

HB 1053 - AS INTRODUCED

2024 SESSION

24-2371

10/05

HOUSE BILL **1053**

AN ACT relative to permissible residential units in a commercial zone.

SPONSORS: Rep. A. Murray, Hills. 20

COMMITTEE: Municipal and County Government

ANALYSIS

This bill requires that for new or rehabilitated buildings in commercial zoned districts in a municipality residential uses shall be allowed as a matter of right.

Explanation: Matter added to current law appears in ***bold italics***.
 Matter removed from current law appears ~~[in brackets and struckthrough]~~
 Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

STATE OF NEW HAMPSHIRE

In the Year of Our Lord Two Thousand Twenty Four

AN ACT relative to permissible residential units in a commercial zone.

Be it Enacted by the Senate and House of Representatives in General Court convened:

1 1 New Paragraph; Zoning; Grant of Power; Commercial Lots. Amend RSA 674:16 by inserting
2 after paragraph V the following new paragraph:

3 VI. In the exercise of the powers granted under this section, the local legislative body of a
4 city, town, or county in which there are located unincorporated towns or unorganized places, shall
5 allow residential use on any commercial lot as a matter of right. The lot and yard standards,
6 setbacks, and lot coverage shall comply with but be no more restrictive than those required for
7 residential dwellings. Parking requirements shall be based on per unit requirements for multi-
8 family dwellings. All relevant building code and fire code requirements shall apply. This paragraph
9 shall apply to new construction or rehabilitation of existing buildings.

10 2 Zoning; Districts; Reference Added. Amend RSA 674:20 to read as follows:

11 674:20 Districts. In order to accomplish any or all of the purposes of a zoning ordinance
12 enumerated under RSA 674:17, the local legislative body may divide the municipality into districts of
13 a number, shape and area as may be deemed best suited to carry out the purposes of RSA 674:17.
14 The local legislative body may regulate and restrict the erection, construction, reconstruction,
15 alteration, repair, or use of buildings, structures, or land within each district which it creates.
16 ***Except as required under RSA 674:16, VI for residential uses in a commercial zone,*** all
17 regulations shall be uniform for each class or kind of buildings throughout each district, but the
18 regulations in one district may differ from those in other districts.

19 3 Effective Date. This act shall take effect July 1, 2024.