PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE

FEBRUARY 19, 2026

A meeting of the Planning and Economic Development Committee was held Thursday, February 19, 2026 at 7:00 p.m. in the Aldermanic Chamber and duly noticed in two places, including the City's website, in accordance with the requirements of RSA 91-A:2 II.

The roll call was taken with 5 members of the Planning and Economic Development Committee present:

Alderman Derek Thibeault, Chairman
Alderman-at-Large Ben Clemons, Vice-Chairman
Alderman-at-Large Amber Morgan
Alderman Patricia Klee
Alderman John Sullivan

Members not in Attendance:

Also in Attendance:
Alderwoman-at-Large Shoshanna Kelly
Sam Durfee, Planning Manager
Liz Hannum, Economic Development Director

ROLL CALL

ELECTION OF COMMITTEE CLERK

Chairman Thibeault called for nominations for the Committee Clerk for the 2026-2027 term.

ALDERMAN KLEE NOMINATED ALDERMAN MORGAN AS THE PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE CLERK

MOTION BY ALDERMAN CLEMONS TO CLOSE THE NOMINATIONS
MOTION CARRIED

MOTION TO VOTE ON ELECTION OF ALDERMAN MORGAN AS THE PLANNING AND ECONOMIC DEVELOPMENT COMMITTEE CLERK FOR THE 2026-2027 TERM
MOTION CARRIED

PUBLIC COMMENT - None

DISCUSSIONS AND/OR PRESENTATIONS

- Code Update

Chairman Thibeault recognized Planning Manager Sam Durfee.

- Riverwalk Update

Chairman Thibeault recognized Economic Development Director Liz Hannum.

COMMUNICATIONS - None

UNFINISHED BUSINESS – None

NEW BUSINESS – RESOLUTIONS - None

NEW BUSINESS – ORDINANCES - None

TABLED IN COMMITTEE - None

GENERAL DISCUSSION - None

PUBLIC COMMENT - None

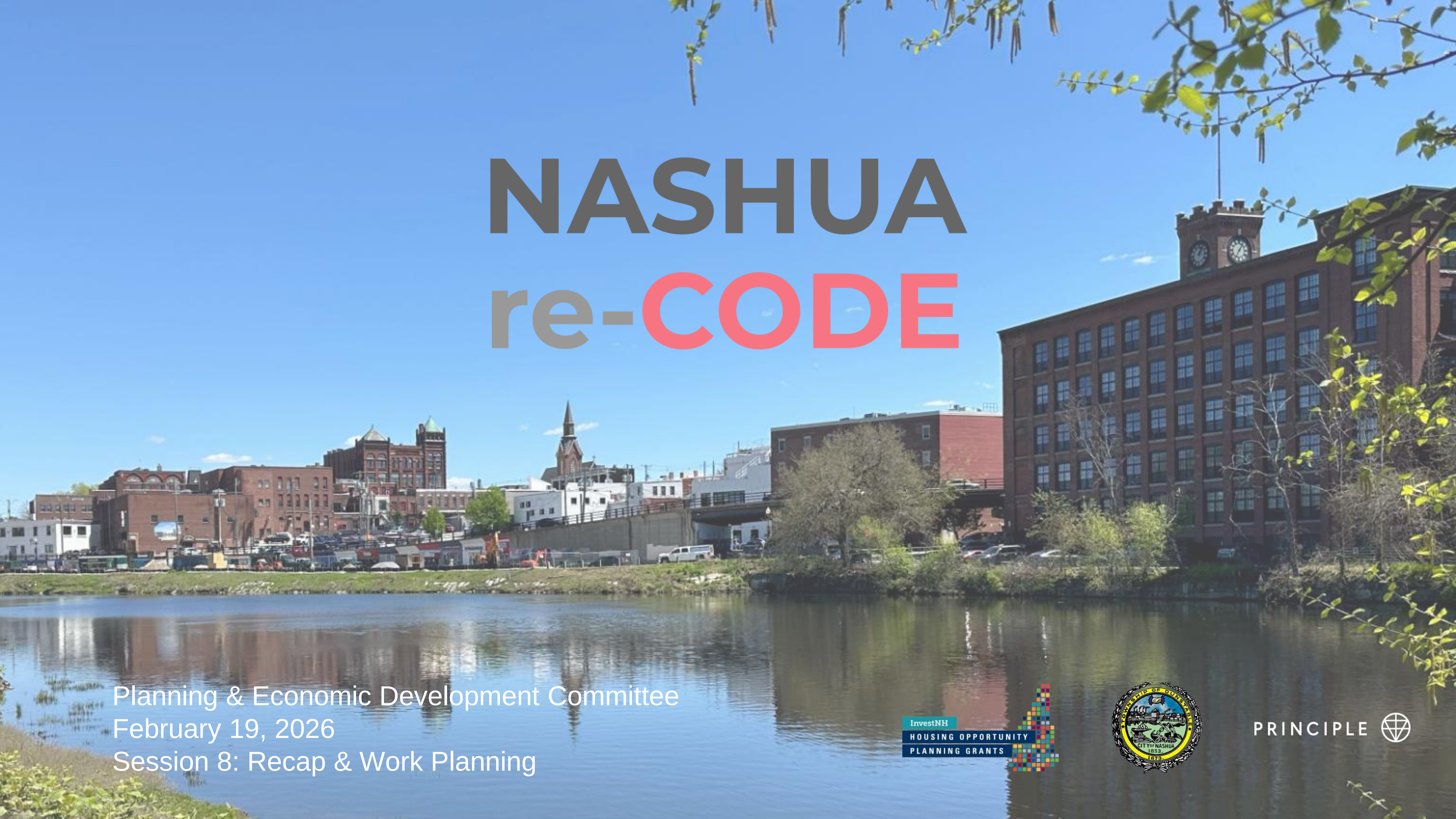
REMARKS BY THE ALDERMEN

ADJOURNMENT

MOTION BY ALDERMAN KLEE TO ADJOURN
MOTION CARRIED

The meeting was declared closed at 9:27 p.m.

Alderman-at-Large Amber Morgan
Committee Clerk



NASHUA re-CODE

Planning & Economic Development Committee
February 19, 2026
Session 8: Recap & Work Planning

InvestNH HOUSING OPPORTUNITY PLANNING GRANTS

PRINCIPLE

Recap and Forecasting

What we have covered so far and what is/could be next

- October 9, 2024: General introduction to re-CODE
- April 15, 2025: Building Types, Density, Test
- June 5, 2025: Redevelopment Overlay Districts
- August 21, 2025: Mobility & Parking
- August 26, 2025: Inclusionary Zoning
- September 16, 2025: Zoning Map & Green Score
- September 29, 2025: Use Table & Site Standards *& IZ Update*

Agenda

- Where we are in the process
- Where do we go from here
- High-level refresher of regulatory structure and major changes from current code
- Policy guidance requested
- Future PEDC sessions

Where we are in the process

- Goal: Unified Land Use Code
  - Zoning Ordinance + Site Plan & Subdivision Regulations
- Zoning Ordinance
  - Code Structure and Drafting: Complete
  - Final Tweaks: Ongoing
- Site Plan & Subdivision Regulations
  - Discovery/Audit: Complete
  - Integration into the Land Use Code: Ongoing
  - Engagement with Public and Design Professionals: Pending
  - Final Tweaks: Pending

Where we go from here

PEDC Meeting Dates
February 19th
March 17th
April 21st
May 19th
June 16th

Working backwards….

- Target Effective Date: **July 1, 2026**
- Adoption Date (2nd reading): **June 23, 2026**
- Latest PEDC Meeting: **June 16, 2026**
- Latest Planning Board Meeting: **June 4, 2026**
- Latest BoA Referral (1st reading): **May, 26, 2026***

* We expect robust engagement as part of the formal legislative process. As such, targeting April 28th for 1st reading AT THE LATEST

Code Contents

- Article I. General Standards
- Article II. Definitions & Measurements
- Article III. District Standards
- Article IV. Special Districts
- Article V. Overlay Districts
- Article VI. Building Standards
- Article VIII. Neighborhood Standards
- Article IX. Site Standards
- Article X. Parking & Mobility Standards
- Article XI. Development Benefits
- Article XII. Nonconformance
- Article XIII. Administration
- Article XIV. Environmental

Regulatory Structure

Building Types

Inform & Influence
Character

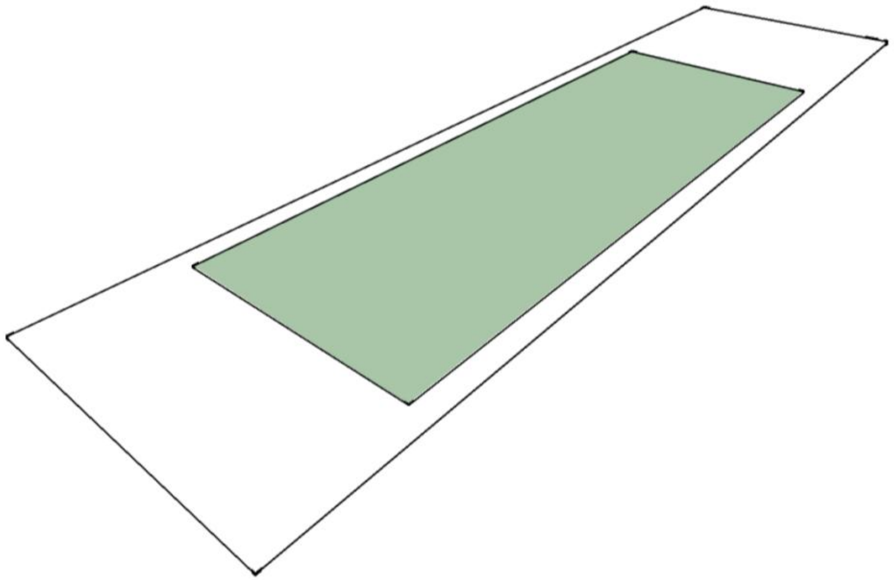
Districts

Establish Standards

Lot Dimensions

Physical Limitations

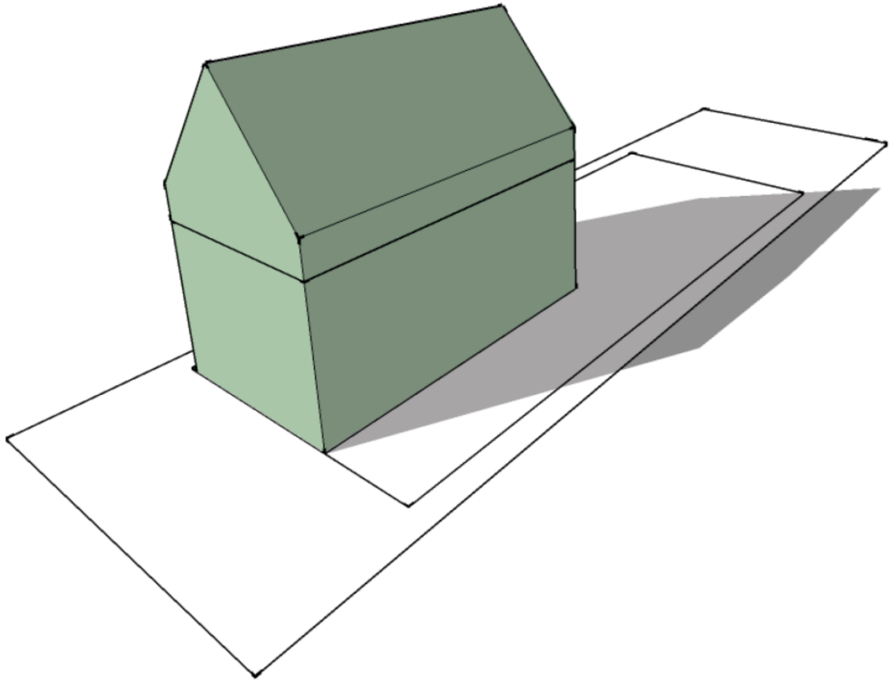
District Standards



e. PRINCIPAL BUILDING PLACEMENT		
Primary Front Setback	4 ft min, 15 ft max	C
Secondary Front Setback	4 ft min, 15 ft max	D
Side Setback	5 ft min *	E

* 8 ft min required on one side when rear lane is not provided.

Primary Building Standards

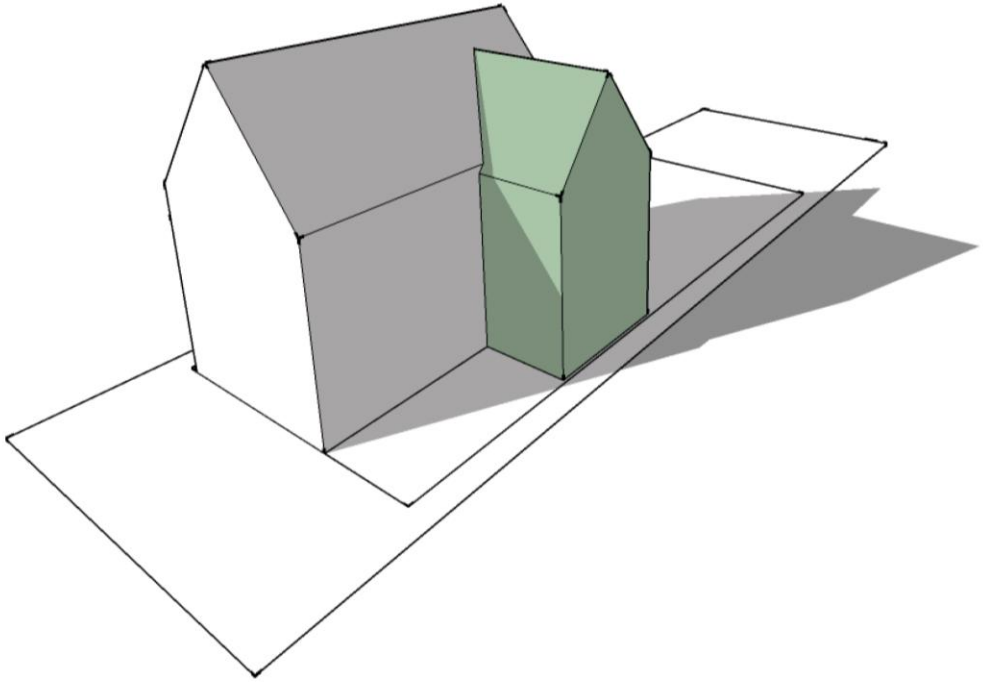


BUILDING FORM

Building Width	14 ft min, 20 ft max	A
Building Depth	40 ft max	B
Total Stories	2.5 stories max	C
First Story Height*	8 ft min, 10 ft max	D
Upper Story Height*	8 ft max	
First Floor Elevation	1 ft min	
Roof	See Table 4.1	

*See Article 4.A.2 for Height Standards.

Massing Component Standards



DIMENSIONS

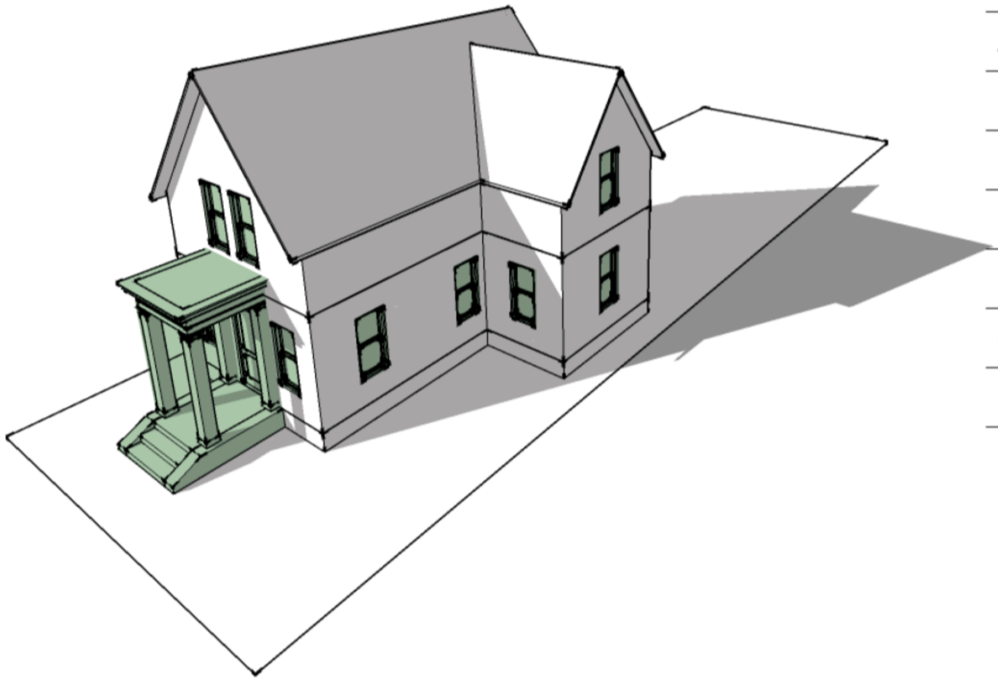
Setback from Facade	10 ft min	A
Floor Plate Area	50% max of the Floor Plate of the Principle Building	
Width		B
1-Story	1/2 depth of the Principle Building	
2-Story	1/3 depth of the Principle Building	
Projection	2/3 width of the Principle Building	C
Height	Same Height of Principal Building (max)	D
Roof	see Table 4.1	
Fenestration	20% required on wall oriented toward the front lot line	

STANDARDS

i. Side Wings may not encroach on setbacks.

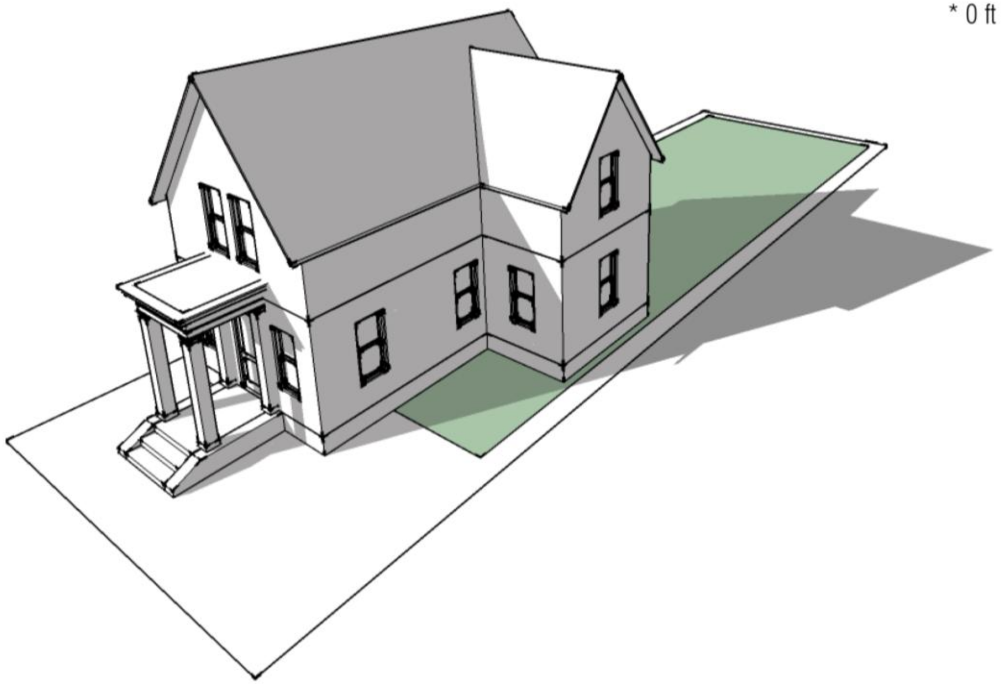
Architectural Component Standards

FENESTRATION	
Ground Story Fenestration	20% min
Upper Story Fenestration	20% min



COMPONENTS	See Article 4C
Projecting Porch	Permitted
Integral Porch	Not Permitted
Engaged Porch	Permitted
Stoop	Permitted
Portico	Not Permitted
Arcade	Not Permitted
Gallery	Not Permitted
Deck	Permitted
Balcony	Permitted
Rear Addition	Permitted
Side Wing	Permitted
Estate Wing	Not Permitted
Hyphen	Not Permitted

Accessory Placement Standards



f. ACCESSORY BUILDING PLACEMENT		
Primary Front Setback	20 ft min setback from primary building facade *	G
Secondary Front Setback	18 ft min	H
Side Setback	3 ft min	I
Rear Setback	3 ft min	J

* 0 ft min for Temporary Retail Shed.

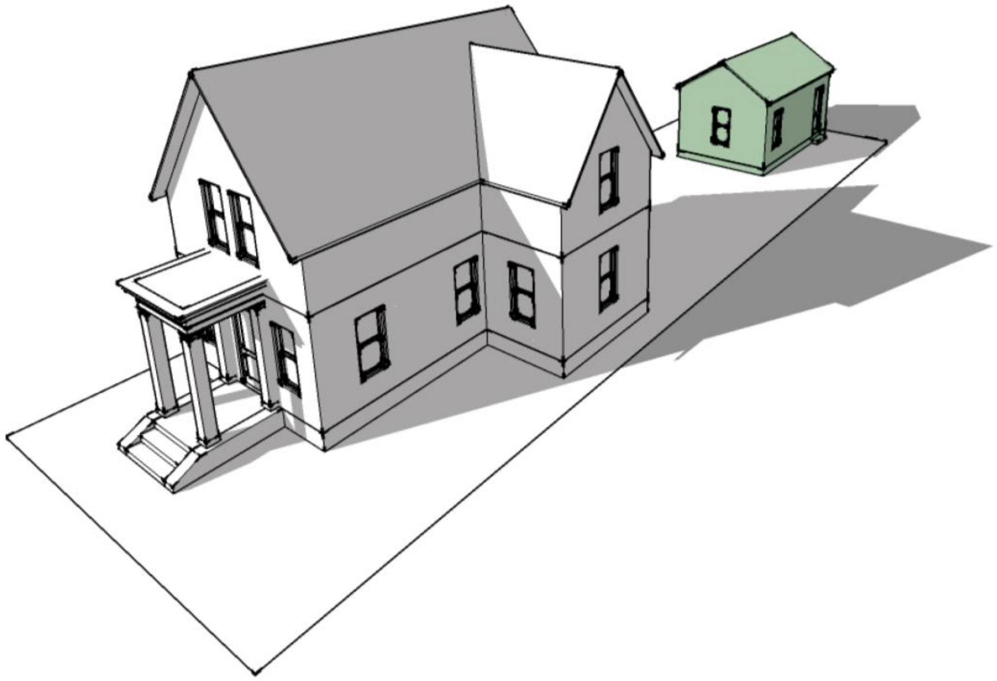
Accessory Building Standards

STANDARDS

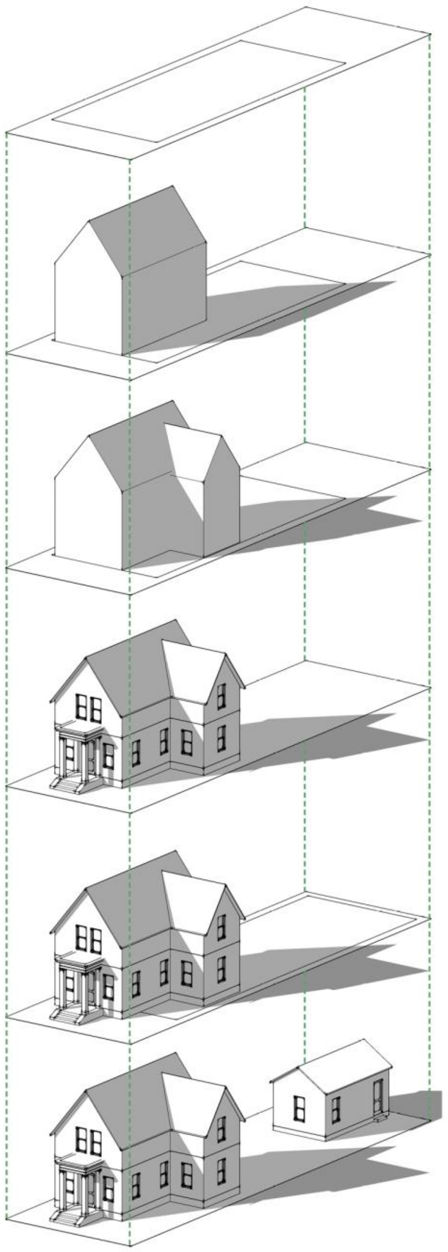
i. The Carriage House is required to be detached from the principal building and components and sited in accordance with the Accessory Building Placement under Article 2.

ii. A minimum of one Component must be applied to the carriage house massing.

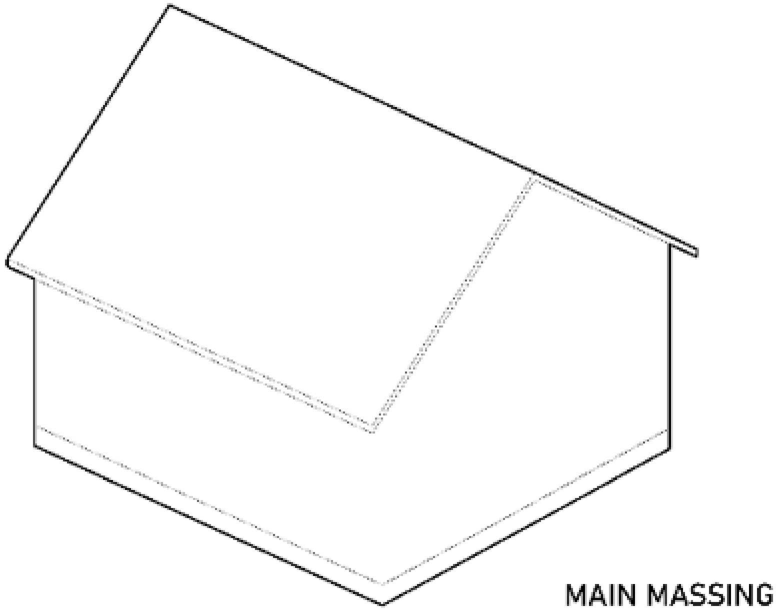
iii. **Carriage Houses may not be built on the same lot as a Rear Addition.**

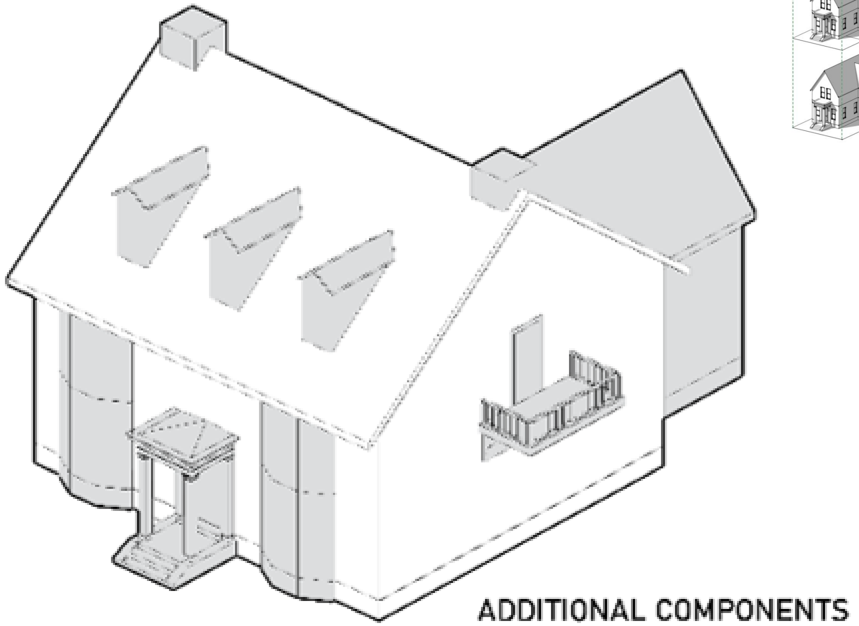


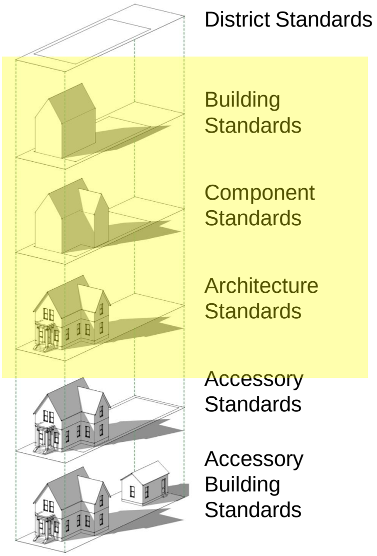
Predictable & user-friendly framework for regulating development at all scales



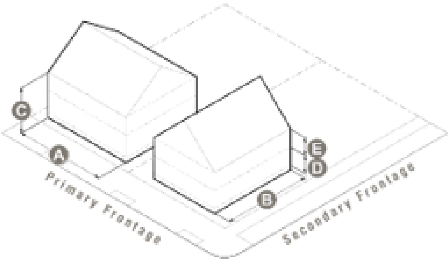
Building Types and Components







K. Small Apartment Building



(1) Description

(a) A small to moderate floor plate building with multiple dwelling units primarily accessed from a single principal entrance. The multi-story design typically includes balconies, stoops, and details characteristic of residential structures. The building does not include ground floor storefronts.

(2) Building Form

Building Width (A)	140 ft max
Building Length (B)	-
Floor Plate Area -With Forecourt	7000 sf max 16,000 sf max
Number of Stories (C) -Urban Residential -Mid-Rise 3 -Mid-Rise 4 -Mid-Rise 5	 2 min, 3 max 2 min, 3 max 2 min, 4 max 2 min, 5 max
First Floor Height (D)	9 ft min, 14 ft max
Upper Floor Height (E)	9 ft min, 12 ft max
First Floor Elevation	2 ft min
Façade Build Out (Primary)	80% min
Façade Build Out (Secondary)	65% min
Façade Build Out (Abutting NR)	70% min
Floor Plate Area Forecourt	16,000 sf max
Attachments	None

(3) Lot Development

Lot Coverage	65% max
Green Score	0.35 min, 0.40 ideal

(4) Fenestration

First Floor Fenestration (Primary)	20% min, 50% max
First Floor Fenestration (Secondary)	20% min, 50% max
Upper Floor Fenestration	20% min, 50% max
Blank Wall	20 ft max

(5) Building Placement

Parking Front Setback (Primary)	20 ft min
Parking Front Setback (Secondary)	10 ft min

(6) Use and Occupancy

Density Factor -Lot Area <5000sf -Lot Area ≥5000sf -Net Zero Building -IZ Units Provided	 1500sf min 1125sf min 850sf min 850sf min
IZ Requirement (% of Total Units)	See Table 73-1
Outdoor Amenity Space/DU	1 min

(7) Permitted Massing Components

Connector	Side Wing
Porte-Cochere	Tower
Rear Addition	

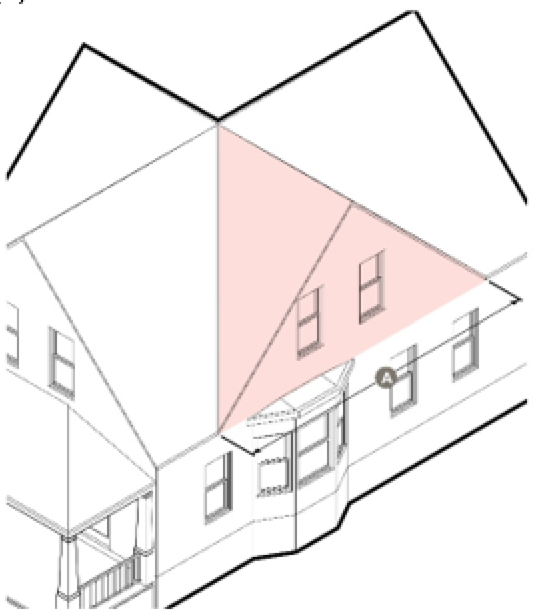
(8) Permitted Architectural Components

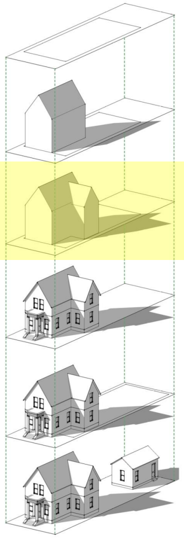
Balcony	Gallery
Bay Window	Porch
Canopy	Portico
Cross Gable	Roof Deck
Cupola	Shed Dormer
Deck	Stoop
Dormer Window	Turret

(9) Permitted Roofs

Gable	Mansard
Gambrel	Saltbox
Hipped	

(4) Cross Gable





(a) A gable or gambrel roof that projects perpendicular from the roof of the primary building to increase the habitable space within a roof.

(b) Standards

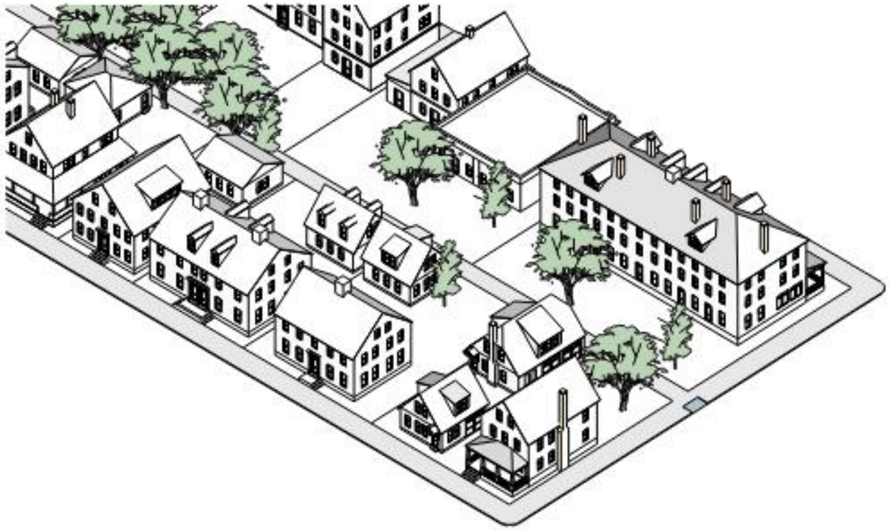
[1] Cross Gables may project outward from a building face (to a maximum of 12 ft) if supported from below by a component or visually supported by brackets, corbels, or a beam.

[2] No more than two cross gables of equal size and roof pitch may be used together and may occupy the same space, with an overlap of no more than 1/2 the width of each.

(c) Dimensions

Setback from façade	N/A
Width (A)	Equal to eave width of the narrowest face of the primary building.
Projection	N/A
Absolute Height	N/A
Fenestration	20% min
Height	The ridge beam of the cross gable may not be higher than the ridge beam of the primary building.
Length	N/A
Area	N/A
Eave Height	N/A
Gable End Setback	N/A
Top Plate Height	N/A

§ 190-20. URBAN RESIDENTIAL (UR)



A. DESCRIPTION

The Urban Residential district consists of a wide variety of building types with moderate floor plates that accommodate a range of uses. It includes multi-unit buildings where outdoor amenity space is typically shared between the residents of a building. The district is predominately residential, with neighborhood stores, schools, places of worship, and arts-related uses located within walking distance of residences. When mapped accordingly, this district can provide a transition between Neighborhood Residential areas and more dense districts.

B. INTENT

(1) To create, maintain, and enhance areas appropriate for multi-unit residential buildings.

C. PURPOSE

(1) To permit the Development of multi-unit detached and semi-detached buildings.

(2) To permit contextual modifications to existing detached and semi-detached buildings.

(3) To permit the adaptive reuse of certain existing nonconforming buildings.

(4) To permit commercial uses that are compatible with and serve residential areas.

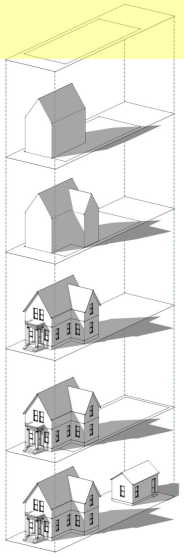
(5) To establish predictable dwelling unit types, sizes, and residential densities that create additional housing options ideal for both large and small households in permitted building types.

D. LOT DIMENSIONS

Width	24 ft min
Depth	80 ft min

E. PRIMARY BUILDING PLACEMENT

Primary Front Setback	5 ft min, 15 ft max
Secondary Front Setback	5 ft min, 15 ft max
Side Setback	5 ft min
- Party Lot Line	0 ft min
- 4 Story Building Abutting NR	20 ft min
Rear Setback	10 ft min
- Abutting NR	20 ft min



F. BUILDING TYPES

Cottage	●
House	●
Bungalow	●
Duplex (Side-by-Side)	●
Duplex (Stacked)	●
Triplex	●
Multiplex	●
Apartment House	●
Small Apartment Building	●
Apartment Building	●
Mill House	●
Townhouse	●
Live/Work Flex	●
Shophouse	●
Shop	●
Small General Building	●

G. ACCESSORY BUILDING TYPES

Back Cottage	●
Carriage House	●
Fabrication Shop	●
Accessory Shop	●

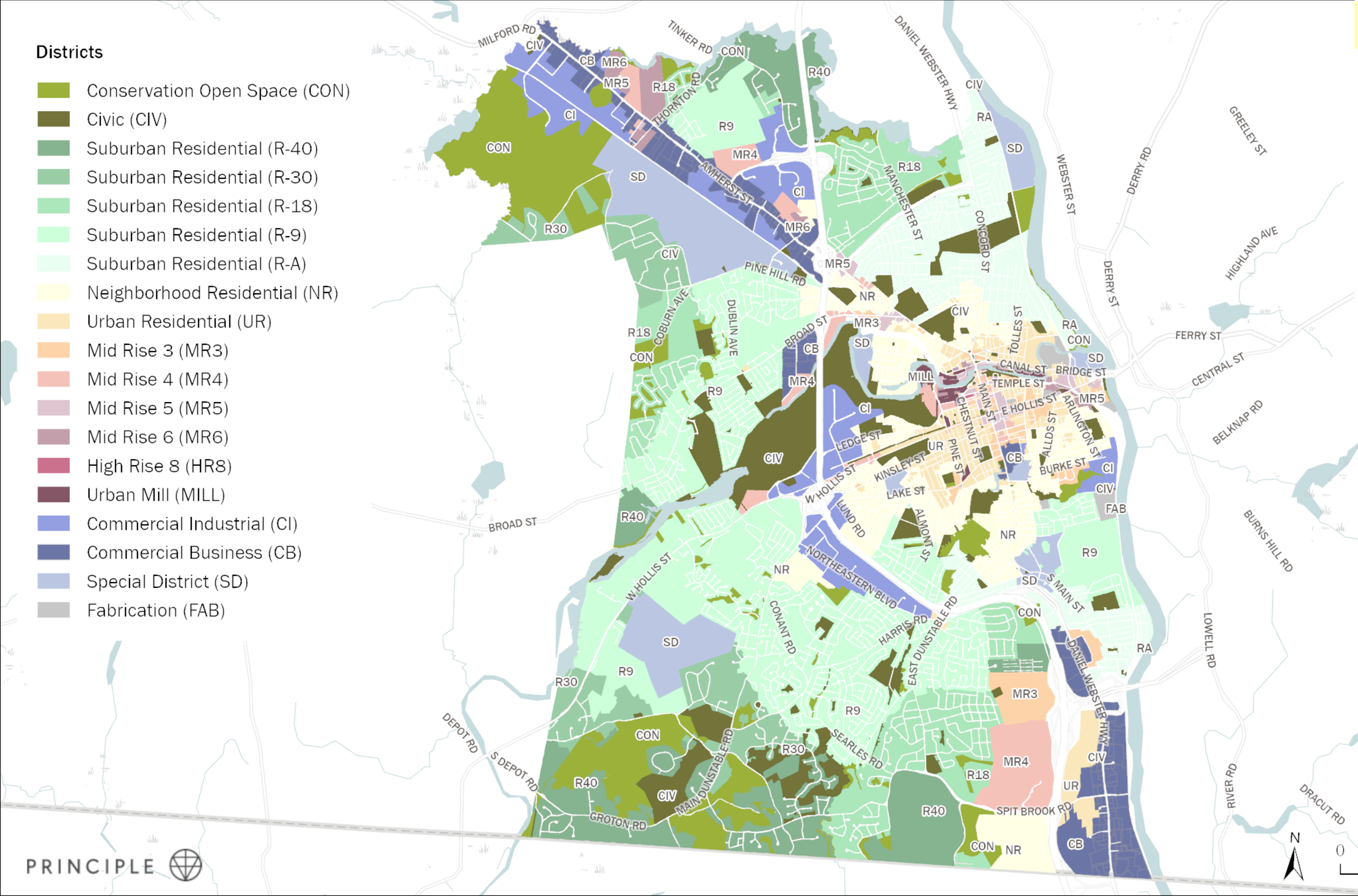
H. BUILDING GROUPS

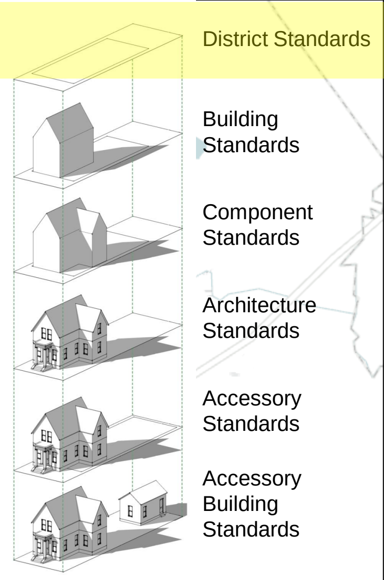
Multi-Unit Court	●

● Permitted

◐ Permitted by special permit

I. STANDARDS

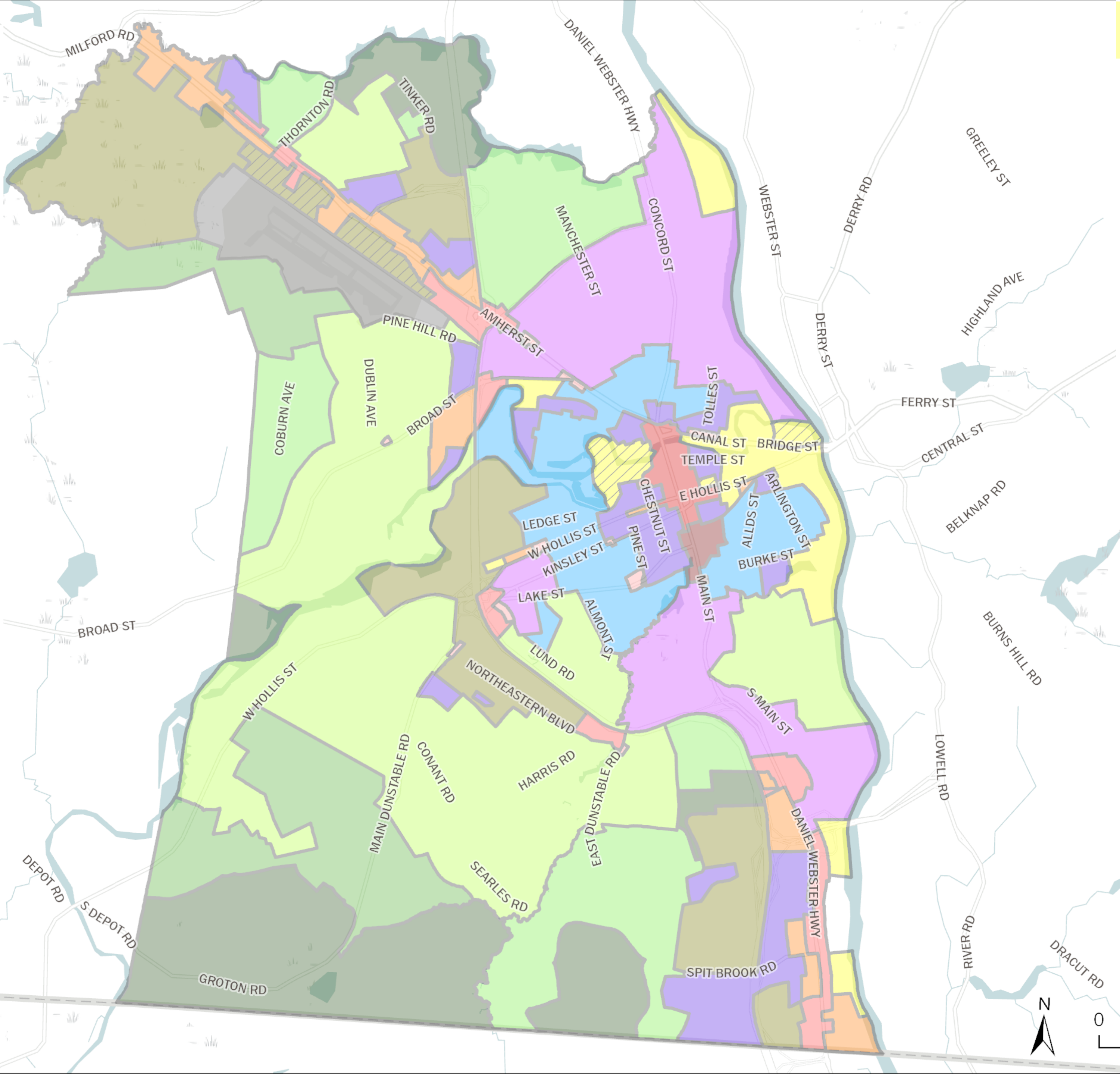

Districts
Conservation Open Space (CON)
Civic (CIV)
Suburban Residential (R-40)
Suburban Residential (R-30)
Suburban Residential (R-18)
Suburban Residential (R-9)
Suburban Residential (R-A)
Neighborhood Residential (NR)
Urban Residential (UR)
Mid Rise 3 (MR3)
Mid Rise 4 (MR4)
Mid Rise 5 (MR5)
Mid Rise 6 (MR6)
High Rise 8 (HR8)
Urban Mill (MILL)
Commercial Industrial (CI)
Commercial Business (CB)
Special District (SD)
Fabrication (FAB)
MILFORD RD
TINKER RD
DANIEL WEBSTER HWY
THORNTON RD
AMHERST ST
MANCHESTER ST
CONCORD ST
WEBSTER ST
DERRY RD
GREELEY ST
HIGHLAND AVE
DERRY ST
PINE HILL RD
COBURN AVE
DUBLIN AVE
BROAD ST
TOLLES ST
FERRY ST
CENTRAL ST
CANAL ST
BRIDGE ST
TEMPLE ST
MAIN ST
CHESTNUT ST
E HOLLIS ST
ARLINGTON ST
ALLDS ST
BELKNAP RD
LEDGE ST
KINSLEY ST
PINE ST
BURKE ST
W HOLLIS ST
LAKE ST
LUND RD
ALMONT ST
NORTHEASTERN BLVD
BURNS HILL RD
CONANT RD
HARRIS RD
EAST DUNSTABLE RD
S MAIN ST
LOWELL RD
DEPOT RD
S DEPOT RD
MAIN DUNSTABLE RD
SEARLES RD
SPIT BROOK RD
GROTON RD
RIVER RD
DRACUT RD
N
0
1
2 Miles

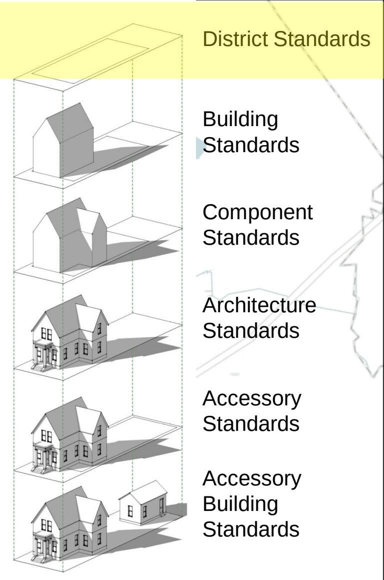

District Standards
Building Standards
Component Standards
Architecture Standards
Accessory Standards
Accessory Building Standards

PRINCIPLE

Current Zoning

- Airport Industrial (AI)
- Downtown 1 / Mixed-Use (D1/MU)
- Downtown 3 / Mixed-Use (D3/MU)
- General Business (GB)
- General Industrial (GI)
- General Industrial / Mixed-Use (GI/MU)
- Highway Business (HB)
- Local Business (LB)
- Park Industrial (PI)
- Park Industrial / Mixed-Use (PI/MU)
- Rural Residence (R-40)
- A Suburban Residence (R-30)
- B Suburban Residence (R-18)
- C Suburban Residence (R-9)
- A Urban Residence (R-A)
- B Urban Residence (R-B)
- C Urban Residence (R-C)





PRINCIPLE

Opting Into the Redevelopment Overlay

A Voluntary but Transformational Choice

Key Point:

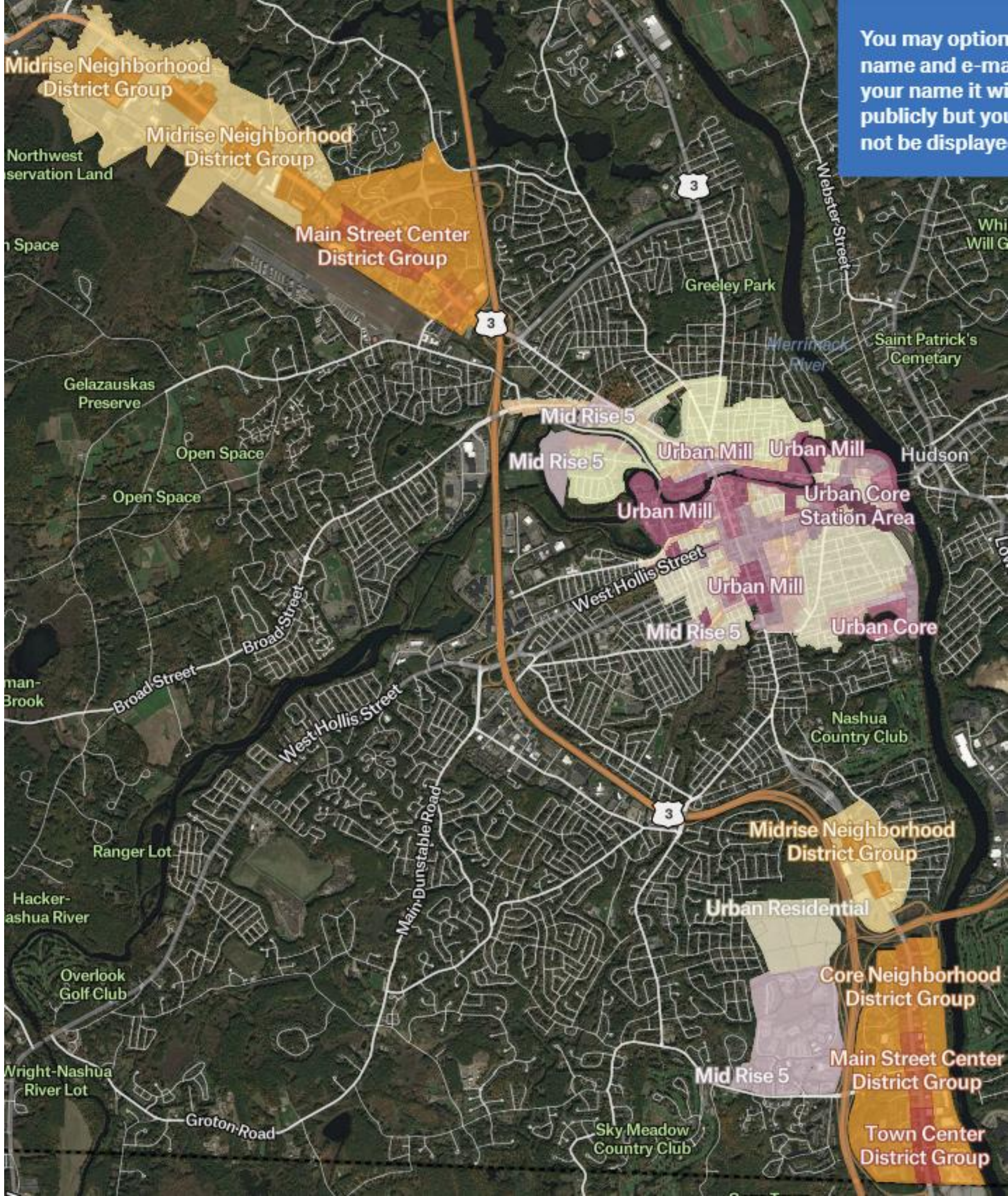
The Redevelopment Overlay is *opt-in*. No property owner is required to use it — but for those who do, it offers powerful tools and incentives.

What It Means to Opt In:

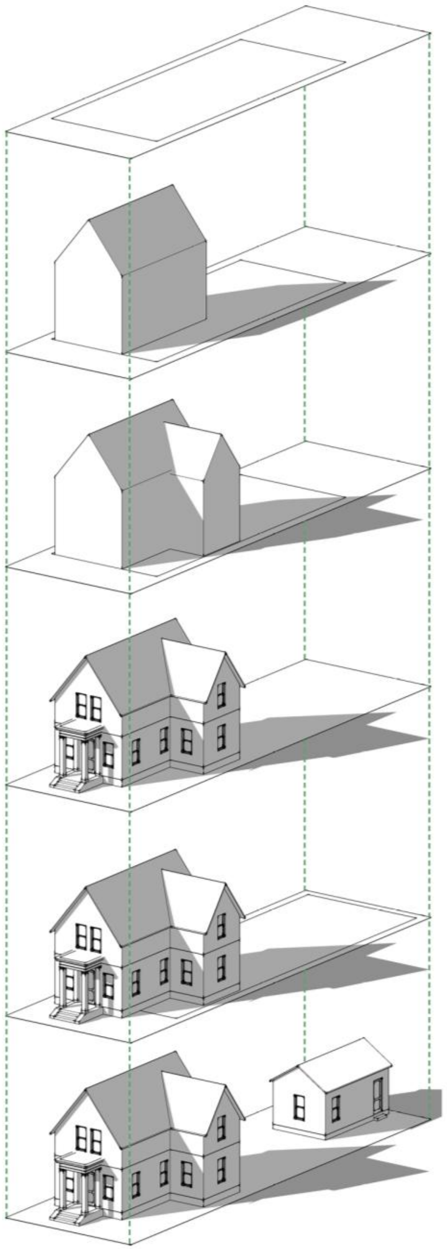
- Applicant chooses to follow the Overlay procedures (Regulating Plan, Master Plan, IZ, Site Performance **P**)
- In exchange, gains access to expanded development potential under the overlay standards

Applies To:

- Properties located within mapped Redevelopment Overlay District boundaries



Relationship between the building(s) and the lot



District Standards

Building Standards

Component Standards

Architecture Standards

Accessory Standards

Accessory Building Standards

This relationship/transition only comes into play for developments above a certain scale P

Inter-lot relationship

*

Neighborhood Types

- Hamlet
- Edge
- Residential
- Minor Center
- Mid-Rise
- Urban Quarter
- Main Street
- Major Center
- Fabrication
- Core

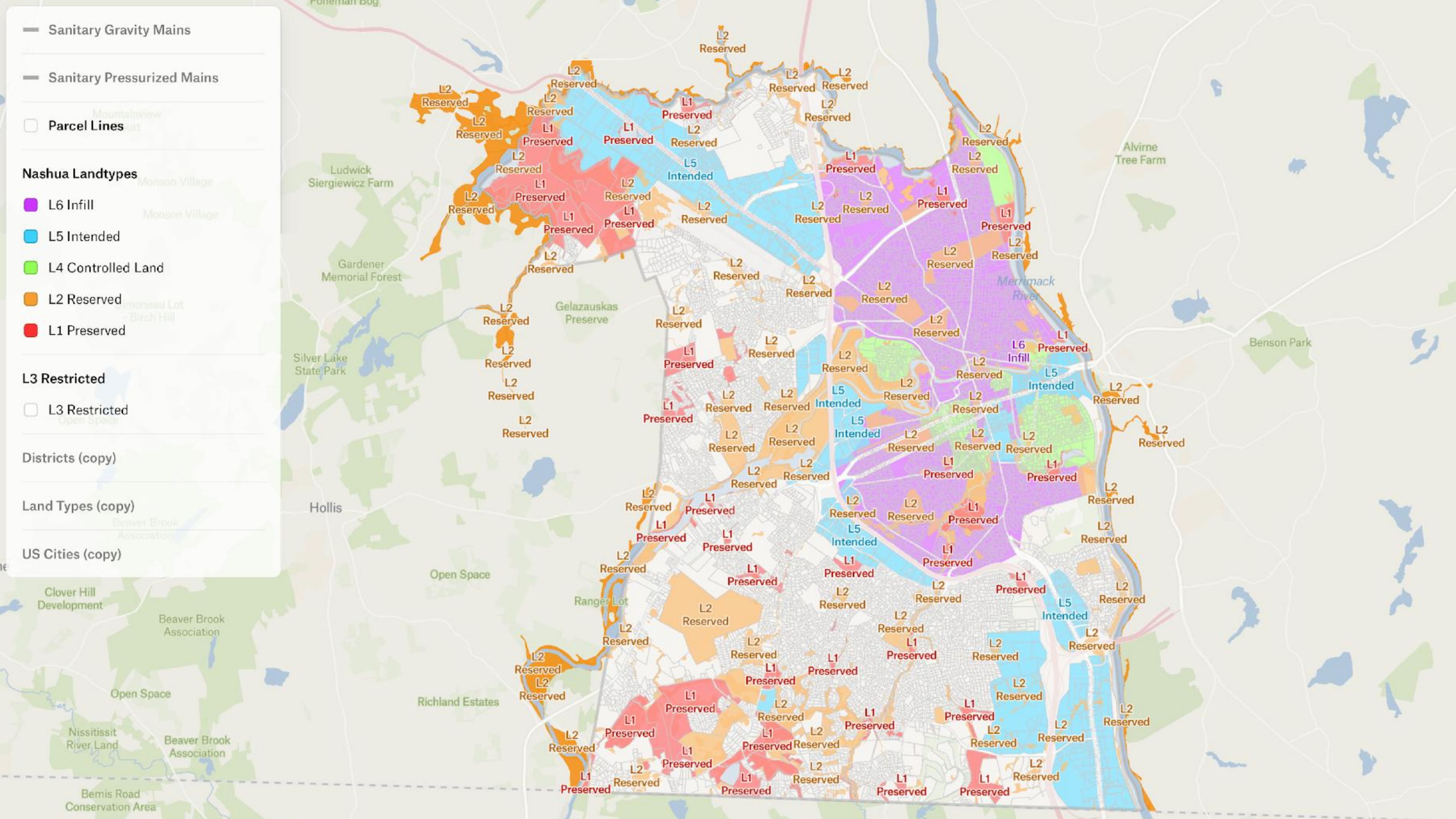
Inter-Neighborhood relationship

*

Land Types

- L-1 Preserved
- L-2 Reserved
- L-3 Restricted
- L-4 Controlled
- L-5 Intended
- L-6 Infill

* Flagging for a deep-dive



Sanitary Gravity Mains
Sanitary Pressurized Mains
Parcel Lines
Nashua Landtypes
L6 Infill
L5 Intended
L4 Controlled Land
L2 Reserved
L1 Preserved
L3 Restricted
L3 Restricted
Districts (copy)
Land Types (copy)
US Cities (copy)
Ludwick Siergiewicz Farm
Gardener Memorial Forest
Gelazauskas Preserve
Silver Lake State Park
Hollis
Open Space
Ranger Lot
Clover Hill Development
Beaver Brook Association
Richland Estates
Nissitissit River Land
Bemis Road Conservation Area
Merrimack River
Alvirne Tree Farm
Benson Park

Major Changes

Re-CODE	Current Code
Form Standards	Limited to Downtown, vague
Calibrated District Standards & New Zoning Map	Mass non-conformity across the City
Target Redevelopment Areas	MU & TOD districts offer flexibility, but lack structure
Calibrated IZ Standards & Incentives	Ineffective
Public Realm Standards	Limited to Downtown
Use Categories	Individualized Uses
Earned Parking Relief	Waiver
Green Score	Landscape Standards

Areas Requiring Policy Guidance

- **Article I-II General Provisions & Definitions**
  - City Property Zoning Exemption – Affirm if the City property should remain subject to local land use regulations (RSA 674:54)
  - Overnight Camping Trailers – Policy on towable vehicles for temporary lodging outside campgrounds.
- **Article III-IV District Standards**
  - Civic Space Dedication – Does the City wanted required civic spaces to be dedicated to the City? P
  - Permitted Building Types in Neighborhood Residential (NR) – Multiplex (4-6 units typ.) in NR? 3 stories. P
  - Commercial Industry (CI) Walkability – Form standards and frontage/site requirements to promote walkability, desired? P
- **Article V – Overlay Districts**
  - Balance between incentives and requirements
  - Structured Parking Threshold – Require parking to be podium/garaged for developments of a certain unit and/or Comm SF threshold?
  - Sustainability Performance Standards – How far do we take this?
  - Downtown Architecture – Finalize weather language about complimenting historic architecture is appropriately enabling or potentially limiting.

Areas Requiring Policy Guidance cont.

- **Article VI – Building Standards**
  - Exterior Materials / EIFS Prohibition – Confirm approved materials list and discuss EIFS ban. P
  - Façade Design Applicability Threshold – At what redevelopment/addition scale is façade design review required? Where? P
- **Article VII – Use Standards**
  - Stand-Alone Self-Storage – Continue to allow as a principle use, or require higher-level of development?
  - Permitted Building Types in Neighborhood Residential (NR) – Multiplex (4-6 units typ.) in NR? 3 stories. P
  - Commercial Industry (CI) Walkability – Form standards and frontage/site requirements to promote walkability, desired? P
  - Work/Live Studio Size – Is 200sf or 30% of total floor area too restrictive for size of living space?
  - Bed & Breakfast Unit Count – Determine how density is regulated for B&B rooms.
  - Residential Use Classification – Household living, Group Living, Group Living with Care
  - Rooming House and SRO Standards – For discussion

Areas Requiring Policy Guidance cont.

- **Article VIII – Neighborhood Standards**
  - Neighborhood Type Acreage Threshold – 20 acre minimum for applicability? P
  - Civic Space Quantity Regulation – Confirm applicability and set aside (10%). 20+ac Neighborhoods, Overlay Development
  - Civic Space Ownership and Maintenance – Should all privately developed Civic Spaces be dedicated to the City? P
  - Playground Proximity – Maximum walking distance from project to playground (800-ft, 2.5 min walk)
- **Article IX – Site Standards**
  - Landscaping Payment-in-Lieu – Developed a CUP-based tree fund PIL ordinance. P
  - Building Material Standards for Downtown – Are district-specific material standards needed/desired?
- **Article X – Parking & Mobility**
  - Required Parking Programs & Services – Menu of Transportation Demand Management options and their associated relief values
- **Article XI-XII Inclusionary Zoning & Subdivision**
  - Rental and Ownership – Should both models be subject to IZ requirements? Term length of affordability covenants?
  - City Purchase of IZ Units – Require City right of first refusal for ownership units?
  - Payment-in-Lieu Formulas – Establish a clear calculation for a per unit buyout cost P
  - Buyout Fund Recipient – Where do the buyout funds go and how should they be deployed?
- **Article XIII – Administration**
  - Technical Review Committee – Should TRC have site plan approval authority? Thresholds? P

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- Article VIII. Neighborhood Standards
- Article IX. Site Standards
- Article X. Parking & Mobility Standards
- Article XI. Development Benefits
- Article XII. Nonconformance
- Article XIII. Administration
- Article XIV. Environmental

Use Variance History

53 Use Variances since January 2020

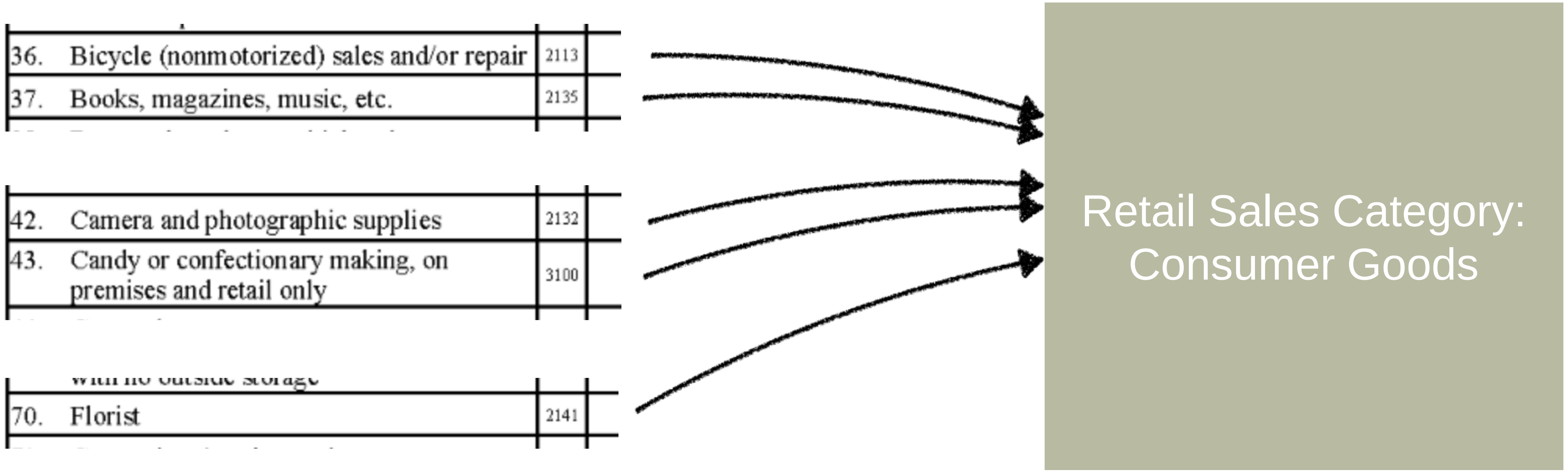
- 45 for uses not permitted in districts
  - 22 for commercial uses in residential districts
  - 10 for Multifamily in Single-family zones or Single-family/duplex in Comm/Ind.
  - 9 for estheticians in industrial zones
  - 4 for daycare uses (legislative fix coming)
- 6 for uses not in the use table
  - 4 for transitional housing and shelters
  - 1 detached ADU
  - 1 Federal firearm permit, not a gunshop or gunsmith
- 2 for exceeding 25% limit on non-industrial uses in an industrial building

Regulation of Uses

What is changing and why?

- Use Table is being simplified. Currently 293 uses. ~124 proposed.
- New use category approach. 11 categories.
  - Some uses within those categories are called our for additional regulation as warranted.
  - Provides flexibility in the classification of uses that may be new to Nashua.

Consolidation into Use Categories



Key: "P" means permitted By Right. "C" means permitted as a conditional use. "S" means permitted as a special exception. "-" means prohibited.

Use Category Specific Use	R40	R30	R18	R9	R7.5	NR	UR	MR3	MR4	MR5	MR6	UC	UM	US	CB	CI	FAB	SD-CON	SD-AI	SD-CIV	SD-IND	SD-INS
Educational Services	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	-	-	
Maintenance or Repair Services	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	-	-	-	-	P	
Personal Services (except as follows)	-	-	-	-	-	C	P	P	P	P	P	P	P	P	P	P	-	-	-	-	-	
Body Art Services	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	-	-	-	-	
Fitness Services	-	-	-	-	-	C	P	P	P	P	P	P	P	P	P	P	P	-	-	-	-	
Funeral Services	-	-	-	-	-	C	C	C	C	C	C	C	C	C	P	P	-	-	P	-	P	
Health Care Services	-	-	-	-	-	-	-	C	C	C	C	C	C	C	C	C	-	-	-	-	-	

Residential Use Classification

Accessory Dwelling Units	Single room occupancy units
Conservation Subdivisions	Multifamily dwelling, 3 or more units
Condominium	Overnight camping trailers
Duplex (two-family dwelling)	Business residence/residential hotel
Dwelling, manufactured home, on an individually owned lot	Dormitories for the students of college, commercial schools, staff of hospitals
Dwelling, manufactured home park	Halfway houses
Dwelling, modular home	Hotel, motel, and tourist court
Dwelling, room renting, no more than four roomers, no separate cooking facilities	Bed-and-breakfast inn
Dwelling, room renting, no more than four roomers, separate cooking facilities	Lodging house, including guest homes and tourist homes
Elderly housing, with residents in single-family detached housing only	Orphanages, children's homes, and similar uses
Single-Family detached dwelling	Boardinghouse/room renting

Residential (separate facilities)

Co-living (shared facilities)

Co-living with services

Commercial lodging

State Laws and Other Codes

- HB 457: municipalities can no longer regulate on the basis of familial, marital, employment, or educational status.
- Building and Fire Codes

Site Standards

- Driveways & Access
  - Widths, location, materials
- Loading Facilities
  - Design, location, drive-throughs
- Accessory Structures
  - Screening, setbacks
- Fences & Walls
  - Height & opacity
- Sustainable Development
  - Build and site performance
- Screening
  - Industrial exemption
- Landscaping
  - Installation, maintenance, buffers
- Hardscape
- Stormwater Management
  - Performance, easements, maintenance
- Green Score
  - Quantity & quality of landscaping
- Outdoor Seating
  - Dimensions, safety, materials
- Lighting
  - Lighting zones, shielding, brightness, temp.
- Signs
  - Types, location, size, lighting
- Mechanical Equipment
  - Screening & location
- Communication Towners
- Transit Station Site Design

Signs

~~M.~~N. Awning or Canopy Sign

(1) A commercial sign on the surface of an awning or attached above, below, or to the face of an entry canopy. Awning or canopy signs are intended to be viewed by pedestrians on the opposite side of street.

(2) Standards

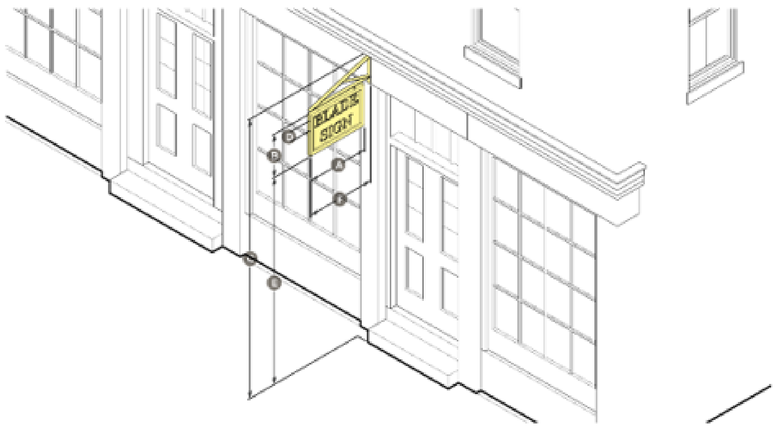
(a) Awning or canopy signs located on the sloping portion of an awning are only permitted for storefronts where the typical area for a wall sign is missing.

(b) Awning or canopy signs are prohibited on upper story awnings.

(3) Dimensions

Quantity	One sign is allowed per each canopy and two signs per each awning, provided one of the signs is located on the awning's valance
Area	No greater than 50% the area of the awning's face
Width (B)	12 ft min
Projection (A)	6 ft min
Clearance (C)	8 ft min
Letter Height (D)	Awning face - 18 in max. Awning valance - 10 in. max. Letters projecting upward from a canopy - 12 in max. Letters affixed or painted to the face of a canopy - 10 in max.

~~P.~~Q. Blade Sign



~~( )~~(1) A two-sided sign that is attached to and projecting perpendicularly from the front elevation of a building. Blade signs are intended to be viewed by pedestrians on the same side of the street.

~~(1)~~(2) Standards

(a) Blade signs may be used for primary or secondary signs.

(b) Blade signs must be located within 10 feet of the principal entrance for the business it identifies.

(c) Blade signs may have no more than 2 faces.

(d) When a projecting sign is closer than 12 feet to the corner of a building, its projection shall be no more than a distance equal to 1/2 the horizontal distance from the sign to that building corner.

(e) Blade signs may be oriented at a 45 degree angle from a building corner.

(f) Blade signs must be mounted below the sills of the second story windows of a multi-story building or below the roof line, parapet wall, or cornice of a single-story building.

(g) Blade signs are prohibited for upper story establishments.

~~(2)~~(3) Dimensions

Quantity	1 per commercial tenant
Area	6 sf max
Length (A)	4 sf max
Width (B)	4 sf max
Height (C)	See standard (g) above
Letter Height (D)	8 in max
Clearance (E)	8 ft min
Projection (F)	6 ft max

RESULTS – APARTMENT

Total units to reach feasibility
Baseline Density Factor
IRR (Threshold = 15.00%)

- General assumptions:
  - Downtown rental market
  - Wood-frame construction
  - 5 Floors = 65,000 ZLA
- Q1: Baseline density factor
  - 1,125 sq ft works for an apartment building
- Q2: Recommended set aside
  - Baseline zoning at 10% at 75% AMI to reach 850 baseline density factor
- Q3 & Q4: Overlay set aside
  - The table shows set aside and target AMI for different density factors (e.g., a density factor of 707 sq ft for 15% of the units at 70% AMI)

20,000 sq ft lot		Set Aside			
		0%	10%	15%	20%
AMI	50%	58 units	87 units	114 units	160 units
		1,125 sq ft	747 sq ft	570 sq ft	406 sq ft
		15.00%	15.06%	15.12%	15.00%
	60%	58 units	80 units	100 units	130 units
		1,125 sq ft	813 sq ft	650 sq ft	500 sq ft
		15.00%	15.01%	15.08%	15.04%
	70%	58 units	78 units	92 units	112 units
		1,125 sq ft	833 sq ft	707 sq ft	580 sq ft
		15.00%	15.07%	15.00%	15.02%
	80%	58 units	73 units	84 units	96 units
		1,125 sq ft	890 sq ft	774 sq ft	677 sq ft
		15.00%	15.07%	15.03%	15.00%

Geometrically Constrained

Geometrically Don't Work

PAYMENT IN LIEU EXAMPLE

Performed financial analysis of 50-unit apartment development (5 IZ units required) to determine impact of payment in lieu policy compared to delivering units on-site

	In-Lieu Fee (Per Unit)	Total Cost	IRR
Downtown Overlay District			
On-Site	$0	$0	15.0%
Value Gap	$124,715	$623,575	14.8%
Construction Cost	$255,289	$1,276,445	13.0%
Rest of City			
On-Site	$0	$0	15.0%
Value Gap	$95,320	$476,600	14.3%
Construction Cost	$237,794	$1,188,970	12.2%

BENEFITS	DRAWBACKS
On-Site Development	
Distributed units	No flexibility
Financially calibrated	
Value Gap Approach	
Financially consistent with on-site	Does not deliver full unit value
Flexibility	Unequal impacts throughout city
Construction Cost Approach	
Delivers full unit value	Negative financial impact

RECOMMENDATIONS – RENTAL HOUSING

Dwelling Units	Location	Total Percent Required	Tier 1 Target AMI	Tier 2 Target AMI
Less than 10	Downtown Redevelopment Overlay District	NA	NA	NA
10 – 49	“ ”	10%	7.5% at 80% AMI	2.5% at 60% AMI
50 – 99	“ “	15%	12.5% at 80% AMI	2.5% at 60% AMI
100+	“ “	20%	15% at 80% AMI	5% at 60% AMI
Less than 10	Downtown East, Suburban Retrofit, and Neighborhood Infill Redevelopment Overlay	NA	NA	NA
10 – 49	“ “	5%	2.5% at 80% AMI	2.5% at 60% AMI
50 – 99	“ “	7.5%	5% at 80% AMI	2.5% at 60% AMI
100+	“ “	10%	7.5% at 80% AMI	2.5% at 60% AMI

RECOMMENDATIONS – OWNERSHIP HOUSING

Dwelling Units	Location	Total Percent Required	Tier 1 Target AMI	Tier 2 Target AMI
Less than 10	All Redevelopment Overlay Districts	NA	NA	NA
10 – 49	“ “	10%	80% AMI	NA
50 – 99	“ ”	15%	10% at 80% AMI	5% at 100% AMI
100+	“ ”	20%	10% at 80% AMI	10% at 100% AMI

IZ Update

What we heard:

- Preference for required IZ units to be built on-site
  - Alternatives are not an automatic option
- Payment-In-Lieu and Off-Site options need to be properly calibrated
- Penalties for non-compliance
- Concerns regarding concentration of low-income housing

Three approaches for PIL, Off-Site, and Penalties

Payment In-Lieu

- Not a default option—Conditional Use Permit required.
- Fees to be set high enough that on-site provision is financially competitive.
- Fees must be proportional to actual housing costs, indexed to market trends, and updated regularly.

Payment In-Lieu
Option A: Formula-Based Payment

- Fee based on affordability gap: difference between market-rate cost and affordable cost for required units.
- The formula typically multiplies the gap by 2×–2.5× to reflect the public subsidy needed to build affordable housing elsewhere. The fee is designed to provide capital to fill this gap in other housing projects, not to cover the entire unit cost.
- Funds directed to the Affordable Housing Trust.
- Ensures fees are proportional to actual housing costs and indexed to market trends.

Payment In-Lieu
Option B: Flat Fee Per Square Foot

- Projects pay a set fee (e.g., $15–22 per sq. ft. of residential development) instead of building units.
- Clear to administer and predictable for projects.
- Fee levels can be updated annually to reflect inflation and changes in construction costs.
- Can generate large funds for other Affordable housing projects, though less directly tied to actual unit affordability gaps.

Payment In-Lieu
Option C: Discretionary Approval

- Approval is subject to the determination that the in-lieu payment advances Affordable housing goals better than the on-site provision.
- Provides project-to-project flexibility, but may reduce the predictability of Affordable housing production.
- Considers other community benefits delivered by the project.
- Appropriate only for large projects

Off-Site IZ Unit Construction

- Off-site is an alternative compliance tool, not the norm.
- Developers must demonstrate why off-site delivery produces a better overall public benefit.
- Goal: Prevent concentration of affordable units in already low-income neighborhoods.
- Require that off-site housing be located in areas with access to transit, schools, jobs, and amenities.
- Encourages partnering with affordable housing developers to scale projects – leverages LIHTC programs

Off-Site IZ Unit Construction
Option A: Strict On-Site (Exception Only)

- Require all Affordable units to be built on-site.
- Construction of off-site Affordable units is only permitted in exceptional circumstances, such as when a significant community benefit (e.g., transit investment, civic space, environmental remediation) offsets the impact.
- Must be discretionarily approved (CUP).
- An exception could be paired with heightened affordability requirements or additional contributions.

Off-Site IZ Unit Construction
Option B: Nearby Radius + Guarantee

- Off-site units must be within ½ mile of the principal development to maintain neighborhood integration.
- Off-site project must be comparable in construction quality, amenities, and affordability standards.
- Require the Project to post a performance bond or a cash deposit equivalent to the cost of providing units or the in-lieu payment.
- Guarantee held until financing and construction are secured for the off-site project.

Off-Site IZ Unit Construction
Option C: City Discretion, Case-by-Case

- A project may propose an off-site alternative anywhere in the city.
- Approval contingent upon demonstrating equal or greater community benefit—such as producing more total affordable units or serving lower-income households.
- The review considers location, accessibility to transit and jobs, and whether the off-site units enhance housing in areas of need.

Penalties for Failing to Deliver Off-Site Units

Penalties
Option A: No Certificate of Occupancy

- Developers cannot occupy or lease any units in the primary project until affordable housing obligations are met (on-site, off-site, or payment).
- Creates substantial leverage to ensure compliance.
- Provides certainty that Affordable units or payments are secured before market-rate units are occupied.

Penalties
Option B: Daily Fine for Non-Compliance

- Each day that a project fails to meet requirements counts as a separate violation.
- Fines escalate over time to increase pressure for resolution.
- Revenue from fines can be directed into the Affordable Housing Trust.
- Useful for projects already occupied but not yet in compliance.

Penalties
Option C: Cash Guarantee Held Until Delivery

- Developers required to post cash or bond equal to in-lieu payment or construction cost of off-site units.
- Funds remain with city until off-site units are completed.
- If project fails, city may use guarantee to directly finance equivalent affordable housing.
- Provides financial security while allowing developer flexibility.

Summary

Policy Element	Conservative	Moderate	Flexible
In-Lieu Payment	Rare; case-by-case	Formula-based fee tied to affordability gap	Flat fee per sq. ft. or Council discretion
Off-site Units	On-site required; exceptions only	Off-site allowed within ½ mile + guarantee	Off-site allowed anywhere with City approval
Penalty	No occupancy until compliance	Daily fines	Cash guarantees until delivery

- Conservative: Maximizes on-site units, ensures strongest enforcement.
- Moderate: Balances developer flexibility with enforceability.
- Flexible: Provides widest compliance alternatives, requires strong monitoring and administration.

Nashua Riverfront Project

Planning & Economic Development Committee

Update February 19, 2026

Nashua
NEW HAMPSHIRE'S GATE CITY

Project Overview

Why the Riverwalk Matters

Catalyzes Private Investment & Expands the Tax Base

- High-quality public realm infrastructure reduces perceived development risk and increases land value.
- Riverwalk improvements signal City commitment —unlocking mixed-use and residential development like the recently High Street Flats and future NIMCO development nearby.

Drives Downtown Residential Demand

- Walkable, activated riverfront amenities are a top site-selection factor for developers and renters.
- Higher residential population increases:
  - Local spending
  - Evening foot traffic
  - Perception of safety and vitality

Increases Small Business Revenue & Commercial Stability

- Public spaces extend "dwell time," directly impacting restaurant and retail sales.
- Increased visitation reduces storefront turnover and vacancy risk.

Tourism, Brand Identity & Regional Competitiveness

- A signature waterfront park strengthens Nashua's identity as a destination — not just a pass-through commuter city.
- Enhances marketability to:
  - Visitors
  - New residents
  - Employers evaluating quality-of-place metrics.
- Supports broader branding investments and downtown activation strategies already underway.

NASHUA DOWNTOWN RIVERFRONT DEVELOPMENT PLAN

FINAL REPORT

City of Nashua, New Hampshire
Mayor Jim Donchess
Community Development Division

Prepared by Halvorson Design
August 2017

Return on Investment Expected...

Short-Term (1–3 Years)

- Increased visitation and event capacity.
- Immediate support for downtown businesses.
- Marketing and branding lift.

Mid-Term (3–7 Years)

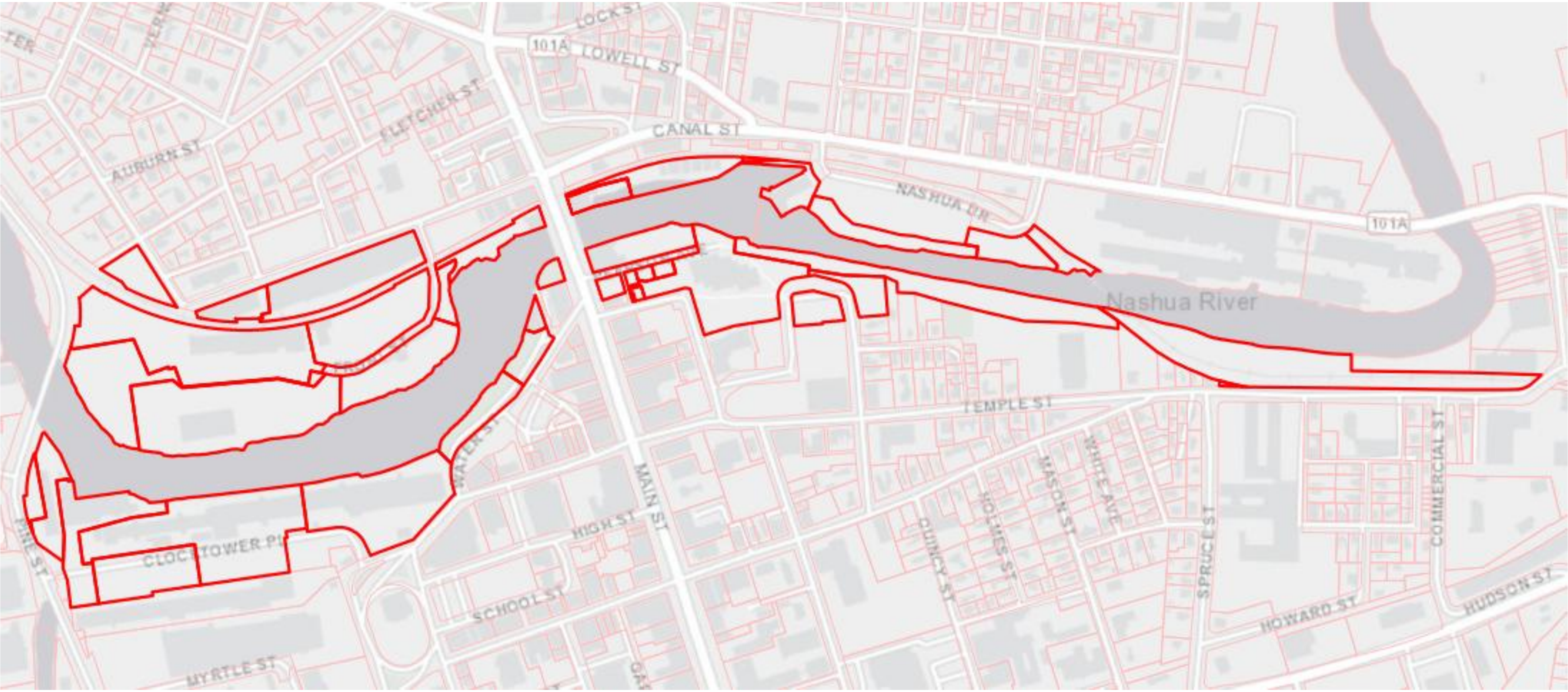
- New residential and mixed-use development proposals.
- Higher property assessments within the TIF district.
- Reduced vacancy rates.

Long-Term (7–20 Years)

- Sustainable tax revenue growth exceeding initial capital investment.
- Stronger downtown real estate market.
- Lower infrastructure lifecycle costs due to proactive investment.

Background

TIF District Boundaries as of 2018



Project Timeline & Milestones

Quadrant 2

- Project Bond Approved 2019 for $21m
- Construction Began in May 2024
- Park Opened November 2025 for Winter Stroll
- Landscaping/Planting Completed by May 1, 2026
- Memorial Day 2026 Grand Reopening: **Renaissance on the Riverwalk**

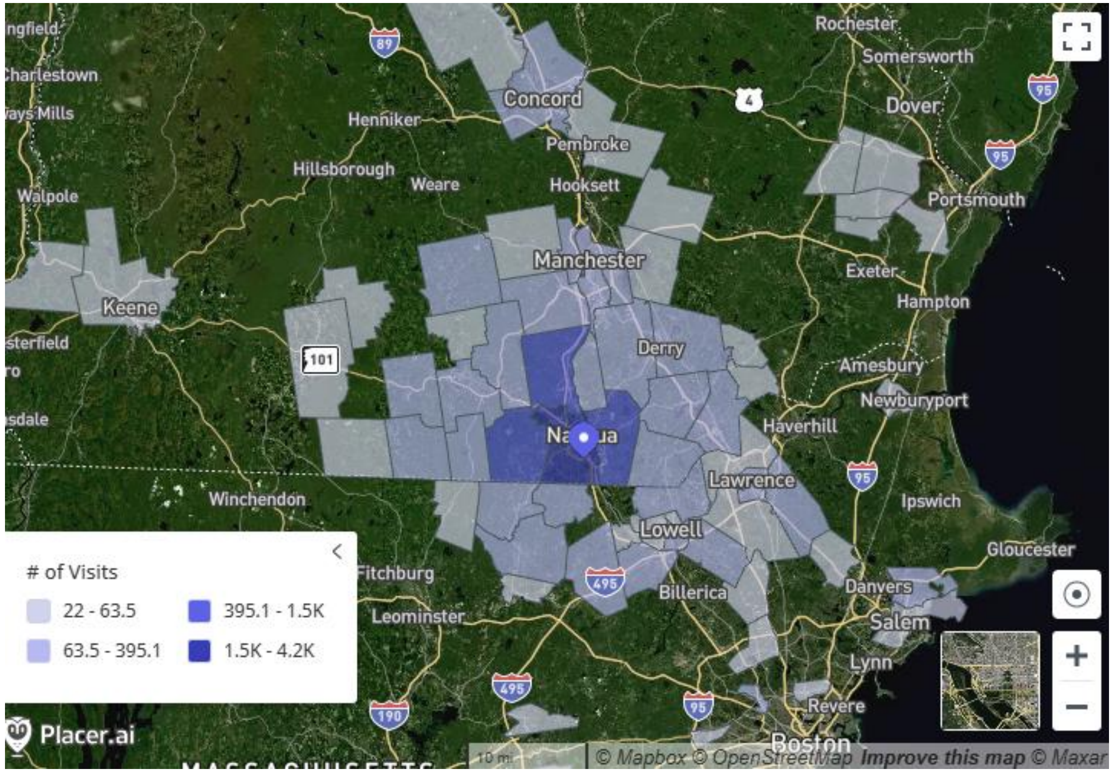
Completed Projects

Quadrant 2

- Boardwalk & Park improvements
- Public access and accessibility upgrades
- Lighting / safety improvements
- Reed Sculpture (Substation Screen)

30TH ANNUAL WINTER STROLL 2025

- 21.1k Attendees
- 50.1% of attendees where not from Nashua



Renaissance on The Riverwalk

- Memorial Day Weekend – May 2026
  - Planning for:
    - Drone show
    - Music all day Saturday
    - NAKED Kayak Parade
    - Fire water?
    - Paddle Boats
    - Downtown Business Scavenger Hunt with prizes
    - Unique art seek and find
    - ❤️ NASHUA Sign
    - Goat Yoga?

Bond Budget as of February 17, 2026

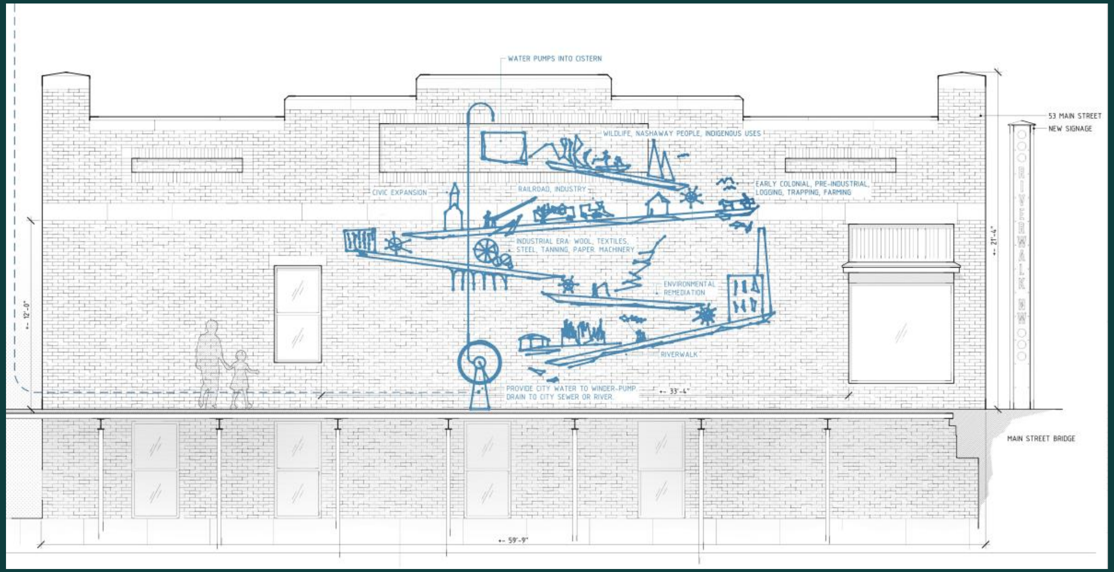
Quadrant 2

Activity	Activity Description	SRX-ACCT-CATEGORY	Account Category Description	BUDGET-3	ACTUAL-3	COMMIT-3	AVAILABLE 2/17/2026
2024.83.22.40	FACTORY ST IMPROVEMENTS	53107	ARCHITECTS & ENGINEE	$ 303,807.00	$ 270,341.30	$ 25,816.41	$ 7,649.29
2024.83.22.40	FACTORY ST IMPROVEMENTS	54210	CONSTRUCTION SERVICE	$ 1,496,193.00	$ 586,423.70	$ 208,866.30	$ 700,903.00
2024.83.22.45	PERFORMANCE PAVILION	53107	ARCHITECTS & ENGINEE	$ 100,000.00	$ 3,700.00	$ 300.00	$ 96,000.00
2024.83.22.45	PERFORMANCE PAVILION	54210	CONSTRUCTION SERVICE	$ 336,100.00	$ 336,100.00		$ -
2024.83.22.50	RENAISSANCE/BICENTENNIAL PARKS	54210	CONSTRUCTION SERVICE	$ 4,076,602.00	$ 3,527,389.13	$ 549,212.09	$ 0.78
2024.83.22.55	WATER MAIN COVE BOARDWALKS	54210	CONSTRUCTION SERVICE	$ 7,986,294.00	$ 7,970,090.00		$ 16,204.00
2024.83.22.60	SUBSTATION SCREENING FABRICATI	54210	CONSTRUCTION SERVICE	$ 1,000,000.00	$ 795,000.00		$ 205,000.00
2024.83.22.65	SUBSTATION SCREENING FOUNDATIO	54210	CONSTRUCTION SERVICE	$ 1,489,275.00	$ 1,142,366.45	$ 346,908.55	$ -
2024.83.22.70	SHARED USE PATHS IMPROVEMENTS	54210	CONSTRUCTION SERVICE	$ 355,000.00	$ 355,000.00		$ -
2024.83.22.80	COTTON MILL TRANSFER BRIDGE	53107	ARCHITECTS & ENGINEE	$ 238,565.29	$ 238,565.29		$ -
2024.83.22.80	COTTON MILL TRANSFER BRIDGE	54210	CONSTRUCTION SERVICE	$ 1,342,900.00	$ 1,342,900.00		$ -
2024.83.22.85	RIVERWALK GENERAL	53107	ARCHITECTS & ENGINEE	$ 1,820,420.00	$ 875,678.35	$ 567,311.57	$ 377,430.08
2024.83.22.85	RIVERWALK GENERAL	55514	LICENSE & PERMIT FEE	$ 242,962.37	$ 242,962.37		$ -
2024.83.22.85	RIVERWALK GENERAL	70500	PROJECT CONTINGENCIE	$ 936,067.34	$ 497,254.26	$ 100,504.50	$ 338,308.58
				$ 21,724,186.00	**$ 18,183,770.85**	**$ 1,798,919.42**	**$ 1,741,495.73**

Previously Budgeted Projects

Quadrant 2

Yet to be Contracted	Estimated Cost
Gateway Arches	$250,000
Lighting for Reed Sculpture	$100,000
Interactive Sculpture	$70,000
HOLD: Allocation to Lighting and Sidewalk on Water Street (after Water Street Bridge rehab)	$300,000
HOLD: Allocation for East Side Pedestrian Bridge – Match for Federal Money	$125,000
Total Estimated Cost	**$845,000**



Remaining Elements to Continue Project

Quadrant 2

Staff Recommendations	Estimated Cost
Public Restroom	$300,000+
Permanent Sound System	$80,000
250th Anniversary Sculpture (using original base for 200th Anniversary NH Sculpture)	$15,000
Improvements to Greeley House Lawn	$50,000
Utility Box Covers	$5,000
Clocktower Connection (Pedestrian Upgrades)	???
Shade Structure for Grass Area	$250,000
Total Estimated Costs	**$700,000**

Discussion

Liz Hannum, Economic Development Director

Nashua
NEW HAMPSHIRE'S GATE CITY