

TOWN OF BRENTWOOD MULTI-FAMILY HOUSING



What is Multi-Family Housing?

Multi-family housing refers to residential buildings designed to house **multiple separate households within a single structure or development**. This includes **duplexes, triplexes, townhouses, apartment buildings, and mixed-use developments**.



Parker J. Noyes Mixed-Use Building - Lancaster, NH



Garden-Style Apartment Example



*Cottage Court Development Example
Hillside Estates - Burlington, VT*



*Multi-generational Housing Example
Champlain Valley Cohousing - Charlotte, VT*



Townhouse Example

Potential Regulatory Changes in Brentwood Include:

- Expanding multi-family and mixed-use development that includes multi-family units along the Route 125 commercial corridor.
- Allowing multi-family uses at 10 to 12 units an acre, based upon NHDES site septic loading requirements.
- Allowing garden style multi-family buildings with up to 20-24 units a building, two stories tall, and attached townhomes with up to 6-8 units per building. Duplex units could also be allowed.
- Allowing “cottage court” developments that consist of compact single family (and potentially two-family) homes fronting on common open space.
- Allowing multi-family townhomes in the Town Center zone, at a density of 10 units an acre with a maximum of 6 attached units in each structure.
- Introducing buffering and “soft” design requirements. This could include provisions to break up the massing of multifamily buildings, and stepping back townhouse front facade planes to effectively increase unit distinction and character

How can Multi-Family Housing Help?

- **Increased housing options:** Multi-family housing types provide more housing options for people with different needs and budgets. This can help a community attract and retain a greater mix of residents, allow seniors to age in their community, and allow young people and new families to find homes.
- **Increased affordability:** Because these housing units are smaller, require less land per unit, and can have shared amenities and infrastructure, they can be more affordable than conventional single-family homes. This can help address the shortage of affordable housing in the community and make it more accessible to a wider range of people.
- **Preservation of open space:** Construction of multi-family housing units can help preserve open space and natural areas from low density sprawl development.
- **Economic benefits:** Multi-family housing developments can bring economic benefits to the community and more concentrated demand for local businesses. These residential units can also be combined with commercial uses to create dynamic mixed-use development.
- **Environmental benefits:** Multi-family housing units can be designed to be more energy-efficient and environmentally sustainable, which can reduce energy needs, and

Areas that seem appropriate for Multi-Family Housing:

