

POTENTIAL ZONING AMENDMENTS FOR 2021 TOWN MEETING

NOTE: New language is shown in ***bold italic***; language to be deleted is shown as a ~~strikethrough~~.

Amendment #1: To allow excavation as a permitted use in specific districts, subject to criteria; for example:

Allow in the Highway Business and Rural Districts, provided that the operation can comply with all requirements of the Earth Excavation Regulations.

Amendment #2: Amend the definition of Building Materials to clarify that it does not include the excavation of earth materials, as follows:

BUILDING MATERIALS AND SUPPLIES: Any materials or equipment used in the construction of residential or commercial buildings and accessory structures. ***This does not apply to materials that are excavated from the earth.***

Amendment #3: Clarify within the specific districts where Building Materials and Supply are permitted whether that means sale and/or storage of same, as follows:

Within the Village Business, Highway Business, and Rural Districts, amend “Building Materials” to “***Sale and/or storage of*** Building Materials and Supplies.”

Amendment #4: Amend Article XIV. Y – Accessory Dwelling Units, (ADU) as follows:

1. Purpose & Intent: To provide for housing alternatives...and to respond to a growing need for more diverse housing opportunities, ***ADU's are permitted in any district in which single-family homes are permitted, subject to the criteria below.***
2. Criteria:
 - a. A single-family home may contain not more than one (1) ADU.
 - b. The ADU shall be within, ~~or attached to the primary dwelling unit,~~ ***or detached in an outbuilding or a separate stand-alone structure.*** ~~A detached ADU is allowed when located on a lot that has twice the minimum required lot size.~~
 - c. The ADU must not exceed 800 square feet of livable floor area.
 - d. The ADU shall have a separate entrance and shall have adequate egress in the case of fire or other hazard. The additional entrance(s) shall be located to the side or the rear of the building.
 - e. Any changes to the structure shall be in keeping with the existing architectural style of the building.
 - f. The applicant for an ADU will demonstrate that the existing or modified sewage disposal system is adequate for the additional use, per NH DES Subsurface Systems Bureau.

- g. For ADU's that are within or attached to the primary dwelling unit, at least one (1) common interior access between the principal dwelling unit and the ADU will be provided.
- ~~h. Separate utility service connections and/or meters for the primary dwelling unit and the ADU are not permitted.~~
- i. Off-street parking for an ADU shall be provided in accordance with Article XV.
- j. The driveway shall be designed so as to appear as a driveway of a single-family residence and no new curb cut from the street shall be constructed.
- k. The house number for the ADU shall be determined at the time of the building permit application.
- ~~l. Either the primary or the accessory dwelling unit must be occupied by the owner of the property, or a family member or family caregiver. There shall be no occupancy of an ADU until the Building Inspector has issued a certificate of occupancy to the owner of the property, who must demonstrate that the ADU will be occupied by either the owner, a family member, or a family caregiver.~~
- ~~m. If a property containing an ADU is conveyed and the new owner wishes to maintain the unit, the new owner shall apply for a certificate of occupancy for the ADU to ensure compliance with paragraph l. above.~~

Amendment #5: Amend Article VIII, C.2 as follows:

- C. Lot, Yard and Height Requirements
 - 2. Minimum lot width ~~width~~ **frontage** all uses except duplexes – 200 feet.

Amendment #6: Amend Article XI-A, Shoreland Protection District by a comprehensive re-write of the entire ordinance (see attached).