

New Ipswich Zoning Regs - Proposed Cluster Subdivision Affordable Housing Incentive Amendment (approved to move to Warrant)

Amend the Zoning Regulations, Article XIII General Provisions, by adding a new subsection 7 titled “Cluster Housing Subdivision Incentives” at the end of Section E Cluster Development, by **adding the text underlined in bold** as show below.

ARTICLE XIII: GENERAL PROVISIONS E. CLUSTER DEVELOPMENT

CLUSTER HOUSING DENSITY INCENTIVES

- a. **The Planning Board may approve additional density up to 40% of the allowable dwelling units/building lots, if the proposed development provides amenities that enhance the public welfare and public enjoyment.**
- b. **The lots/dwellings allowed by this provision must be affordable to a household with an income of no more than 100 percent of the median income. based on the dwelling type proposed. The applicant must demonstrate the proposed units would not require more than 30% of the renter/owner income based on the proposed household size - using census data or the NH Housing annual report on income limits. The mix of housing shall be consistent with RSA 674:58-61, regarding percentage of total units that may be studio and one bedroom units. (Lots sold without dwellings may not be sold for more than the town assessed value for a buildable lot at the time of sale).**
- c. **Deed restrictions regarding pricing affordability on rental or sale of home built under the incentive shall apply for-a period of 5 years after issuance of a certificate of occupancy and shall be registered with HCRD prior to issuance of a certificate of occupancy. (The restriction will also be noted on the assessors card for incentive lots and in the HOA covenants.)**
- d. **The total number of additional building lots is calculated by the percentage multiplier determined by the Planning Board using the density incentive worksheet which is applied to the total number of buildable lots identified in the yield calculation.**
- e. **The number of lots resulting from the density multiplier is the whole number generated from this calculation with no partial lots or rounding up.**

Density Incentive Worksheet

For every point, the applicant gains a 1% increase in density, up to a maximum of 40%.

<u>Proposal Component</u>	<u>Points</u>
<u>1. Providing Additional Conserved Space (one from this category if applicable)</u>	<u>25 max</u>
a. <u>Village plan alternative subdivision under RSA 674:21, where building occurs on 20 percent or less of the entire parcel available for development</u>	<u>25</u>
b. <u>Providing additional conserved space: From 66% to 75% of the total parcel as open space</u>	<u>15</u>
c. <u>Providing additional conserved space: From 55% to 65% of the total parcel as open space</u>	<u>10</u>
<u>2. Minimum of 25 percent of pre-incentive units are affordable (as defined in item b above), senior housing, or ADA accessible</u>	<u>25</u>
<u>3. Dedicating Prime Farmland or Soils of Statewide Importance (defined by NH GRANIT and soil data), or Unique Farmland (producing high value food and fiber crops such as apples, peaches, pear, berries, pumpkins, squash and tomatoes) as at least 75% of conserved open space</u>	<u>25</u>
<u>4. Public Access (providing one or more)</u>	<u>15 max</u>

a. <u>Providing public access to recreational trails within the subdivision (with parking area) or connecting recreational trails to adjacent off-site trails</u>	<u>10</u>
b. <u>Providing public access to recreational facilities such as playgrounds, fields, community gardens within the subdivision</u>	<u>15</u>
5. <u>Sidewalks and or extended shoulders to promote safe walking</u>	<u>15</u>
6. <u>Designing at least 30% of the building sites to take advantage of solar access</u>	<u>10</u>
7. <u>When building plans are part of the project, incorporating sustainable construction technologies, including heating and cooling systems.</u>	<u>5</u>