

AMENDED

O-06-52



CITY OF NASHUA

In the year Two-Thousand Six

AN ORDINANCE

AMENDING THE PROVISIONS OF THE ZONING ORDINANCES WITH RESPECT TO ELDERLY HOUSING

The City of Nashua ordains that Chapter 16, entitled "Planning", Article III thereof, entitled "Zoning Districts and Supplemental Use Regulations", Division 5, "Supplemental Use Regulations", section 16-81, entitled "Elderly Housing", be and hereby amended by:

Repealing the first item in table 81-1, "Elderly Housing Classifications", LBCS function 1210, entitled "Retirement Housing Services".

Adding the following in paragraph (b), "where permitted":

The provisions of this division shall apply only to applications consisting of dwelling units of less than 1000 square feet each.

The provisions of this division shall apply only to projects consisting of more than 30 units in the case of new development, and more than 10 units in the case of redevelopment of sites which have not received a site or subdivision plan approval in the previous five (5) years.

Any project approved under the provisions of this division shall include common area of not less than fifteen (15) square feet per dwelling unit and shall include space which is devoted to providing common services for residents.

Repealing the middle column in table 81-2, "Elderly Housing Density", entitled "Single Family detached".

Changing, in Table 81-2, "Elderly Housing Density", the density allowed for duplex or multi-family in the RC and D zones to 20 units per acre.

All ordinances or parts of ordinances inconsistent herewith are hereby repealed. This ordinance shall take effect upon its passage.