

Workforce Housing Overlay District Overlay Logic

State Statute: RSA 674:59, I: A municipality that adopts land use ordinances and regulations shall allow workforce housing to be located in a majority, but not necessarily all, of the land area that is zoned to permit residential uses within the municipality.

Decision Rules used to reach the >50% requirement:

Exclude Industrial and Commercial zones. New residential construction is not permitted in these zones in Canterbury.

Exclude Natural Resource Zone as inappropriate for major subdivision due to sensitive ecological and wetlands terrain unsuitable for major subdivision.

Overlay all zones that permit Single Family Dwellings until reaching a “majority” of acreage. Since smaller lot size requirements, paved roads, and Residential Zoning are generally more conducive to lower housing costs, the Residential, Rural Residential, Center Historic District, and Shaker Village Zones were covered, in that order.

Areas of the Agricultural/Conservation Zone were overlaid last to obtain the remaining acreage needed. Class V and state roads were covered with a 750 ft. overlay buffer for development. Areas of the A zone with denser residential use and closeness to roads were covered first due to their lesser cost for further development when compared to the cost required to build roads and develop large tracts in rough backland with inhospitable natural terrain.

The Canterbury Conservation Commission: “Canterbury Large Unfragmented Open Spaces”, and the NH Fish and Game: “New Hampshire Wildlife Action Plan, Highest Ranked Wildlife Habitat by Ecological Condition” maps were consulted. Certain overlaid roads and road buffers were therefore excluded in order to maintain the integrity of the remaining unfragmented areas in Canterbury.