

## **VOTERS' GUIDE EXPLANATORY NOTES FOR ZONING ORDINANCE AMENDMENTS**

The Planning Board has proposed nine zoning amendments for voter consideration. The following explanations are provided to help voters understand the purpose and effect of each amendment.

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### **Amendment No. 1 – Update ADU Regulations to Match State Law**

This amendment updates the town's Accessory Dwelling Unit (ADU) definitions and regulations so that they comply with all current New Hampshire requirements. The State has adopted new requirements related to size, attached vs. detached units, utility connections, and local regulatory limitations.

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### **Amendment No. 2 – Set Maximum ADU Size at 750 sq. ft.**

This amendment establishes that an Accessory Dwelling Unit may not exceed 750 square feet of living area. This sets a clear, uniform size limit within the zoning ordinance.

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### **Amendment No. 3 – Add Definitions for Manufactured Housing and Multi-Family Dwellings**

This amendment adds formal definitions for:

Manufactured housing (homes built to federal HUD standards), and

Multi-family dwellings (buildings containing three or more dwelling units).

These definitions help clarify how different types of housing are categorized and regulated.

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### **Amendment No. 4 – Clarify that Political Signs Are Exempt from Sign Regulations**

This amendment updates the Sign Regulations section to explicitly state that political signs are exempt and are not regulated by the town's standard sign requirements, consistent with state law.

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### **Amendment No. 5 – Update Enforcement, ZBA Authority, and Variance Procedures**

This amendment revises several administrative sections; enforcement, Zoning Board of Adjustment (ZBA) powers, and variance procedures to ensure they comply with current New Hampshire state statutes. No new powers are created; this aligns the ordinance with existing state law.

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### **Amendment No. 6 – Wetlands & Floodplains**

This amendment updates the Zoning Ordinance to reflect that floodplain regulation is governed by the Town's Floodplain Conservation District Ordinance, which is maintained as a separate ordinance and incorporates the current FEMA floodplain maps adopted in March 2025. This change removes outdated federal references and improves clarity without changing regulatory standards.

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### **Amendment No. 7 – Groundwater Protection**

This amendment incorporates the Town's Groundwater Protection Ordinance into the Zoning Ordinance framework for consistency and clarity. The Groundwater Protection Ordinance

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remains a separate, stand-alone ordinance and this amendment does not alter its substantive provisions.

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### **Amendment No. 8 – Wireless Service Facilities**

This amendment updates the Zoning Ordinance to reference the Town's current Wireless Service Facilities Ordinance, which is maintained as a separate ordinance. The change ensures consistency with the ordinance adopted in March 2018 and does not expand or reduce wireless facility rights beyond what is already in effect.

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### **Amendment No. 9 – Minor Grammar and Formatting Corrections**

This amendment corrects small spelling, grammar, and formatting issues throughout the ordinance. It does not change the meaning, rules, or requirements of any section.

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**\*\*For a full copy of the amendments, visit the Hart's Location Town Office\*\***