

Amendment to HB 631-FN

1 Amend the title of the bill by replacing it with the following:

2

3 AN ACT permitting residential building in commercial zoning.

4

5 Amend the bill by replacing all after the enacting clause with the following:

6

7 1 New Subdivision; Multi-Family Residential Development on Commercially Zoned Land.

8 Amend RSA 674 by inserting after section 76 the following new subdivision:

9

Multi-Family Residential Development on Commercially Zoned Land

10 674:77 Definitions. In this subdivision:

11 I. "Commercially zoned land" means land zoned for such commercial activities as retail and
12 office space.

13 II. "Mixed-use" means a type of development that combines residential, commercial,
14 cultural, institutional, or entertainment uses within a single building or development area.

15 III. "Adaptive reuse" means the repurposing of existing buildings or structures in whole or
16 in part for residential purposes.

17 674:78 Amendment to Zoning Regulations.

18 I. Notwithstanding any provision to the contrary, municipalities shall allow multi-family
19 residential development on commercially zoned land, provided that adequate infrastructure,
20 including roads, water, and sewage systems, shall be available or provided to support the
21 development.

22 II. Nothing in this section shall be interpreted to prohibit municipalities from restricting
23 residential development in zones where industrial and manufacturing uses are permitted which may
24 result in impacts that are incompatible with residential use, such as air, noise, odor, or
25 transportation impacts.

26 III. A municipality may require all available ground floor space or a percentage thereof to be
27 dedicated to retail or similar uses.

28 IV. A municipality shall provide an exemption to any requirements regarding setbacks,
29 height, or frontage of a building being converted to multi-family or mixed-use through adaptive
30 reuse, provided that the building's floor area, height, and setbacks do not change.

31 2 Effective Date. This act shall take effect July 1, 2026.

Amendment to HB 631-FN
- Page 2 -

2025-0667h

AMENDED ANALYSIS

This bill requires municipalities to permit multi-family residential development on commercially zoned land, with stipulations for infrastructure and exemptions for adaptive reuse.