



Town of Nottingham

P.O. Box 114, 139 Stage Road, Nottingham, NH 03290

•Office 603-679-9597 x1 •Fax 603-679-1013 •E-Mail plan.zone@nottingham-nh.gov

NOTTINGHAM PLANNING BOARD Public Hearing Notice

Notice is hereby given that the Nottingham Planning Board will hold a Public Hearing on **Monday February 4, 2019** at 7:00 PM, in Conference Room 1 at the Municipal Town Office, 139 Stage Road, Nottingham, NH 03290. To discuss the following proposed changes to the Nottingham Zoning Ordinance:

To amend Zoning Ordinance Article II, Section E Commercial/Industrial Zone (Route 4) to delete the Permitted Use of Residential Single Family and multifamily not to exceed four (4) units.

And

To amend Zoning Ordinance Article II Section F Multi-family Development to delete permitted use wording in this section that is already specified within each zone district and district regulation sections.

These proposed changes are consistent with the action items within the current Master Plan.

Questions? Contact the Land Use Clerk, JoAnna Arendarczyk

Ph.: (603) 679-9597 ext. 1 **E-mail:** plan.zone@nottingham-NH.gov

Mail written comments to the Nottingham Planning Board: PO Box 114, Nottingham, NH 03290

For materials pertaining to the hearing go to: <http://www.nottingham-nh.gov/planning-board>

THE PUBLIC IS WELCOME TO ATTEND

Town of Nottingham New Hampshire



Zoning (2007)

Legend

Zoning

District

- RESIDENTIAL/AGRICULTURAL
- COMMERCIAL
- COMMERCIAL/INDUSTRIAL

Surface Water Features

- Streams, Brooks, etc.
- Apparent Wetland Limit
- Lakes, Ponds, Rivers
- Wetlands

Political Features

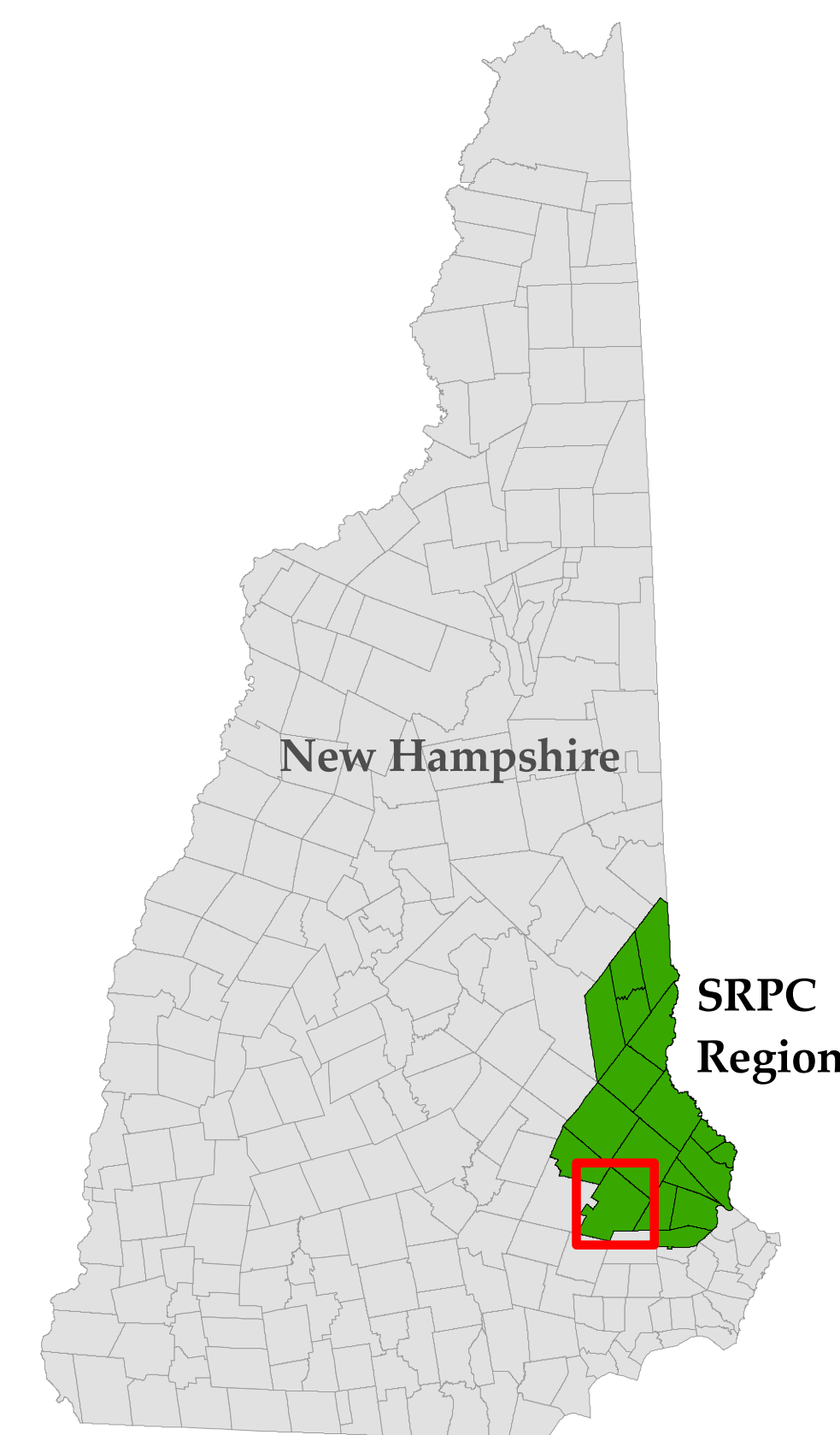
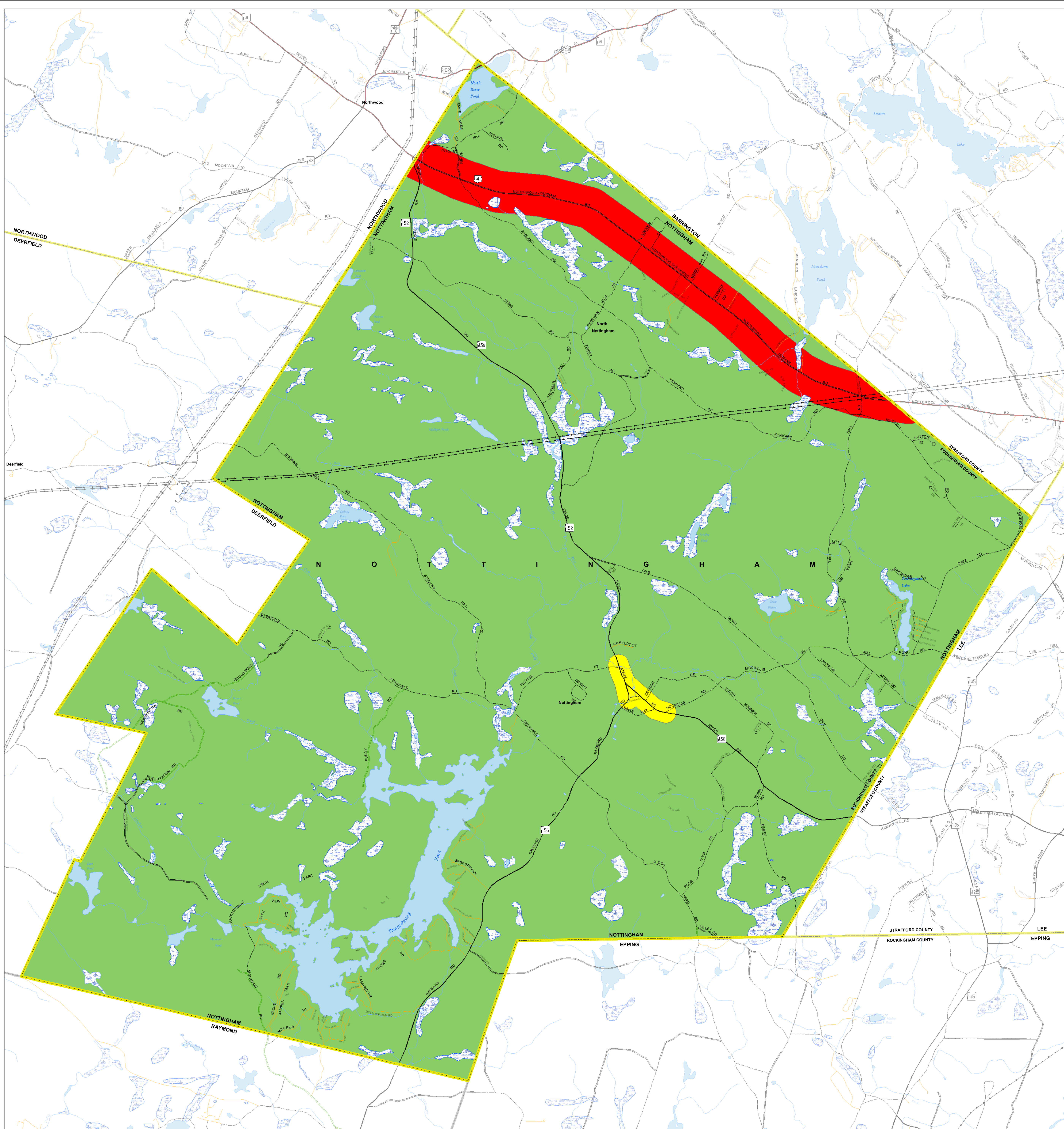
- NH Municipal Boundary
- SRPC Town Boundary

Transportation Features

- ##### Legislative Class
- Class I Trunk Line Highway
 - Class II State Aid Highway
 - Class III Recreational Road
 - Class VI Town or City Street
 - Class V Town Road
 - Class VI Not Maintained
 - Private

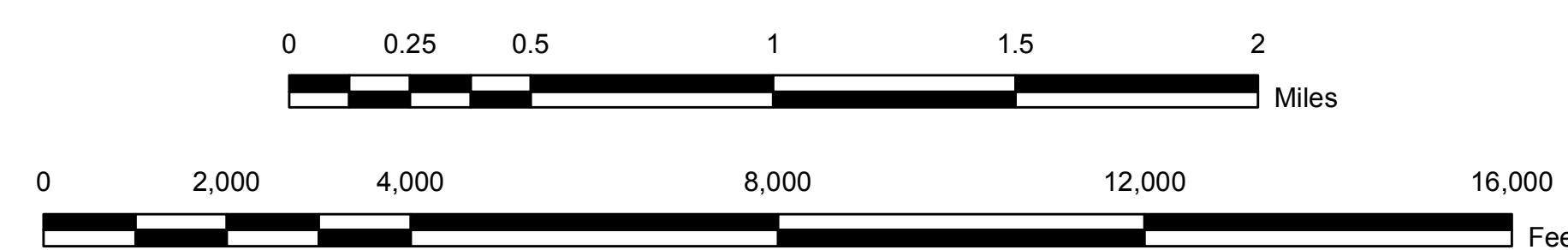
Miscellaneous

- Transmission Lines

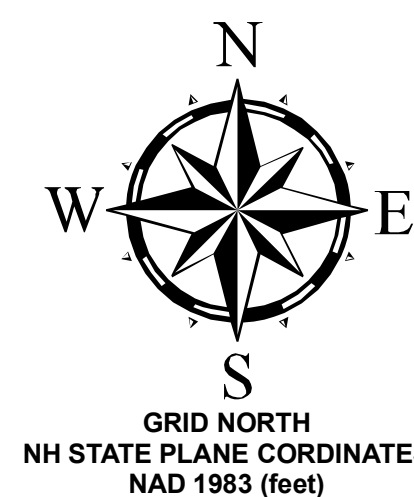


Prepared by **Strafford Regional Planning Commission**
 2 Ridge Street, Suite 4, Dover, NH 03820
 T: (603) 742-2523 F: (603) 742-7986 em: srpc@strafford.org
 Nottingham Zoning Map
 Date/Author: July 2009 / DC
 Path: C:\Region\Standard_Maps\Zoning\Nottingham.mxd
 Maps prepared by Strafford Regional Planning Commission
 are for planning purposes only.

DATA SOURCES
 Digital road centerlines provided by NHDOT and are archived in the GRANT database.
 SRPC makes no claim to the validity of the data. SRPC and NHDOT are
 aware that certain road names are out of date. SRPC would like to be made aware
 of any street names that are no longer valid.
 Digital zoning data is archived in the SRPC database and was last
 updated in 2003.



1:21,500



- (1) whether the goals set forth in N.H. RSA 674:17 I. will be infringed by granting such special exception;
- (2) whether the terrain or configuration of the lot make it more appropriate than not for such a special exception to be granted; and
- (3) whether the granting of such special exception would adversely impact neighboring parcels or rural character of the Town.

2. Requirements

- a) Set Backs - 50' setbacks from all property lines. Existing buildings exempt from setback requirements (Article II, Section C. 2.).
- b) Lot Sizes - as defined by Article II, Section C. 1.
- c) Signs - Deleted (voted 03/14/2006).
- d) Site Plan Review required.
- e) Maximum lot coverage - 40%.
- f) Maximum building height - 34 feet.

Structure heights above 34 feet may be allowed by special exception from the Zoning Board of Adjustment utilizing the following special exception criteria:

- (1) whether the goals set forth in N.H. RSA 674:17 I. will be infringed by granting such special exception;
- (2) whether the terrain or configuration of the lot make it more appropriate than not for such a special exception to be granted; and
- (3) whether the granting of such special exception would adversely impact neighboring parcels or rural character of the Town.

E. Commercial/Industrial Zone (Route 4)

This zone extends back one thousand (1000') feet from the nearest edge of each side of Route 4 in Nottingham, but only includes lots with frontage on Route 4.

1. Permitted Uses

- a) ~~Residential—Single-family and multi-family not to exceed four (4) units—~~
- b) Retail/wholesale establishment
- c) Service facility, including eating and lodging
- d) Theater/cultural center
- e) Houses of worship
- f) Professional office space
- g) Government buildings
- h) Mortuaries
- i) Educational facilities
- j) By special exception from the Zoning Board of Adjustment, industrial and other uses, utilizing the following special exception criteria:
 - (1) whether the goals set forth in N.H. RSA 674:17 I will be infringed by granting such special exception;
 - (2) whether the terrain or configuration of the lot make it more appropriate than not for such a special exception to be granted; and
 - (3) whether the granting of such special exception would adversely impact neighboring parcels or rural character of the Town.

2. Requirements

- a) Set Backs - ~~same as Article II, Section C. 2., Dwelling Unit Requirements~~

- b) Commercial - 100' from all boundaries
- c) Industrial - 150' from front line and 100' from all other boundaries
- d) Lot Sizes - ~~as defined by Article II, Section C. 1.~~
- e) Signs – Deleted (voted 03/14/06, not revised until 05/17/07)
- f) Site Plan Review required
- g) Off-street parking - adequate for employees and expected patrons
- h) Maximum lot coverage - 50%
- i) Maximum building height – 34 feet
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 - (3) whether the granting of such special exception would adversely impact neighboring parcels or rural character of the Town.

F. Multi-family Development

1. Purpose

The purpose of this Section is to provide a flexible policy for quality multifamily development with the rural character, health and safety and welfare of the Town of Nottingham.

2. Standards

- a) Duplex - ~~a duplex shall be permitted in any zone.~~ Such structure shall meet the same minimum land (or density) requirements as that required for multifamily use in that zone. Such structure shall not require Site Plan Review.
- b) Multifamily Dwellings - including condominiums, shall be ~~permitted in all zones~~ on sites approved by the Planning Board. Such developments must conform to all restrictions and regulations of the New Hampshire Department of Water Supply and Pollution Control and the Town of Nottingham Building Regulations. In addition, the multifamily development shall be subject to the Town of Nottingham Site Plan Review Regulations.

3. Regulations

- a) Land area - Duplex - the minimum land area for a duplex unit will be four (4) acres. The site shall contain a minimum of 120,000 square feet of contiguous upland buildable soils and be of sufficient size as to meet all setback requirements for residential use and meet all State of New Hampshire Water Supply and Pollution Control requirements for setbacks from wetlands.
- b) Land Area - Multifamily Development - the minimum land area for a multifamily development complex shall be six (6) acres of two (2) acres per unit dwelling. The site shall contain a minimum of thirty thousand (30,000²) square feet of contiguous upland buildable soils per unit dwelling; and be of sufficient size as to meet all setback requirements; and meet all State of New Hampshire Water Supply and Pollution Control requirements for setbacks from wetlands.
- c) Frontage - the minimum frontage requirement shall be three (300') hundred feet on a Town or State maintained right-of-way.
- d) Density - the minimum land for a multifamily structure (not including accessory unit) shall not be less than two (2) acres of land for each dwelling unit. Each residential structure shall not contain more than four (4) dwelling units. There shall be a minimum of sixty (60') feet between residential structures including attached garages.

**Amendment to Zoning Ordinance
Warrant Article
Proposed 2/4/2019**

Non-Monetary	Zoning Amendments	<p>To see if the Town will vote to amend the Nottingham Zoning Ordinance in accordance with the recommendation of the Planning Board as follows:</p> <p>To amend Zoning Ordinance Article II, Section F. Commercial/Industrial Zone (Route 4) to delete the Permitted Use of Residential Single Family and multifamily not to exceed four (4) units.</p> <p>And</p> <p>To amend Zoning Ordinance Article II Section F Multi-Family Development to delete permitted use wording in this section that is already specified within each zone district and district regulation sections.</p> <p>This is consistent with the Masterplan that the Commercial/Industrial Zone be used for those purposes.</p>
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Article II. E. Commercial/Industrial Zone (Route 4) (as amended)

E. Commercial/Industrial Zone (Route 4)

This zone extends back one thousand (1000') feet from the nearest edge of each side of Route 4 in Nottingham, but only includes lots with frontage on Route 4.

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2. Requirements

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- b) Commercial - 100' from all boundaries
- c) Industrial - 150' from front line and 100' from all other boundaries
- d) Lot Sizes - ~~as defined by Article II, Section C. 1.~~
 - (1) No lot shall be less than two (2) acres in area;
 - a) Each lot shall have a minimum contiguous frontage of two hundred (200') feet, including a curb cut for approved access. ~~except to the extent with regard to frontage of back lots approved in accordance with Article IV, Section T.~~
 - b) Each single parcel of land is required to contain a driveway (curb cut) within the required minimum frontage. The required driveway may be either a single or common/shared driveway serving no more than two businesses;
 - (1) Shared driveways will be kept to the common boundary.
 - (2) Shared driveways will be put in each owner's deed of record.
 - c) Each lot must contain a 200' x 200' square fit for building or a thirty thousand (30,000') square foot contiguous area lot envelope in which a building and septic system shall be placed to meet all existing setbacks ordinances, consisting of upland soils. However, a nonconforming lot shall be exempt from these provisions, provided it was legal under the provisions in effect immediately prior to the passage of this Ordinance or substantial amendments thereto, where approval can be granted without substantial detriment to the public interest and without substantially detracting from or nullifying the provisions and purpose of this Ordinance.
 - e) Signs – Deleted (voted 03/14/06, not revised until 05/17/07)
 - f) Site Plan Review required
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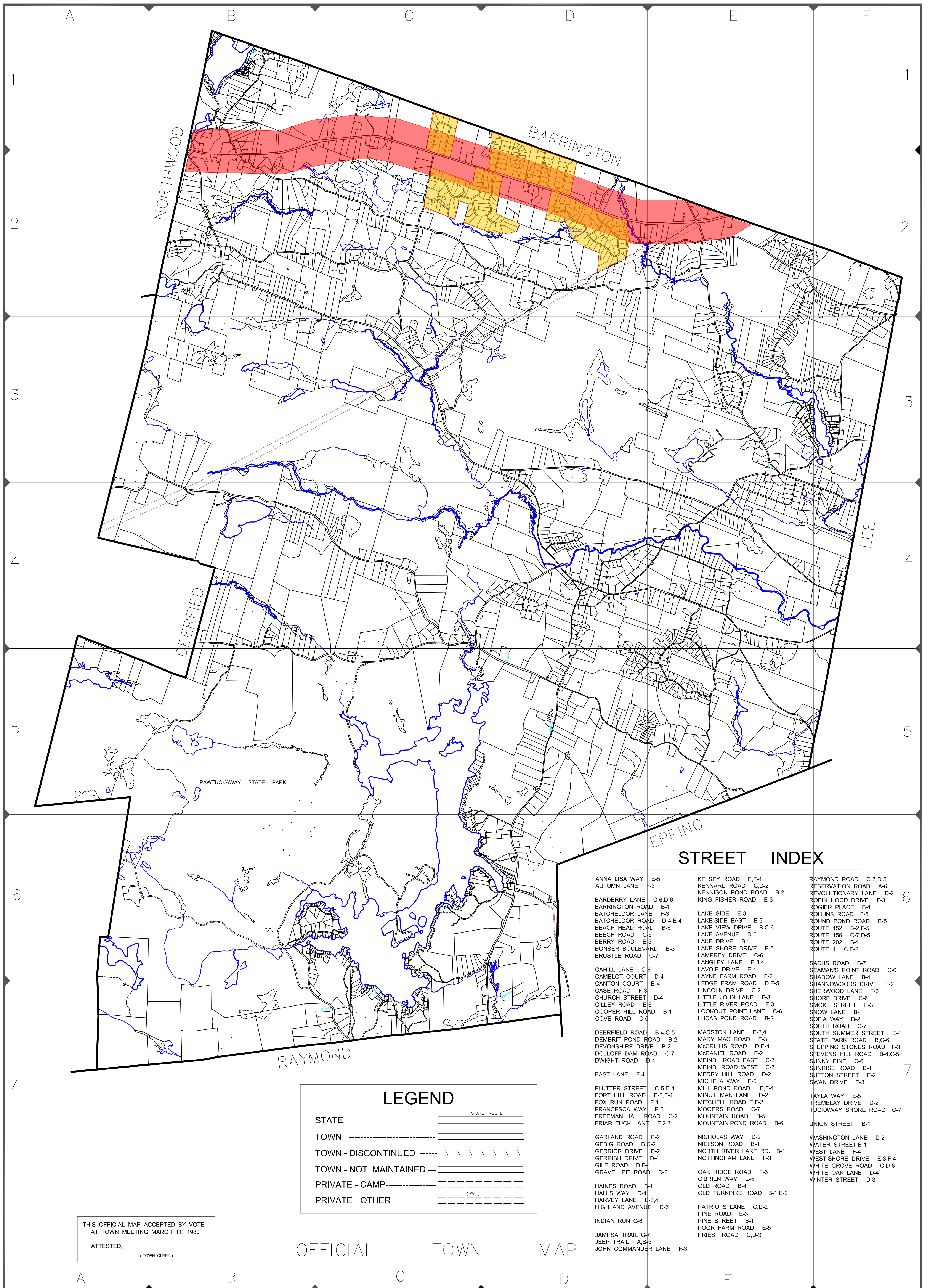
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	POOR FARM ROAD E-5	
	PRIEST ROAD C,D-3	

LEGEND

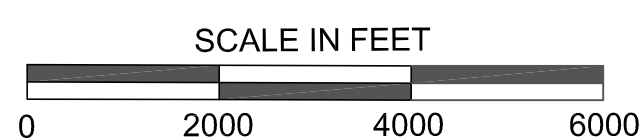
STATE	STATE ROUTE
TOWN	
TOWN - DISCONTINUED	
TOWN - NOT MAINTAINED	
PRIVATE - CAMP	(PVT.)
PRIVATE - OTHER	

THIS OFFICIAL MAP ACCEPTED BY VOTE
AT TOWN MEETING MARCH 11, 1980
ATTESTED, _____
(TOWN CLERK)

OFFICIAL TOWN MAP

Overall

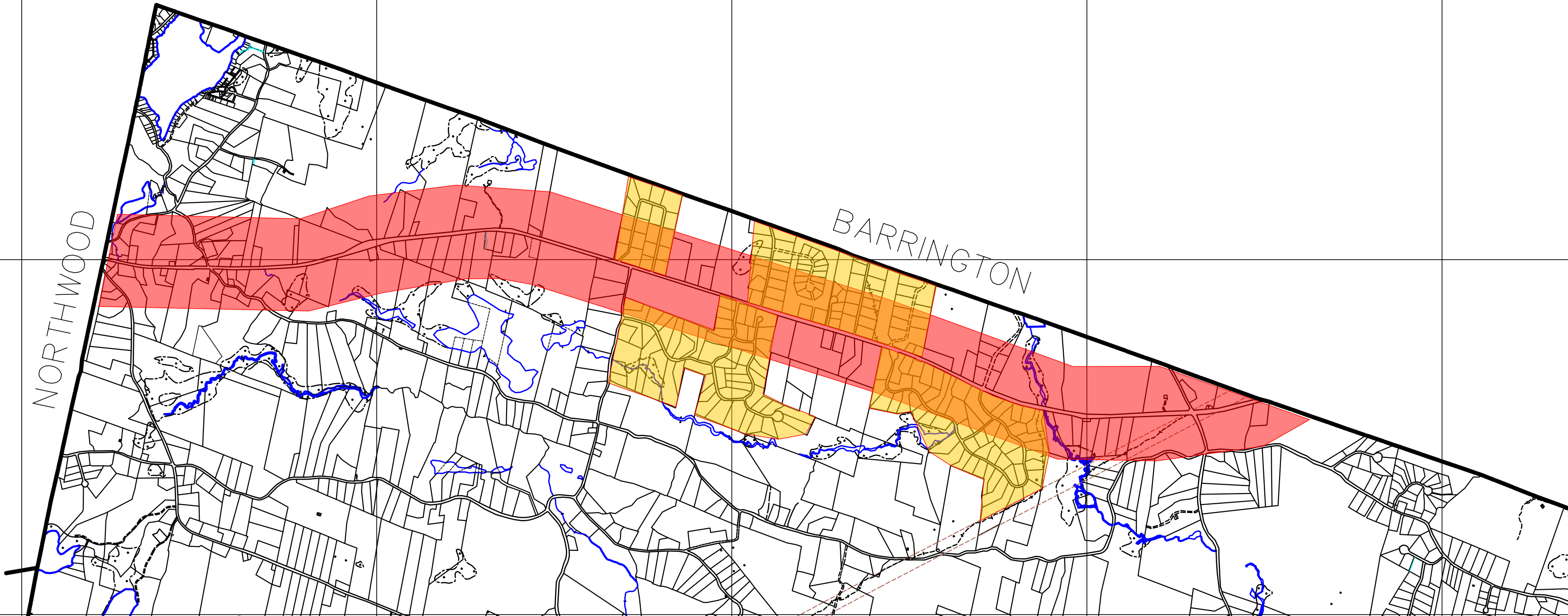
REVISED TO APRIL 1, 2017
FOR ASSESSMENT PURPOSES ONLY
NOT FOR PROPERTY CONVEYANCES



Revised & Reprinted by
CAI Technologies
Littleton, NH 03561
Original Mapping
Prepared by
John E. O'Donnell & Associates



PROPERTY MAP
NOTTINGHAM
NEW HAMPSHIRE



NORTHWOOD

BARRINGTON

Nottingham

2011 Master Plan



Nottingham, New Hampshire

Adopted October 10, 2012

Prepared By:

Nottingham Master Plan Update Steering Committee
Nottingham, New Hampshire

with assistance from:

Mettee Planning Consultants
Dover, New Hampshire