

Zoning Articles Detail for Website

Article 1

Shall the town vote to amend the Zoning Ordinance Article II General Provisions, Accessory Dwelling Units section 229-14 by deleting and replacing the definitions of Accessory, Attached, and Detached Accessory Dwelling Units and moving them to Article II General Provisions 229-6 Definitions and Word Usage as shown on the Town website Planning Board page and in the Town Report. (Recommended by the Planning Board)

Accessory Dwelling Unit is a residential living unit that is located on a lot containing a single-family dwelling that provides independent living facilities for one or more persons including provisions for sleeping, eating, cooking and sanitation on the same parcel of land as the principal dwelling unit it accompanies. Accessory dwelling units may be constructed at the same time as the principal dwelling unit.

1. Attached Accessory Dwelling Unit means a unit that is within or physically connected to the principal dwelling unit.
2. A Detached Accessory Dwelling Unit is a unit that is neither within nor physically connected to the principal dwelling unit.

Article 2

Shall the Town vote to amend the Zoning Ordinance Article II General Provisions Accessory Dwelling Units section 229-14 Accessory Dwelling Unit Ordinance section B(4) to delete the current verbiage and replace it. (Recommended by the Planning Board)

“The maximum required number of parking spaces is 1 for the primary residence and 1 for the ADU.”

Article 3

Shall the Town vote to amend the Zoning Ordinance Article II General Provisions Accessory Dwelling Units section 229-14 Accessory Dwelling Unit Ordinance letter D., Detached ADU, to remove the requirement for a Conditional Use Permit from the Planning Board. (Recommended by the Planning Board)

Article 4

Shall the Town vote to amend the Zoning Ordinance Article II General Provisions 229-6 Definitions and Word Usage to include the definition of Tiny Home, as shown on the Town Website Planning Board page and in the Town Report (Recommended by the Planning Board).

Tiny Home- a small, permanent dwelling under 600 square feet (excluding lofts) that includes facilities for sleeping, eating, cooking, and sanitation and is constructed or placed on a permanent foundation so that any chassis is fully hidden and any wheels are removed. Tiny homes on wheels are considered Recreational Vehicles and must follow the 229-13. Recreational Camping Permit ordinance.

Article 5

Shall the Town vote to amend the Zoning Ordinance Table 4 Chart of Uses/ Residential Uses to include Tiny Homes and permit them in all Residential zones except the Historic District. (Recommended by the Planning Board)

Article 6

Shall the Town vote to amend the Zoning Ordinance Article XIV Cluster Development Ordinance section 229-88 to add the following citation to section B. (Recommended by the Planning Board)

“per the authority of the Innovative Land Use RSA 674:21”

Article 7

Shall the Town vote to amend the Zoning Ordinance Article IX Administration and Enforcement A by adding a new number 1. which states “Building Permits on Class VI Roads shall be in compliance with RSA 674:41 1 (c) (3) which states “Prior to the issuance of a building permit, prove the lot and any buildings thereon are insurable”. (Recommended by the Planning Board)

Article 8

Shall the Town vote to amend Article II General Provisions of the Zoning Ordinance section 229-6 Definitions to amend the definition of Motor Vehicle Service Station and Repair Garage to include “cleaning”. (Recommended by the Planning Board)

Article 9

Shall the Town vote to Amend the Zoning Ordinance Article VI Special Regulations 229-35 Signs (D), Specific Sign Regulations by District, 4 Historic District by deleting letter C which states “Temporary signs are prohibited in the Historic District”. (Recommended by the Planning Board)

Article 10

Shall the Town vote to amend the Zoning Ordinance Table 4 Chart of Uses, Residential Use to permit multi-family housing in Commercial Zones subject to note (2) which requires a Special Exception if there is no Commercial use at street level and note (3) which requires minimum floor area be 450sq feet for a 1-bedroom dwelling unit. Units with two bedrooms or more require an additional 120 sq ft per additional bedroom.