

# FARMINGTON PROPOSED ZONING AMENDMENTS



THE TOWN OF  
FARMINGTON  
NEW HAMPSHIRE

The Farmington Planning Board has put forth a series of proposed Zoning Amendments that seek to address the current housing shortage. These changes include: minimum lot size requirements; clarifying density calculations for different housing types; and density bonuses for districts with municipal utilities (water/sewer).

The changes below are addressed by district; however, please note that some districts may have more than one proposed amendment and it's presented in parts.



## AMENDMENT 1. AGRICULTURAL DISTRICT

**Warrant Article Summary (Contiguous Area):** Lots where residential development will occur, which do not have access to water/sewer, must be built within the 40,000 square feet of contiguous buildable area to the maximum extent possible. This includes: structures, sewage disposal, leach fields, and water supply.

**Why Change?** Currently, the regulations only require that an applicant show that a 40,000 square foot area can exist on the lot, but does not require that the development be built in that area.

**Goal:** To encourage high-quality housing developments that reduce impacts to wetlands and other environmentally sensitive areas.

# AMENDMENT 2. SUBURBAN DISTRICT

## CURRENT ZONING: REQUIRES ONE ACRE PER UNIT



**SINGLE FAMILY**

1 Acre



**DUPLEX**

2 Acres



**MULTI-FAMILY**

3+ Acres

## PROPOSED CHANGES: ONE DWELLING UNIT PER...



**SINGLE FAMILY**

1 Acre



**DUPLEX**

1/2 Acre



**MULTI-FAMILY**

1/3 Acre

**Warrant Article Summary (Part 1 - Density Requirements):** This amendment would allow a single family, duplex, or multi-family unit to be built on a minimum lot size of one acre.

**Why change?** Currently, the zoning in this district makes it difficult to build additional housing because it requires such a large amount of land per dwelling unit.

**Goal:** This change would allow for more flexibility when building duplexes or multi-family and aims to address housing shortages.

**Warrant Article Summary (Part 2 - Density Bonuses):** Where town water and/or sewer utilities are available, the minimum acreage requirements for density for all housing types, except single-family residential, may be reduced by 25% for each utility.

**Why change?** This would provide additional flexibility to allow a larger number of housing units on a lot if there is access to water and/or sewer and encourage more dense development in urban areas with existing infrastructure.

**Goal:** To create a greater diversity of housing options.



**Warrant Article Summary (Part 3 - Contiguous Area):** Lots where residential development will occur, which do not have access to water/sewer, must be built within the 30,000 square feet of contiguous buildable area to the maximum extent possible. This includes: structures, sewage disposal, leach fields, and water supply.

**Why change?** Currently, the regulations only require that an applicant show that a 30,000 square foot area can exist on the lot, but does not require that the development be built in that area.

**Goal:** To encourage high-quality housing developments that reduce impacts to wetlands and other environmentally sensitive areas.

# AMENDMENT 3. RURAL DISTRICT

**Warrant Article Summary (Part 1 - Contiguous Area):** Lots where residential development will occur, which do not have access to water/sewer, must be built within the 30,000 square feet of contiguous buildable area to the maximum extent possible. This includes: structures, sewage disposal, leach fields, and water supply.

**Why change?** Currently, the regulations only require that an applicant show that a 30,000 square foot area can exist on the lot, but does not require that the development be built in that area.

**Goal:** To encourage high-quality housing developments that reduce impacts to wetlands and other environmentally sensitive areas.

**Warrant Article Summary (Part 2 - Density Bonuses):** Where town water and/or sewer utilities are available, the minimum acreage requirements for density for all housing types, except single-family residential, may be reduced by 25% for each utility.

**Why change?** This would provide additional flexibility to allow a larger number of housing units on a lot if there is access to water and/or sewer and encourage more dense development in urban areas with existing infrastructure.

**Goal:** To create a greater diversity of housing options.

# AMENDMENT 4. URBAN DISTRICT

## CURRENT ZONING: REQUIRES AN ACRE PER UNIT *(ASSUMES NO CONNECTION TO WATER AND SEWER)*



**SINGLE FAMILY**

1 Acre



**DUPLEX**

2 Acres



**MULTI-FAMILY**

3+ Acres



**MIXED USE**

1 Acre

## PROPOSED CHANGES: ONE DWELLING UNIT PER...



**SINGLE FAMILY**

30,000 SF



**DUPLEX**

15,000 SF



**MULTI-FAMILY**

10,000 SF



**MIXED USE**

5,000 SF

**Warrant Article Summary (Part 1 - Density Requirements):** This amendment clarifies density criteria for all housing types and allows for a single family, duplex, multi-family, or mixed-use unit to be built on a minimum lot size of 30,000 square feet.

**Why change?** Currently, the zoning in this district makes it difficult to build additional housing because it requires such a large amount of land per dwelling unit.

**Goal:** This change would allow for more flexibility when building duplexes, multi-family, or mixed-use and aims to address housing shortages.

**Warrant Article Summary (Part 2 - Density Bonuses):** Where town water and/or sewer utilities are available, the minimum acreage requirements for density for all housing types, except single-family residential, may be reduced by 25% for each utility.

**Why change?** This would provide an incentive to build duplexes and multifamily if they have access to water and sewer and would allow for more flexible zoning.

**Goal:** To create incentives for utility connections and allow for more housing opportunities.

# AMENDMENT 5. VILLAGE CENTER

## CURRENT ZONING: ONLY SPECIFIES MIXED USE



**SINGLE FAMILY**

N/a



**DUPLEX**

N/a



**MULTI-FAMILY**

N/a



**MIXED USE**

850 SF

## PROPOSED CHANGES: ONE DWELLING UNIT PER...



**SINGLE FAMILY**

8,000 SF



**DUPLEX**

4,000 SF



**MULTI-FAMILY**

2,500 SF



**MIXED USE**

850 SF

### Warrant Article Summary (Part 1 - Density Requirements):

This amendment establishes density criteria for all housing types and would allow a single family, duplex, multi-family, or mixed-use unit to be built on a minimum lot size of 8,000 square feet.

**Why change?** Currently, the zoning is unclear of the density criteria on several housing types and may lead to confusion and misinterpretation.

**Goal:** This change would allow for more flexibility when building duplexes, multi-family, or mixed-use and aims to address housing shortages.



### Warrant Article Summary (Part 2 - Special Consideration):

Lots that rely on Main Street, Central Street, and Spring Street to satisfy their street frontage are prohibited to have residential uses unless they are considered mixed use and located above a commercial or non-residential use on the 1st floor. Any existing commercial or non-residential uses on the first floor cannot be converted to residential on the first floor.

**Why change?** This change will allow for more clarity for the downtown area and for businesses that have commercial uses on the lower level.

**Goal:** Easier navigation of the zoning ordinance for businesses looking to incorporate residential development and mixed use in the Village Center.

# AMENDMENT 6. COMMERCIAL BUSINESS

**Warrant Article Summary:** Establishes a density criteria for mixed-use of one dwelling unit per 1,000 square feet of gross floor area of available commercial space within the same building that must be located on the 2nd floor or above, with a minimum unit size of 750 SF.

**Why change?** Mixed use is already an allowed use in this district, and this amendment is to provide clarity on how many units are permitted.

**Goal:** The goal remains to focus on encouraging commercial and industrial uses along Route 11 while also being open to some residential uses as part of a mixed use proposal.

# AMENDMENT 7. REAR LOT PROVISION



**Warrant Article Summary:** To allow duplexes as part of a rear lot subdivision in all residential zoning district except the Agricultural district.

**Why change?** Currently, the rear lot provision is limited to only single family residential and doesn't allow for flexibility when it comes to other residential housing types.

**Goal:** To provide additional flexibility with rear lot subdivisions pertaining to duplexes and allow for more housing opportunities.

## What's Next?

All the proposed zoning amendments are available to review on the [Town's website](#). Hard copies can be obtained in the Planning Department. In March, voters will vote on the amendments at the March 12, 2024 Town Meeting.

## Questions about the proposed zoning amendments?

Contact Kyle Pimental at: [KPimental@Strafford.org](mailto:KPimental@Strafford.org)

**Town Voting will be held at the Town Hall located at 531 Main Street**

**Date: March 12th**

**Time: 8am - 7pm**

\*\*\*Research and development of this year's zoning amendments were assisted by the Town's Housing Navigator, a role that is supported, in part by, the federal award number SLFRP0145 awarded to the State of New Hampshire by the U.S. Department of Treasury.