

**TOWN OF WASHINGTON
NEW HAMPSHIRE**

LAND USE ORDINANCE

March 12, 2024

AN ORDINANCE REGULATING THE USE OF LAND, AND LOCATION AND USE OF BUILDINGS IN THE TOWN OF WASHINGTON, PROVIDING FOR THE CHANGES IN REGULATIONS, DEFINING CERTAIN TERMS USED THEREIN; PROVIDING FOR THE ENFORCEMENT; ESTABLISHING A METHOD OF ADJUSTMENT; AND IMPOSING PENALTIES, BUT EXCEPTING CERTAIN USAGE.

THIS ORDINANCE WAS APPROVED BY THE MAJORITY OF THE VOTERS PRESENT AND VOTING AT THE LEGAL MEETING OF THE TOWN OF WASHINGTON, HELD ON THE 13TH DAY OF MARCH, IN THE YEAR 2002.

IT WAS AMENDED BY THE MAJORITY OF THE VOTERS PRESENT AND VOTING AT THIS LEGAL MEETING OF THE TOWN OF WASHINGTON, HELD ON THIS 9TH DAY OF MARCH IN THE YEAR 2004,

AT THIS LEGAL MEETING OF THE TOWN OF WASHINGTON HELD ON THIS 13TH DAY OF MARCH IN THE YEAR 2007,

AT THIS LEGAL MEETING OF THE TOWN OF WASHINGTON, HELD ON THIS 11TH DAY OF MARCH IN THE YEAR 2008,

AT THIS LEGAL MEETING OF THE TOWN OF WASHINGTON, HELD ON THIS 10TH DAY OF MARCH IN THE YEAR 2009,

AT THIS LEGAL MEETING OF THE TOWN OF WASHINGTON, HELD ON THIS 8TH DAY OF MARCH IN THE YEAR 2011,

AT THIS LEGAL MEETING OF THE TOWN OF WASHINGTON, HELD ON THIS 13TH DAY OF MARCH IN THE YEAR 2012,

AT THIS LEGAL MEETING OF THE TOWN OF WASHINGTON, HELD ON THIS 11TH DAY OF MARCH IN THE YEAR 2014,

AT THIS LEGAL MEETING OF THE TOWN OF WASHINGTON, HELD ON THIS 18TH DAY OF MARCH IN THE YEAR 2017,

AT THIS LEGAL MEETING OF THE TOWN OF WASHINGTON, HELD ON THIS 3RD DAY OF APRIL IN THE YEAR 2018,

AT THIS LEGAL MEETING OF THE TOWN OF WASHINGTON, HELD ON THIS 12TH DAY OF MARCH IN THE YEAR 2019,

AT THIS LEGAL MEETING OF THE TOWN OF WASHINGTON, HELD ON THIS 9TH DAY OF MARCH IN THE YEAR 2021,

AT THIS LEGAL MEETING OF THE TOWN OF WASHINGTON, HELD ON THIS 8TH DAY OF MARCH IN THE YEAR 2022,

AND AT THIS LEGAL MEETING OF THE TOWN OF WASHINGTON, HELD ON THIS 28TH DAY OF MARCH IN THE YEAR 2023,

AND AT THIS LEGAL MEETING OF THE TOWN OF WASHINGTON, HELD ON THIS 12TH DAY OF MARCH IN THE YEAR 2024

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**ARTICLE I
INTRODUCTION**

#100 TITLE This ordinance may be known and may be cited as the “Land Use Ordinance” of the Town of Washington, N.H. Definitions of terms used in this ordinance may be found in the Appendix.

#101 AUTHORITY This ordinance is enacted pursuant to the Planning and Zoning Enabling Legislation of the State of New Hampshire, which is embodied in New Hampshire Revised Statutes Annotated, Title LXIV, Chapters 672-677, as amended.

101.1 Zoning Board of Adjustment: A **Zoning** Board of Adjustment, consisting of five members, with the power and authority to hear appeals from land-use decisions as described in RSA 674:33, shall be appointed by the Board of Selectmen, who may also appoint up to five alternate members as necessary.

#102 PURPOSE This ordinance is enacted to promote the health, safety, and general welfare of the community. The regulations herein give consideration to the character and suitability for particular uses of areas in the Town of Washington, the conservation of the value of property and buildings, and the encouragement of the most appropriate use of land throughout the town. The ordinance is designed to:

- Prevent the overcrowding of land.
- Avoid undue concentration of population.
- Lessen congestion in the streets.
- Secure safety from fire, panic and other dangers.
- Promote health and the general welfare.
- Facilitate adequate provision of water, light, air, transportation, school and recreation facilities and the safe disposal of solid waste and sewage.
- Ensure proper use of natural resources and other public requirements.

#103 APPLICABILITY No land in the Town of Washington shall hereafter be used for building, development, or other use and no structure shall be erected, enlarged, materially altered, or moved except in conformance with this ordinance.

#104 ORIGINS This ordinance replaces the “Town of Washington Land Use Ordinance Amended March 1999.”

ARTICLE II GENERAL REGULATIONS

The Town of Washington, hereafter termed the Town, is hereby established as a single zoning district.

#200 PERMITTED USES

Six types of uses are permitted together with the accessory uses customarily incidental to them:

200.1 Residential, civic, and agricultural

This includes residences; municipal land use including schools, churches, cemeteries, and town offices, fire houses, etc.; farms or other agricultural uses, and forestry and wildlife preservation. A Land Use Compliance for Construction Permit from the Board of Selectmen is required for construction.

200.2 Minor Home Occupation (Cottage Industry) (Revised 2004 and 2012)

This is a business conducted within a private home or accessory building utilizing an area that is no more than 25% of the floor area of the dwelling only. The business is operated by family members, living on the premises. Outdoor spaces may not be used for operations, storage or display of materials, goods or equipment, and the business shall not disturb the rural or residential environment. (See also Article III)

The home occupation is clearly an accessory use and is limited to those uses customarily incidental to the principal use.

The owner of the property must certify that the home occupation meets the conditions of Section III, Paragraph 5 of the Site Plan Review Regulations and must file a “statement of property usage” with the Planning Board, which documents the current use of the property and proposed use of the property.

No Site Plan Review is required, but if any of these provisions is exceeded, the business shall fall into one of the two categories below:

200.3 Home Occupation

This is also a business conducted from a private home or accessory building, and may occupy an area no more than one-third of the floor space of dwelling only. The work itself may or may not be done on the premises (e.g., maintenance or repair work might be done at the customer’s site). It may employ no more than two other individuals beyond family members. Up to 5,000 sq. feet of exterior space may be used for storage or display if properly screened. No more than three work-related vehicles may be parked on the premises. (See also Article III.)

A business permit must be obtained from the Planning Board, which will require a Site Plan Review. For a business legally established prior to the approval of this ordinance see Article IV.

200.4 Business Use (Revised 2004, 2022)

A business permit must be obtained from the Planning Board, which will require a Site Plan Review.

No new business shall be allowed that would take away from the rural character or aesthetics of the town or could cause undue hazard to health, safety, or property values or that is offensive because of noise, vibration, excessive traffic, unsanitary conditions, noxious odor, or similar reasons. (See also Article III.)

Business use includes but is not limited to sales, repair, lodging, personal services, offices, light manufacturing and earth excavation. No business will be permitted that ~~is~~ has more than 10,000 sq. ft. of building space. If work or storage is done out of doors, those areas shall be screened from view of the road and neighboring properties.

Working farms are exempt from this article.

Junkyards (as defined in RSA 236:112 of the New Hampshire Planning and Land Use Regulations), Commercial Landfills and Incinerators are not permitted.

200.5 Earth excavation

Removal of soil or other ground materials is permitted in accordance with RSA 155-E, with the following additional requirements: (1) no more than three acres shall be opened to excavation at any time; (2) the finished restored grade shall be at least six feet higher than the seasonal high water table or lower with a conservation easement; and (3) a surety bond covering restoration costs shall be provided to the Town.

Except for excavations for which RSA 155-E requires no permit, an excavation permit shall be obtained from the Planning Board, which may apply other conditions deemed necessary.

200.6 Communication Towers

Communication towers are permitted subject to this and the Town of Washington Wireless Telecommunications Facility ordinances. Business permits, building permits, and Site Plan Review are required.

200.7 Cost and Fees

Cost, fee schedule and procedures are set by the Planning Board.

#201 AREA, FRONTAGE, DEPTH AND COVERAGE (Revised 2017)

All uses shall comply with the following requirements:

201.1 Lot area: Not less than four acres of which two acres must be Buildable Area (see definition). The areas comprising the minimum two-acre Buildable Area must be contiguous and sufficient in size and configuration to adequately accommodate all required utilities such as sewerage disposal, leach field, and water supply. All contiguous areas of the Buildable Area must each have a minimum of 50 feet in length and width.

201.2 Road Frontage: All lots shall have frontage on either

- (1) a class V or better highway, or
- (2) a street shown on an approved subdivision.

Frontage on the road must be not less than 200 feet of continuous frontage.

201.3 Shore Frontage: Any lot having frontage on a public body of water must have not less than 200 feet of shore frontage.

201.4 Depth: Not less than 200 feet.

201.5 Building coverage: Building coverage shall not exceed 10% of the area of a lot. Total impermeable coverage, including building coverage, shall not exceed 20% of the area of the lot.

#202 SETBACKS (amended 2023)

No structures, except fences, walls, driveways, utility poles, propane tanks and on-site waste disposal systems, may extend closer to a lot-line than any of the following distances.

	Business Uses (Except Home Businesses)	All Other Uses	Detached Bldgs. Under 50 Sq. Ft.
Front setback	75'	50'	
Side setback	50'	30'	15'
Rear setback	50'	40'	20'
Shoreline setbacks	75'	50'	20'*
Wetlands setbacks	75'	50'	20'*

*(with natural screening as viewed from the water)

Measurement of Setback: Setbacks or other dimensional requirements outlined in this Ordinance shall be measured horizontally and not along the lay of the land. All building extensions such as bump outs or overhangs will be included in measuring the setbacks.

Note: See also section #403, for setbacks if your structure is existing and non-conforming.

202.1 Septic fields must be set back a minimum of 35 feet from road culverts and ditches.
(Approved 2007)

#203 HEIGHT

No building or structure, with the exception of communication towers, shall exceed the lesser of two and one-half stories in height above the foundation or 35 feet measured from the average undisturbed grade around the building.

#204 NOISE

Noise is regulated by a separate Town ordinance.

#205 WETLANDS

All construction shall comply with the Shoreland Water Quality Protection Act (RSA 483-B:1 thru 483-B:22), the wetland regulations defined in Chapter 483 of the State of New Hampshire

RSA, or the Town of Washington LUO, whichever is stricter. All structures and supporting utilities are prohibited from being built on wetland.

#206 STORMWATER

The total storm water runoff from a lot, after construction, shall not increase from the natural condition, ensuring that the rate of surface water runoff from the site does not exceed pre-development conditions and that the quality of such runoff will not be less than pre-development conditions. This applies to all new and existing lots including non-conforming lots of record. Note: Storm water discharge must be dealt with on-site using mechanisms such as rain gardens, infiltration trenches or bio-retention ponds. (Approved 2008)

**ARTICLE III
SPECIAL REGULATIONS**

#300 OFF-STREET PARKING AND LOADING (Revised 2019)

After the effective date of this ordinance, any building erected or enlarged by more than 25% of its gross floor area above ground level and any new use of land shall have a minimum of two off-street parking spaces and comply with the following off-street parking and loading requirements.

300.1 Required number of parking spaces, located off the right-of-way.

<u>Type of use</u>	<u>Number of required spaces</u>
<u>Residential</u>	Two per dwelling unit, except elderly housing projects may have one per dwelling unit. An additional parking space is required for an accessory dwelling unit.
<u>Public and Semi-Public</u>	
Places of public assembly (clubs, meeting halls, etc.)	One for every three seats or 100 sq. feet, whichever is greater.
Schools and day care facilities	One for each employee, plus one space for every five children
Libraries, museums, and similar uses	One for each employee plus one space for each 800 sq. ft. of gross floor area
Retail sales	Two for each business unit plus one for every 200 sq. ft. of floor area
Outdoor sales such as autos, boats, campers	Same as for retail sales plus one for every 3000 sq. ft. of exterior area for display or storage space

Businesses, personal services, offices, clinics	One for each employee on the premises at any one time plus one for every 100 sq. ft. of floor area
Motels, hotels, tourist homes, lodging houses, inns, bed & breakfasts	One for each sleeping unit, plus one space for each employee on the premises at any one time
Restaurants	One for each two seats
Service stations, auto repair facilities, body shops, etc.	One for each employee, plus two for each service bay, plus one for every 1000 sq. ft. of exterior storage space
Other commercial	One space for every 500 sq. ft. of gross floor area, but Planning Board may require more through the site plan review process

300.2 Size of parking spaces

All parking spaces shall be at least 10 feet wide and 20 feet deep. Home business use parking shall be set back 50 feet from the right of way with the exception of Home Businesses on non-conforming lots whose setback shall be determined by the Planning Board based on business needs, safety and lot configuration through the site plan review process. Business use parking shall be set back 75 feet from the right of way and 50 feet from the side and rear lot lines.

300.3 Off-street loading/unloading

All commercial uses shall provide adequate off-street space for deliveries, loading, and unloading. Such space shall not occupy the yards established by the setback requirements of this ordinance and shall not be the same space used to satisfy parking requirements.

#301 ONE DWELLING-ONE LOT RULE (Revised 2017)

A lot shall not be occupied by more than one permanent single-family dwelling except for an Accessory Dwelling Unit as under the provisions of section 301.1 of this ordinance.

301.1 Accessory Dwelling Unit (ADU) (Approved 2017)

In order to increase housing alternatives while maintaining neighborhood aesthetics and quality, one accessory dwelling unit (ADU) is permitted on any property containing an owner-occupied single-family dwelling (primary dwelling), provided the following conditions are met:

1. Accessory dwelling units shall be permitted only on properties containing an owner-occupied single-family dwelling and a state approved septic system adequate for the combined dwelling units in accordance with RSA 485-A:38.

2. There shall be no more than one accessory dwelling unit per lot.
3. An accessory dwelling unit shall not be considered to be an additional dwelling unit for the purposes of determining minimum lot size (201.1).
4. All required setbacks, heights and building coverage shall comply with this Land Use Ordinance.
5. The accessory dwelling may be located within or added to the primary dwelling, or, it may be within or added to an accessory building such as a freestanding garage but it must be subsidiary in size to the accessory building.
6. If the accessory dwelling unit is within or attached to the primary dwelling, it must have an interior door between the attached ADU and the primary dwelling.
7. The accessory dwelling unit shall be subsidiary in size and function to the primary dwelling and shall not include more than two bedrooms.
8. The accessory dwelling unit shall contain fully self-sufficient living quarters, consisting of sleeping, sanitation and eating accommodations.
9. There shall be one parking space dedicated for the accessory dwelling unit.
10. The structure and lot shall not be converted to a condominium or any other form of legal ownership distinct from the ownership of the primary single-family dwelling.
11. Deed restrictions limiting one dwelling to a lot supersede this Accessory Dwelling Unit ordinance.

301.2 Guest Cottage (Approved 2009)

One guest cottage is permitted on the lot with the permanent dwelling, provided it meets the following regulations. Note that all deed restrictions and Homeowner Association Land Use Ordinances shall supersede this article.

1. The applicant must obtain a Land Use Compliance for Construction Permit to build or convert an existing building to this use. Existing guest cottages must obtain a building permit or a variance from the Zoning Board of Adjustment, unless previously obtained.
2. The guest cottage must be separate from the permanent dwelling and resting on an enclosed foundation and meet current set backs.

3. The living area of the guest cottage shall not exceed 30% of the living area of the permanent dwelling.
4. It must have sanitary facilities available, which comply with all state and local regulations.
5. A kitchen or cooking facilities are prohibited.
6. The existing driveway and off street paved or gravel parking area must accommodate the additional cars belonging to the guests.
7. The guest cottage must receive a yearly, renewable occupancy permit from the Selectmen, or their representative, indicating it complies with the above regulations, before occupancy.

#302 CORNER LOTS

The #201 frontage requirement shall be met along the heavier traveled road. Frontage along the lesser-traveled road shall be at least 100 feet.

#303 ON-SITE WASTE DISPOSAL SYSTEMS

303.1 Residential and business wastes (Revised 2004, 2021)

A sewage and wastewater disposal system is required for any structure from which wastewater will be discharged and to which a water supply is or will be connected.

On-site waste disposal systems shall comply with all State regulations of the New Hampshire Department of Environmental Services and with all other state and federal requirements with no waivers for holding tanks permitted. Properly functioning holding tanks installed prior to this ordinance may continue in use, as well as, those used in temporary structures such as self-contained chemical toilets and recreation vehicles. Temporary structure waste systems must have a Town Permit issued by the Town Health Officer clearly posted and visible from the road. Any on-site disposal system, whether permanent or temporary, must be 75 feet from any surface water or well.

Alternative waste disposal systems will be considered for use and approved on a case-by-case basis and must meet all state regulations.

Subject to the requirements of RSA 485-A:38, II-a, a state approval must also be obtained prior to:

- a. Converting a structure from seasonal to full-time occupancy;
- b. Increasing the load on the existing septic system;
- c. Commencing any additions to the structure; replacement, expansion or relocation of the structure; and/or
- d. Increasing the number of bedrooms in an existing structure;
- e. Adding an Accessory Dwelling Unit.

Percolation tests and test pits must be witnessed by the Town Health Officer or another authorized agent of the Town of Washington and requires prior notice. All other rules and procedures governing test pits and percolation tests prescribed by the New Hampshire Department of Environmental Services in New Hampshire Administrative Rules Chapter Env-Wq 1000 for individual effluent disposal systems shall apply.

303.2 Agricultural or industrial wastes

Agricultural or other industrial waste shall not constitute a health hazard or nuisance.

#304 BUILDING EXTERIORS (Revised 2004, 2022)

Exteriors of buildings shall be constructed of materials commonly used for exterior siding.

#305 MINIMUM HABITABLE DWELLING REQUIREMENTS (Revised 2004, 2022)

Any new dwelling shall have a minimum of 320 sq. ft. of living space and be considered permanent. It shall have permanent potable water, electrical, and a State approved waste disposal systems and shall be attached to a permanent foundation. No structure of less than 320 sq. ft. of living space may be used as a permanent dwelling unless it was erected prior to this ordinance.

#306 RECREATION VEHICLES (Revised 2014, 2018, 2022)

306.0 PERMIT REQUIRED: One recreational vehicle (RV) of any size may be parked in the Town on land owned by the registered owner of the RV and can be used as a temporary dwelling, provided it is on wheels, is roadworthy, has a current motor vehicle registration and has a waste-containment system functioning according to manufacturer's specification. The RV must meet all setback requirements of this LUO and must not violate deed restrictions.

One of the following two types of permit must be obtained annually for a fee from the Selectmen and must be clearly posted and visible from the road.

1. As a temporary dwelling for a 2-month period per year on property without an existing permanent dwelling. This permit is renewable, once, within the same calendar year, upon submission of wastewater pump-out receipts to the Selectmen. The RV must be removed from the property at the end of the permitted period.

2. As a temporary dwelling for a 6-month period so long as a building permit for a permanent dwelling has been obtained prior to the parking permit being issued. The permit may be renewed for additional 6-month periods as long as the building permit is in force. Substantial signs of construction progress and the submission of timely wastewater pump-out receipts are required in order to renew the parking permit. The RV must be removed from the property upon expiration of the building permit if no permanent dwelling has been built and a Certificate of Occupancy has not been obtained.

306.1 Day use office trailers are allowed if the lot they occupy has a building permit in force

and has a State approved functioning waste containment system. All setback requirements of this LUO must be met.

306.2 GUEST PERMIT REQUIRED: A single recreational vehicle owned by a guest of the owner of a lot with a permanent dwelling on it may be parked and occupied on a temporary basis provided it is on wheels, is roadworthy, has a current motor vehicle registration, has a state approved waste-containment system, meets all setback requirements of this LUO, does not violate deed restrictions and a Guest Parking Permit is obtained by the lot owner for a fee from the Selectmen. Guest Permit RV parking is limited to a maximum of 7 days in one month and expires 30 days from date of permit issuance.

306.3 PERMIT NOT REQUIRED: Recreational vehicles may be parked in Town without obtaining a parking permit under the following conditions:

1. A single recreational vehicle may be parked on a lot with a permanent dwelling owned, leased or rented by the registered owner of the RV or a contiguous lot of same ownership without a Town parking permit provided the vehicle is on wheels, is roadworthy and has a current motor vehicle registration, does not violate deed restrictions and is not occupied.

2. Recreational vehicles may be parked on a Town or State approved camp ground without a Town parking permit provided the vehicle is on wheels, is roadworthy and has a current motor vehicle registration.

306.4 RV parking permits expire on December 31 of the year issued. No vehicle other than an RV may be used for temporary living.

#307 DRIVEWAYS

307.1 Driveway Access

A: To State-Maintained Highway

No driveway access adjoining a State-maintained highway may be established or altered within the limits of its right-of-way without first obtaining a [permit](#) from the NH State Department of Transportation (NHDOT) in accordance with their rules and regulations. The State regulations cover their right-of-way, which is the area from the travel-way to the property road frontage boundary or to the center of any existing stonewall boundary.

A copy of any state-issued permit must be filed with the Town prior to the start of driveway construction or alteration.

B: To Town Road

No driveway access adjoining a Town road may be established or altered within the limits of their respective right-of-way without first obtaining a permit from the Town.

Part I of the Driveway Permit Application specifies the details of construction, including

drainage, deemed necessary to protect the Town and adjoining properties and must be approved by the Director of Public Works.

The requirements governing driveway access are specified in separate Driveway Regulations, adopted by the Planning Board pursuant to RSA 236:13.

307.2 Driveway Design and Construction

All driveways shall meet the following requirements:

- a. Driveways with a slope of greater than twelve (12) percent shall not be permitted.
- b. Any driveway crossing a wetland or body of water shall have all permits required by NH DES Wetland Bureau before construction commences.
- c. Driveways shall be constructed in a suitable condition for emergency vehicles. Driveways longer than 500 feet in length shall have a turnout to allow two (2) emergency vehicles to pass one another.

Prior to driveway construction or alteration, Part II of the Driveway Permit Application must be approved by the Select Board.

#308 GLARE LIGHTING

No property owner or resident shall install, or cause to be installed, lighting of any kind that is constitutes a nuisance to an abutting owner's property or that may be a hazard to public safety or publicly obnoxious.

All exterior lighting must be directed downward and shall minimize light pollution and spillover on an adjacent property. All exterior security lighting should utilize motion detectors and must not be constantly illuminated after dark.

#309 SIGNAGE (Revised 2012, 2017)

In accordance with our Master Plan Vision, the purposes of the Sign Ordinance are to preserve the esthetics of our village centers and the rural character of our surroundings, and to protect the health, safety and welfare of our citizens without inhibiting the vitality of our local businesses and organizations.

309.1 Permanent On-premise Signs shall be permitted only when in conformity with the following regulations:

1. A permit to erect an on-premise sign or display shall be procured from the Planning Board at the current fee.
2. One freestanding sign and one sign mounted to the building shall be permitted.
3. An outdoor sign or display shall not be larger than 12 sq. ft. in area and shall not have more than two (2) sides.
4. It shall be placed outside of the town or state right-of-way unless mounted on a building with a lawful non-conforming setback.
5. Illumination shall be only by continuous, non-flashing and non-colored light and

shall be shielded to limit any undue glare or distraction to the surrounding area or traffic. Illumination shall be limited only to business hours.

6. Height of sign shall not exceed fifteen (15) feet from adjacent grade unless attached to a building. No attached sign shall extend above the ridge or parapet line of the building.
7. Any sign, which comes into disrepair or poor condition due to neglect or incidental damage, must be removed upon order of the Selectmen, if not restored to the original condition within forty-five (45) days of notice. Any new sign erected after the forty-five (45) days notice that replaces the removed sign shall require a new permit and must conform to all regulations in force at the time of said activity.

309.2 Permanent Off-premise Signs shall be permitted only when in conformity with the following regulations:

1. A permit to erect an off-premise sign or display shall be procured from the Planning Board at the current fee.
2. Permanent off-premise signs shall be permitted for directional purposes only.
3. No more than two (2) signs for the same purpose and/or sign owner shall be located within any length of the same road.
4. Permanent off-premise signs shall have no more than two (2) sides and shall conform to a 9 inch by 48-inch rectangle.
5. Signs shall contain a white background with black lettering; color graphics can be included on the sign within the permitted size.
6. Signs may be located within the town's right-of-way or on private property subject to property owner's permission, the location subject to approval by the Planning Board and Highway Department based on traffic safety and aesthetics, and general public welfare.

It should be noted that the municipality is not held responsible for damage to private property that is located within the public right of way, (RSA 231:92 and 231:92a). In most cases, the ROW often extends 10 to 20 feet of either side of the paved or gravel road.

Along state roads, if located within the state's right-of-way, signs are to conform to state regulations and shall be permitted in accordance with NH Department of Transportation.

309.3 Existing Non-Conforming Signs

Every sign lawfully in existence at the time of adoption of this Ordinance may continue in existence and be maintained, but may not be changed in any of its dimensions or location except to comply with this ordinance.

309.4 Signs for which NO Permits are required:

1. **Temporary On-premise Signs**, not to exceed six (6) square feet in size, with two (2) sides and subject to the following:
 - a) Shall be in place for not more than 120 calendar days per year.
 - b) Must be well anchored and not pose a threat to traffic or public safety.
 - c) No more than two temporary on-premise signs shall be erected on the same premises at the same time.
 - d) A temporary sign on residential or commercial property that is currently being marketed for sale or rent is exempt from the 120-day limit.
2. **Temporary Off-premise Signs**, not to exceed six (6) square feet in size, with two (2) sides and subject to the following:
 - a) Temporary off-premise signs shall be erected for directional purposes only.
 - b) Shall be in place for not more than 120 calendar days per year.
 - c) No more than three (3) signs for the same purpose and/or sign owner shall be located within any length of the same road.
 - d) Must be well anchored and not pose a threat to traffic or public safety.

Note: Off premise signs may be located within the town’s right-of-way or on private property with the property owner’s permission.

It should be noted that the municipality is not held responsible for damage to private property that is located within the public right of way, (RSA 231:92 and 231:92a). In most cases, the ROW often extends 10 to 20 feet of either side of the paved or gravel road.

3. **Permanent signs** not exceeding two (2) square feet in area and bearing only property numbers, postal numbers, names of occupants and other non-commercial identification.
4. **Municipal signs** or any sign required or permitted by federal, state, county, local or local law regulation.
5. **Legal notices**, such as posted “no trespassing” or “no hunting” signs.
6. **Signs located on registered motor vehicles** and rolling stock of licensed common carriers fit for highway use and used on a regular basis by a business or an employee and not used primarily for advertising purposes.

#310 CLUSTER DEVELOPMENT (Revised 2008)

Cluster development is the grouping of single-family dwellings—but not duplex dwellings—closer than otherwise permitted by this ordinance, while preserving open space. The total number of single-family lots in a cluster subdivision shall not exceed that permitted if the

entire parcel were divided into conforming lots.

All new major subdivisions for residential use shall use a Cluster Subdivision Design approach.

Exemptions - Subdivisions shall be exempt from the requirements of this section (unless a landowner elects to follow the standards of this section) if:

- (a) The subdivision creates lots that are, on average, equal to or greater than 435,600 square feet (10 acres) in size and provided the deed for each lot created contains a restriction prohibiting the further subdivision of the lot; or
- (b) The subdivision creates three (3) or fewer dwelling units, does not require a new road and there is no possibility of further subdivision.

Notwithstanding other provisions of Washington's LUO, authority is hereby granted to the Planning Board, as allowed under RSA 674:21II, to issue a special use permit as follows:

(1) The Planning Board may issue a special use permit for the parcel to be developed as a conventional subdivision when it finds that:

- (a) The parcel is ill-suited for development using Cluster Subdivision Design, or a conventional design provides greater or equal benefits to the community; and
- (b) The conventional subdivision design retains and protects important natural and/or cultural features identified during the site inventory.

(2) The Planning Board may issue a special use permit to modify the conventional dimensional standards to allow for a modified Cluster Subdivision design as well as to vary certain requirements of this section as specified herein. Such modifications shall be consistent with the purposes and standards of this section; fall within the guidelines contained herein, and shall not be detrimental to public health, safety or welfare.

The total area of the parcel/development shall be at least 12 acres.

The minimum lot size for each dwelling shall be one acre of Buildable Area, with a minimum road frontage of 100 feet. (Approved 2007)

Lots of less than one acre shall be permitted provided that the Designated Open Space is increased proportionally. (Approved 2007)

Each dwelling in a cluster development shall face and be accessed by an interior subdivision road.

Provision shall be made for at least 50% of the Buildable Area of the parcel plus at least eighty percent (80%) of the Non-buildable Area, to be permanently protected as Designated Open Space. All owners with deeded rights to the Designated Open Space shall have access to said land. (Approved 2007)

Portions of the parcel that comprise part of an individual house lot, roadway, driveways, access roads, roadway right-of-way, utility easements, or other new or existing rights-of-way

or any area that is less than 100 feet wide shall not count toward the calculation of the Designated Open Space.

Areas containing the following shall be considered high priority for inclusion in the Designated Open Space:

1. Riparian areas, wetlands, streams, vernal pools, and other water resources and buffers for those resources;
2. Areas identified as a priority for conservation in the Washington NRI, land including critical or high-quality habitat areas, including areas identified as the highest statewide or eco-region importance by the NH Fish and Game's Wildlife Action Plan and buffers or supporting landscapes to these areas;
3. High-quality forested areas, significant stands of trees or significant individual trees;
4. High-quality soil resources (forest or agricultural soils);
5. Cultural and historic resources (e.g., stone walls, historic sites);
6. Existing trails;
7. Areas that connect to undeveloped open space on adjacent properties;
8. Ridgelines, particularly those that continue through the parcel;
9. Viewshed areas; and
10. Water supply protection areas

A site-specific inventory will be required prior to designing the subdivision and a map will be created indicating the location of all such areas on the site and within 500 feet of the site. A site walk with the Planning Board and other applicable Town Boards will be required after the inventory is completed.

The location and layout of the Designated Open Space shall minimize the impact of a residential development on the natural environment, neighboring properties, and the Town.

Any use of the Designated Open Space is subject to approval of the Planning Board and Conservation Commission and shall demonstrate that such uses shall not negatively impact the natural and/or cultural features preserved through the Cluster Subdivision design. The following uses generally are permitted in the Designated Open Space, unless specifically prohibited or restricted as a condition of subdivision approval for the purposes of protecting important natural features or characteristics of the parcel:

1. Forest management;
2. Agricultural cultivation and grazing pastures;
3. Passive (non-motorized) trails and recreational uses; and
4. Snowmobile trails.

The Designated Open Space shall be retained in a natural, undisturbed state, except for those activities permitted as provided above, or managed according to a plan written by a qualified natural resource professional.

Future development in and/or subdivision of Designated Open Space shall be prohibited and shall be so noted on the approved subdivision plan/plat.

Prior to the sale of any lots, the Designated Open Space shall be protected and controlled by one or more of the following methods subject to Planning Board approval:

1. Dedicated to the Town as open space, with public access and permanent Deed Restrictions or Conservation Easement in place;
2. Transfer; with permanent Deed Restrictions or Conservation Easement, to a land trust or other recognized conservation organization (subject to acceptance by the organization);
3. For Designated Open Space areas of less than 50 acres, ownership by one or more private individuals (separately or in common) or by an association of the owners of the dwelling units within the subdivision (i.e. homeowner's association) with open space protection, Deed Restriction enforceable by any land owner within the association, any owner of separate land parcels adjacent to the open space, or the Town; or
4. Ownership by one or more private individuals (separately or in common) or by an association of the owners of the dwelling units within the subdivision (i.e. homeowner's association) with a Conservation Easement granted to the Town and/or recognized conservation or land trust organization.

In the event that the designated open space is owned by a cooperative legal entity for the benefit of the residents of the subdivision, all common open space shall be governed in accordance with the requirements of New Hampshire RSA 479A: 1-23 inclusive, as amended.

Said Deed Restrictions and/or Conservation Easement documents shall be placed on file with the Town Clerk upon receipt of Planning Board subdivision approval and duly recorded at the County Registry of Deeds, where appropriate. Such documents shall clearly indicate whether the property is open to the general public, open only to residents of the Town, or open only to residents of the subdivision.

#311 SCREENING (Revised 2004, 2023)

Fuel and propane tanks and vehicles used for storage must be screened from all property lines and rights of way. Buried fuel tanks need not be screened.

#312 WELLS

The minimum distance between a well and the edge of the right of way shall be 50 feet. This may be reduced by variance, but in that case the Town shall not be liable for contamination by road materials. Well setbacks for septic systems and abutting septic systems shall be 75'.

#313 JUNKY YARDS (added 2021)

313.1 Purpose - The outdoor storage or display of used, discarded, dismantled or salvaged items and materials, and machinery junk, though not necessarily meeting the definition of "junkyard" under RSA 236:112 can have just as substantial an adverse effect on surrounding properties, the environment and the public welfare as a junkyard.

The purpose of this section is the prevention and abatement of public nuisances. The outdoor storage of machinery, junk, or display of used, discarded, dismantled, or salvaged items and

materials located or maintained in violation of the provisions of this ordinance is hereby declared a nuisance.

313.2 Regulation - Not with standing any other section of this Ordinance, no land shall be used for the keeping, storing, display or accumulation, in any open area for more than 72 hours, of any used, second-hand, discarded, dismantled or salvaged items regardless of whether intended for future use for resale at retail or wholesale, or materials or machinery, junk of such volume as to constitute an eyesore and/or a public nuisance, except in conformity with the following:

- A. All such items and materials shall be completely and opaquely screened from view from abutting parcels and from public ways, or
- B. All items must be stored in a structure.
- C. The use of the premises is in compliance with all other Washington Land Use Ordinances and Regulations.

313.3 Existing Uses - Notwithstanding the provisions of this Ordinance concerning non-conforming uses, any land being used contrary to subsection 313.2 above, at the time of the adoption of this section by the Town, shall be brought into conformity with provisions A and B to that subsection within one year.

313.4 Applicability - This section shall not apply to the keeping, storage, or display of motor vehicles, or trailers, OHRVs, motorized heavy equipment, or watercraft, so long as such items are in good working condition, nor to temporary yard sales. This section shall not apply to accumulations, at a construction site, of debris from the construction, provided such debris is removed within 60 days of the completion of construction. This section shall not be construed to excuse compliance with any other provision of this ordinance or of State Law, including but not limited to laws regulating junkyards, and solid waste.

ARTICLE IV NONCONFORMITIES

#400 GENERAL

At the time this ordinance takes effect, all lawful lots, buildings, structures, and uses, which do not comply with this ordinance, are declared to be nonconforming and shall be subject to the regulations below. Any lawful nonconforming lot, building, structure, and/or use that is in existence when this ordinance takes effect may continue in that present use. Nothing in this ordinance shall be deemed to make legal an existing lot, building, structure, or use that was not legal at the time of enactment of this ordinance.

#401 NONCONFORMING LOTS OF RECORD

A dwelling and customary accessory buildings may be erected on a nonconforming vacant lot that was a lot of record as of March 5, 1974.

401.1 Setbacks and frontage

A lawful nonconforming lot of record may be developed for the uses allowed by this

ordinance provided it meets the following requirements and all applicable permits have been obtained:

A. A nonconforming lot established before March 5, 1974 must meet the minimum setback requirements found in #202. It must also meet all regulations outlined in Article II with the following exceptions: #201.1, #201.2, and #201.3.

B. A nonconforming lot established between March 5, 1974 and March 13, 2007 must be a minimum of 2 acres in size. It must meet the minimum setback requirements found in #202. It must meet all regulations outlined in Article II with the exception of #201.1.

C. A nonconforming lot established between March 13, 2007 and March 11, 2008 must be not less than 2 acres of contiguous dry land in size. It must meet the minimum setback requirements found in #202. It must meet all regulations outlined in Article II with the exception of #201.1.

Businesses and detached buildings on a nonconforming lot must meet all regulations outlined in Article II with the exception of #201.1.

401.2 Septic system requirements

No structure or building shall be erected on a nonconforming lot of record unless the septic system requirements of both the State of New Hampshire and the Town are complied with.

#402 NONCONFORMING USES

Lawful nonconforming uses of land or structures existing at the effective date of this ordinance may be continued, as follows:

402.1 Resumption after discontinuance

When a nonconforming use of land, structures, or buildings has been discontinued for two years, then the land, structures, or buildings shall be used thereafter only in conformity with this ordinance.

402.2 Change or expansion

Any nonconforming use shall not be changed to another non-conforming use. Any nonconforming use may be enlarged or extended provided such enlargement or expansion does not come within 25 feet of a side or rear lot line or within 35 feet of an abutter's building. Any structure or part thereof into which such nonconforming use is expanded shall conform to the requirements of this ordinance.

402.3 Superseded by a conforming use

If a nonconforming use is superseded by a conforming use, then it shall thereafter conform with the regulations of this ordinance, and the nonconforming use may not be resumed.

402.4 Restoration, reconstruction, and/or replacement

Any and all nonconforming uses of land, buildings, or structures that are partially or wholly destroyed by reason of any cause whatsoever may be resumed or restored and operated in their former nonconformity if same is done within two years thereafter. The replacement uses of the

land and/or structures must be in the same location and of the same dimensions as before the damage, unless change of location or dimensions would make the nonconforming uses more conforming. After two years, such use shall not be replaced unless a variance is obtained from the Zoning Board of Adjustment.

#403 NONCONFORMING BUILDINGS AND STRUCTURES

Any nonconforming building or structure may be continued indefinitely and may be altered, expanded, substantially improved, restored, reconstructed, and/or replaced subject to the following limitations.

403.1 Alterations and expansion

Any nonconforming building may be altered or expanded provided such alteration or expansion does not come within 25 feet of a side or rear lot line or within 35 feet of an abutter's building. The expansion of any structure or part thereof shall conform to the requirements of this ordinance.

403.2 Abandonment, discontinuance, destruction

Any and all nonconforming buildings, or structures that are abandoned, discontinued, or vacated or that are partially or wholly destroyed by reason of any cause whatsoever may be restored and operated in their former nonconformity if same is done within two years thereafter. The replacement buildings/structures must be in the same location and of the same dimensions as before the damage, unless change of location or dimensions would make the replacement more conforming. After two years, such buildings/structures shall not be replaced unless a variance is obtained from the Zoning Board of Adjustment.

403.3 Hazardous buildings

Buildings that are designated hazardous by the Health Officer or the Board of Selectmen must be repaired or removed within a two-year period from the time they are so designated and cannot be occupied until repaired, otherwise the Town will arrange for repair or removal at the owner's expense.

403.4 Mobile Home Parks (Added 2004)

Mobile home/trailer parks are not permitted

**ARTICLE V
ADMINISTRATION & ENFORCEMENT**

#500 ADMINISTRATION AND ENFORCEMENT RESPONSIBILITY

It shall be the duty of the Board of Selectmen to administer and enforce this ordinance, and the Board of Selectmen is hereby authorized to do so.

#501 LAND USE COMPLIANCE FOR CONSTRUCTION PERMITS (LUCC)

501.1 LUCC Permits required (Revised 2004, 2018, 2019, 2022)

After passage of this ordinance, it shall be unlawful to erect, structurally alter, increase the number of bedrooms within, install footings for proposed new construction, or relocate any building or structure without first obtaining a building permit from the Board of Selectmen. A building permit shall be required for all structures. Temporary structures erected for less than 180 days a year will only require a Temporary Structures Permit from the Board of Selectmen.

An LUCC Permit shall not be issued:

- A. For any use, development, building, structure, or other activity that does not conform with this ordinance.
- B. For any building having sanitary facilities that do not comply with N.H. Department of Environmental Services Regulations. Where State approval of on-site disposal systems is required, an LUCC permit shall not be issued until the State approval has been received.
- C. For any new building or development that has not received the requisite driveway permit from the N.H. Department of Transportation or the Planning Board.
- D. For any nonresidential or multifamily building or construction activity that has not received the requisite site plan approval from the Planning Board.
- E. For any activity that has not received all other federal and state permits that may be required.

501.2 Commencing work without a permit (Revised 2004)

In preparation for construction for which this LUO would require an LUCC permit, commencement of work without this permit shall be considered a violation of this ordinance. The permit must be posted and clearly visible from the road.

501.3 LUCC permit fees (Revised 2004)

The Board of Selectmen is hereby authorized to establish reasonable building permit fees and to revise, amend and waive these fees as necessary.

501.4 LUCC permit applications

No application for an LUCC permit shall be accepted or approved unless it is:

- 1) filed in writing on a form prescribed by the Selectmen;
- 2) accompanied by the required permit fee; and
- 3) accompanied by a drawing showing the lot plan, the location of the building or use on the lot, accurate dimensions of the lot and building or use. If the building or use is for human habitation, the drawing must also show location and specifications of domestic water supply (on-site well) and means of waste and sewage disposal, as well as means of access to such lot or use, and such other information as the Selectmen may deem necessary to provide for the observance of the provisions of this ordinance, including documentation of state approval of on-site disposal systems.

501.5 Implied inspection consent

Any person making application to the Board of Selectmen for a LUCC permit

shall be deemed to have granted permission to the Selectmen or their duly authorized representatives to enter the building/property at reasonable times for the purpose of assuring compliance with this ordinance or any LUCC permit conditions issued thereto.

501.6 Stakes and markers

No application for a LUCC permit shall be approved until stakes or markers shall be fixed on the lot to indicate the location of lot lines and all corners of building(s), structure(s), and alteration(s) proposed.

501.7 LUCC permit conditions

The Selectmen may attach conditions that they deem necessary to the enforcement of this ordinance to the issuance of a LUCC permit.

501.8 Revocation of LUCC permit

The Selectmen may suspend or revoke any LUCC permit upon determining that the work or project in process is not in conformity with the permit as granted or is otherwise in violation of the terms of this ordinance. In the event of such suspension or revocation of a LUCC permit, the work or project concerned shall immediately cease, or legal action to enforce such cessation shall forthwith be taken by the Selectmen.

501.9 Length of LUCC permit

Construction shall start within one year and be completed by the end of the second year after the issuance of a valid LUCC permit.

501.10 Renewal of LUCC permit

In cases of hardship, the Selectmen may renew a building permit once, for a period of one year, at a renewal fee to be established by the Selectmen.

#502 OCCUPANCY

502.1 New buildings

No new building shall be occupied or otherwise used until the following conditions are met and a Land Use Compliance Permit is issued by the Select Board and its agents:

- A. The building is habitable;
- B. The building and property are in compliance with all applicable sections of the LUO and any other state and local permits;
- C. The on-site waste disposal system is complete and in compliance with all state regulations;
- D. All interior plumbing, water supply, electrical, and sanitary facilities have been installed and are properly functioning, meet all State Building Codes and;
- E. All State Fire Code requirements have been met.

- F. The building adheres to all requirements of the approved Land Use Compliance permit issued by the Select Board.

502.2 New additions and substantial improvements

Any new addition or substantial improvement to a building designed for human habitation shall also meet the requirements of 502.1, A through F.

502.3 Seasonal buildings and Non-Dwelling Structures (Revised 2022)

A building designed for or presently used for seasonal habitation shall not be converted to year-round use until all applicable requirements of 502.1 are met, (see also #303 **ON-SITE WASTE DISPOSAL SYSTEMS**). The conversion of an existing structure that is not a dwelling into a habitable dwelling must meet all the requirements of Sections 303, 305 and 502.1.

502.4 Change of business or use

When the business use of a building is changed, sold, or altered, that building must meet the water, sanitary, electrical, fire and (all State) code requirements related to its new use and is subject to an updated Business Permit application.

#503 ENFORCEMENT

503.1 Duty of Selectmen to enforce (Revised 2004)

It shall be the duty of the Board of Selectmen, upon receiving any well-founded information or upon complaint, to take appropriate action or institute legal proceedings to prevent any unlawful use or development of any land, building, structure, or premises in violation of any provision of this ordinance. The Selectmen may delegate responsibility for daily enforcement to appropriate town departments.

503.2 Cease and Desist orders

The Selectmen may issue violation and/or Cease and Desist orders themselves or through legal counsel. The Selectmen may take all actions they deem necessary to enforce and/or to prevent violations of this ordinance.

503.3 Injunctive relief

In addition to other remedies provided by law, the Selectmen, through Town legal counsel, may institute an action for injunctive relief or any other action authorized by state statute and necessary for the enforcement of this ordinance.

503.4 Penalties

Any person who violates this ordinance shall be subject to the penalties provided for by New Hampshire RSA 676:17, as follows:

- A. “A civil fine of not more than \$275 for each day that such violation is found by a court to continue after the conviction date or after the date on which the violator receives written notice from the municipality that he is in violation of this ordinance, whichever date is earlier.”

- B. A criminal penalty, which shall be:
1. A misdemeanor if the violation is committed by a natural person; or
 2. A felony if the violation is committed by any other person.

503.5 Attorney’s fees and costs

In any legal proceeding required to enforce this ordinance, the Town shall seek all attorneys’ fees and costs allowed by New Hampshire RSA 676:17 or other law.

**ARTICLE VI
AMENDMENT, CONFLICTS, SEVERABILITY, AND EFFECTIVE DATE**

#600 AMENDMENT

This ordinance may be amended from time to time as prescribed in N.H. RSA, Chapter 675, as amended.

#601 CONFLICTS (Revised 2004)

The requirements of this ordinance shall be held to be minimum requirements for the promotion of the public safety, health, convenience, comfort, prosperity, or general welfare. Where they conflict with private covenants or deed restrictions, or local, state, or federal requirements, the stricter requirements shall govern and enforcement shall be by the issuing agency. It is not intended that this ordinance interfere with, abrogate, or annul any easement, covenant, or other private agreement.

#602 SEVERABILITY

Should any section or provision of this ordinance be held to be invalid or unconstitutional by any court or authority of competent jurisdiction, such holding shall not affect, impair, or invalidate any other section or provision of this ordinance, and to such end, all sections and provisions of this ordinance are declared to be severable.

#603 EFFECTIVE DATE

This ordinance shall take effect upon its passage. It shall thereupon supersede the “Land Use Ordinance as amended 1999,” which is hereby repealed.

**APPENDIX
Definitions**

For the purpose of this ordinance, the definitions below are those used and intended by its writers. Further, the present tense includes the future; the singular number includes the plural, and a plural the singular. The word “used” includes “designed, arranged, or intended to be used”; the word “person” includes an individual, partnership, firm, association, corporation, or organization. The word “structure” includes the word “building.” The word “shall” is always mandatory and not merely a recommendation.

ABUTTER: Any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the real estate under consideration. For purposes of receiving testimony only, and not for purposes of notification, the term abutter shall include any person who is able to demonstrate that his real estate will be directly affected by the proposal under consideration. For purposes of notification, the term abutter shall include any person owning land within 200 feet of the property being subdivided, as per RSA 672:3.V

ACCESSORY BUILDING: A subordinate building on the same lot, whether attached or unattached to the main dwelling or building thereon.

ACCESSORY DWELLING UNIT (ADU): A dwelling unit that is subsidiary in size to the primary single-family dwelling or the accessory building to which the ADU is either within or attached.

ACCESSORY USE: Any use of premises that customarily is accepted as a reasonable corollary to its principal use.

AGRICULTURAL SIGN: a commercial sign identifying agricultural uses or products including, but not limited to, dairy or vegetable farms, tree farms, orchards, and maple syrup operations.

ANNEXATION or LOT LINE ADJUSTMENT: Shall mean the sale, transfer or other conveyance which involves merely a transfer of land among two (2) or more adjacent owners, or the consolidation of two or more lots under common ownership into one and does not increase the number of parcels, lots or owners.

APPLICANT: The owner of land proposed to be subdivided or his representative. Consent shall be required from the legal owners of the property.

BUFFER: Land area maintained in either a natural or landscaped state and used to visibly separate or screen one use from another or to minimize potentially negative impacts on surrounding areas (e.g., shield or block noise, light or other nuisances, reduce water pollution. Buffer areas may include such things as fences or berms as well as shrubs and trees.

BUILDING: Any structure, either temporary or permanent, having a roof or other covering and designed or used for the shelter or enclosure of any person, animal, or property of any kind.

BUILDABLE AREA: The land area of a parcel that **excludes** the Non-Buildable Area of wetlands or wetland soils, as defined by RSA 482-A: 2X; slopes greater than 25 percent; submerged areas; utility rights-of-way, 100-year floodplain, required wetland and shoreland buffers, and areas restricted from development by covenant, easement or other restriction.

BUILDING COVERAGE: The aggregate cross-sectional area (footprint) of all buildings on the lot, including accessory buildings.

BUILDING ENVELOPE: Area within which clearing, grading, lawns, pavement, buildings, and water and septic utilities will be located.

BUSINESS USE - establishments primarily engaged in rendering services to business establishments on a fee or contract basis, such as advertising and mailing, building and maintenance, management and consulting services, and personal supply services.

COMMERCIAL SIGN: Any sign that directly or indirectly names, advertises, or calls attention to a business, organization, product, service or other commercial business activity.

CONSERVATION EASEMENT: A permanent legal restriction against future development and other activities as specified in a conservation easement deed. An easement may be worded to permit or restrict public access, allow or disallow recreational uses, allow or disallow other uses, such as limited development, agriculture, or forestry. Easements are tied to the title of the land, regardless of subsequent ownership.

CONSERVATION SUBDIVISION: An alternative form of residential development where, instead of subdividing an entire tract into lots of conventional size, a similar number of housing units may be arranged on lots of reduced dimensions, with the remaining area of the parcel permanently protected as

Designated Open Space.

DEED RESTRICTION: A restriction on the use of land usually set forth in the deed for the property. Also known as a Restrictive Covenant.

DEVELOPMENT: Any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavating, or drilling operations.

DESIGNATED OPEN SPACE: A reserved tract of land that is permanently protected from future development as part of a Conservation Subdivision subject to the provisions of Section #310 of the LUO.

DISREPAIR: Poor condition due to neglect or incidental damage.

DRIVEWAY: An area on a lot, tract, or parcel of land that provides ingress to or egress from a State-maintained highway or Town road.

DRIVEWAY ACCESS: The area of a driveway, commonly referred to as a “curb cut”, that immediately adjoins a State-maintained highway or a Town road, and lies within its right-of-way.

DWELLING: A building or portion thereof containing one or more dwelling units, but not including recreational vehicles, camping trailers, trailers of any kind, hotels, motels, boarding houses, inns, clubs, lodges, tourist camps, or other commercial accommodations offered for occupancy.

DWELLING, SINGLE FAMILY: A detached building designed for or occupied exclusively by one family.

DWELLING, TWO FAMILY: A detached building designed for or occupied by two families exclusively, living independently and separately from each other therein, in separate dwelling units.

DWELLING UNIT: One or more rooms with cooking, living, sanitary, and sleeping facilities arranged for the use of one or more persons living

together as a single household.

DWELLING, PERMANENT: Any building resting upon a foundation, as per RSA 674.24.V

EASEMENT: The right or privilege that a person may have to use another person's property usually for the purposes of installing and maintaining utilities and drainage ways.

FAMILY: A family is 1) an individual; 2) two or more persons related by blood, marriage, or adoption; or 3) not more than four (4) persons not so related, provided that all of these individuals are normally living together and sharing the same living quarters.

FARM/AGRICULTURE: Any land, buildings or structures on or in which agriculture and farming operations are carried out as the principal use, including all operations outlined in RSA 21:34:a II.

FREESTANDING SIGN: A sign having its own supporting structure independent of any building or other supporting structure.

FRONT SETBACK: See Setback, Front.

FRONT YARD: See, Yard, Front.

FRONTAGE: All that continuous side of a lot or tract of land abutting a body of water, a street or road shown on an approved subdivision plan approved by the Planning Board and recorded in the Sullivan County Registry of Deeds.

GRADE: Natural grade before fill or excavation.

GUEST COTTAGE - An accessory building used to accommodate the overflow of overnight guests from the primary residence. It is not rental property, nor shall it be used as a rental property. A Recreational Vehicle and/or a Mobile Home shall not qualify as a Guest Cottage.

HEIGHT: The height of a building is the vertical distance from the natural grade elevation to the highest point of the roof.

HOMEOWNERS ASSOCIATION: A private

corporation, association, or other legal entity organized in accordance with state law and established by the developer or the member individuals for the benefit and enjoyment of its members, including oversight and management of Designated Open Space, Common Open Space, and/or common facilities.

IMPERMEABLE COVERAGE: All that horizontal area of a lot, parcel, or tract that cannot be penetrated by rainwater because of manmade alterations to the natural surface of the land, including building, parking lot, or driveway areas.

INDUSTRIAL WASTE: The waste generated by manufacturing or industrial processes. The types of industrial waste include, but are not limited to cafeteria or food preparation garbage, dirt and gravel, masonry and concrete, scrap metals, trash, oil, solvents, chemicals, weed grass and trees, wood and scrap lumber, and similar wastes.

KITCHEN: An area where food is prepared or cooked including any food storage, appliances, serving/eating or preparation facilities.

LIGHT MANUFACTURING: establishments engaged in the mechanical or chemical transformation of materials or substances into new products.

LIVING AREA: Living area shall be defined as any space in the unit which could be used for living activities, measured along the building's outside perimeter. Excludes unfinished basements and unfinished attics, garages or carports, patios, decks, porches or similar structures. The Assessors will help determine the total square footage of living area in a dwelling.

LOT: A designated parcel, tract or area of land established by a deed, plat, subdivision, or as otherwise permitted by law, to be separately owned, used, developed, or built upon.

LOT AREA: The extent in square feet or acreage of the surface of a lot, but not including any part of the street or right of way on which the lot fronts or abuts.

LOT DEPTH: The mean distance from the front or street line of the lot to the extreme rear lot line measured on a line that is the mean direction of the side lot lines.

LOT LINE: A line of record bounding a lot that divides one lot from another lot or from public or private street or any other public space.

LOT LINE ADJUSTMENT or ANNEXATION: Shall mean the sale, transfer or other conveyance which involves merely a transfer of land among two (2) or more adjacent owners, or the consolidation of two or more lots under common ownership into one and does not increase the number of parcels, lots or owners.

LOT OF RECORD: A lot described in a deed that has been lawfully recorded in the Registry of Deeds for Sullivan County, or which if not so deeded is a lot that is part of a subdivision the plan of which has been lawfully recorded in such Registry of Deeds.

MOBILE HOME: A mobile single family dwelling, transportable in one or more sections.

NON-BUILDABLE AREA: Area of a parcel that has any of the following characteristics: wetlands or wetland soils, as defined by RSA 482-A: 2X; slopes greater than 25 percent; submerged areas; utility rights-of way, 100-year floodplain, required wetland and shoreland buffers, is restricted from development by covenant, easement or other restriction.

NON-CONFORMING BUILDING: Any building that does not, in whole or in part, conform to the dimensional regulations of this ordinance.

NON-CONFORMING LOT: Any lot that does not conform to the area, frontage, or depth requirements of this ordinance.

NON-CONFORMING STRUCTURE: Any structure that does not, in whole or in part, conform to the dimensional regulations of this ordinance.

NON-CONFORMING USE: Any use of land

and/or a structure that does not conform to the use requirements of this ordinance.

OFF-PREMISE SIGN: A sign that is installed on property that is NOT owned by the entity that owns the sign.

ON-PREMISE SIGN: A sign that is installed on property owned by the entity that owns the sign.

ON-SITE WASTE DISPOSAL SYSTEM (FACILITY): See Waste Disposal System.

OPEN SPACE: Land is that is not developed and remains in a natural condition. Open space may include open fields and forests, farmland, floodplains, wetlands, as well as undeveloped shorelands and water bodies, and can encompass scenic vistas, recreational areas, and historic sites. See also Designated Open Space.

OPEN SPACE, COMMON: Land within or related to a development, not individually owned or dedicated for public use, which is designed and intended for the common use or enjoyment of the residents of the development and/or the town and may include such complementary structures and improvements as are necessary, appropriate and approved by the Planning Board. See also Designated Open Space.

PARKING LOT: Any surface designated for vehicle storage that has been altered with a material other than grass

PERSON: One human being, partnership, or corporation that is recognized by law as the subject of rights or duties.

PUBLIC BODY OF WATER: All lakes, ponds and impoundments greater than 10 acres, all 4th order and greater streams and rivers (as designated by the NH DES Consolidated list of waterbodies subject to RSA 483-B).

PORTABLE SIGN: A sign mounted on wheels or trailers or a sign mounted on a vehicle if that vehicle is located primarily for display.

REAR SETBACK: See Setback, Rear.

REAR YARD: See Yard, Rear.

RECREATIONAL VEHICLE (RV): A portable or temporary dwelling such as a motor home, van, pickup camper, recreational trailer, and tent trailer designed for recreational, camping, travel or seasonal use, intended for temporary occupancy for recreational dwelling purposes only, and not for permanent year-round residency.

ROAD: See Street.

SEASONAL BUILDING: A building that was erected for seasonal use prior to the Land Use Ordinance regulations or in violation of the regulations and does not meet the requirements of Section 305. All new dwellings regardless of seasonal or year-round use shall meet the occupancy requirements of the Land Use Ordinance.

SETBACK: The distance from the extreme limit of a structure to a lot line.

SETBACK, FRONT: The setback from the right-of-way boundary of a street or private way.

SETBACK, REAR: The setback from the rear lot line.

SETBACK, SIDE: The setback from the side lot line.

SHORELINE: Edges of lakes, ponds, or streams.

SIDE SETBACK: See Setback, Side.

SIDE YARD: See Yard, Side.

SIGN: Any object, device, display or structure, or part thereof, situated outdoors or indoors, which is visible from a public or private right of way and is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images.

SIGN AREA: The entire face of a sign including the advertising surface and any framing, trim or molding,

but not including the supporting structure. For a sign painted on or applied to a building, the area shall be considered to include all lettering, wording and accompanying designs or symbols, together with any background of a different color than the finish material of the building. When a sign has two (2) or more faces, the area of all faces shall be included in determining the area, except where two faces are placed back to back and are at no point more than two (2) feet from each other. In this case, the sign area shall be taken as the area of either face, and if the faces are unequal, the larger shall determine the area.

SINGLE FAMILY DWELLING: See Dwelling, Single Family.

SITE PLAN REVIEW: Review of site plan by the Planning Board pursuant to NH RSA 674:43, as amended.

SKETCH PLAN: A preparatory sketch of a preliminary subdivision plat layout, which generally does not include engineering details, used to support a general discussion with the Planning Board as to the form of the plat and the objectives of the provisions of the LUO and applicable Subdivision or Site Plan regulations.

STREET: A highway that is a state or town maintained highway, Class V year-round maintained or better.

STATE-MAINTAINED HIGHWAY: Any class I or class III highway, or the state-maintained portion of a class II highway.

STRUCTURE: Anything constructed, placed or erected, including, but not limited to buildings, mobile homes, communication towers, sheds, storage vehicles, storage receptacles, decks, portable car ports, swimming pools, tennis courts and parking lots.

STRUCTURAL PARTS: The parts of a building that define the exterior space(s) such as walls, load bearing walls, roofs or foundations.

STRUCTURALLY ALTER: Any change or rearrangement of the structural parts of a building externally or the enlargement of a building whether by extension of any side or by increase in height or

change in roofline. Includes the movement of a building from one location to another, but does not include ordinary repairs or replacement of existing fixtures internally or externally (i.e. windows or doors).

SUBDIVISION: The division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions for the purpose, whether immediate or future, of sale, rent, lease, condominium conveyance, or building development. It includes re-subdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided. The division of a parcel of land held in common and subsequently divided into parts among the several owners shall be deemed a subdivision.

SUBSTANTIAL IMPROVEMENT: Any repair, reconstruction, or improvement of a structure, the cost of which equals or exceeds 50% of the market value of the structure either (a) before the improvement or repair is started or (b) if the structure has been damaged and is being restored, before the damage occurred. For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure.

TEMPORARY SIGN: A sign intended to display a message of a transitory or temporary nature, which is in place for no more than the stated time limits for the specific temporary sign types found in section 309 of the LUO.

TEMPORARY STRUCTURE: Any structure that is erected for less than 180 days.

TOWN ROAD: Any class V or class VI highway.

TWO-FAMILY DWELLING: See Dwelling, Two-Family.

VEHICLE: Any automobile, van, small or large

truck, bus, camping trailer, tent trailer, recreational travel vehicle (RV), or the like.

WASTE DISPOSAL SYSTEM (OR FACILITY):

Any sewage disposal or treatment system, other than a municipally owned or operated system, that receives sanitary sewage or waste, or both, including septic tanks, holding tanks, cesspools, dry wells, leaching fields, beds and trenches, and chamber systems and State approved outhouses.

WETLAND - Means any area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

YARD: An open and unoccupied space surrounding or adjoining a building.

YARD, FRONT: The area between the extreme front limit of a structure and the right-of-way.

YARD, REAR: The yard between the extreme rear limit of a structure and the rear lot line.

YARD, SIDE: The yard between the extreme side limit of a structure and the side lot line.

The effective date of this Land Use Ordinance, as amended, shall be March 12, 2024

Certified to be a true copy, attest:

Jim Crandall, Chairman

Fred Douglas, Member

Peter Martin, Member

Nancy Schwartz, Secretary

Jean Kluk, Alternate Member

Mark Florence, Alternate Member

Don Revane, Ex-Officio