

# Suggested Edits for the Zoning Ordinance

- 1) Separate conforming and non- conforming lot regulations
  - a. Chart or paragraphs
  - b. ADU's
  - c. Septics
  - d. Accessory Structures
- 2) On building heights use grade plane (average of site- add grade plane to definitions) instead of grade
- 3) Cite (Requires Planning Board Review) at the beginning of all sections requiring it
- 4) Put all definitions in the back of the Ordinance not scattered
- 5) Need updated FEMA maps for the town (special flood hazard areas)
- 6) ADU's
  - a. Add 2 bedroom max
  - b. Should state what kind of attachment (not long breezeway- does not allow for reincorporation of single family and makes it look like multifamily)
  - c. Not allowed on Mobil/ Manufactured homes (674:72 I)
- 7) Remove "Grandfathered" replace with "non-conforming"
- 8) Revise Article 2 Section 2-
  - a. State of NH requires 50' (we cannot be less restrictive)
  - b. State requires 10' setbacks for septic- consider 20' instead of 50'
- 9) 40% lot coverage may be extreme most towns- 30%
- 10) FROM the Town Administrator: Outline/numbering convention is screwy, at least in one place:

Article II has below it

"A.

B.

C.

1.

a., b., c., etc.

Section 1 (Nowhere else do we use the word "section" to break out a subject.)

Section 2

A., B., C., etc.

Section 3

A., B., C., etc.

D.

E.  
Etc.”

See what I mean? It's like the ADU section was dropped into the wrong place, randomly between C. and D. in Article II. Is that how it appeared on the ballot? Does the ADU section relate only to the Residential – Agricultural District? It shouldn't, and if not, why is it there?

## Suggested Additions

- 1) **Restrict Adult entertainment/bookstores, Marijuana grow facilities/dispensary's etc. from certain zones or completely, distance from school or daycare?**
- 2) **Add fencing- 1' setback or on property line with abutters written permission**
  - a. **Allow up to 6' fence (standard heights are 4' & 6')**
- 3) **More detail to the Junk Yard Article IV Section I consider noting that it should be “No more than two (2) unregistered/ uninspected vehicles”**