

## **Article 106: DISTRICT FOR AGE-RESTRICTED HOUSING**

(Adopted 11/4/1980; Amended 03/10/2015)

- 106.1 DISTRICT FOR AGE-RESTRICTED HOUSING:** All land located within the area bounded on the North by Scotland Road beginning at a point which is 350 feet Easterly of the centerline of Main Street, and extending East along the Southerly side of Scotland Road a distance of 1,200 feet; bounded on the East by a line perpendicular to Scotland Road a distance of 420 feet, more or less; bounded on the North by a line 400 feet, more or less; bounded on the East by a line 620 feet, more or less; bounded on the North by a line 280 feet more or less; bounded on the East along the Westerly side of Route 125, 370 feet, more or less; bounded on the South by a line 620 feet, more or less; bounded on the East by a line 240 feet, more or less; bounded on the South by a line parallel to Scotland Road running in a Westerly direction a distance of approximately 1,600 feet; and bounded on the West by a line which is 350 feet from the centerline of Main Street running parallel to Main Street and Northerly for a distance of 1,650 feet to the Southerly side of Scotland Road shall be included in the District for Age-Restricted Housing.
- 106.2** The use of land in the District for Age-Restricted Housing shall conform to the specifications of the Rural Residential District zoning and shall include all uses authorized therein and shall also include the right to construct multi-family units to be occupied by those who are at least 62 years of age or older or permanently disabled (as determined by applicable law).
- 106.3** In the construction of multi-family age-restricted dwelling units in the District for Age-Restricted Housing, all Ordinances and Regulations of the Town of Kingston, NH (including, but not limited to “Age-Restricted Housing”) shall apply except that:
- A.** The minimum lot area in the District shall be no less than ten (10) acres.
  - B.** Up to six (6) dwelling units per acre of gross tract area excluding all wetlands as defined by the Soil Conservation Service Soil Survey Maps of the Town of Kingston may be constructed. This paragraph supersedes the density requirement found in the Town of Kingston Aquifer Protection District ordinance.

- C.** Setback requirements for exterior boundaries as described in Article 301 must be met; however, the dwelling units may be clustered within the gross tract area. Front building setback for a non-cluster age-restricted development shall be a minimum of fifty (50) feet off the centerline of the roadway.
- D.** In the case of a cluster development, in order for the Planning Board to insure items such as, but not limited to, proper Stormwater Management Treatment, adequate space for Emergency Services and adequate room for vegetation to comply with privacy requirements:

  - 1. The front building setback shall be a minimum of seventy-five (75) feet from the centerline of the roadway.
  - 2. There shall be a minimum of a sixty (60) foot separation between buildings.
- E.** Additional building requirements:

  - 1. The maximum height of any structure in the District for Age-Restricted Housing shall be one story.
  - 2. All dwelling units within the District shall have a minimum ground floor area of six hundred (600) square feet.