



Town of Jaffrey
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DRAFT

ZONING:

Add to definitions:

WORKFORCE HOUSING - As defined in RSA 674:58-61 is housing for sale which is affordable to a household with an income of no more than 100% of the median income for 4-person household for Cheshire County as published annually by the U.S. Department of Housing and Urban Development. Also including rental housing which is affordable to a household with an income of no more than 60% of the median income for a 3-person household for Cheshire County as published annually by the U.S. Department of Housing and Urban Development. Housing developments that exclude minor children from more than 20 percent of the units, or in which more than 50 percent of the dwelling units have fewer than two bedrooms, shall not constitute workforce housing.

Edit the following :

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5.3.6 Inns, hotels, and motels, including restaurants operated in connection therewith (in the rural, Residence "B," ~~and commercial districts~~).

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6.4 The lot size for two-family dwellings shall be twice that for single-family dwellings in the same district, **except where served by both water and sewer in which case the lot size shall remain that for a single family dwelling.**

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6.3 Minimum lot sizes for **multi-family buildings and** apartment houses except in the General Business District where Section ~~VI~~ **6.1** shall control, whether units are **rentals or** single, cooperative, or condominium ownerships:

6.3.1 One acre for the first living unit in a building, plus one-half acre for the second living unit in a building, plus an additional five thousand (5,000) square feet for each additional living unit in a building.

6.3.2 There shall be a maximum of eight (8) living units in a building, except in the rural districts where the maximum number of units shall be limited to four (4) per building.

6.3.3. In General Business A and Residential B Districts where town water and sewer are available, there shall be a maximum of 6 units per acre base density and an additional 2 units per acre for Workforce Housing. Permitted by Conditional Use Permit (CUP provided for in RSA 674:21).

The Town of Jaffrey prohibits discrimination on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital or family status.

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These developments are subject to Site Plan Review and Design Review as provided in the Subdivision Regulation, Section IV: Subdivision Procedures.

Conditional Use Permit Standards

The project **design** shall meet all of the following standards:

- Workforce Housing Units shall be compliant with RSA 674:58-61.
- Renovation of historic structures or, in the case of a tear down, replication of the existing vernacular building structure
- Building structure and massing is in keeping with the neighborhood architecture and traditional Jaffrey design, such as Cape, Colonial, New Englander
- Provides adequate parking for residents and guests (in rear or on side of building) that does not detract from the streetscape
- Provides infill development
- Contributes to pedestrian access to public and community amenities
- In keeping with the 2019 Town Resolution to “Promote green infrastructure and sustainable building and energy practices”, new construction or renovations subject to this Section, shall receive the current version of Energy Star Certification.

Criteria for granting a waiver to the Design Standards (all criteria must be met):

- The waiver will be in the public interest
- Owing to special conditions, a literal enforcement of the ordinance will result in unnecessary hardship
- The spirit of the ordinance will be observed
- Substantial justice will be done
- The waiver does not diminish the value of surrounding properties

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