

**Proposed new Section 550 “Multi-Family Residential” to be added to the Town of Litchfield Zoning Ordinance:**

**550.00      *MULTI-FAMILY RESIDENTIAL OVERLAY DISTRICT***

*(Adopted March XX, 2013)*

550.01      *Purpose.* The purpose of this ordinance is to provide an opportunity for multi-family residences within the Town of Litchfield consistent with the Town’s single-family character. The intent is to identify ideal areas for commuters residing within the town of Litchfield where multi-family residences shall be permitted as an alternative to the permitted uses of the underlying zoning district. This Ordinance was established in order to meet the goals related to the provision of a diverse supply of housing set forth in the [Litchfield Master Plan](#), as amended. Additionally, NH statute requires communities to provide a reasonable opportunity for affordable Workforce Housing, including multi-family residences, in accordance with [RSA 674:58-61](#).

550.02      *District Boundaries.* The development of Multi-Family Residences, in accordance with the provisions of this Ordinance, is permitted within the following zoning districts as defined in the Litchfield Zoning Ordinance:

- a. Residential and Transitional Districts north of Leach Brook.
- b. Residential and Transitional Districts south of Page Road.

550.03      *Site Plan and Subdivision Review.* In each case where construction of a building for multi-family use, or alteration and rehabilitation of an existing structure for multi-family use, and/or the subdivision of land or property, the building inspector shall refer the applicant for a building permit to the Planning Board for site plan and/or subdivision review in accordance with the Site Plan Review and Subdivision Regulations in effect at the time of application. The Planning Board, after holding one or more public hearing(s) upon each application for site plan review, shall approve, approve with modifications, or disapprove said site plan and/or subdivision plan. When modifying or disapproving a site plan and/or subdivision plan after review, the Board shall enter its reason for the modification or disapproval into its records.

550.04      *Performance Standards.* Multi-family residential units shall be compatible in character, scale and design with existing homes in close proximity and abutting the proposed development. Building design shall maintain the existing single-family character of the neighborhood. Applicants must submit building elevations and landscaping plans to the planning board for review as part of their Site Plan Application.

550.05      *Availability of Municipal Water and Waste Water Systems.* Where available, applications for multi-family housing are expected to connect to existing municipal water supply and/or waste water systems. Where a connection is not possible to municipal water, applicants must demonstrate how they will meet current building code requirements for multi-family residential sprinkler systems. Where a connection is not possible to municipal waste water systems, applicants must demonstrate full compliance with the NH Department of Environmental Services’ Env-Wq 1000 Subdivision and Individual Sewage Disposal System Design Rules.

**TOWN OF LITCHFIELD, NH**  
**ZONING ORDINANCE**

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**551.00**      ***Permitted Uses.***

In the interest of providing a reasonable opportunity for a mix of affordable housing, multi-family residences are permitted, under the following terms of this Ordinance, in addition to the uses permitted within the underlying zoning districts.

**552.00**      ***Lot Requirements.***

552.01      *Area.* Minimum contiguous dry lot size is two (2) acres (87,120) for multi-family residences with three (3) dwelling units plus five-thousand (5,000) square feet for each additional dwelling unit. There shall be a maximum of six (6) dwelling units in any one building and density of 2.5 dwelling units per acre. There is no limit to the number of structures permitted per parcel so long as the application does not exceed the maximum density.

- a. ***Building Envelope/Buildable Area.*** The minimum contiguous area that is unencumbered by floodplain (FEMA FIRM 100-year Flood Hazard Zone), any setbacks, any right-of-way (R.O.W.), and/or any restrictive easements shall be 1.2 acres (52,272 ft<sup>2</sup>) for multi-family residences. NOTE: *The intent is to allow sufficient area for locating the principal dwelling unit and have ample area for yards and gardens, and additions and/or accessory structures (e.g. Garage, shed, pool, patio, porch, etc.)*

552.02      *Frontage.* Minimum frontage is two-hundred (200) feet for multi-family residences.

552.03      *Setbacks.* All structures, with the exception of fences, must be set back a minimum of fifty (50) feet from the front lot line and public rights-of-way, and twenty (20) feet from side and rear lot lines.

552.04      *Fences.* All fences must be six feet (6') or less in height and the finished side of the fence must face the abutting property.

552.05      *Building Height.* Maximum building height is thirty-five (35) feet.

**553.00**      ***Conflict and Severability.***

If any section of this Ordinance is found to be in conflict with any other section of the Ordinance or with any local, state, or federal regulation, the more stringent standard shall apply, with the exception of Section 500.00-502.04, Residential District, and Section 900.00-902.04, Transitional District, wherein this ordinance shall prevail for multi-family residential applications. The invalidity, unconstitutionality or illegality of any Section or provision of this Ordinance or of any zoning district boundary shown on the zoning map shall not have any affect upon the validity, constitutionality or legality of any other Section, provision or zoning district boundary.

