

ARTICLE XIII (Draft)

INTRODUCTION:

*The following is a draft Senior Housing Article. It is not yet adequately vetted insofar as there has been no buildout analysis, in depth breakdown of its impacts or anything more than an anecdotal inventory of applicable properties. **Therefore, it is less a proposal than a provisional starting point that can serve as a basis for discussion and more in depth analysis.***

This draft is written in response to multiple issues of concern facing the Town, the Planning Board and input from various community members and groups.

First, it deals with Senior Housing as a growing issue for Lyme (as well as for towns and cities across the State).

Secondly, it takes into account the need to deal with the Lyme's increasing tax burden. Senior Housing has the benefit of addressing a need while doing so with potentially far less impact on Town services than other types of development. And by keeping it centrally located, it addresses one of the major requirements of Senior Housing while also avoiding sprawl and its associated side effects and costs.

Third, by requiring a small percentage of the units to be affordable, for either seniors or non-seniors, Lyme can concurrently continue to address this demographic in a responsible manner.

There are reportedly several available properties in the Lyme Common Zoning District that are currently for sale that could take advantage of this approach.

That could result in a possible improved tax distribution while also potentially shortening the length of time that the above-mentioned downtown properties remain in flux while for sale.

Attractive cell phone coverage and internet connectivity continue to be a problem for Lyme. The downtown area might offer better such services than elsewhere.

Although new construction is allowed under certain conditions in this provisional draft, whether or not that is wise or necessary needs to be analyzed and discussed. Working with the existing inventory may very well be sufficient.

Under Article III:

SENIOR HOUSING ZONING DISTRICT. The boundaries of the Senior Housing District are shown on the Lyme Zoning map and are identical to those of the Lyme Common Zoning District as of 2017. The objective of the Senior Housing Zoning District is to promote appropriately scaled opportunities for housing dedicated to seniors that is within the central compact area of Town and therefore more accessible than elsewhere to its associated services and active community life. New or converted buildings in this District shall be architecturally consistent with the established character of the area.

ARTICLE XIII: SENIOR HOUSING (Draft)

13.10 OBJECTIVE

It is important that Lyme provide opportunities for the housing of its economically diverse senior population that is centrally located and accessible to the downtown businesses, services and the active community life found there. Being centrally located is crucial not only to promote accessibility for senior residents, but also to avoid sprawl, traffic congestion and their associated costs elsewhere. This Article XIII provides certain exceptions to the other provisions of the Zoning Ordinance as well as potential bonus provisions in order to enable the creation and maintenance of a centrally located stock of senior housing.

13.20 DEFINITION OF SENIOR HOUSING

Senior Housing is hereby defined as housing within the Lyme Senior Housing District as described under Article III and is housing where at least 85% (rounded off to the nearest whole number) of the residents are 60 years of age or older. Any Senior Housing proposal must conform to the standards of the Site Plan Review Regulations.

13.30 DIMENSIONAL CONTROLS AND PROVISIONS

-For the purposes of this Article XIII, a Senior Housing proposal must be within the Senior Housing Zoning District as defined under Article III.

-If the Planning Board finds that a proposal is consistent with the Site Plan Review standards, it may modify certain dimensional controls (frontage, set back, lot

width, maximum building footprint and maximum lot coverage) as appropriate in view of design, location and character.

-New multi-dwelling Senior buildings may be allowed solely under this Article so long as they meet all the requirements of this Article XIII.

13.40 BONUS PROVISION

Any proposal that is to be developed within a new or existing building of a minimum of 5,000 square feet may qualify for up to a maximum of 12 dwelling units, if the following conditions are met:

- a) The applicant must demonstrate that a water supply and septic system can be built and maintained according to State requirements.
- b) Any Senior Housing developed under this Article XIII shall not be converted to another use for a minimum of twenty years without the approval of the Planning Board.
- c) A minimum of fifteen percent of the dwelling units or two dwelling units must be affordable under the definitions of the New Hampshire Housing Authority Act RSA 204-C:56
- d) No more than one such development shall be permitted within 500 feet of the nearest boundary of another and all such developments must be architecturally consistent with the established character of the area.
- e) All other provisions of this Zoning Ordinance as well as all other Town and State regulations shall apply.

(Add to 4.1 Uses chart)

