

# Planning Board's Explanation of the Proposed Zoning Amendments on the 2024 March Ballot

## **ZONING AMENDMENT #1 - ARTICLE VII GENERAL PROVISIONS – F. ACCESSORY DWELLING UNITS (ADU)**

The intent of the proposed changes to the accessory dwelling provisions is to allow for detached accessory dwelling units in addition to the attached units already permitted, thereby increasing affordable housing opportunities without the need for more infrastructure or further land development, providing flexible housing options for residents, integrating affordable housing with minimal negative impact, and providing elderly citizens the opportunity to retain their homes and age in place.

This amendment will also increase the living space for an accessory dwelling unit from 900 square feet to 1200 square feet. The rationale behind the increase is to increase the living space accommodations without creating units that compete in size with the main dwelling. Whether the ADU is attached or detached, the physical appearance of the property shall be that of a single-family dwelling lot.

Click this link or scan the QR Code for full text: [2024 warrant - accessory dwelling unit ordinance proposed amendments.pdf](https://www.townofhillsborough.com/2024-warrant-accessory-dwelling-unit-ordinance-proposed-amendments.pdf)



## **ZONING AMENDMENT #2 - ARTICLE XVI – HOME OCCUPATIONS**

The intent of the proposed amendments to the Home Occupation Ordinance is to achieve a number of outcomes that include providing a more comprehensive purpose statement inclusive of computer and telecommunications businesses that are increasing within society, allowing for a home occupation to be operated out of an accessory dwelling unit, and providing invisible home occupation standards as the current ordinance does not.

Additionally, the proposed amendment will require all home occupations, whether visible or invisible, to undergo the same permitting process for equality purposes. Once the home occupation is approved, the annual permitting process shall remain the same (\$50 per year for visible and \$25 per year for invisible).

The proposed amendments will clarify and align with Article III-B which states that the parking of commercial vehicles over 14k pounds is not permitted in a residential zone.

The amendments will require copies of other required state/federal licenses and approvals be provided by the applicant and updated on an annual basis. This will ensure the appropriate agencies are monitoring the business annually and provide a second layer of code enforcement.

Modifications are proposed to the permitted uses by 1) reducing the number of children permitted for in-home daycares as a means to more align the minimal impact requirements expected of other permitted uses (noise, traffic), 2) expanding uses similar to other permitted uses (i.e. aestheticians, massage therapists, stylists) but limiting them to a maximum of one chair thus keeping with the home occupation nature and, in the cases of beauticians, aestheticians, barbers and stylists, minimize the quantity of chemicals and products that could enter water sources through private septic systems. Other proposed modifications to the permitted uses section removes vehicle repair and autobody from the list as these uses raise the risk of increased water pollution. The proposed changes will also clarify that uses which involve the parking and storage of tractor trailer trucks and other vehicles in excess of 14k pounds is not permitted. This is to clarify what is already on the books.

These proposed changes solely address businesses located within the residential zone for which the voters have clearly expressed shall be a rural/agricultural setting. The town has created other areas in town which may be used for other businesses that are commercial and light industrial in nature.

Click this link or scan the QR Code for full text: [2024 warrant - home occupation ordinance proposed amendments.pdf](https://www.townofhillsborough.com/2024-warrant-home-occupation-ordinance-proposed-amendments.pdf)



### **ZONING AMENDMENT #3 - ARTICLE X FLOODPLAIN DEVELOPMENT**

Background for these proposed amendments - The Federal Emergency Management Agency (FEMA) provided our community with preliminary Flood Insurance Study (FIS) and accompanying Flood Insurance Rate Maps (FIRM) for Rockingham County as part of the Merrimack River Watershed Risk MAP Project.

Whenever new maps are produced by FEMA, the agency requires that communities who are members of the National Flood Insurance Program (NFIP) have ordinances that are fully compliant with the NFIP regulations. The proposed amendments to our floodplain ordinance will bring the ordinance into compliance. By having compliant regulations, our community will remain eligible to participate in the NFIP once the new maps become effective.

Click this link or scan the QR Code for full text: [2024 warrant - flood plan development ordinance proposed amendment.pdf](#)



### **ZONING AMENDMENT #4 - ARTICLE XVII - BUILDING INSPECTOR AND PERMITS**

The intent of the proposed zoning amendments to the Building Inspector and Permits article of the zoning ordinance is to align the language with current practice with respect to the permitting process, to remove the \$1,000 threshold for requiring a building permit, and updating references to applicable building codes. It also requires that commercial businesses obtain an occupancy permit consistent with the provisions of the International Building Code.

Click this link or scan the QR Code for full text: [2024 warrant - building inspector and permits proposed amendment.pdf](#)



### **ZONING AMENDMENT #5 - BUILDING CODE**

The intent of the proposed changes to the East Kingston Building Code is to update all the code references with the most recent building code versions, to remove the building permit fee structure for specific permits from the code language and reference a fee schedule approved by the Selectmen which will allow for modifications to the schedule as needed, and to require any structure which is built with approved native lumber comply with all application requirements.

Click this link or scan the QR Code for full text: [2024 warrant - building code proposed amendment.pdf](#)

