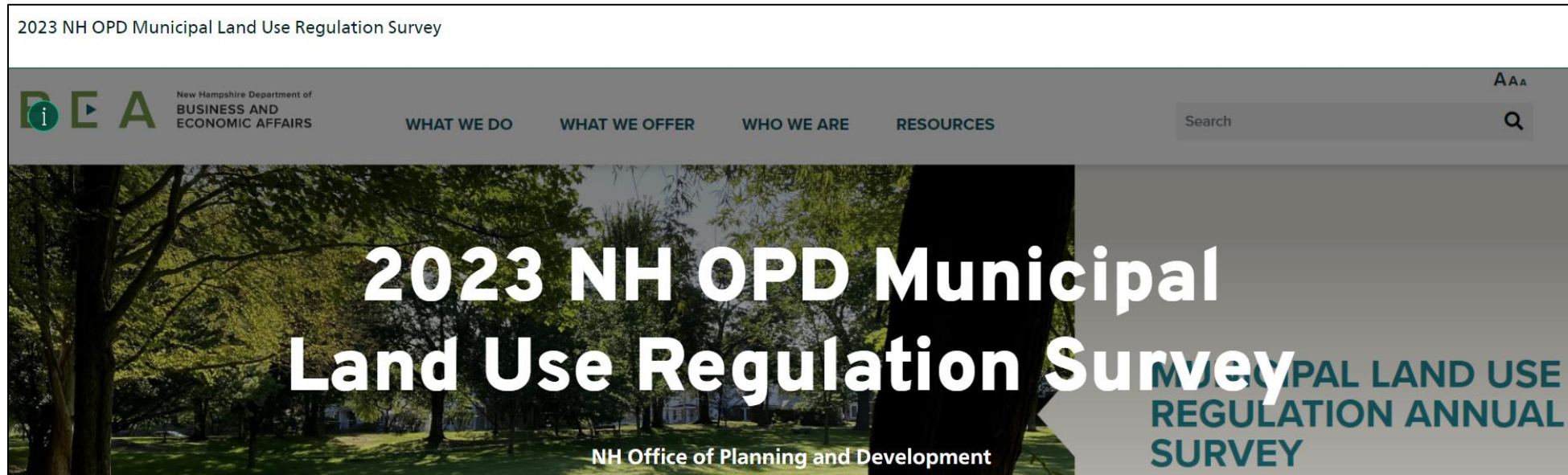
# Conclusions

- Many 2023 zoning changes pertain to where and how housing is regulated across the state.
- Some communities rolled back housing incentives
- Many communities are utilizing innovative planning and zoning approaches to increase opportunities in their communities, while planning proactively for the future.
- 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

# How to View the Survey Results

- All survey data is accessible on the Municipal Land Use Regulation Survey [webpage](#)
- Story Map – Coming soon
- Interactive Map
- Community-by-Community Snapshots
- Table of Zoning Amendments Adopted in 2023
- Topic Specific Tables

# Story Map



# Interactive Map

2023 NH Municipal Land Use Regulations Survey. (Click on the menu in the top left corner and then About icon to find instructions on how to use the map).

**Land Use Regulations/Documents**

- Agricultural Preservation Ordinance Layer 2023
- Capital Improvements Plan Layer 2023
- Driveway Regulations Layer 2023
- Excavation Regulations Layer 2023
- Floodplain Development Ordinance Layer 2023
- Historic District Ordinance Layer 2023
- Master Plan Layer 2023
- Recreational Ordinance Layer 2023
- Site Plan Regulations Layer 2023
- Subdivision Regulations Layer 2023
- Wireless Telecommunications Ordinance Layer 2023
- Zoning Ordinance Layer 2023

**Regional Planning Commissions**

**Land Use Regulations/Documents**

**Zoning Ordinance Layer 2023**

**Municipality Layer**

**Zoning Ordinance: Concord**

Zoom to

|                   |           |
|-------------------|-----------|
| NAME              | Concord   |
| County            | Merrimack |
| RPC               | CNHRPC    |
| Zoning Ordinance  | TRUE      |
| Adoption Date     | 13-Dec-30 |
| Date Last Amended | 16-Nov-23 |
| URL               | View      |

Selected features: 1

20 mi

VCGI, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, NPS, USFWS Powered by Esri

# Community-by-Community Snapshot

### 2023 Municipal Land Use Regulation Survey

Municipality Name **Acworth** Date Completed **1/26/2024** Reviewed

#### Municipality Contact Information

First Name **Kathy** Last Name **Bradt**  
 Title **Selectman** Phone: **835-6879**  
 E-mail Address **townoff@sover.net** Municipality Website **https://www.acworthnh.net/**  
 Mailing Address **PO Box 37** RPC Region **JVLSRPC**  
 Town/City **Acworth** RPC Member?   
 State **NH** Zip Code **03601-0037** 2022 Population **659**

#### Municipal Planning Organizational Structure

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)  Energy Committee-Commission (RSA 38-D:2)  
 Zoning Board of Adjustment (RSA 673-1)  Heritage Commission (RSA 674-4-a)  
 Agricultural Commission (RSA 674-4-a)  Historic District Commission (RSA 673-4; 674-4-a)  
 Broadband Committee  Housing Commission/Committee (RSA 674-44-H)  
 Conservation Commission (RSA 36-A:2)  Parks/Recreation Commission (RSA 35-B:4)

#### Land Use Regulations/Documents

| Regulation/Document                                           | Last Amended | On File                             | Website Link                                                                                                                                                                                        |
|---------------------------------------------------------------|--------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> Capital Improvements Plan | 11/27/2023   | <input checked="" type="checkbox"/> | <a href="https://www.acworthnh.net/files/ugd/a327e9_d116c8ed59492436e87961951ac26770b.pdf">https://www.acworthnh.net/files/ugd/a327e9_d116c8ed59492436e87961951ac26770b.pdf</a>                     |
| <input checked="" type="checkbox"/> Driveway Regulations      | 11/30/2012   | <input checked="" type="checkbox"/> | <a href="https://docs.wixstatic.com/ugd/a327e9_b164049b678442ebba193292ab25f84.pdf">https://docs.wixstatic.com/ugd/a327e9_b164049b678442ebba193292ab25f84.pdf</a>                                   |
| <input checked="" type="checkbox"/> Excavation Regulations    | 10/29/2006   | <input checked="" type="checkbox"/> | <a href="https://docs.wixstatic.com/ugd/a327e9_d071d2166de3462cae8008d011fa765.pdf">https://docs.wixstatic.com/ugd/a327e9_d071d2166de3462cae8008d011fa765.pdf</a>                                   |
| <input checked="" type="checkbox"/> Floodplain Ordinance      | 3/14/2006    | <input checked="" type="checkbox"/> | <a href="https://www.acworthnh.net/files/ugd/a327e9_91508f7d90b145b93ae2635c573ae0d61.pdf">https://www.acworthnh.net/files/ugd/a327e9_91508f7d90b145b93ae2635c573ae0d61.pdf</a>                     |
| <input type="checkbox"/> Historic District Ordinance          |              | <input type="checkbox"/>            |                                                                                                                                                                                                     |
| <input checked="" type="checkbox"/> Master Plan               | 10/1/2019    | <input checked="" type="checkbox"/> | <a href="https://sfd45eac-091c-431c-86d0-c0533774802.filesusr.com/ugd/a327e9_f424e1ee50e48290d12071">https://sfd45eac-091c-431c-86d0-c0533774802.filesusr.com/ugd/a327e9_f424e1ee50e48290d12071</a> |
| <input checked="" type="checkbox"/> Site Plan Regulations     | 5/27/2009    | <input checked="" type="checkbox"/> | <a href="https://docs.wixstatic.com/ugd/a327e9_3bd8b77c69924179192b28a33ae34.pdf">https://docs.wixstatic.com/ugd/a327e9_3bd8b77c69924179192b28a33ae34.pdf</a>                                       |
| <input checked="" type="checkbox"/> Subdivision Regulations   | 7/22/2019    | <input checked="" type="checkbox"/> | <a href="https://sfd45eac-091c-431c-86d0-c0533774802.filesusr.com/ugd/a327e9_372dc4768e433aa017e45">https://sfd45eac-091c-431c-86d0-c0533774802.filesusr.com/ugd/a327e9_372dc4768e433aa017e45</a>   |
| <input checked="" type="checkbox"/> Telecommun. Ordinance     | 3/12/2013    | <input checked="" type="checkbox"/> | <a href="https://www.acworthnh.net/files/ugd/a327e9_91508f7d90b145b93ae2635c573ae0d61.pdf">https://www.acworthnh.net/files/ugd/a327e9_91508f7d90b145b93ae2635c573ae0d61.pdf</a>                     |
| <input checked="" type="checkbox"/> Zoning Ordinance          | 3/28/2023    | <input checked="" type="checkbox"/> | <a href="https://www.acworthnh.net/files/ugd/a327e9_91508f7d90b145b93ae2635c573ae0d61.pdf">https://www.acworthnh.net/files/ugd/a327e9_91508f7d90b145b93ae2635c573ae0d61.pdf</a>                     |

#### Master Plan Topics

Vision (required)  Cultural/Historic Resources  Natural Hazards  Transportation  
 Land Use (required)  Economic Development  Natural Resources  Utilities/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: **Population**

### 2023 Municipal Land Use Regulation Survey

Municipality Name **Acworth** Date Completed **1/26/2024** Reviewed

#### Housing Information

Regulate accessory dwelling units in zoning ordinance (RSA 674-72)  Detached ADU's Permitted  Are ADUs allowed as of right, by conditional use permit or special exception?  as-of-right  
 ADU or principal dwelling required to be owner-occupied

Workforce/affordable housing ordinance (RSA 674-58)  Workforce-affordable housing multi-family overlay district  Inclusionary Zoning (RSA 674.21)  
 Age-Restricted Housing Regulations  Regulate Short-Term rentals (i.e. Airbnb)  Regulate Tiny Houses

#### Building Code Information

Local enforcement of the state building code (RSA 674:51) Building Code Adoption/Amended Date \_\_\_\_\_  
 On File?  Website Link \_\_\_\_\_

#### Land Use Board Fees

All Land Use Boards' fees are posted (RSA 673:16) Website Link [https://www.acworthnh.net/files/ugd/a327e9\\_500c24f1f89a](https://www.acworthnh.net/files/ugd/a327e9_500c24f1f89a)

#### Economic Development

Economic Development Staff  Economic Development Committee  Downtown Revitalization Committee  
 Community Revitalization Tax Relief Incentive Program (RSA Type of 79-E district? (i.e. downtown, town center, central business district, and/or village center) \_\_\_\_\_)  
 Coastal Resilience Incentive Zone (RSA 79-E:4-a)  Residential Property Revitalization Zone (RSA 79-E:4-b)  Housing Opportunity Zone (RSA 79-E:4-c)  
 Tax Increment Finance (TIF) Districts (RSA 162-K)  Public Water System  Public Sewer System

#### Planning/Development Techniques

Architectural Design Standards  Form-Based Code  Phased Development (RSA 674:21)  Steep Slope/Ridgepole Protection  
 Agricultural Preservation Ordinance  Growth Management Ordinance (RSA 674:22)  Planned Unit Development (RSA 674:21)  Stormwater Management Ordinance  
 Cluster Development (Conservation/Open Space Development) (RSA 674:21)  Impact Fees (RSA 674:21)  Preserving Dark Skies/Outdoor Lighting Ordinance  Transfer of Development Rights (RSA 674:21)  
 Complete Streets  Low Impact Development  Recreation Ordinance  Village Plan Alternative Subdivision (RSA 674:21)  
 Conservation Zoning  Mixed-Use Zoning  Sign Regulations  Other \_\_\_\_\_  
 Density Bonuses  Performance Standards (RSA 674:21)  Soil-Based Lot Size \_\_\_\_\_

#### Water and Shoreland Regulations

Groundwater and/or Aquifer Protection Ordinance Maximum Impervious coverage (%) \_\_\_\_\_  
 Shoreland Protection Ordinance Primary building setback (feet) **100 feet**  
 Surface Water Protection Ordinance Primary buffer distance from water supply (feet) **100 feet**



# Zoning Amendments Adopted in 2023

| Municipality Name | County       | RPC    | Comments                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------|--------------|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Allenstown        | Merrimack    | CNHRPC | 3/09/21: The legislative body has not approved any additional regulations, the Planning Board does have agenda items that will discuss tiny houses and possible short term rentals in 2021. The Zoning Ordinance was reviewed in it's entirety and adjusted for clarification purposes, with possible minor changes to be presented to the voters in March 2022.                                                                                                                                 |
| Alstead           | Cheshire     | SwRPC  | 3/09/21: added term "Event Center" as a definition and a use allowed by SE in all districts; added term "Short Term Lodging Facility" as rental for less than 30 consecutive days (replacing old terminology) and related changes in other articles referring to this use (definitions, allowed uses, parking, SE requirements. Restricted non-conforming structure expansion to no less than 10ft from the property line.                                                                       |
| Alton             | Belknap      | LRPC   | 3/9/21: Amended what districts Amusement Use is allowed in - Indoor/Outdoor, Firewood Processing, Lumber Yard, Outdoor Recreation; clarified shoreland setback and roadside setback requirements, clarified the threshold of increasing the number of bedrooms for non-conforming uses.                                                                                                                                                                                                          |
| Amherst           | Hillsborough | NRPC   | 10/6/21: Adopted Planned Residential Development Ordinance to encourage clustering of homes with up to 25% density above base density and open space preservation                                                                                                                                                                                                                                                                                                                                |
| Atkinson          | Rockingham   | RPC    | 06/16/2021: Voted to amend Site Plan and Subdivision Regs by adding post construction stormwater management standards.<br>03/09/21: Voted NO on adding a use of Long Term Care Facilities, regulations for developing it and several definitions related to that use.                                                                                                                                                                                                                            |
| Bedford           | Hillsborough | SNHPC  | 3/9/21: Performance Zone building height reduction approved; River Corridor Smart Growth District removed; Planning Board membership reduction to 7 members approved.                                                                                                                                                                                                                                                                                                                            |
| Bethlehem         | Grafton      | NCC    | 3/09/21: permitted by special exception manufactured housing that meets the Federal HUD standards of 2000 to be located on individual lots (only on slab or foundation) outside of a manufactured housing subdivision in all districts but 1-Main Street District; clarified Special Exception granting criteria to meet the statutory requirements.                                                                                                                                             |
| Boscawen          | Merrimack    | CNHRPC | 3/9/21: removed requirement of 15 ft separation b/ween 2 unattached buildings on one parcel, and removed the word 'unregistered' from the motor vehicle junkyard definition.                                                                                                                                                                                                                                                                                                                     |
| Bow               | Merrimack    | CNHRPC | 3/10/21: All excavations now strictly per RSA 155-E; rezoned Business Development District to General Industrial; require certified foundation plan for new residential; reduced lot sizes and frontages for lots with municipal water and or sewer; rewrite of vernal pool definition and Wetlands Conservation District ordinance.                                                                                                                                                             |
| Brentwood         | Rockingham   | RPC    | 3/9/21: Changed ZBA meeting schedule to call of the chair; clarified that minimum ADU size is 750 s.f.; revised wetland buffer to be based on functional valuation formula based upon the wetland's performance; amended ZO to allow agriculture/forestry in town center zone by special exception                                                                                                                                                                                               |
| Bristol           | Grafton      | LRPC   | 3/9/21: updated floodplain ordinance; added optional removal bond to PWSF ordinance; clarified when multiple uses are allowed on a single lot; replace the term "lot coverage by structures" with "impervious cover"; adjusted maximum area of impervious cover in each zoning district; eliminated definition of stables; amended definition of "Yard Sale, Barn Sale, Garage Sale"; amended definition of temporary signs and sign ordinance to be consistent with federal law governing signs |
| Brookfield        | Carroll      | SRPC   | 3/20/21: Amended Article III(A)(3)(b) to require that main dwelling units have a foundation constructed with a minimum 4' tall frost wall of 8" minimum thickness; Amended Article II(A)(3)(c) to clarify that lots in the RA-1 District must have 250 feet of contiguous frontage on a Class V or private road in order to be a building lot; and that lots fronting on Kingswood                                                                                                               |

# Topic Specific Tables

|    | A                | B            | C       | D                              | E             | F                   | G | H |
|----|------------------|--------------|---------|--------------------------------|---------------|---------------------|---|---|
| 1  | MunicipalityName | County       | RPC     | Solar Energy Systems Ordinance | Rooftop Solar | Groundmounted Solar |   |   |
| 2  | Allenstown       | Merrimack    | CNHRPC  | TRUE                           | TRUE          | TRUE                |   |   |
| 3  | Alton            | Belknap      | LRPC    | TRUE                           | TRUE          | TRUE                |   |   |
| 4  | Antrim           | Hillsborough | SwRPC   | TRUE                           | FALSE         | FALSE               |   |   |
| 5  | Barrington       | Strafford    | SRPC    | TRUE                           | TRUE          | TRUE                |   |   |
| 6  | Bristol          | Grafton      | LRPC    | TRUE                           | FALSE         | FALSE               |   |   |
| 7  | Concord          | Merrimack    | CNHRPC  | TRUE                           | TRUE          | TRUE                |   |   |
| 8  | Conway           | Carroll      | NCC     | TRUE                           | TRUE          | TRUE                |   |   |
| 9  | Cornish          | Sullivan     | UVLSRPC | TRUE                           | TRUE          | TRUE                |   |   |
| 10 | Dover            | Strafford    | SRPC    | TRUE                           | TRUE          | TRUE                |   |   |
| 11 | Dublin           | Cheshire     | SwRPC   | TRUE                           | TRUE          | FALSE               |   |   |
| 12 | Effingham        | Carroll      | LRPC    | TRUE                           | TRUE          | TRUE                |   |   |
| 13 | Fitzwilliam      | Cheshire     | SwRPC   | TRUE                           | TRUE          | TRUE                |   |   |
| 14 | Freedom          | Carroll      | LRPC    | TRUE                           | TRUE          | TRUE                |   |   |
| 15 | Grantham         | Sullivan     | UVLSRPC | TRUE                           | FALSE         | FALSE               |   |   |
| 16 | Hampton          | Rockingham   | RPC     | TRUE                           | TRUE          | TRUE                |   |   |
| 17 | Hanover          | Grafton      | UVLSRPC | TRUE                           | TRUE          | TRUE                |   |   |
| 18 | Harrisville      | Cheshire     | SwRPC   | TRUE                           | TRUE          | TRUE                |   |   |
| 19 | Henniker         | Merrimack    | CNHRPC  | TRUE                           | TRUE          | TRUE                |   |   |
| 20 | Hollis           | Hillsborough | NRPC    | TRUE                           | TRUE          | TRUE                |   |   |
| 21 | Hooksett         | Merrimack    | SNHPC   | TRUE                           | TRUE          | TRUE                |   |   |
| 22 | Hopkinton        | Merrimack    | CNHRPC  | TRUE                           | TRUE          | TRUE                |   |   |
| 23 | Lebanon          | Grafton      | UVLSRPC | TRUE                           | TRUE          | TRUE                |   |   |
| 24 | Lincoln          | Grafton      | NCC     | TRUE                           | TRUE          | TRUE                |   |   |
| 25 | Middleton        | Strafford    | SRPC    | TRUE                           | TRUE          | TRUE                |   |   |
| 26 | Milford          | Hillsborough | NRPC    | TRUE                           | TRUE          | TRUE                |   |   |
| 27 | New Boston       | Hillsborough | SNHPC   | TRUE                           | TRUE          | TRUE                |   |   |
| 28 | New London       | Merrimack    | UVLSRPC | TRUE                           | TRUE          | TRUE                |   |   |
| 29 | Newington        | Rockingham   | RPC     | TRUE                           | FALSE         | TRUE                |   |   |
| 30 | North Hampton    | Rockingham   | RPC     | TRUE                           | TRUE          | TRUE                |   |   |
| 31 | Ossipee          | Carroll      | LRPC    | TRUE                           | FALSE         | TRUE                |   |   |
| 32 | Pelham           | Hillsborough | NRPC    | TRUE                           | FALSE         | TRUE                |   |   |
| 33 | Peterborough     | Hillsborough | SwRPC   | TRUE                           | TRUE          | TRUE                |   |   |
| 34 | Plainfield       | Sullivan     | UVLSRPC | TRUE                           | TRUE          | TRUE                |   |   |
| 35 | Plaistow         | Rockingham   | RPC     | TRUE                           | TRUE          | TRUE                |   |   |
| 36 | Rye              | Rockingham   | RPC     | TRUE                           | TRUE          | TRUE                |   |   |
| 37 | Sanbornton       | Belknap      | LRPC    | TRUE                           | TRUE          | TRUE                |   |   |
| 38 | Seabrook         | Rockingham   | RPC     | TRUE                           | FALSE         | TRUE                |   |   |
| 39 | Sharon           | Hillsborough | SwRPC   | TRUE                           | TRUE          | TRUE                |   |   |

| Name                                          | ↑ |
|-----------------------------------------------|---|
| 1 Municipal Planning Organizational Structure |   |
| 2 Land Use Regulations and Documents          |   |
| 3 Master Plan Topics                          |   |
| 4 Housing Information                         |   |
| 5 Building Code Information                   |   |
| 6 Municipal Land Use Fees Posted              |   |
| 7 Economic Development                        |   |
| 8 Planning and Development Techniques         |   |
| 9 Water & Shoreland Regulations               |   |
| 10 Energy information                         |   |

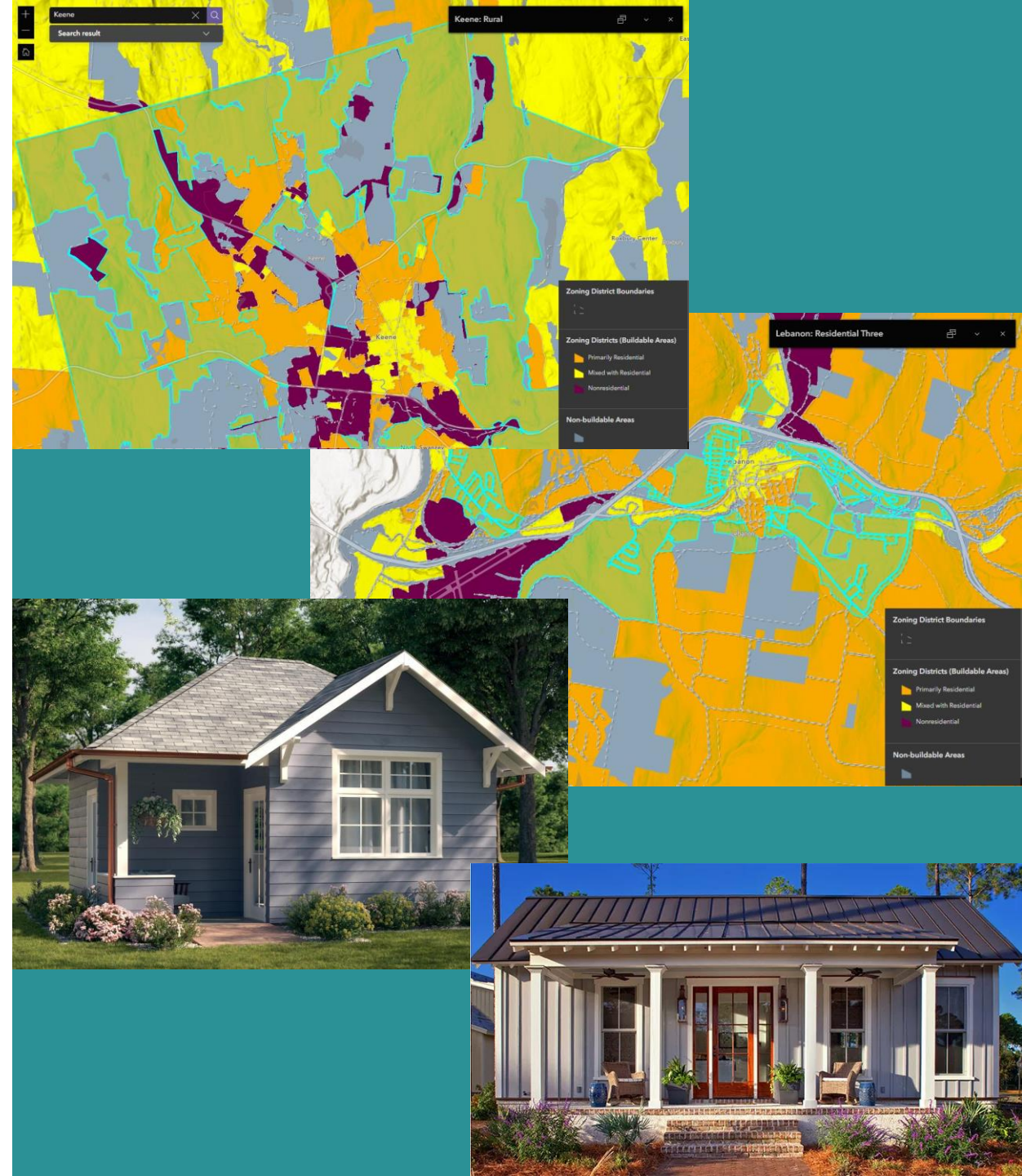


# Examples of Housing Related Zoning Changes Adopted in 2023

# Single-Family Zoning Changes

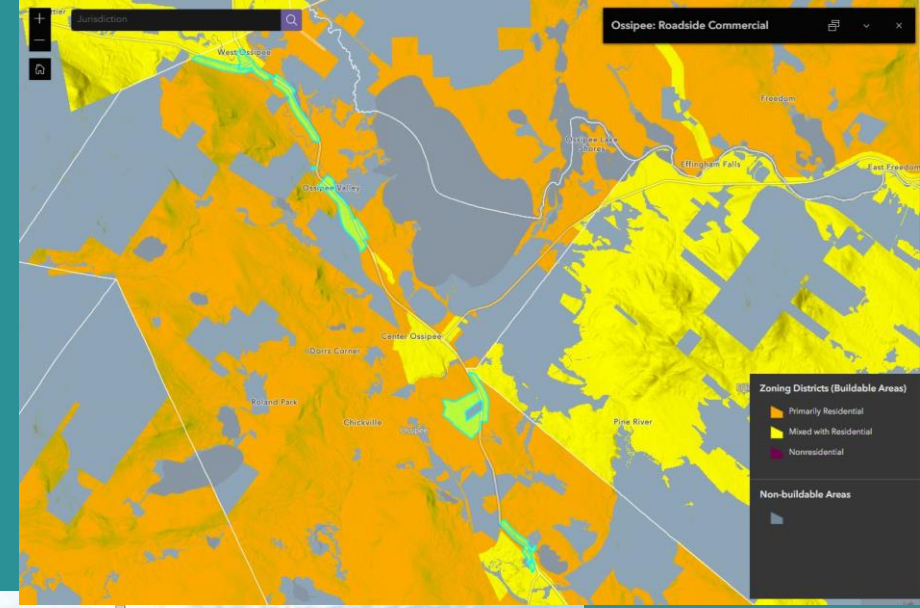
**Keene** reduced minimum lot size from 5 to 2 acres in its low density rural district

**Lebanon** now allows 1,500 SF cottage-style homes in clusters on lots as small as 20,000 sq. ft. via CUP



# Two-Family Zoning Changes

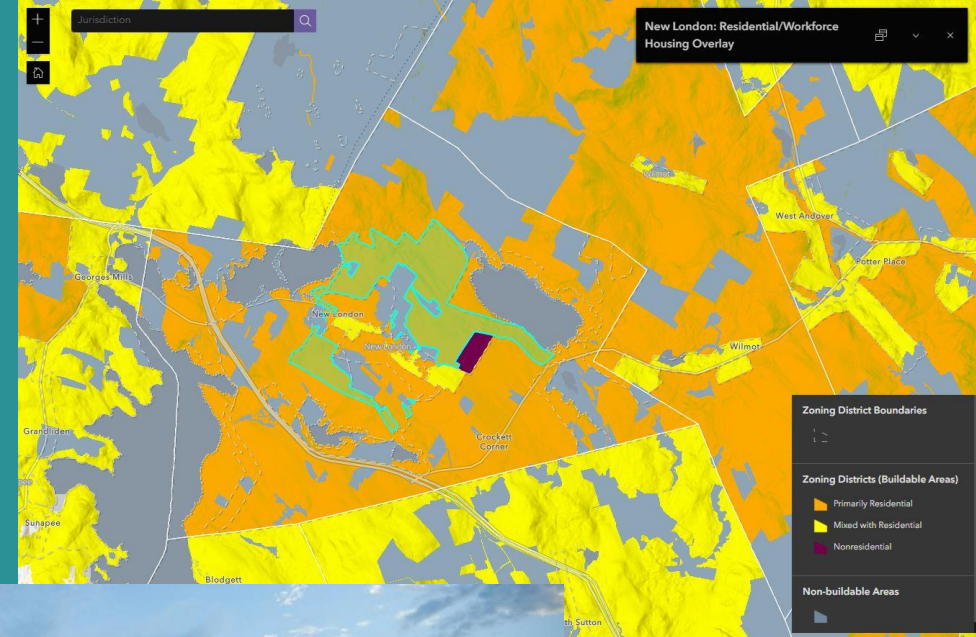
**Ossipee** now allows duplexes by-right in the Commercial and Roadside Commercial districts, the only remaining zoning districts in Ossipee where they were previously prohibited.





# Multi-Family Zoning Changes

**New London amended its Workforce Housing Overlay District to provide density bonuses, permit a greater range of multi-family housing by conditional use permit, and flexibility for the planning board to decrease dimensional requirements including minimum lot size for workforce housing.**

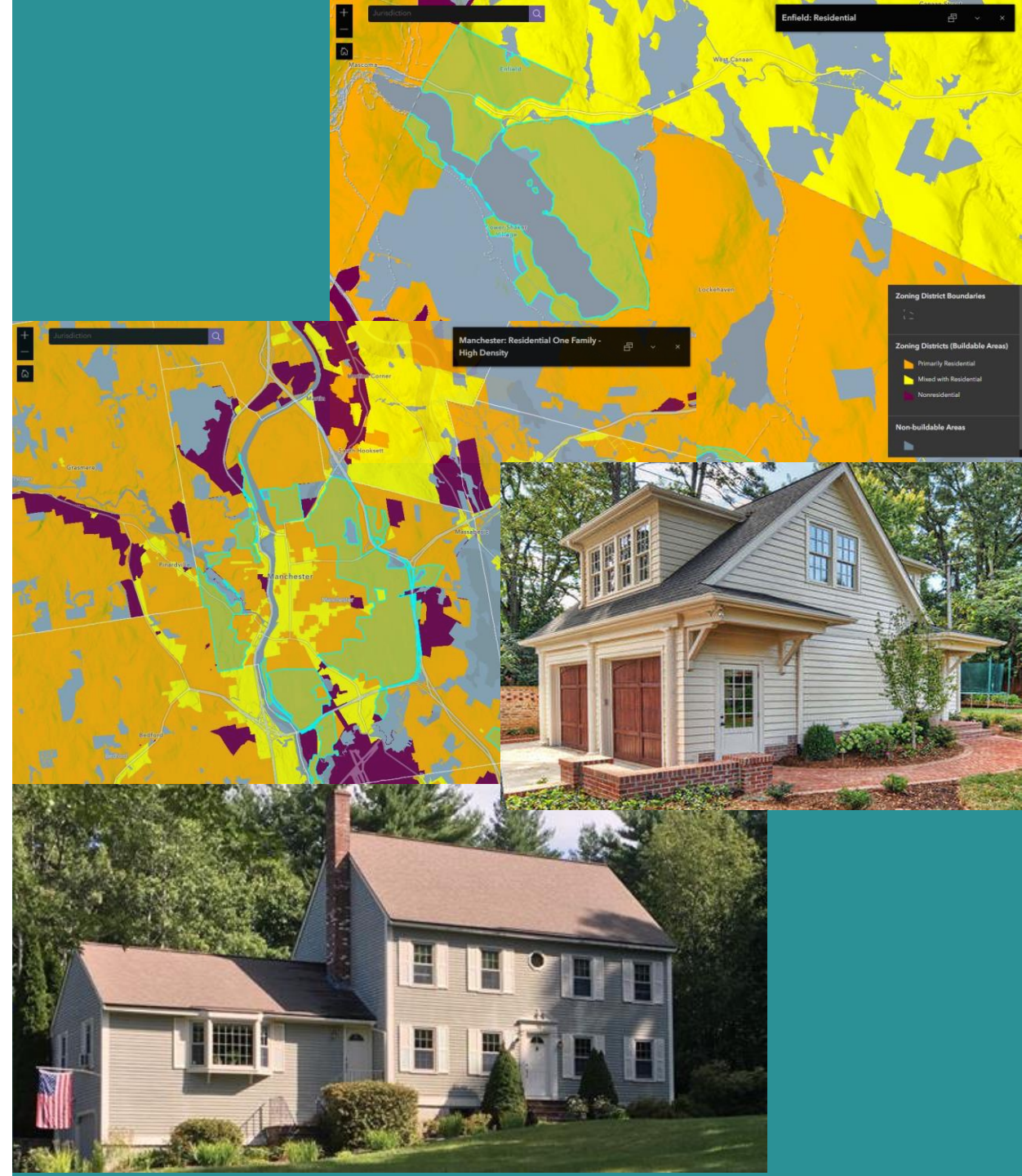




# ADU Zoning Changes

**Enfield** now allows two ADUs, including one detached.

**Manchester** increased the allowed size of ADUs, expanded permitted locations with lots of record, reduced parking requirements, and more.

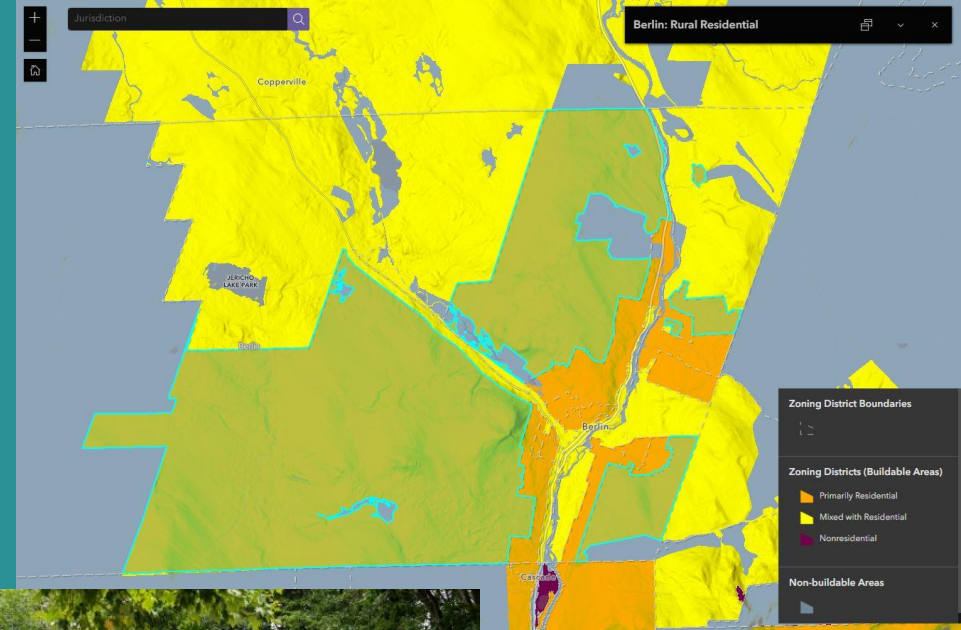




# Manufactured Housing Zoning Changes

**Berlin** now allows Manufactured Housing on any residential lot.

**Lebanon's** Manufactured Housing Park ordinance now allows for neighborhoods with 5,000 SF lots and reduced paved road widths.



# 2024 Preliminary Findings

- High number of communities adopted housing related zoning changes in 2024:
  - ADUs: Allowing detached ADUs and 2 ADUs; increasing maximum square footage of ADUs
  - Mixed-Use Zoning: Creation of new mixed-use districts which allow diverse housing types,
  - Increased density for areas on water & sewer, provide density bonuses and other incentives for workforce housing
  - Parking: Reduction in number of required off-street parking spaces for ADUs, flexible parking requirements which are market/demand-driven
  - Lot Size: Reduction in minimum lot sizes in rural districts and for areas on water/sewer
  - Alternative housing types: tiny houses, cluster housing, cottage courts, etc.
- House related zoning changes were defeated in some communities and a few communities increased their minimum lot sizes in certain districts

# Interactive Map Tutorial

2023 NH Municipal Land Use Regulations Survey. (Click on the menu in the top left corner and then About icon to find instructions on how to use the map).

Regional Planning Commissions

- > Municipal Organization Structure
- > Land Use Regulations/Documents
- > Local Building Code Enforcement
- > Local Land Use Fees
- > Economic Development
- > Housing Information
- > Planning and Development Techniques
- > Water and Shoreland Protection Regulations
- > Alternative Energy Information

Municipality Layer

Regional Planning Commissions

Municipality Layer

Selected features: 0

Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, NPS, USFWS Powered by Esri



# InvestNH Housing Opportunity Planning Grant Program

Grants to fund a consultant to work on activities related to housing, including:

- Update the housing, land use, and vision sections of the master plan
- Conduct a housing needs assessment or analysis
- Audit land use regulations
- Create new or amend existing land use regulations



More information can be found at [nhhopgrants.org](https://nhhopgrants.org) or at the QR code below:



**Application deadline: September 30<sup>th</sup>**

**For questions e-mail [info@NHHOPGrants.org](mailto:info@NHHOPGrants.org)**

# Resources

- [OPD Website](#)
  - [Planning and Zoning Training](#)
  - [Zoning Amendment Calendars](#) – *2025 calendars will be published in late August*
  - [Municipal Land Use Regulation Survey](#)
  - [OPD YouTube Channel](#)
- [InvestNH Housing Opportunity Planning \(HOP\) Grants](#)
- [Resilient Land Use Guide for New Hampshire](#)
- [New Hampshire Housing Toolbox](#)
- [New Hampshire Zoning Atlas](#)

# Contact Information

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**Q&A**

**THANK YOU**