

**SB 90 - AS INTRODUCED**

2025 SESSION

25-1088

06/05

SENATE BILL        **90**

AN ACT            allowing high-density residential development on land zoned for commercial use.

SPONSORS:        Sen. Murphy, Dist 16; Sen. Innis, Dist 7; Sen. McGough, Dist 11; Rep. Osborne,  
Rock. 2

COMMITTEE:      Commerce

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ANALYSIS

This bill authorizes high-density residential development on commercially zoned land.

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Explanation:     Matter added to current law appears in ***bold italics***.  
Matter removed from current law appears ~~[in brackets and struckthrough.]~~  
Matter which is either (a) all new or (b) repealed and reenacted appears in regular type.

STATE OF NEW HAMPSHIRE

*In the Year of Our Lord Two Thousand Twenty Five*

AN ACT allowing high-density residential development on land zoned for commercial use.

*Be it Enacted by the Senate and House of Representatives in General Court convened:*

1 1 New Subdivision; High-Density Residential Development on Commercially Zoned Land.

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

3 High-Density Residential Development on Commercially Zoned Land

4 674:77 Definitions. In this subdivision:

5 I. "High density residential zone" means a zoning classification that allows at least 20  
6 residential units per acre.

7 II. "Commercially zoned land" means land designated for commercial activities such as  
8 retail, office, and service industries.

9 III. "Mixed-use development" means a type of urban development that combines residential,  
10 commercial, cultural, institutional, or entertainment uses within a single building or development  
11 area.

12 674:78 Amendment to Zoning Regulations. Notwithstanding any provision to the contrary,  
13 municipalities shall allow high-density residential development on land zoned for commercial use,  
14 provided that adequate infrastructure, including roads, water, and sewage systems, shall be  
15 available or provided to support the development.

16 2 Effective Date. This act shall take effect 60 days after its passage.