**Frontage and Temporary Housing Zoning Amendment Notes**

**Frontage**

**Each of the districts** in Nottingham’s Zoning Ordinance uses slightly different language for frontage requirements:

* Residential-Agricultural: 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.
* Town Center: Not specified
* Commercial/Industrial: Each lot shall have a minimum contiguous frontage of two hundred (200’) feet, including a curb cut for approved access.
* Multi-Family: the minimum frontage requirement shall be three (300') hundred feet on a Town or State maintained right-of-way.

**Frontage is defined in Nottingham’s Zoning Ordinance as:**

* The length of the lot bordering on a Class V road or better.

**Issues to discuss:**

* The numerous lots in town that only have frontage on a private road require a variance to use their land.
* Board should consider using consistent language between districts.

**Sample definitions and language from other communities:**

* Deerfield: “Frontage - The width of a lot measured along its common boundary with the street line.”
* Barrington: “Frontage The length of a lot line abutting a Class V highway or other road upon which buildings may be built lawfully.”
* Lee: “Frontage-Road: Contiguous length of the lot bordering on and accessible from a public right-of-way.”
* Northwood: “Type of Frontage: All lots for new building development shall front on: [1] state or town road with a classification of Class I, II, or V as defined in RSA 229:5; or [2] a Class VI or private road proposed to be improved to current town standards, as found in the subdivision regulations, and for which adequate financial security has been posted with the town to ensure completion of the improvements. The owner must also comply with RSA 674:41.”
* Raymond: “FRONTAGE: The length of a lot at its front lot line which borders on a public street or a street paved in a subdivision approved by the Planning Board.”
* Epping: “FRONTAGE: Frontage is the width of the lot at the boundary on town approved streets.”

**Temporary Housing Zoning**

**Current language in Nottingham’s Zoning Ordinance:**

Article IV General Provisions

1. Motor Homes and Travel Trailers

Travel trailers/motor homes are neither intended nor allowed to be used as permanent full time residences, but as temporary living quarters. Sanitary protection shall be in compliance with Zoning Ordinance Article IV, General Provisions, Section L, Sanitary Protection.

Article VI Definitions

B. Defined Terms

TRAVEL TRAILER/RECREATIONAL VEHICLE: A vehicle which is (a) built on a single chassis; (b) 400 square feet or less when measured at the largest horizontal projection; (c) designed to be self propelled or permanently towable by a light duty truck; and (d) designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.

**Issue to discuss:**

* How long can an individual reside in a temporary home?
* When does the clock start?
* How should temporary occupancy be permitted?

**Sample definitions and language from other communities:**

Deerfield: Section 404 Temporary Use of Recreational Vehicles on Individual Lots

A Recreational Vehicle may be parked on a property provided the vehicle does not present a health or safety hazard or create a nuisance. Such a vehicle so parked shall not be used as a permanent dwelling unit, but may be occupied for a period not to exceed 60 days in a 12 month period. A Thirty (30) day extension beyond this period would be allowed following obtaining a permit from the Building Inspector. The permit shall include dates of intended use and any of the information required to insure conformance with all Town and State laws. Recreational vehicles in use prior to the addition of this permitting requirement shall not be exempt from this permit.

Placement of a recreational vehicle shall comply with the current setback requirements of the district where it is located.

No more than one (1) recreational vehicle may be used for a temporary residence on any lot at any one time. Use of recreational vehicles shall be in conformance with the regulations of the Deerfield Board of Health in effect at the time of placement.

Lee: C. RECREATIONAL VEHICLES (Travel Trailers):

It shall be unlawful for any person to park a camping trailer, pickup coach, travel trailer, and/or motor home on any property except in locations and in accordance with the following:

1. In an approved recreational camping park;

2. In an approved recreational vehicle sales lot;

3. The resident landowner may store a recreational vehicle owned by himself on his premises provided that said storage is in the rear or side yard, not within the front yard, not any closer than twenty-five (25) feet from any property line. A vehicle so parked shall not be used as living quarters and shall not be connected to any utilities except for periods of less than two (2) weeks when a visitor may utilize such a vehicle owned by a visitor for sleeping purposes only.