

19c.	Workforce Multi-Family Residential Dwelling units (three or more dwelling units). <sup>1</sup>	S	S	S
------	--	---	---	---

Article III.G.6. Workforce Housing.

a. Definition.

Workforce multi-family residential dwelling units shall follow the “Workforce Housing” definition found in RSA 674:58, IV, as amended.

b. Purpose and Intent.

The provisions relating to workforce multi-family residential dwelling units are established to preserve open space, promote affordable housing for working residents, and provide for the efficient use of land and utilities consistent with the needs of these prospective residents. The following requirements shall apply to all workforce multi-family residential dwelling units seeking a conditional use permit under Article VI.G.

c. Location.

Workforce multi-family residential dwelling units may be located in the R/A, R/C, or RLC Zones.

d. Minimum Lot Size and Overall Density.

The minimum lot size for workforce multi-family residential dwelling units shall be at least ten (10) acres. The maximum number of residential units permitted shall be determined by permitting one (1) bedroom dwelling unit per ten thousand (10,000) square feet of buildable land, one (1) two- (2) bedroom dwelling unit per twelve thousand five hundred (12,500) square feet of buildable land, and one (1) three-bedroom unit per twenty thousand (20,000) square feet of buildable land. The maximum number of units per proposal shall be fifty (50).

e. Frontage.

All workforce multi-family residential dwelling units shall maintain a minimum of five hundred feet of (500’) frontage on a state-maintained road. In the case of an arc, the frontage shall be measured as the chord of the arc.

f. Building Requirements.

All new buildings or structures shall be set back not less than seventy-five (75) feet from the side and rear property lines and not less than seventy-five (75) feet from the property line of the public road. Each lot may accommodate more than one (1) residence structure. Each residence structure shall not

exceed ten (10) dwelling units per structure. Each dwelling unit shall provide a minimum of four hundred (400) square feet per single-bedroom unit, five hundred (500) square feet per two- (2) bedroom unit, and one thousand (1,000) square feet per three- (3) bedroom unit. All residence structures shall maintain a minimum spacing of twenty-five (25) feet between structures and shall not exceed two and one-half (2½) stories.

g. Multi-Unit Ratio.

In those districts where workforce multi-unit residential dwelling units of three (3) or more units are allowed, the ratio of the area of unimproved land to the total area of living area, including all habitable floor areas, driveways, parking lots, and carports shall not be less than ten to one (10:1).

h. Buffer.

A buffer area shall be of sufficient width to provide privacy and noise protection but shall not be less than the setbacks otherwise required in this Section. The buffer shall provide and maintain a strip of nativized plantings along and within the buffer area.

i. Sewage Disposal.

On-site sewage disposal must meet or exceed the New Hampshire Department of Environmental Services requirements at the time of approval to ensure that the site can sustain sewage disposal indefinitely. A replacement sewage disposal site shall be located and reserved on the property for workforce multi-family residential developments of more than three (3) units.

j. Access Drives and Parking Lot Requirements.

All access driveways and parking lots for workforce multi-family residential dwelling units shall be maintained by the owners. Off-street, on-site parking areas shall be provided to allow a minimum of one parking space for each bedroom in a dwelling unit. All parking areas, including driveways, shall be paved. There shall be adequate provision for drainage and snow removal. Parking spaces shall be arranged so as not to necessitate the backing up of automobiles onto any street or driveway. Off-street, on-site parking areas shall be provided to allow a minimum of one parking space for each bedroom in a dwelling unit.

k. Non-Residential Site Plan Review.

Workforce multi-family residential developments of three (3) or more dwelling units shall conform to procedural and plan requirements of the Town of Epsom Site Plan Regulations of the Planning Board.