

Zoning Ordinance Proposed Changes

1. **Amend Article II Definitions by adding the following:**

Living Area: Interior space that is used for living, sleeping, eating, cooking, bathing, washing, or sanitation purposes. Living Area is measured from the interior face of the exterior walls of the dwelling unit. Specifically:

- With respect to stand-alone dwelling units (including detached Accessory Dwelling Units), Living Area is measured from the interior face of the structure’s exterior walls.
- With respect to dwelling units that have one or more shared walls (including attached Accessory Dwelling Units and multi-family apartments), Living Area is measured from the interior face of the walls that define the dwelling unit, whether those walls are exterior walls or shared walls.

Condominium: A fee interest in land or buildings owned by a unit owner, together with an undivided interest in the common areas of facilities. Condominiums can include single-family or multi-family dwellings and a condominium unit owners’ association shall govern the operation of the condominium. The creation of a condominium shall be considered a subdivision entitled to regulation by the town under RSA 356-B:5.

2. **Amend Article VIII (Building Permits)**

- **Section 8.1.A.1:** A new structure, addition, decks, remodeling, or manufactured building when the value exceeds \$3,000. The value shall be based on labor costs – (including the value of self-provided labor), material costs, and other costs, excluding land;
- **Section 8.1.B.:** Delete entire paragraph.

3. **Amend Article V, Section 5.3 (Floodplain Management Ordinance)**

The planning Board must make amendments to the existing ordinance to add, among other items, language regarding newly defined AE zones in town and to remove language that has been deleted from the federal model ordinance over the years.