

CITY OF LACONIA

In the year of our Lord two thousand and twenty-five

**AN ORDINANCE AMENDING CHAPTER 235, ZONING, RELATIVE TO ARTICLE IV,
OVERLAY DISTRICTS, § 235-21, HOUSING REDEVELOPMENT OVERLAY
DISTRICT (HROD)**

The City of Laconia ordains:

That the Ordinances of the City of Laconia, as amended, be further amended in Chapter 235 as follows:

**Chapter 235. Zoning
Article IV. Overlay Districts**

§235-21. Housing Redevelopment Overlay District (HROD)

- A. The Housing Redevelopment Overlay District is established in order to promote the redevelopment of affordable housing units, to encourage investment in multiunit housing stock, to increase the quality of living conditions for renters, to provide rental housing in close proximity to the Urban Commercial District and to preserve the character of the City's urban neighborhoods. The HROD is adopted as an innovative land use control pursuant to RSA 674:21. The provisions of Subsections B through E of this section shall apply to any lot encompassed by the boundaries of the Overlay District, except as follows:
- (1). Nonresidential parcels. Redevelopment under this section shall not include parcels which have nonresidential uses as their primary use unless such parcel is being converted to housing pursuant to the provisions of this Section.
- B. In accordance with RSA 674:21, I(i), the intent of these provisions is to promote flexibility in redevelopment of parcels in the Residential General (RG) District when the redevelopment includes a workforce housing component, multi-family housing component where at least two (2) units are allocated to work-force housing, or an affordable housing component (all as defined in RSA 674:58 through RSA 674:61) and is based upon a development plan which is consistent with the City of Laconia Master Plan. The process allows flexibility for a redevelopment project to be proposed largely independent from the following current land use regulations: the selection of land uses, dimensional standards, signs, and parking requirements otherwise applicable to the property.
- C. The Planning Board may grant conditional use permits, consistent with the criteria noted below. An applicant is not entitled to a conditional use permit, and the Planning Board may, in its discretion, decline to grant such permit if the Board determines that

such permit is not justified or warranted in accordance with the below criteria and the intent of this regulation. This provision is adopted as an innovative land use control pursuant to RSA 674:21, II, and the Planning Board is vested with sole authority to administer it and to grant the conditional use permits. All other zoning regulations shall apply, including, but not limited to, steep slope regulations and wetland and wetland buffers.

D. All projects within the HROD must adhere to the following criteria:

- (1). Proposed density must not exceed 20 units per acre.
- (2). Proposed structures must not exceed four stories.
- (3). At least 20% or two of the dwelling units proposed, whichever is greater, must be deeded as workforce housing as defined by RSA 674:58, for a minimum of 25 years.
- (4). The primary use of the parcel must be residential.
- (5). On lots with three or more workforce housing units, one of the following uses can be proposed but must not exceed 1,500 square feet:
 - (a) Neighborhood Store
 - (b) Eating and Drinking Places
- (6). Parcels with uses proposed in accordance with § 235-21, D(5) must submit a master signage plan to be reviewed and approved by the Planning Department.
- (7). Proposed dwelling units must be no smaller than 400 square feet.
- (8). At least one onsite parking space per dwelling unit must be provided.
- (9). Must incorporate design elements in keeping with the character of the neighborhood.
- (10). No more than one access point per street is permitted.
- (11). If more than one parcel is proposed for redevelopment on a single application, then all subject parcels must be merged into a single parcel.
- (12). Multiple water and sewer service connections on an existing lot must be consolidated into a single service line for each utility, if required by the Water Department and Department of Public Works.

(13). All exterior lighting fixtures must be DarkSky approved to minimize glare, reduce light trespass, and reduce light pollution. Third-party certifications for DarkSky approved fixtures must be included in all final plans.

- E. All subsequent site plans and/or subdivisions submitted to the Planning Board for approval within the parcel shall conform to these provisions and the Subdivision and/or Site Plan Review Regulations, as applicable.

These amendments shall take effect upon their passage.



Charlie St. Clair, Mayor

Passed and approved this 14th day of October, 2025



Katie Gargano, City Clerk