

Proposed Amendments of Zoning Regulations for the March 9, 2010 Ballot

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ZONING ORDINANCE BALLOT - MARCH 2010

To see if the Town will vote to amend the Zoning Ordinance as proposed by the Planning Board. Supporting documents are available for review at the Antrim Town Hall.

1. Amend Article III - Definitions, Section B. - **ADD** - Mixed Use -- Any combination of residential, commercial, public, etc.

YES NO Recommended by the Planning Board

2. Amend Article IV - Village Business District, Section B, 1. Principle Permitted Uses: **ADD** - Mixed Use (Any combination of residential, commercial, public, etc.)

YES NO Recommended by the Planning Board

3. Amend Article V - Highway Business District, Section B, 1. Principle Uses: **ADD** - Mixed Use (Any combination of residential, commercial, public, etc.)

YES NO Recommended by the Planning Board

4. Amend Article XI - Wetlands District, Section G. Special Use Permit (Adopted March 10, 2005) - **ADD** - This ordinance is an innovative land use control subject to the exclusive jurisdiction of the Planning Board.

YES NO Recommended by the Planning Board

5. Amend Article XIV-B - Personal Wireless Service Facility (PWSF) -

Section 3. Definitions, **CHANGE** - Average Tree Canopy Height - to read "An average height found by inventorying the height, at above ground level (AGL), of all trees over twenty feet (20') in height within the area that extends for a distance of **one-hundred fifty feet (150')** from the base of the mount, security barrier, or designated clear area for access to equipment, whichever is greatest. Trees that will be removed for construction shall not be used in this calculation".

(Currently specifies distance from base of the mount at fifty feet (50')).

YES NO Recommended by the Planning Board

Section 4. District Regulations: **CHANGE** - PWSFs located in existing facilities shall be permitted in all Zoning Districts except the *Residential District*. Ground mounted PWSFs shall be permitted in all districts except the *Residential District* by Special Exception only. Applicants seeking approval for PWSFs shall first evaluate existing structures for the siting of PWSFs. Only after finding that there are no suitable existing structures

pursuant to Section 4.3 herein, shall a provider propose a new ground mounted facility. (removed from Section 4 – Rural Conservation District).

YES NO

6. Amend Article XVII - Sign Ordinance

Section A., Purpose and Intent (paragraph to be added before "Definitions") - **ADD** - The purposes of this section are to protect and improve community appearance and aesthetics and to protect the health, safety, and welfare of its citizens without inhibiting the vitality of local businesses and organizations for whom adequate signage is of high importance. This section recognizes that establishments need identification and the public needs direction. This section aims to encourage the use of street graphics which are compatible with community character, are legible and clear, are non-distracting to vehicular and pedestrian traffic, and are maintain in good repair.

YES NO

Section D. Signs Permitted with Permit from Building Inspector - **ADD** - 6. Application for sign must be co-signed by both the business owner and the property owner.

YES NO Recommended by the Planning Board and
the Building Inspector

7. Amend Article XVIII - Administration & Enforcement

Section C, 1. Duties and Powers of the Board of Selectmen or the Zoning Officer
(CHANGE TO READ) Pursuant to RSA 155-A and RSA 674-51, building permits will be administered in accordance with the State of New Hampshire Building Code.

YES NO Recommended by the Planning Board and
the Building Inspector

Section D, 2. When a Building Permit is Not Required
(CHANGE TO READ) No building permit shall be required for any construction, repair alteration or similar activity for structures less than 200 square feet. New structures less than 200 square feet will require a zoning permit.

YES NO Recommended by the Planning Board and
the Building Inspector.

ARTICLE III - DEFINITIONS

(Adopted March 14, 1989)

(Amendments adopted by the Planning Board January 7, 2010)

Article III – Section B. Definitions

(add) ***MIXED USE*** -- *Any combination of residential, commercial, public, etc.*

ARTICLE IV - VILLAGE BUSINESS DISTRICT (VB)

Article IV – Section B, 1. Principle Permitted Uses:

(add) ***Mixed Use***

ARTICLE V - HIGHWAY BUSINESS DISTRICT (HB)

Article V - Section B, 1. Principle Permitted Uses:

(add) ***Mixed Use***

ARTICLE XI - WETLANDS DISTRICT (W)

(Adopted March 14, 1989; Amended March 11, 2008)

(Amendment adopted by the Planning Board January 7, 2010)

Article XI – Section G. Special Use Permit (Adopted March 10, 2005)

The following uses are permitted within the Wetlands District only after obtaining a Special Use Permit from the Planning Board. All such uses must comply with other applicable ordinances and regulations of the Town of Antrim as well as state and federal regulations. In granting the Special Use Permit, the Planning Board may impose conditions to the extent the Board concludes such conditions are necessary to minimize any adverse affect of the proposed use on adjoining properties, and preserve the intent of this Ordinance. The Planning Board shall act upon the application in accordance with the procedural requirements of the Site Plan Review Regulations and RSA 676:4. **(add) *This ordinance is an innovative land use control subject to the exclusive jurisdiction of the Planning Board.***

ARTICLE XIV - SUPPLEMENTAL REGULATIONS

(Adopted March 14, 1989; amended March 13, 2007 & March 11, 2008)

(Amendments adopted by the Planning Board January 7, 2010)

Article XIV – B Personal Wireless Service Facility

Section 3. Definitions:

(change) Average Tree Canopy Height - to read “An average height found by inventorying the height, at above ground level (AGL), of all trees over twenty (20) feet in height within the area that extends for a distance of *one-hundred fifty (150)* feet from the base of the mount, security barrier, or designated clear area for access to equipment, whichever is greatest. Trees that will be removed for construction shall not be used in this calculation” (Currently specifies distance from base of the mount at fifty (50) feet.)

Section 4. District Regulations:

(change) Location – PWSFs located in existing facilities shall be permitted in all Zoning Districts except the *Residential District*. Ground mounted PWSFs shall be permitted in all districts except the *Residential District* by Special Exception only. Applicants seeking approval for PWSFs shall first evaluate existing structures for the siting of PWSFs. Only after finding that there are no suitable existing structures pursuant to Section 4.3 herein, shall a provider propose a new ground mounted facility. (removed from Section 4 – Rural Conservation District)

ARTICLE XVII – SIGN ORDINANCE

(Adopted March 9, 1993 and Amended March 11, 2008)

(Amendments adopted by the Planning Board January 7, 2010)

Section A. **Purpose and Intent** (paragraph to be added before “Definitions”)

(add) The purposes of this section are to protect and improve community appearance and aesthetics and to protect the health, safety, and welfare of its citizens without inhibiting the vitality of local businesses and organizations for whom adequate signage is of high importance. This section recognizes that establishments need identification and the public needs direction. This section aims to encourage the use of street graphics which are compatible with community character, are legible and clear, are non-distracting to vehicular and pedestrian traffic, and are maintained in good repair.

Section D. Signs Permitted with Permit from Building Inspector

(add) 6. Application for sign must be co-signed by both the business owner and the property owner. (Submitted by Peter Hopkins)

ARTICLE XVIII - ADMINISTRATION AND ENFORCEMENT
(Adopted March 14, 1989)

(Amendment adopted by the Planning Board January 7, 2010)

Section C, 1. Duties and Powers of the Board of Selectmen or the Zoning Officer

(change to read)

Pursuant to RSA 155-A and RSA 674-51, building permits will be administered in accordance with the State of New Hampshire Building Code.
(Submitted by Peter Hopkins)

Section D, 2. When a Building Permit is Not Required

(change to read)

No building permit shall be required for any construction, repair alteration or similar activity for structures less than 200 square feet. New structures less than 200 square feet will require a zoning permit.
(Suggested by Peter Hopkins)