

**Amendment to Zoning Ordinance  
Warrant Article  
Proposed 1/2/2019**

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. 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.

1. Permitted Uses

- a) Retail/wholesale establishment
- b) Service facility, including eating and lodging
- c) Theater/cultural center
- d) Houses of worship
- e) Professional office space
- f) Government buildings
- g) Mortuaries
- h) Educational facilities
- i) 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 -

- (1) Commercial - 100' from all boundaries
- (2) Industrial - 150' from front line and 100' from all other boundaries

b) Lot Sizes -

- (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

g) Off-street parking - adequate for employees and expected patrons

h) Maximum lot coverage - 50%

i) 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.