

**AMENDMENT X**

**Warrant Article X: Roadway Setbacks**

**Ballot Language:**

Are you in favor of adoption of Amendment X as proposed by the Planning Board for the Town's Zoning Ordinance as follows:

Adopt setbacks for new roadways.

**Residential / Agricultural** - The right of way of all new roads or streets within a subdivision shall maintain a twenty-five foot (25') no-disturb, natural vegetative buffer from any property line shared with a lot abutting the subdivision.

**Commercial / Industrial** – The right of way of all new roads or streets within a subdivision shall maintain a fifty foot (50') no-disturb, natural vegetative buffer from any property line shared with a lot abutting the subdivision.

***Approved By The Nottingham Planning Board By A Vote Of (5-1-0)***

**Proposed Amendment:**

**ARTICLE II Zoning Districts and District Regulations**

**C. Residential - Agricultural District (amended March 10, 2020)**

This zoning district shall encompass most of the Town of Nottingham as shown on the Zoning Map, as amended. It shall be a zone of low density residential and agricultural uses consistent with the Vision of the Master Plan to retain Nottingham's rural landscape.

**2. Requirements**

- a) No lot shall be less than two (2) acres in area.
- b) 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.
- c) 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 residences;
  - (1) Shared driveways will be kept to the common boundary.
  - (2) Shared driveways will be put in each owner's deed of record.
  - (3) Driveways and accesses, including any apron or curbing, shall be placed a minimum of ten (10) feet from any property line.

d) The right of way of all new roads or streets within a subdivision shall maintain a twenty-five foot (25') no-disturb, natural vegetative buffer from any property line shared with a lot abutting the subdivision.

#### **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.

##### **2. Requirements**

###### **a) Setbacks**

(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 with 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 residences;

i. Shared driveways will be kept to the common boundary.

ii. Shared driveways will be put in each owner's deed of record.

iii. Driveways and accesses, including any apron or curbing, shall be placed a minimum of ten (10) feet from any property line.

###### **c) Roadway Setbacks**

(1) The right of way of all new roads or streets within a subdivision shall maintain a fifty foot (50') no-disturb, natural vegetative buffer from any property line shared with a lot abutting the subdivision.