

Change 1 to Land Use Ordinances and Regulations Of The Town Of Madbury Dated March 2017

The following changes have been approved and certified by the Planning Board of Madbury and, as required, by the Voters of Madbury.

These changes are fully incorporated into the March 2017 Land Use Ordinances and Regulations and constitute the current true ordinances and regulations. Text in the 2017 Land Use Ordinances and Regulations affected by these changes is replaced and is no longer applicable. Text added by these changes does not change any existing text in the Land Use Ordinances and Regulations.

Post these changes to the March 2017 Land Use Ordinances and Regulations Book. Make pen and ink annotations the affected existing paragraphs directing the reader to reference this change sheet.

Change 1, Effective 13 March 2019, to Zoning Ordinances of the Town of Madbury, New Hampshire dated March 2017

Article III, Paragraph C is changed to read: “C. **Two-Family Dwelling:** A building containing, on a single lot, two Dwelling Units, each of which is totally separated from the other by a common shared wall extending from the lowest ground level to the highest roof level, or a ceiling and floor extending from exterior wall to exterior wall except for a common stairwell, if necessary.”

Article V-B, Section 1 is changed to add: “B. A Home Occupation is a recurring business activity conducted by an individual on the property at which he or she resides that is incidental and subordinate to the residential use of the premises.”

Article V-B, Section 2, First Paragraph is changed to read: “There shall be two levels of Home Occupations allowed in the Residential and Agricultural District. Level I Home Occupations shall have no persons working in the business who do not reside within the household, shall generate no additional vehicular traffic volume, and shall adhere strictly to guidelines concerning traffic safety, nuisance, septic discharge, pollution, hazardous materials, and storm water runoff as described in section 8. G through L of this Article. There shall be no visible exterior evidence of Level I Home Occupations.”

Article V-B, Section 2, Para B is changed to read: “B. All other Home Occupations shall be defined as Level II and shall require a Conditional Use Permit issued by the Madbury Planning Board, using Performance Standards as described in Section 8.”

Article V-B, Section 4 is changed to read: “Safety Review. The Planning Board may require a safety review of proposed Home Occupations and associated facilities by the Fire Department, Police Department, Building Inspector, or other professionals as the board deems appropriate.”

**Change 1 to
Land Use Ordinances and Regulations
Of The Town Of Madbury
Dated March 2017**

Article IX-A, Section 5, Para C.1.b is changed to read: “b. Any use that will render impervious more than 15 percent of any lot that is 0.38 acres or larger or 2,500 square feet of any lot that is less than 0.38 acres.”

Article IX-A, Sec 7, Para B is changed to read: “B. For any use that will render impervious more than 15 percent of any lot that is 0.38 acres or larger or more than 2,500 square feet of any lot smaller than 0.38 acres, a stormwater management plan shall be prepared. The stormwater management plan shall comply with New Hampshire Stormwater Manual Volumes 1-3, December 2008 (or as amended), NH Department of Environmental Services. Such plan shall address control of parking lot pollutants including but not limited to petroleum product residue.”

Change 1, Effective 6 February 2019, to Subdivision Regulations of the Town of Madbury, New Hampshire dated March 2017

Article IV, Section 14 is changed to read: “Lot Line Adjustment Application Checklist prescribes the submission and plan requirements for Lot Line Adjustment applications. Lots altered by a lot line adjustment must conform to all applicable Land Use Regulations. Preexisting non-conforming lots may not become less conforming as a result of a lot line adjustment. If conditions of approval have not been satisfied within 12 months of the Planning Board’s affirmative vote, the lot line adjustment approval becomes null and void.”

Change 1, Effective 6 February 2019, to “Site Plan Review Regulations of the Town of Madbury, New Hampshire dated March 2017”

Article VI, Submission Requirements, Paragraph R is changed to read: “R. Surface drainage facilities, showing location, elevation and layout;”

Article XII, Section 2 is changed to read: “All terms of a conditional approval shall be completed within 12 months of the Planning Board’s affirmative vote of conditional approval. If conditions of approval have not been satisfied within 12 months of the Planning Board’s affirmative vote, the Site Plan approval becomes null and void.