

Key Guide:

- ***Bold italics*** indicate additions to existing text.
- ~~striketrough~~ text indicates deletions of existing.
- Renumbering and reformatting are indicated by highlighting.

Short Name of Proposal: **House-Scale Residential Dwellings** (March 21, 2025)

Article III - Definitions Section

flag lot

An irregularly shaped lot, where the main portion of the lot area does not have direct street frontage other than by a narrow portion of land only wide enough to provide street access to the lot, referred to as the pole. During the subdivision process, the planning board shall determine a flag lot's front, rear, and side property lines.

house-scale residential dwelling

A building with one to four dwelling units the size of a small-to-large house and includes small house, duplex, triplex, fourplex, courtyard building, and townhouse.

405.4 Residence and Office (RO)

A. ...

B. **Uses** are permitted only if all area and dimensional requirements in the table below are met.

Permitted uses:

1. One-family dwelling
2. Two-family dwelling
3. ***House-scale residential dwellings***¹
4. Multi-family dwelling
5. Mixed office and one-family, two-family, or multi-family dwelling
6. Accessory dwelling unit, pursuant to section 702.1
7. Affordable senior housing
8. Professional office, pursuant to Section 510.1
9. Use accessory to permitted use

Uses allowed by special exception:

1. Child day care agency
2. Essential service
3. Governmental use: limited to public safety, education, recreation, service
4. Place of Assembly
5. Produce Stand
6. Recreation, Outdoor
7. Residential Institution
8. Restaurant containing no more than 100 seats, only if located on a lot any portion of which lies within 100 feet of the street line of Lyme Road
9. Retail Sales, only if located on a lot any portion of which lies within 100 feet of Lyme Road.
10. Use accessory to special exception

¹ Building types and standards permitted under House-Scale Residential Dwellings are outlined in Section 406.3, Building Types and Forms, in the House-Scale Residential Dwellings Overlay Zone. Developments in this category must follow the building type standards, regardless of whether they are eligible for the dimensional requirements in Section 406.3.

TOWN of HANOVER

405.7 General Residence (GR)

A. ...

B. **Uses** are permitted only if all area and dimensional requirements in the table below are met.

Permitted uses:

1. Accessory dwelling unit, pursuant to Section 702.1
2. Hosted short-term rental
3. One- or two-family dwelling
4. ***House-scale residential dwellings¹***
5. PRD, which may include multi-family dwelling, in GR-3 and GR-4 only
6. Senior housing development, in GR-3 and GR-4 only
7. Use accessory to permitted use

Uses allowed by special exception:

1. Child day care agency
2. Convalescent home
3. Nursing home
4. Essential service
5. Forestry
6. Governmental use: limited to public safety, education, recreation, service
7. Multi-family dwelling
8. Parking and ride facility on a lot that fronts on a state-numbered highway
- Passenger station
9. Place of assembly
10. PRD, in GR-1 and GR-2 only
11. Senior housing development, in GR-1 and GR-2 only
12. Produce stand
13. Recreation, outdoor
14. Residential institution
15. Un-hosted short-term rental
16. Use accessory to special exception

¹ Building types and standards permitted under House-Scale Residential Dwellings are outlined in Section 406.3, Building Types and Forms, in the House-Scale Residential Dwellings Overlay Zone. Developments in this category must follow the building type standards, regardless of whether they are eligible for the dimensional requirements in Section 406.3.

405.8 Single Residence (SR)

A. **Objective:** The designation Single Residence is for a district to provide ~~one~~**single**-family dwelling units in ***detached and attached groupings of not more than four dwelling units in house-sized structures***, as is typical in many New England villages. ~~With adequate safeguards, certain other types of uses, such as forestry, agricultural, and governmental uses, will be permitted~~ Certain other types of uses, such as forestry, agricultural, and governmental uses, may be permitted with adequate safeguards. ~~These types of uses not only complement the single family homes, but serve these homes as well.~~ Three districts are provided in the Single Residence designation. In each of the districts, similar uses are allowed, but there are varying lot regulations depending on the location of the district's present land development, and its relation to surrounding districts.

B. Uses:

Permitted uses:

1. Accessory dwelling unit, pursuant to Section 702.1
2. Hosted short-term rental
3. One- ***or two***-family dwelling
4. ***House-scale residential dwellings¹***
5. Open space subdivision in SR-1 and SR-2 only
6. Use accessory to permitted use

Uses allowed by special exception:

1. Adaptive re-use (SR-2 only)
2. Agriculture
3. Bed and breakfast
4. Child day care agency
5. Essential service
6. Forestry
7. Governmental use: limited to public safety, education, recreation
8. Place of assembly
9. Produce stand
10. Un-hosted short-term rental*
11. Use accessory to special exception

¹ Building types and standards permitted under House-scale Residential Dwellings are outlined in Section 406.3, Building Types and Forms, in the House-Scale Residential Dwellings Overlay Zone. Developments in this category must follow the building type standards, regardless of whether they are eligible for the dimensional requirements in Section 406.3.

TOWN of HANOVER

406 Overlay districts

...

(THE FOLLOWING IS A NEW SUBSECTION; all language has been left formatted normally for legibility.)

406.3 House-Scale Residential Dwelling Overlay District

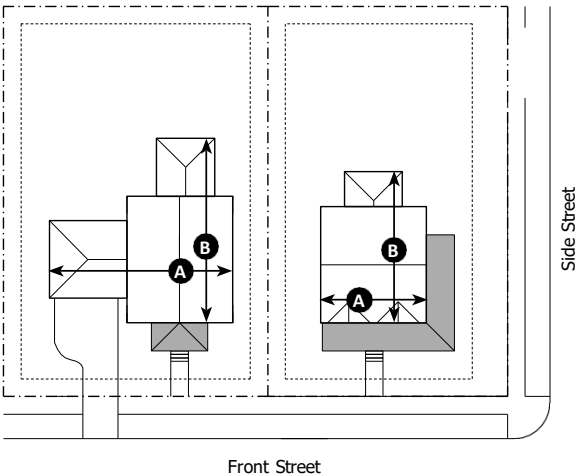
- A. The House-Scale Residential Dwelling Overlay District is hereby created. The district's boundaries are established on the zoning map entitled House-Scale Residential Dwelling Overlay, which is attached as an appendix to the Ordinance and on file in the offices of the Town of Hanover.
- B. The intent and purpose of this overlay district is to provide for moderate-density, house-scale residential dwellings in neighborhoods containing a mixture of housing types. Building type-specific standards are incorporated to ensure that new development is compatible with nearby residential areas, and that the district's existing residential scale and dimensional appearance will be maintained. These new developments are granted a relaxation of dimensional standards within the RO, all SR, and all GR districts where town water and sewer services are available.
- C. Building Types: All new construction of house-scale residential dwellings must conform to the development standards within this table:

Principal building types	Building Footprint dimensions maximum		
	A. Width	B. Depth	Height
Small House	35' MAX	35' MAX	35' max
Duplex/two-family	48' MAX	40' MAX	35' max
Triplex/fourplex ¹	45' MAX	45' MAX	35' max
Courtyard Building ¹	90' MAX	100' MAX	35' max
Townhouse building ²	30' MAX	48' MAX	35' max

¹ Building types with a maximum of four units refer to the maximum number of dwelling units per single structure.

² depths and widths for townhouse building are per unit.

Small House



Side Street

Front Street

Key For illustrative purposes only

- ROW / Lot Line
- Setback Line

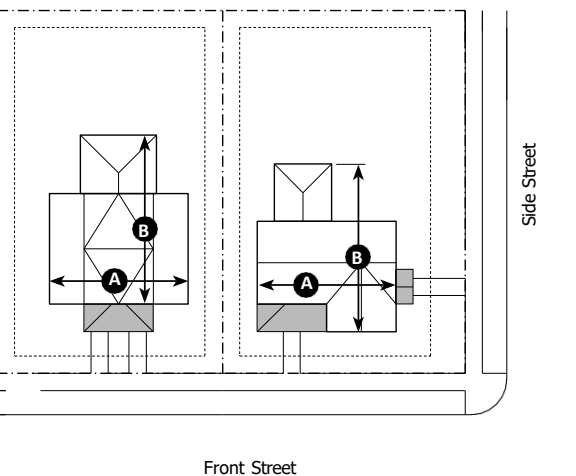
1. Description

A small-to-medium-sized detached building with one unit.

2. Building Dimensions (see the House-Scale Residential Overlay building type standards)

Width	A
Depth	B

Duplex



Side Street

Front Street

Key For illustrative purposes only

- ROW / Lot Line
- Setback Line

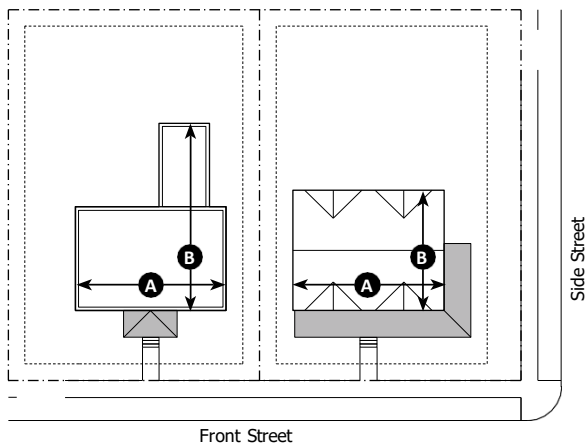
1. Description

A small-to-medium-sized detached building that contains two units within a single building massing. This type has the appearance of a small-to-medium single-family home.

2. Building Dimensions (see the House-Scale Residential Overlay building type standards)

Width	A
Depth	B

Triplex/Fourplex



1. Description

A medium-sized detached building typically with one shared entry or individual entries along the front. This type has the appearance of a medium-sized single-family house.

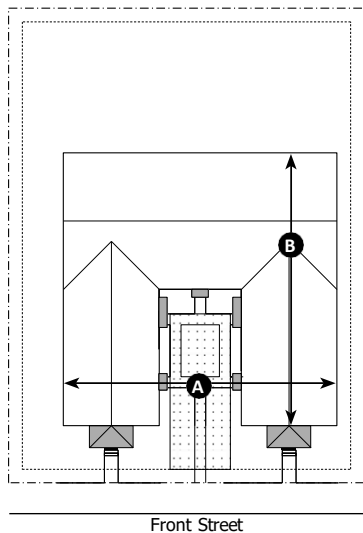
2. Building Dimensions (see the House-Scale Residential Overlay building type standards)

Width	A
Depth	B

Key For illustrative purposes only

- ROW / Lot Line
- Setback Line

Courtyard Building



1. Description

A building comprised of multiple attached and/or stacked units, accessed from a shared courtyard. The shared court is common open space.

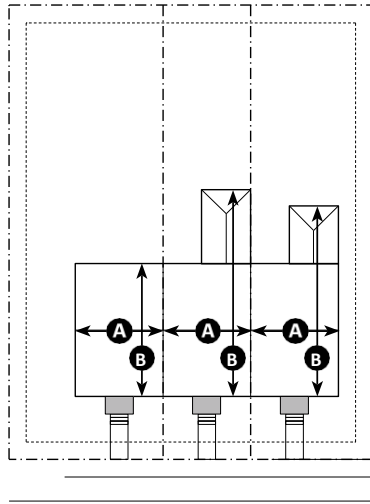
2. Building Dimensions (see the House-Scale Residential Overlay building type standards)

Width	A
Depth	B

Key

- ROW / Lot Line
- Setback Line

Townhouse Building



Key

----- ROW / Lot Line

..... Setback Line

1. Description

A small-to-large-sized, typically attached, building. Each Townhouse Building consists of three or four attached single family units.

2. Building Dimensions (see the House-Scale Residential Overlay building type standards)

Width **A**

Depth **B**

D. Encroachments:

- 1) Unenclosed, unscreened porches with roofs may project up to five feet into the required front yard setback.
- 2) Garages, sheds, and other storage utility-use accessory structures may be located up to five feet into the rear setback.

E. Lot Dimensions table:

Districts	Maximum Building footprint /Lot area maximum coverage	Minimum lot area in square feet	Minimum Lot Frontage (Flag lot)	Minimum Front setback	Minimum Rear setback	Minimum Side setback
GR	45%/75%	5000	50' (25')	20'	10'	5'
SR	40%/60%	6500	60' (25')	25'	10'	7.5'
RO	45%/75%	6500	60' (25')	25'	10'	7.5'

F. Driveway standards. A single driveway that provides access to buildings on two neighboring lots should be used where possible.

- G. Flag lots. To allow infill development, the Overlay District shall permit flag lots. Such newly created flag lots must contain at least 25 feet of frontage on a street and must meet the other dimensional requirements of the Overlay District. Creating a flag lot must not make the parent lot nonconforming for frontage, area, or setbacks required in the Overlay District. Flag lots may only be created from lots in existence at the time of the adoption of this ordinance on May 13, 2025. A maximum of one (1) flag lot shall be permitted in a Minor Subdivision, and not more than a quarter of the lots in a Major Subdivision are allowed to be flag lots.
- H. Multiple Buildings and Units on a Lot. Up to two principal buildings shall be allowed per lot with a maximum of four total dwelling units between the two structures.
- I. An existing accessory structure may be converted into a house-scale residential dwelling, subject to this overlay district's dimensional and building footprint controls. Non-conforming Accessory structures may be enlarged as permitted in Section 803.
- J. Affordable housing. In connection with these provisions, affordable workforce housing units shall be allowed at an increased density as permitted for affordable nonprofit workforce housing in Section 1203 and subject to the management requirements set out in Section 1205. The dimensional requirements of the individual House-Scale Residential Dwelling Overlay Districts shall apply.
- K. New dwelling units created under the House-Scale Residential Dwelling Overlay District may be rented only to a family, as defined in Section 302, regardless of any provisions in Section 519.2.2 to the contrary.

604 Principal buildings and uses

Except in the I, BM, OL, MWD, D, and B districts, there may be only one principal building and one principal use on a lot unless otherwise approved under the provisions of the Ordinance for self-contained residential developments, *house-scale residential dwellings*, or adaptive re-use.

Town of Hanover, NH
House-Scale Residential
Dwelling Overlay District

- Primary Zone Classification or GR, SR, or RO
- Secondary Zone Classification of GR, SR, or RO
- Hanover Parcels
- Zoning_Selection
 - GR-1 - General Residence
 - GR-2 - General Residence
 - GR-3 - General Residence
 - GR-4 - General Residence
 - RO - Residence & Office
 - SR-1 Single Residence-1
 - SR-2 Single Residence-2
 - SR-3 Single Residence-3

