

CITY OF KEENE
NEW HAMPSHIRE

O-2025-09 Relating to Parking Requirements for Single Family Dwellings

This Ordinance proposes to modify the required amount of parking spaces for the Dwelling, Single-Family residential use category in the Zoning Ordinance. The proposal will bring the single-family use in alignment with other residential uses by requiring one parking space per single family residence.

During the recently adopted Ordinance O-2024-20-A process, the single-family use was inadvertently omitted from table 9.1. This omission removed the requirement for a single-family use to have any minimum required parking. By reinserting “Dwelling, Single-Family” back into the table, all residential uses in the City will be aligned with one parking space per unit, or less.

The attached materials include the full text of Ordinance O-2025-09 and excerpted sections of the City of Keene Land Development Code that are proposed to be amended with Ordinance O-2025-09. Text that is highlighted in yellow and bolded is proposed to be added, and text that is stricken through is proposed to be deleted.



CITY OF KEENE

In the Year of Our Lord Two Thousand and _____ Twenty Five

AN ORDINANCE _____ Relating to Parking Requirements for Single Family Dwellings

Be it ordained by the City Council of the City of Keene, as follows:

That Chapter 100 of the Code of Ordinances of the City of Keene, New Hampshire, as amended, is hereby further amended, as follows.

1. That Table 9-1 “Minimum On-Site Parking Requirements” of Article 9 “Residential Uses” be amended to display “Dwelling, Single-Family” under “Residential Uses” with a minimum parking requirement of 1 space per unit.

Jay V. Kahn, Mayor

TABLE 9-1: MINIMUM ON-SITE PARKING REQUIREMENTS

PRINCIPAL USE	MIN ON-SITE PARKING REQUIREMENT
RESIDENTIAL USES	
Dwelling, Above Ground Floor	1 space per unit (0.9 spaces per studio in DT-G, DT-L)
Dwelling, Manufactured Housing	
Dwelling, Multifamily	
Dwelling, Single-Family	
Dwelling, Two-Family / Duplex	0.9 spaces/unit (0.75 spaces/unit in DT-G, DT-L)
Housing for Older Persons (as defined by RSA 354-A:15)	
Workforce Housing (as defined by RSA 674:58, IV)	
COMMERCIAL USES	
Agricultural-Related Educational & Recreational Activity as a Business	4 spaces / 1,000 sf GFA
Animal Care Facility	3 spaces / 1,000 sf GFA
Art Gallery	3 spaces / 1,000 sf GFA
Art or Fitness Studio	4 spaces / 1,000 sf GFA
Banking or Lending Institution	4 spaces / 1,000 sf GFA
Bar	1 space / 5 seats
Bed and Breakfast	1 space / guest room + 2 spaces / dwelling unit
Car Wash	1 space / car wash bay
Charitable Gaming Facility	0.75 spaces / gaming position
Clinic	5 spaces / 1,000 sf GFA
Event Venue	5 spaces / 1,000 sf GFA
Funeral Home	5 spaces / 1,000 sf GFA
Greenhouse / Nursery	4 spaces / 1,000 sf GFA
Health Center / Gym	4 spaces / 1,000 sf GFA
Heavy Rental & Service Establishment	3 spaces / 1,000 sf GFA
Hotel/Motel	1 space / guest room
Kennel	2 spaces / 1,000 sf GFA
Micro-Brewery/Micro-Distillery/Micro-Winery	2 spaces / 1,000 sf GFA of production area + 1 space / 4 seats
Motor Vehicle Dealership	4 spaces / 1,000 sf GFA of indoor sales and display area + 4 spaces / service bay
Neighborhood Grocery Store	3 spaces / 1,000 sf GFA
Office	4 spaces / 1,000 sf GFA
Personal Service Establishment	4 spaces / 1,000 sf GFA
Private Club / Lodge	4 spaces / 1,000 sf GFA or 1 space / 4 seats, whichever is greater
Recreation/Entertainment Facility - Indoor	4 spaces / 1,000 sf GFA or 1 space / 4 seats
Recreation/Entertainment Facility - Outdoor	2 spaces / 1,000 sf outdoor use area
Research and Development	4 spaces / 1,000 sf GFA
Restaurant	1 space / 5 seats
Retail Establishment, Heavy	4 spaces / 1,000 sf GFA
Retail Establishment, Light	4 spaces / 1,000 sf GFA