

1. (Additions to #202, highlighted in yellow)

#202 SETBACKS

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 structures. 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 #404, 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)

2. Simplify language

Existing

#311 SCREENING (Revised 2004)

Fuel tanks and vehicles used for storage shall meet all setback requirements of the LUO and they must be screened from all property lines and rights of way. Buried fuel tanks must meet all setback requirements but need not be screened. Tanks installed prior to this ordinance are exempt from all setback requirements, however they must be screened if not buried.

Proposed

#311 SCREENING (Revised 2004)

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.

3. Edit wording - storage bins or tanks to storage receptacles.

LUO Definition:

Existing

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

Proposed

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.

4. Codify driveway requirements into LUO.

Existing

#307 DRIVEWAYS

No driveway or access may be established or altered so as to adjoin any Town road without first obtaining a permit from the Planning Board pursuant to RSA 236:13 and 236:14. The permit application shall specify details of construction, including drainage, deemed necessary to protect the Town and adjoining properties. A copy of any state-issued permit should be filed with the Town.

Proposed

#307 DRIVEWAYS

No driveway or access may be established or altered so as to adjoin any public right-of-way under the Town's jurisdiction without first obtaining a permit from the Planning Board pursuant to RSA 236:13 and 236:14. The permit application shall specify details of construction, including drainage, deemed necessary to protect the Town and adjoining properties. A copy of any state-issued permit should be filed with the Town prior to the start of driveway construction. All driveways accessing rights-of-way under the Town's jurisdiction shall conform to the following requirements:

- a. Any driveway crossing a wetland or body of water shall have all permits required by NH DES Wetland Bureau before construction commences.
- b. Driveways with a slope of greater than twelve (12) percent shall not be permitted.
- c. Driveways shall be constructed and maintained 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.