



Regenerative Housing Symposium

Track 4: Local Action, Zoning,
and Community

September 24, 2020



TransFarmations, Inc. is a New Hampshire corporation comprised of a forward-thinking group of collaborators who are focused on preserving open space and farmland, creating diversified housing, building net-positive housing, and consulting on various regenerative, resilient community projects.

We believe that through this important work we can not only become sustainable—we can help heal our communities and support all Life on earth.

Zoning in Amherst, NH

Integrated Innovative
Housing Ordinance (IIHO)

(March 2015 –March 2020)

Intentions for the Jacobson Farm property



Carbon Storing Farming and Housing...



Net Positive Homes...



Resiliency...



Diversified Housing...



Jacobson Farm
Amherst, New Hampshire
Conditional Use Plan

The Zoning
that makes it possible...

Development Friendly Cluster-Zoning Approach

- One starts with a baseline density: The formula takes the overall acreage and subtracts for wetlands, floodplain and slopes greater than 20%. This is the Net Tract Area. This number is divided by the underlying zoning for the project that is being proposed.
- For this project, the Net Tract Area is 71.8 acres, and the underlying zoning is 2 acres per lot, so the base density is 30.9 units.

Then, density bonuses are awarded based on
the Unit Description:

- Unit Type Restrictions based on:
 - Demographics:
 - Senior 55+ gets a 15% bonus
 - Senior 62+ gets a 30% bonus
 - Housing Type:
 - Attached homes get a 10% bonus

Density Bonuses based on:

- Unit Type:
 - Single Floor Units get a 10% bonus
 - Handicap Accessible (ADA compliant) units get a 15% bonus
- Unit size -Bedrooms:
 - 0-Bedroom (Studio) units get a 10% bonus
 - 1-bedroom units get a 15% bonus
 - 2-bedroom units get a 10% bonus

Density Bonuses - Amenities

- Then one adds for various types of amenities that the town wants (only one per category):
 - Walkability (internal sidewalks, footpaths) OR Improved Access to Public Spaces for a 10% bonus
 - Community Space:
 - Community Space Open to Public for a 25% bonus OR
 - Community Space Restricted to Residents for a 10% bonus

Density Bonuses - Amenities

- Open Space:
 - Open Space under Restrictive Covenant, 20% OR
 - Open Space Improved & Open to Public, 15% OR
 - Open Space Improved Non-Public 10% bonus
- Type of Ownership:
 - Rental for a 30% bonus

Density Bonuses - Amenities

- Redevelopment of existing structures:
 - Where feasible (and a benefit to the town), a 4-unit bonus
- Voluntary Public Infrastructure:
 - Utilities and Public Way Betterments for a 10% bonus

Notes

- Amherst has a separate zoning bylaw to address the workforce housing deficit.

Incentives Add Up...

Baseline Calculation	30.90 units (typ.)
Demographics, Senior: 14 units @15%	2.10
Housing Type, Attached Housing: 30 units @10%	3.00
Unit Type, Single Floor Unit: 13 units @10%	1.30
Unit Size, 1 Bedroom: 3 units @15%	0.45
Unit Size, 2 Bedroom: 23 units @10%	2.30
Walkability, 10%	3.09
Community Space, open to the public, 25%	7.73
Open Space, under restrictive covenant, 20%	6.18
Redevelopment of Existing Structures, 4 units	<u>4.00</u>
Total possible units under IIHO zoning:	61.05

The big take away...

- Incentivize what you want to see built in your town!
- Then...update and modify the zoning based on the feedback from all involved.

QUESTIONS?



How to Contact...

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