

ARTICLE XI: AFFORDABLE HOUSING

11.10 OBJECTIVE

It is of fundamental importance for the Town of Lyme to maintain a balance of housing for people of all incomes. For young Lyme families starting out, for older people who can no longer maintain their present homes, and for others who work in the Town, there must be opportunities to own or rent homes at affordable cost. This Article XI provides certain exceptions to the other provisions of the Zoning Ordinance so as to enable the creation and maintenance of a stock of affordable housing.

11.20 DEFINITION OF AFFORDABLE HOUSING

Affordable housing is hereby defined as housing on land owned (or leased for a term of not less than 30 years under a lease which is renewable at the option of the lessee) by a non-profit organization organized for the purpose of providing housing to individuals and families whose incomes are in accordance with the definitions of the New Hampshire Housing Authority Act RSA 204-C:56.

11.30 DIMENSIONAL CONTROLS

The dimensional controls otherwise applicable in the Rural District, as well as in the Lyme Common, Lyme Center, and Commercial Districts, shall be relaxed for affordable housing as follows: If the Planning Board finds that the land is suitable as to slope and soil characteristics, it may permit a subdivision for up to four dwelling units, attached or free standing, on lots which average not less than one-half acre in size per dwelling unit. In calculating lot size, the provisions of the Agricultural Soils Conservation District shall not apply. The provisions of the other Conservation Districts shall apply. The other dimensional controls (frontage, set back, lot width, maximum building footprint and maximum lot coverage) may be modified by the Planning Board as appropriate in view of the design, location, and character of the subdivision. The applicant must demonstrate that a water supply and septic system can be built and maintained according to State requirements.

11.31 Density Bonus in Conventional Subdivisions. The developer of a conventional subdivision shall be entitled to create lots which are up to 20% smaller than would otherwise be required for a donation of up to 20% of the developable land in the subdivision to an affordable housing organization. The total lot size reduction shall equal the total gift.