

Petitioned Warrant Article for the 2020 Town meeting:

To see if the town will vote to amend the Zoning Ordinance as follows to allow for Planned Developments, by site plan review, for any property abutting NH Route 10 in the Rural District.

Changes in Red

~~Deletions are struck through~~

Planned Development zoning amendment:

References to Planned Development appears on pages 11, 20, 21, 24, 37, 39, 40, 41

Page (11) Edit: Change definition to allow 100% residential or a mix of residential and business uses

PLANNED DEVELOPMENT. May be 100% residential or ~~a~~ mix of residential and institutional or business uses on a single lot in more than one building on a single lot.

Page (20) Edit: In Table 4.1 for Planned Development under the Rural District, change the N(no) to SPR (Site Plan Review) ² Adding Note 2: applying only to properties abutting NH Rt 10

Table 4.1 Planned Development under Rural District - SPR ²

Note 2: applying only to properties abutting NH Rt10

Page (21) unchanged:

4.41 Principal Building and Activity on Lots. There shall be only one principal building and one principal activity on a lot unless otherwise approved under the lot size averaging subdivision provision (Section 5.11 D.), the multi-dwelling and conversion provision (Section 4.46), or the planned development provision (Section 4.49).

Page (24): Edit: Remove the limitation on permitted business uses and the requirement for an easement on the remaining open space (5.) for a Planned Development.

4.49 Planned Development. Planned Developments are allowed by Site Plan Review in districts as shown in Table 4.1. ~~The uses in a Planned Development shall include only those uses permitted or allowed by Site Plan Review as listed in Table 4.1 in the district in which the development is proposed.~~ A Planned Development or a change of use in a Planned Development shall be reviewed and approved by the Planning Board prior to the issuance of a building & zoning permit. A Planned Development must meet all of the requirements for a Site Plan Review under section 12.10 as well as the following criteria:

1. At least 15% of the floor area shall be reserved for residential use.
2. There shall be no more than six units per building.
3. If there will be a total of three or more units, there shall be a water supply suitable and accessible for public safety purposes; and the water supply must be located within 1/2 mile of the Planned Development.
4. Dimensional Controls: The Planned Development shall satisfy the dimensional controls of Article V except that aggregate building footprint and maximum lot coverage shall be established by the Planning Board and shall be equal to the maximum total building footprint and maximum total lot coverage which would be available to the applicant if the property were subdivided into the maximum number of lots which could be created in a subdivision meeting all of the requirements of the Lyme Subdivision Regulations and this ordinance. Maximum individual building footprint shall be as specified in Table 5.1.
5. ~~Other Requirements: The areas of the lot which will be left undeveloped shall be retained in open space and such open space shall be protected through the granting of a zoning easement to the Town or a conservation easement to a governmental agency or a conservation organization approved by the Planning Board.~~