

CITY OF CONCORD

In the year of our Lord two thousand and twenty-six

AN ORDINANCE amending the CODE OF ORDINANCES, Title IV, Zoning Code; Chapter 28, Zoning Ordinance

The City of Concord ordains as follows:

SECTION I: Amend the CODE OF ORDINANCES, Title IV, Zoning Code; Chapter 28, Zoning Ordinance, by amending Section 28-5-3 Conversion of Residential Building, as follows:

28-5-3 Conversion of a Residential Building.

~~[Certain large, older residential structures constructed prior to 1945,]~~ **Existing residential structures**, together with the ~~[original]~~ **existing** attached **or detached** accessory structures, may be converted to include additional dwelling units subject to the following standards:

- (a) *Conversions in Performance Districts.* Conversions in Performance Districts, other than the Civic Performance (CVP) District, shall comply with the provisions for multifamily dwellings in Section 28-4-5(e), Development Standards in Performance Districts, of this Ordinance. Conversions in the CVP District shall adhere to the provisions of Section 28-5-3(b) of this ordinance.
- (b) *Conversions in Districts Other Than Performance Districts.*
 - (1) **Minimum Lot Size. The minimum lot size for lots where additional dwelling units are established by the conversion of an existing residential structure(s), or associated accessory structures, shall be as specified in the following table. Total units shall mean the total number of dwelling units on the Lot resulting after the conversion is completed (i.e. existing dwelling units plus new dwelling units resulting from the conversion, combined).** ~~[For conversion to two (2) or to three (3) units, the building shall be located on a lot which meets the requirement for the minimum lot size, as specified in Section 28-4-1(h), Table of Dimensional Regulations, of this ordinance, for the district in which the lot is located. For conversion to a total of four (4) or five (5) units, the building shall be located on a lot of a size that is specified in the following table:]~~

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Conversion of a Residential Building				
District	Minimum Lot Size (square feet)			
	[Foe] <i>Conversions Resulting in Total of Up To 2 Units on Lot</i>	[Foe] <i>Conversions Resulting in Total of 3 Units on Lot</i>	[Foe] <i>Conversions Resulting in Total of 4 Units on Lot</i>	[Foe] <i>Conversions Resulting in Total of 5 Units on Lot</i>
RD	7,500	7,500	10,000	12,500
RN	10,000	10,000	13,500	17,000
RH	10,000	10,000	13,500	17,000
CN	10,000	10,000	13,500	17,000
CU	12,500	12,500	15,000	17,500
CVP	7,500	7,500	10,000	12,500
IS	25,000	25,000	25,000	25,000
UT	10,000	10,000	13,500	17,000

- (2) *Other Dimensional Requirements.* The conversion of a residential building shall comply with all other minimum dimensional requirements, including frontage, yards, lot coverage, and building height, as specified in Section 28-4-1(h), Table of Dimensional Regulations, of this ordinance, for the District in which the lot is located, except where the building is nonconforming with respect to one or more of the minimum yard requirements, the conversion may occur provided that there is no increase in the extent of nonconformity;
- (3) *Increases in Gross Floor Area. Unless a conditional use permit is otherwise granted by the Planning Board in accordance with Article 28-9-4(b), [F]the gross floor area of [the]any existing residential building[s], or existing accessory structure(s) to an existing residential building, in which a conversion shall occur shall not be increased more than five (5) percent over that which existed prior to conversion; and,*
- (4) *Parking: The conversion of a residential building shall comply with applicable parking requirements set forth within Article 28-7, Access, Circulation, Parking, and Loading Requirements, of this ordinance.*

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~~{*Minimum Size of Dwelling Units.* Each one bedroom dwelling unit shall contain a minimum of six hundred (600) square feet of gross floor area, and each two bedroom dwelling unit shall contain eight hundred (800) square feet of gross floor area. The gross floor area of a unit shall be exclusive of floor area devoted to common hallways and other common facilities and spaces.}~~

SECTION II: This ordinance shall take effect on adoption.

Explanation: Matter removed from the current ordinance appears in ~~[struck through]~~
New items are shown in ***bold italic*** font.