



STAFF MEMORANDUM

Date: September 13, 2023

To: Planning Board

From: Terrence Dolan, Community Development Director & Acting Town Planner

Subject: Select Surrounding Town & City Jurisdictions-Required Open Space % for Industrial-Zoned Properties

Last December (2022), I was asked to assemble a list of towns and cities around Milford to review what Zoning Ordinance language they possessed in terms of *Open Space Requirements* for any Industrially-zoned properties.

Many of the sampled jurisdiction do not list required Open Space, but rather use a percentile figure for *Maximum Building Site Coverage* of a given site, thus requiring a computation to arrive at a required *Minimum Open Space*.

This process may vary from town to town in how Open Space % is regulated, and what site improvements may (or may not) qualify as “Open Space”.

The sampled Local Government List is provided below:

1. Town of Bedford:

Zoning Category: “*Service and Industrial (“SI”)*”:

- **Maximum Bldg. (Site) Coverage: 25%.**
- **No option for reduction of Open Space in Zoning Ord..**

2. Town of Windham:

Zoning Category: “*Limited Industrial District*”:

- **Maximum Bldg. Coverage of Lot: 30%.**
- **No option for reduction of Open Space in Zoning Ord.**

3. Town of Goffstown:

Zoning Category: **Industrial (“I”).**

- **Maximum Bldg. Coverage of 50%**
- **Zoning Ord. Table 4.3 Table of Dimensional Regulations Footnote #5: “More building footprint by Planning Board Conditional Use Permit.”**

4. Town of Exeter:

Zoning Category: Industrial (“I”).

- Maximum Bldg. Coverage of 40%
- Minimum Open Space: 25%

5. Town of Merrimack

Zoning Categories: “I-1”, “I-2” and “I-3”

- No Open Space % Minimums found.
- *Zoning Ordinance Note: The Planning Board may in its sole discretion require more or less stringent dimensional requirements to facilitate the integration and connections between mixed use areas being developed, and to provide reasonable buffering and separation between proposed residential, commercial and industrial uses.*

6. Town of Amherst

Zoning Category: Industrial Zone:

- A minimum of 30% Open Space is required for the area of any lot, and shall not be utilized for parking or construction.
- Landscape buffering is required (no details provided) for Industrial zoned properties, when bordering any residential zone or use.

7. City of Manchester

Zoning Category: General Industrial/Industrial Park (IND)

- Maximum Lot Coverage is 75% of Lot
- Discretionary mitigation alternatives for setback reductions are allowed through Planning Bd. (if under their jurisdiction); or otherwise granted through a Variance Approval from the Zoning Board.

8. City of Nashua

Zoning Categories: General Industrial (“GI”), Park Industrial (“PI”) & Airport Industrial (“AI”)

- Lowest Industrial-Zone Dist. *Minimum Open Space % Requirements* of any surrounding sampled towns or cities.
 - Park Industrial (“PI”): Minimum Open Space % Req’d: 20%
 - General Industrial (“GI”): Minimum Open Space % Req’d: 10%
 - Airport Industrial (“AI”): Minimum Open Space % Req’d: 20%