

**Warrant Articles #2 through #8: Proposed Amendments to Permitted Uses (BC-2)**

**ARTICLE IV DISTRICT REGULATIONS**

**D. Business Commercial District (BC-2)**

**3. District Property Uses**

<u>USE</u>	<u>PERMITTED</u>	<u>CONDITIONAL USE</u>	<u>SPECIAL EXCEPTION</u>
Single-Family Dwelling	X		
Two Family Dwelling			X
Multi-Family Dwelling			X
Cluster Development			X
Accessory Dwelling Unit (ADU) See Article V(R)			X
Professional and Business Offices	X		X
Banks and Financial Offices	X		X
Commercial Service and Repair Facilities excluding drive thru			X
Commercial Retail, Wholesale and Rental Trades			X
General Farming or Agriculture	X		
Agritourism			X
Accessory Building incidental to principle structure	X		
Home Occupations	X		
Restaurants	X		X
Medical Facilities	X		X
Educational Institutions or Daycare Facilities	X		X
Uses Exceeding 50,000 sq. ft. of disturbed area		X	
Decrease in the required number of Parking spaces		X	

## Warrant Article #9: Proposed Amendment to Article IV, Section D:5

### 5. Special Exception:

Special Exception Use may be permitted by the Board of Adjustment, provided the following conditions have been met:

- i. ~~The specific site is an appropriate location for such use.~~ **The preliminary site plan is reasonable for the location.**
- ii. ~~There is adequate area~~ **The site is able to provide** for safe and sanitary sewage disposal.
- iii. The **proposed** use will not adversely affect the adjacent area.
- iv. There will be no nuisance or hazard created.
- v. ~~Adequate and appropriate~~ **Suitable** facilities ~~will be provided~~ for the proper operation of the ~~proposed~~ use **will be provided.**
- vi. ~~The use will not impair the aesthetic values exhibited by the surrounding neighborhood.~~ **The appearance of the proposed use is consistent with the desired appearance and character of the Town as described in the Master Plan and Town of New Hampton Zoning Ordinance.**
- vii. ~~The building, parking and/or driveway shall not exceed 40% of the lot.~~ **The development of any lot, including any building or impermeable area, shall not exceed the Maximum Lot Coverage in the applicable zoning district.**
- viii. Agritourism activity must not adversely affect adjacent properties, public roads, public sidewalks or have a negative impact on public safety. There must be **adequate** parking and other facilities to support the public traffic. There must not be a negative effect on soil or water resources.
- ix. **The applicant shall present a preliminary traffic study reviewed with New Hampshire DOT for driveway permits or entrances and exits onto the state highway or an approved driveway permit granted by the appropriate town officials if the state highway is not concerned**

## Warrant Articles #10 through #14: Proposed Amendments to Article XIV, Definitions

Accessory Dwelling Unit (ADU) – A residential living unit that is within or attached to a single-family dwelling or accessory building, and that provides independent living facilities for one or more persons, including provisions for sleeping, eating, cooking and sanitation on the same parcel of land as the principal dwelling unit it accompanies. *As there is potential for an ADU to become a rental unit the property owner must comply with State of New Hampshire statute 153:10-a as amended, relative to compliance with NFPA Life Safety Code, the National Fire Alarm and Signaling Code, and the Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment.*

Bed & Breakfast/Tourist Home - A single dwelling where transient accommodations for sleeping or living purposes for not more than six (6) persons are provided for a fee. *As this is considered a rental unit the property owner must comply with State of New Hampshire statute 153:10-a as amended relative to compliance with NFPA Life Safety Code, the National Fire Alarm and Signaling Code, and the Standard for Installation of Carbon Monoxide (CO) Detection and Warning Equipment.*

Commercial Services and Repair facilities excluding drive thru - means a building or portion thereof which is used for general business, retail, wholesale sales and nonprofit administrative purposes involving sale of inventory or provision of services involving manual skills or mechanical processes.

Impermeable Material - includes any surface that does not allow water to drain, seep, filter or pass through into the ground below, forcing it to run off, and include, any modified surface that cannot effectively absorb or infiltrate water. Examples of impermeable surfaces include, but are not limited to, roofs, decks, patios, and paved, gravel, or crushed stone driveways, parking areas, and walkways unless designed to effectively absorb or infiltrate water.”

Medical Facility - for the purpose of this Ordinance Medical facility means a building or portion of a building containing an office or offices of Medical Professionals, including but not limited to, medical doctors, dentists, psychiatrists, chiropractors, physical therapists and other members of the medical profession which provide facilities and services for outpatient care, diagnosis, treatment, and observation of individuals suffering from illness, injury or other conditions requiring medical or therapeutic services. This definition does not include facilities providing patient beds for overnight care.

## **Warrant Article #15: Proposed Amendments to Article IV, re: Maximum Lot Coverage**

Article IV, Section A:4v (GR District)

- v. Maximum Lot Coverage: ~~20 Percent of any building or impermeable area~~ *The development of any lot, including any building and / or impermeable area, shall not exceed 20 Percent of the lot.*

Article IV, Section B:4v (BI District)

- v. Maximum Lot Coverage: ~~The building coverage of any lot, including parking and driveway area.~~ *The development of any lot, including any building and / or impermeable area, shall not exceed 50 percent of the lot with the open area devoted to landscaping or natural growth.*

Article IV, Section C:4v (MU District)

- v. Maximum Lot Coverage: ~~The development of any lot, including parking and driveway~~ *any building and / or impermeable area, shall not exceed 50% of the lot with the open*

area devoted to landscaping or natural growth, however, the maximum lot disturbance for parking, building and storm water treatment shall not exceed 50,000 square feet except as approved by Conditional use by the Planning Board. The outdoor display or storage of any commercial product will be considered an element of lot development, and shall not exceed 25% of the remainder, to a maximum of 5,000 square feet, of the available developable lot coverage, after deducting the coverage by buildings, driveway and required parking.

Article IV, Section D:4v (BC2 District)

- v. Maximum Lot Coverage: The development of any lot, including ~~parking and driveway~~ *any building and / or impermeable area*, shall not exceed 40% of the lot with the open area devoted to landscaping or natural growth, however, the maximum lot disturbance for parking, building and storm water treatment shall not exceed 50,000 square feet except as approved by Conditional use by the Planning Board. The outdoor display or storage of any commercial product will be considered an element of lot development, and shall not exceed 25% of the remainder, to a maximum of 5,000 square feet, of the available developable lot coverage, after deducting the coverage by buildings, driveway and required parking.

Article IV, Section E:4v (BC3 District)

- v. Maximum Lot Coverage: The development of any lot, including ~~parking and driveway~~ *any building and / or impermeable area*, shall not exceed 30% of the lot with the open area devoted to landscaping or natural growth, however, the maximum lot disturbance for parking, building and storm water treatment shall not exceed 50,000 square feet except as approved by Conditional use by the Planning Board. The outdoor display or storage of any commercial product will be considered an element of lot development, and shall not exceed 25% of the remainder, to a maximum of 5,000 square feet, of the available developable lot coverage, after deducting the coverage by buildings, driveway and required parking.

**Warrant Article #16: Proposed Amendments to Article IV, re: Special Exception criteria vii**

Article IV, Section A:5 vii (GR District)

- vii. ~~The building, parking and/or driveway shall not exceed 20% of the lot.~~ *The development of any lot, including any building and/or impermeable area, shall not exceed the Maximum Lot Coverage in the applicable zoning district*

Article IV, Section B:5 vii (BI District)

- vii. ~~The building, parking and/or driveway shall not exceed 50% of the lot.~~ *The development of any lot, including any building and/or impermeable area, shall not exceed the Maximum Lot Coverage in the applicable zoning district*

Article IV, Section C:6 vii (MU District)

- vii. ~~The building, parking and/or driveway shall not exceed 50% of the lot. The development of any lot, including any building and/or impermeable area, shall not exceed the Maximum Lot Coverage in the applicable zoning district~~

Article IV, Section D:5 vii (BC2 District)

- vii. ~~The building, parking and/or driveway shall not exceed 40% of the lot. The development of any lot, including any building and/or impermeable area, shall not exceed the Maximum Lot Coverage in the applicable zoning district~~

Article IV, Section E:5 vii (BC3 District)

- vii. ~~The building, parking and/or driveway shall not exceed 30% of the lot. The development of any lot, including any building and/or impermeable area, shall not exceed the Maximum Lot Coverage in the applicable zoning district~~

## **Warrant Article #17: Proposed Amendments to Article VIII, Section B:5**

### ARTICLE VIII ADMINISTRATION AND ENFORCEMENT

#### B. Permits

5. All building permits are valid for ~~1-year~~18 months from the date of issuance. ~~A building permit must be renewed in writing 1 month prior to expiration if the project will not be completed within the 1 year allotment. Renewal of a building permit with no additional fees is permitted provided the project is 75% complete. If the project will not be completed and ready for its intended use within the 18 month allotment a new permit must be obtained.~~ It is the responsibility of the permit holder to request the extension 1 month prior to expiration of existing permit