

## **TOWN MEETING MARCH 8, 2022**

### **SUMMARY OF PROPOSED ZONING AMENDMENTS**

The Planning Board voted to include the following 6 zoning amendments on the warrant. The following is a summary of the proposed amendments followed by the actual text amended in the zoning ordinance in blue:

1. *Amend Article V- Establishment of District and District Regulations, D-6 Commercial Route 3 South* to specify density for Class 1 Utilities. **Pages 25, 40**

Currently there are no lots in the Route 3 South District that have Class 1 utilities (municipal water and sewer). The density prescribed by the Zoning Ordinance is based on utility type. The Route 3 South District provides density for Class 3 and Class 2 utilities. There may be town water being extended up into the district in the next year and to anticipate this, the Zoning Ordinance should prescribe a density for that utility Class.

2. *Amend Article VII- Board of Adjustment, A. Special Exception – Generally* to eliminate requirement for written approval from the Planning Board prior to an applicant seeking a Special Exception from the Zoning Board of Adjustment. **Page 55**

Currently the Zoning Board requires that an applicant requesting a special exception in connection with a project subject to the Planning Board's site plan review, obtain a conditional approval from the Planning Board before applying for the special exception. This was done at the request of the ZBA but has proven problematic. The ZBA finds itself in a position of reviewing an appeal for a special exception that has already been engineered and conditionally approved by the Planning Board already and would rather have the appeal on the front end. The applicant sometimes has to make two trips to the ZBA, one for a variance and another for a special exception.

3. *Amend Article VIII- Definitions* to redefine Setbacks and remove the special exception requirement for parking in a setback. **Page 73**

Currently the definition is not straight forward and can be better defined. Most commercial sites have or require parking in setbacks. There is little to no discussion on these appeals at the ZBA public hearings so it may not rise to the level of needing a special exception. The Planning Board's Site Plan Regulations require landscaping around parking lots to prevent parking up to property lines.

4. *Amend Article VIII- Definitions* to remove the definitions of Net Floor Area, Off Lot, Off Premise, Off Street, Off Street Parking, and On Premise. **Page 70, 71**

The Net Floor Area definition does not allow for a straight forward calculation of floor area and has proven to be problematic and not widely used as a method to calculation square footage of

a building. The definitions of off lot, off premise, off street, off street parking and on premise are all self-explanatory and some are no longer commonly used terminology.

5. *Amend Article VII- Board of Adjustment, B. Special Exception – Specific, 1. Accessory Apartments*
  - a. to exchange the term of net floor area for square footage. **Page 56**

Square footage is a more commonly used term for an area of a structure.

6. Include Short Term Rentals as an accessory use to single family dwellings by Special Exception as follows:
  - *Amend Article VIII- Definitions* to revise the definition of Dwelling Unit to exclude language that could be interpreted as short term rentals; AND include a new definition for Short Term Rentals to have them be accessory to single family dwellings only. **Page 61, 65**
  - *Amend Article VII- Board of Adjustment, B. Special Exception – Specific* to include accessory Short Term Rental as a special exception and establish specific criteria for that use. **Page 57, 58**
  - *Amend Article V- Establishment of Districts and District Regulations D-1 Forestry and Conservation District, D-2 Forestry and Rural District, D-2(a) Meredith Neck District, D-3 Residential District, D-4 Shoreline District, D-6 Commercial Route 3 South District, D-7 Central Business District, and D-8 Commercial District-Meredith Center* to include Accessory Short Term Rentals as a Special Exception. **Page 26, 28, 31, 33, 35, 39, 43**

In the past Meredith has considered short term rentals of homes as an accessory use of a single family dwelling. Historically, some second homes or primary homes in Meredith were for additional income in the summer season. The Short Term Rental Committee made recommendations to the Planning Board to consider a zoning amendment that would provide a permitting process and establish criteria for short term rentals. The Committee also suggested in order to retain long term rental units for housing, that short term rentals not be permitted in apartments as these were never looked at as such.

Copies may be obtained by contacting the Community Development Department at 677-4216. Questions may be directed to Angela LaBrecque, Town Planner at 677-4228 or [alabrecque@meredithnh.org](mailto:alabrecque@meredithnh.org)