

Draft Zoning Amendments for Discussion 11/17

AMENDMENT NO. 1

In Article IV. Districts and District Regulations, remove churches from list of uses requiring a Special Exception in Residential A and Residential B and add “Land or structures primarily used for religious purposes” to list of uses permitted by right in order to comply with the new state law (RSA 674:75) that prohibits restricting the use of land or structures for primarily religious purposes.

Residential A

In 4.01 A: Residential Uses

Change heading to read: 4.01 A: Permitted Uses
Add new use 8. Land or structures primarily used for religious purposes

In 4.01 B that lists Special Exceptions

Remove 2. Church, parish house or other religious purpose
Renumber remaining items accordingly

Residential B

In 4.02 A: Residential Uses

Change heading to read 4.02 A: Permitted Uses
Add new use 7. Land or structures primarily used for religious purposes

In 4.02 B that lists Special Exceptions

Remove 1. Church, parish house, or other religious purpose
Renumber remaining items accordingly

Commercial A

In 4.03 B. change “7. School or churches” to read “7. School”
(Commercial A already allows all of the uses allowed in Residential A so this add-in will no longer be necessary.)

Commercial B

In 4.04 B. change “8. School or churches” to read “8. School”
(Commercial B already allows all of the uses allowed in Residential A so this add-in will no longer be necessary.)

AMENDMENT NO. 2

In Article III. Definitions, update and clarify definition of manufactured homes by adding reference to HUD certification and removing references to size and pre-site built housing. Also clarify that the definition of single family dwelling does not include manufactured housing.

Current language:

3.39 MANUFACTURED HOUSING: A structure, transportable in one or more sections, which, in the traveling mode is 8 body feet or more in width and 40 body feet or more in length, or which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities, which include plumbing, heating and electrical heating systems contained therein. Manufactured housing as defined in this Section shall not include pre-site built housing as defined in RSA 674:31A.

Proposed language:

3.39 MANUFACTURED HOUSING: A structure, certified as meeting the current HUD Code requirements, which is transportable in one or more sections, is built on a permanent chassis and designed to be used as a dwelling unit with or without a permanent foundation when connected to the required utilities, which include plumbing, heating and electrical heating systems contained therein.

Current language with proposed addition underlined:

3.18 DWELLING, SINGLE AND TWO FAMILY (ALSO DUPLEX): A single-family dwelling is a freestanding residence designed for and occupied by one family only. Does not include manufactured housing. A two-family dwelling (also duplex) is a residential building designed for and occupied by two families living independently of each other in individual attached dwelling units.

AMENDMENT NO. 3

Update Section 5.02 Temporary Residences Paragraph B to treat tiny homes on wheels the same as recreational vehicles and require compliance with applicable codes for both.

Current language:

B. A registered camper or recreational vehicle on a private lot with or without a single family dwelling may be used as a seasonal dwelling by the lot owner or nonpaying guests for up to fourteen (14) days per year without a permit. Occupancy for greater than fourteen (14) days, up to six months, is allowed only upon issuance of a permit from the Board of Selectmen or their designee. For campers or recreational vehicles on undeveloped lots, proof of a primary residence other than the undeveloped lot which is the subject of the permit shall be required. Documentation of disposal of waste in compliance with NHDES regulations must be provided to the Board of Selectmen or their designee each month.

Proposed language:

B. A registered camper, recreational vehicle or tiny home on wheels on a private lot with or without a single family dwelling may be used as a seasonal dwelling by the lot owner or nonpaying guests for up to fourteen (14) days per year without a permit, provided that the unit is in compliance with applicable fuel system, fire, life safety, plumbing and electrical codes. Occupancy for greater than fourteen (14) days, up to six months, is allowed only upon issuance of a permit from the Board of Selectmen or their designee. For campers, recreational vehicles or tiny homes on wheels on undeveloped lots, proof of a primary residence other than the undeveloped lot which is the subject of the permit shall be required. Documentation of disposal of waste in compliance with NHDES regulations must be provided to the Board of Selectmen or their designee each month.