

TO BE PRESENTED AT PUBLIC HEARING ON 1/19/12

**ZONING AMENDMENT 2012-1**

Are you in favor of adoption of Amendment 2012-1 proposed and recommended by the Planning Board for the Loudon Zoning Ordinance as follows: Amend Section 206.3 Uses Permitted by Special Exception to include (P.) Kennels & Veterinary Clinics and Section 207.3 Uses Permitted by Special Exception to include (O.) Kennels & Veterinary Clinics?

Reason: Kennels are currently permitted by special exception in RR & AFP Districts. This would also seem a fitting use in the Commercial/Industrial and Commercial/Recreational Districts.

**ZONING AMENDMENT 2012-2**

Are you in favor of adoption of Amendment 2012-2 proposed and recommended by the Planning Board for the Loudon Zoning Ordinance as follows: Amend Section 206.5 Setback and Yard Requirements, (A) Front Setback and Section 207.5 Setback and Yard Requirements, (A) Front Setback to read 60 feet for buildings and 30 feet for parking areas?

Reason: The Commercial/Industrial and Commercial/Recreational Districts are only 500 feet deep and the current setback of 100 feet for buildings is quite restrictive. This will promote better growth in the Commercial Districts.

**ZONING AMENDMENT 2012-3**

Are you in favor of adoption of Amendment 2012-3 proposed and recommended by the Planning Board for the Loudon Zoning Ordinance as follows: Amend Section 203.2 Permitted Uses to include (J.) Greenhouses and horticultural enterprises?

Reason: Farming is already allowed in the Village District. Taking into consideration the tight space constraints you would be more likely to see a small greenhouse operation with a farm stand than a row crop operation. This is currently a permitted use in other districts.

**ZONING AMENDMENT 2012-4**

Are you in favor of adoption of Amendment 2012-4 proposed and recommended by the Planning Board for the Loudon Zoning Ordinance as follows: Amend Section 206.2 Permitted Uses to include (O.) Farming, including the sale of products grown on the premises?

Reason: Roadside stands and commercial green houses are currently allowed in the Commercial/Industrial District. A roadside stand will likely need the ability to have some crops under cultivation on site to be successful.

### **ZONING AMENDMENT 2012-5**

Are you in favor of adoption of Amendment 2012-5 proposed and recommended by the Planning Board for the Loudon Zoning Ordinance as follows: Amend Section 501.1 Free Standing Signs to include Use 'Farming, Greenhouse and Horticultural, Roadside Farm Stand'; Maximum Area (square feet) 24, ½ of which can be used as changeable copy area; Maximum Height (feet) 12?

Reason: There are currently no provisions within the Ordinance to address the subject needs.

### **ZONING AMENDMENT 2012-6**

Are you in favor of adoption of Amendment 2012-6 proposed and recommended by the Planning Board for the Loudon Zoning Ordinance as follows: Amend Section 501.1 Free Standing Signs to include Use 'Temporary seasonal farm products for sale'; Maximum Area (square feet) 10; Maximum Height (feet) 8?

Reason: There are currently no provisions within the Ordinance to address the need for this type of sign.

### **ZONING AMENDMENT 2012-7**

Are you in favor of adoption of Amendment 2012-7 proposed and recommended by the Planning Board for the Loudon Zoning Ordinance as follows: Special Regulations: Add Section 508 Fire Department Residential Water Supply –

1. General Requirements:

Any residential subdivision of four or more units in which one or more units is more than two thousand feet roadway/driveway travel distance from an existing municipal pressurized hydrant, dry hydrant or cistern shall provide a water supply for fire department use.

2. Fire Cistern Requirements:

- a) Fire cisterns shall be located no more than two thousand feet roadway/driveway travel distance from any structure on the furthestmost lot within a development.
- b) The cistern capacity shall be calculated in accordance with Chapter 5 of the most recent edition of Standard 1231 of the National Fire Protection Association (NFPA). The capacity of the cistern will be based on the size of the largest home/structure constructed within the development. However, no cistern shall be smaller than thirty thousand gallon water capacity.

- c) The design of the cistern shall be submitted to the Fire Department for approval prior to construction. All plans must be signed and stamped by a Structural or Fire Protection engineer registered in the State of New Hampshire
  - d) The entire fire cistern shall be rated for H-20 highway loading unless specifically exempted by the Fire Department.
  - e) Each cistern shall be sited to the particular location by a Professional Engineer or a licensed land surveyor and approved by the Fire Department. All appropriate easements to the Town shall be in place prior to construction.
  - f) The construction of the cistern shall be according to guidelines provided by the Fire Department.
3. Dry Hydrant Requirements:
- a) Dry hydrant shall be located no more than two thousand feet road/driveway travel distance from any structure on the furthest lot within a development.
  - b) The body of water supplying the dry hydrant shall have a year round minimum volume of forty thousand gallons of water. Winter volume shall be calculated assuming four feet of ice. A professional engineer, utilizing 50-year drought records, shall calculate the available volume.
  - c) The maintenance of the dry hydrant shall be the responsibility of the land owner until such time that the town accepts the road and has a deeded right to maintain the hydrant. It is the property owner's responsibility to make sure the hydrant is kept in full operating condition until such time that the town accepts the hydrant. The hydrant may be replaced but shall never be removed by the property owner.
  - d) The suction piping system shall be eight inches in diameter and capable of delivering one thousand gallons per minute.
  - e) The design of dry hydrants shall be submitted to the Fire Department for approval prior to construction. All plans must be signed and stamped by a Professional Engineer registered in the State of New Hampshire.
  - f) The Fire Department shall give final approval for the operation of each dry hydrant.
  - g) The construction of the dry hydrant shall be according to guidelines provided by the Fire Department.

Reason: This wording is currently in the Loudon Land Development Regulations. Placing the section in the Zoning Ordinance allows for stronger enforcement of the requirements.

### **ZONING AMENDMENT 2012-8**

Are you in favor of adoption of Amendment 2012-8 proposed and recommended by the Planning Board for the Loudon Zoning Ordinance as follows: Amend Section 301.4 Permitted and Prohibited Land Uses in Wetlands with minor changes in wording (bold italics) and reference to related regulations?

A. **Prohibited uses** include any use that *permanently or temporarily* alters the surface configuration of the wetland by addition of fill or by dredging, except if expressly permitted in Section B below.

B. **Permitted uses** are as follows: In all Wetlands permitted uses are only those uses which will not require the erection or construction of any structure and will not alter the natural surface configuration by the addition of fill or by excavation or dredging. *All uses must be in compliance with NH Law: RSA 482 A, RSA 482 B, NH Department of Environmental Services Wetlands Program Code of Administrative Rules Chapter Wt 100-900, and the Town Of Loudon Zoning Ordinance 301.6 Buffers and Other Wetland Criteria.*

Reason: To provide regulatory information for reference in an effort to avoid violations in wetland areas.