

## **2016 Voter's Guide Zoning Warrant Articles**

### **ARTICLE 34: Mobile Homes & Trailers**

Are you in favor of adopting Amendment No. 1 as proposed by the Planning Board as follows:

To amend Section 3.6 of the Zoning Ordinance, Mobile Homes & Trailers, clarifying that unoccupied recreational vehicles may be stored in all zones, allowing temporary occupancy of a recreational vehicle by a person for whom a residence is being built on the property, and allowing limited temporary occupancy of a recreational vehicle on a property for non-paying guests of the property owner.

*(The Planning Board voted 6-0-0 to support this article)*

*Currently, storage of recreational vehicles is permitted in all areas of Town. This amendment clarifies that this refers to unoccupied recreational vehicles. The amendment includes a provision to allow the temporary occupancy of a registered recreational vehicle during construction by a person for whom a residence is being built on the property, subject to approval by the Zoning Administrator, and will allow property owners to permit guests to occupy recreational vehicles on a limited basis.*

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### **ARTICLE 35: Proposed Text Amendment Changes for Consistency with 2015 Amendments**

Are you in favor of adopting Amendment No. 2 as proposed by the Planning Board as follows:

To amend Sections 4.3.A.7, 4.5.B.7 and 4.16.E of the Zoning Ordinance for text amendments and reference updates consistent with Zoning Amendments approved by the Town in 2015.

*(The Planning Board voted 6-0-0 to support this article)*

*In 2015, the Town adopted an amended Workforce Housing Ordinance and Integrated Innovative Housing Ordinance. The amendment now proposed will correct superseded references to "Affordable" housing and will update Section references. These changes are non-substantive.*

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### **ARTICLE 36: Personal Wireless Service Facilities**

Are you in favor of adopting Amendment No. 3 as proposed by the Planning Board as follows:

To amend Section 3.16.E of the Zoning Ordinance, Personal Wireless Service Facilities, to eliminate the requirement for site plan review for co-location of antennas on an existing telecommunications tower. This change is proposed to bring the ordinance into compliance with RSA 12K:10.

*(The Planning Board voted 6-0-0 to support this article)*

*A 2013 change in State law expressly exempts existing telecommunications towers from site plan review for co-location of antennas on an existing tower. The proposed amendment will make the Zoning Ordinance consistent with State statute.*

**ARTICLE 37: Elderly Housing Density**

Are you in favor of adopting Amendment No. 4 as proposed by the Planning Board as follows:

To amend Section 4.20A of the Zoning Ordinance, Elderly Housing to delete the minimum next tract area for elderly housing developments.

*(The Planning Board voted 6-0-0 to support this article)*

*In 2015, adoption of the Integrated Innovative Housing Ordinance (IIHO) provided a new structure for density calculations for all innovative housing types, including elderly housing developments. The proposed amendment will eliminate an unintended additional density bonus for elderly housing developments above and beyond density allowed under the IIHO ordinance.*

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**ARTICLE 38: Board of Adjustment**

Are you in favor of adopting Amendment No. 5 as proposed by the Planning Board as follows:

To amend Section 6.3 of the Zoning Ordinance, Zoning Board of Adjustment, to eliminate the requirement that a member of the Zoning Board shall hold no other elected municipal office, to formalize the authority of the Zoning Board to appoint up to five alternates as provided in RSA 673:6 II-a and to make the conditions for granting a variance consistent with State statute.

*(The Planning Board voted 6-0-0 to support this article)*

*Currently, Zoning Board members may not hold any other elected office in the Town, limiting the pool of potential Board members. This amendment will eliminate that requirement, and also affirm the statutory authority of the Zoning Board to appoint alternate members. The Amendment also corrects obsolete criteria for the conditions for granting a variance which have been superseded by changes in State law.*

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**ARTICLE 39: Administration**

Are you in favor of adopting Amendment No. 6 as proposed by the Planning Board as follows:

To amend Section 6.1 of the Zoning Ordinance, Administration, to correct formatting errors and update the organization of this section.

*(The Planning Board voted 6-0-0 to support this article)*

*Over time, as the Zoning Ordinance has been amended, formatting and organizational errors have presented the potential for misinterpretation in the administration and application of the Zoning Ordinance. The proposed amendment is a non-substantive changes that are organizational only.*

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**ARTICLE 40: Recreational Uses**

Are you in favor of adopting Amendment No. 7 as proposed by the Planning Board as follows:

To amend Sections 4.3.A.8, 4.4.B.7, 4.5.B.8, 4.6.B.4, 4.7.A.7, 4.8.A.10, 4.9.A.17, Section 4.7.B.1, Section 4.9.A.14 to permit non-commercial sports and recreation uses in all zones in the Town, subject to site plan review by the Planning Board. And to amend Section 9.1, Definitions, to insert definitions for non-commercial and commercial recreational uses.

*(The Planning Board voted 6-0-0 to support this article)*

*Currently, non-commercial recreation is only permitted as an accessory use in residential zones. The proposed amendment creates definitions for non-commercial and commercial recreation and allows non-commercial, not-for-profit recreational uses in all zones in Town. Commercial recreational uses will continue to be permitted by right in the Industrial Zone and permitted by Special Exception in the Commercial Zone.*

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**ARTICLE 41: Temporary Sign Standards**

Are you in favor of adopting Amendment No. 8 as proposed by the Planning Board as follows:

To amend Section 3.4.5 of the Zoning Ordinance, Temporary Signage by deleting the current language and replacing it with new temporary language that provides consistency in the temporary sign allowance for businesses, community organizations and individuals.

*(The Planning Board voted 6-0-0 to support this article)*

*A recent Supreme Court ruling has had implications for the way that municipalities regulate signs. In order to treat all businesses and organizations consistently, and to address concerns directed to the Community Development Office by the businesses and community organizations, a uniform standard for temporary signage is being proposed.*

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**ARTICLE 43: Accessory Apartments**

Are you in favor of adopting Amendment No. 9 as proposed by the Planning Board as follows:

To amend Sections 4.3, 4.4, 4.5, 4.7 and 4.8 of the Zoning Ordinance to add accessory apartments as a permitted use in the zones where they are currently permitted by special exception.

*(The Planning Board voted 6-0-0 to support this article)*

*Currently, accessory apartments are allowed by special exception in all residential zones in Town. The proposed amendment would make accessory apartments a permitted use, eliminating the need for application to the Zoning Board of Adjustment. The current criteria for size and configuration of accessory apartments will remain the same, and will be administered by the Building Official and Zoning Administrator rather than the ZBA.*