



CITY OF CONCORD
New Hampshire's Main Street™
Community Development Department

REPORT TO THE PLANNING BOARD

FROM: AnneMarie Skinner, City Planner

DATE: August 20, 2025

SUBJECT: Ordinance amending the CODE OF ORDINANCES, Title IV, Zoning Code, Chapter 28, Zoning Ordinance, Glossary

Recommendation

Accept this report and recommend that City Council move forward with the amendment.

Discussion

In 2025, Senate Bill 283 (2025) modified the definition of floor area ratio by excluding below-grade area in the allowed calculations. As such, it is necessary to update the City's zoning ordinance as follows:

- Add to the glossary a definition for below grade area.
- Add to the existing definition for floor area ratio, the specification for not including below grade areas in newly constructed buildings or structures.