



2025 PROPOSED ZONING AMENDMENTS

Town of Stratham Planning Department

ARTICLE 2: TABLE OF DIMENSIONAL REQUIREMENTS

Article 2 is a housekeeping amendment that clarifies where in the Ordinance to find the dimensional requirements for the Flexible Mixed Use District and the Route 33 Legacy Highway Heritage District.

Article 2 also amends Section 4.3(i) to ensure that newly subdivided parcels will not be irregularly shaped by demonstrating that a buildable area exists that excludes property line setbacks and wetland buffer areas.



ARTICLE 3: RESIDENTIAL OPEN SPACE CLUSTER SUBDIVISIONS

Article 3 adds definitions for yield plans and conventional subdivisions and clarifies the definition of non-buildable area in Section VIII of the Ordinance.

Article 3 also limits the total wetland area allowed for a residential lot in a new cluster subdivision to a maximum of 20% of the residential lot and increases the total percentage of wetlands that the open space parcel can contain to 30% from 20%.



Image by Freepik

ARTICLE 4: ACCESSORY DWELLING UNITS (ADUs)

Article 4 limits accessory dwelling units in the following ways:

1. To a maximum of two bedrooms.
2. To a maximum height of 1.5 stories for detached ADUs.
3. Detached ADUs shall not be sited in the front yard.



Image by brgfx on Freepik

ARTICLE 5: SIGNS

Article 5 amends the sign ordinance in the following ways:

1. Defines and prohibits ‘feather flag’ style signs.
2. Allows signs for residential developments.
3. Creates limitations for temporary signs with respect to size, height, and type; and
4. Limits the maximum period allowed per year for temporary signs.

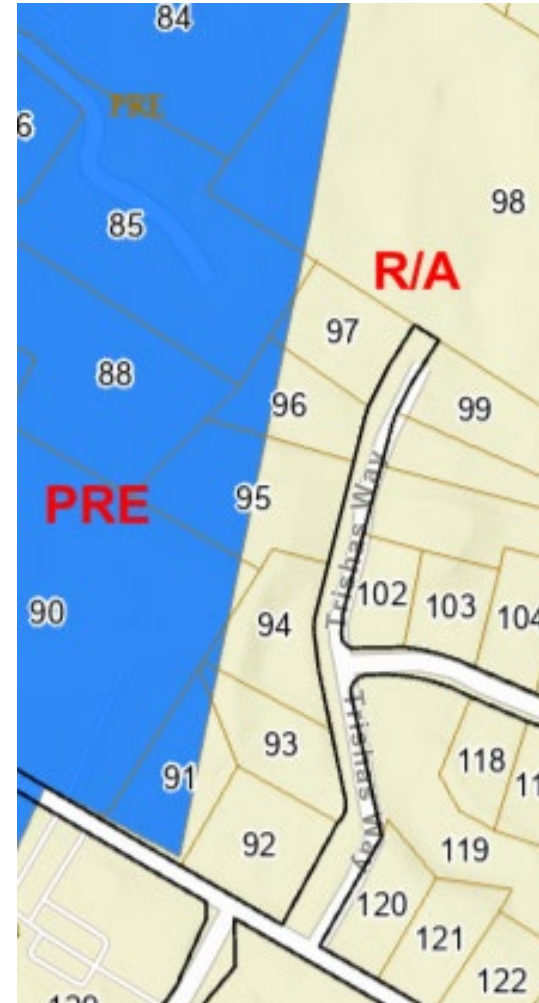


ARTICLE 6: REZONING

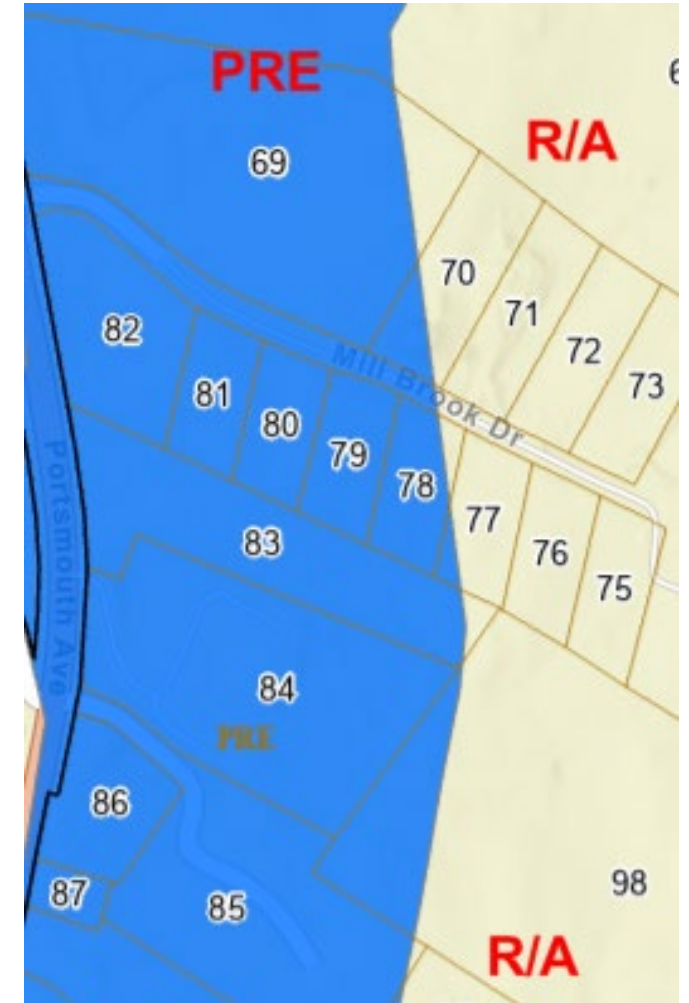
Article 6 rezones 15 parcels that lie partially within two separate Districts (the Professional/Residential District and the Residential/Agricultural District) to fully fall under one of those Districts.

Article 6 also rezones 5 parcels on Millbrook Drive from the R/A District to the PRE District.

*Lots 91 and 93-98 to
be rezoned fully
Residential/Agricultural*



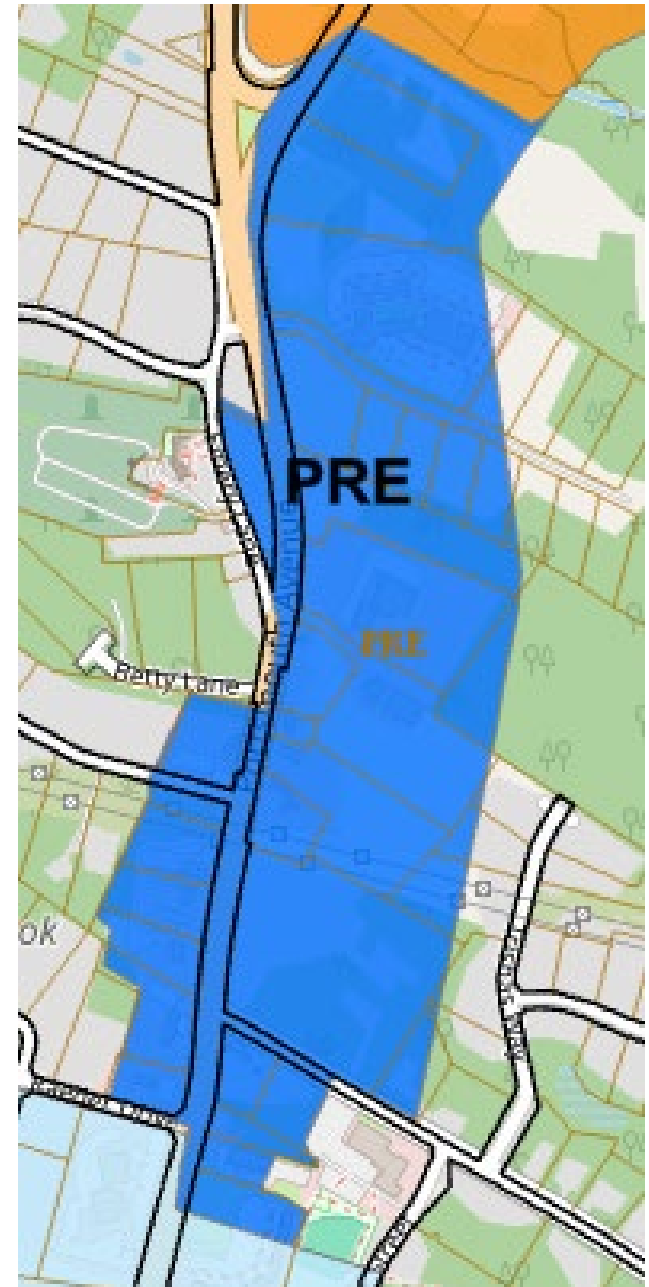
*Lots 69-73, 75-78, 83, 85,
90 & 129 to be rezoned
fully or partially to
Professional/Residential.*



ARTICLE 7: PROFESSIONAL/RESIDENTIAL DISTRICT ARCHITECTURAL AND SITE DESIGN STANDARDS

Article 7 creates a new section that establishes architectural and site design standards (similar to the Gateway Commercial Business District) for all projects in the Professional/Residential District (PRE).

The Professional/Residential District, is located along Portsmouth Avenue between the traffic circle and the Police Station.



ARTICLE 8: WETLANDS CONSERVATION DISTRICT

Article 8 updates the Wetlands Conservation Overlay District to align with recommendations from the New Hampshire Department of Environmental Services with respect to the definition of wetlands, building setbacks to wetlands, and permitted and prohibited uses.

The article adds a conditional use permit process from the Planning Board for construction within the building setback in lieu of a variance from the Zoning Board of Adjustment. Variances will remain as the method for relief for construction directly in wetlands or in the non-disturbance buffer zone.



ARTICLE 9: DIMENSIONAL REQUIREMENTS

This article is largely a housekeeping amendment to clarify that the maximum residential density specified in Section IV of the Ordinance applies to mixed-use properties.

It also clarifies that only one primary dwelling or one duplex is allowed per parcel in the Residential/Agricultural, Manufactured Housing, and Route 33 Legacy Highway Heritage Districts, unless permitted as part of a condominium or mobile home park.



Image by brgfx on Freepik



THANK YOU!

Susan Connors

Planning Project Assistant

(603) 772-7391, x. 184

sconnors@strathamnh.gov