

**2023 Amendments to the Alton Zoning Ordinance for the Ballot Vote
Public Hearing held on Tuesday, December 20, 2022**

The full text of the 2023 Proposed Zoning Amendments are available to view on the Town’s website at www.alton.nh.gov, or are available to pick up at no charge at the Planning Department.

Planning Board Proposed Amendment #1:

To amend ARTICLE 200 DEFINITIONS by adding new definitions: “Short-Term Rental”, “Nontransient”, “Owner-Occupied”, and “Transient”, and by amending the following definitions: “Accessory Building, Structure, or Use”, “Bed and Breakfast”, and “Lodging House”; to amend ARTICLE 300 GENERAL PROVISIONS by adding a new section, “SECTION 365 SHORT-TERM RENTAL”; and to amend ARTICLE 400 ZONING DISTRICTS REGULATIONS by adding a new use to SECTION 401 PERMITTED USES – TABLE OF USES, “D. 47. Short-Term Rental” (and the renumbering of subsequent Uses) to be allowed in the Lakeshore Residential (LR), Residential Commercial (RC), Residential Rural (RR), Rural (RU), and Recreational Services (RS) Zones.

Rationale: The purpose and intent of this amendment is to add a definition for Short Term Rentals, distinguish this use from other similar uses, and identify the zones where this use will be permitted. Through this process numerous other definitions of similar uses required adjustments and clarifications.

Planning Board Proposed Amendment #2:

To amend ARTICLE 200 DEFINITIONS by amending the following definitions: “Dwelling Unit”, “Hotel”, “Motel”, and by removing “Dwelling Unit, CCRC (Continuing Care Retirement Community)”; and, to amend ARTICLE 300 GENERAL PROVISIONS - SECTION 331 CONTINUING CARE RETIREMENT COMMUNITIES (CCRC) and ARTICLE 400 ZONING DISTRICT REGULATIONS - SECTION 413 SPECIAL EXCEPTIONS to correct the use of the term, “dwelling unit”.

Rationale: The purpose of this housekeeping amendment is to clarify and correct the use of the term “dwelling unit” relative to various other forms of housing.

Planning Board Proposed Amendment #3:

To amend ARTICLE 300 GENERAL PROVISIONS, by amending SECTION 355 RECREATIONAL CAMPGROUND OR CAMPING PARK, to be consistent with the requirements of ARTICLE 200 DEFINITIONS “Recreational Campground or Camping Park”.

Rationale: This amendment corrects the inconsistency between the Definition and General Provisions in regards to the minimum number of campsites allowed, which will be two (2).

Planning Board Proposed Amendment #4:

To amend ARTICLE 400 ZONING DISTRICT REGULATIONS, by adding a new section to the Recreation Service Zone (RS), “SECTION 423 SPECIAL EXCEPTIONS”; by adding a new section to the Rural (RU) Zone, “SECTION 453 SPECIAL EXCEPTIONS”; and by adding a new section to the Residential Rural Zone (RR), “SECTION 464 SPECIAL EXCEPTIONS”, making reference to “See SECTION 401 PERMITTED USES – TABLE OF USES”.

Rationale: The purpose of this amendment is to make the language of these zones consistent across all zones by referring readers to the Table of Uses to determine whether a Special Exception is required.

Planning Board Proposed Amendment #5:

To amend ARTICLE 400 ZONING DISTRICTS REGULATIONS, by amending SECTION 412 RESTRICTIONS GOVERNING USE; SECTION 433 RESTRICTIONS GOVERNING USE; and SECTION 443 RESTRICTIONS GOVERNING USE, by adding the number of structures allowed on a lot for the uses, “Single-Family Dwelling”, “Duplex or Two-Family Dwelling”, “Multi-Family Structure” and “Townhouse”.

Rationale: The purpose of this amendment is to further clarify the required minimum land area required per structure for various applications. This Amendment makes no changes to current regulations.

Planning Board Proposed Amendment #6:

To amend ARTICLE 400 ZONING DISTRICTS REGULATIONS, by amending SECTION 433 RESTRICTIONS GOVERNING USES; SECTION 443 RESTRICTIONS GOVERNING USE; SECTION 452 RESTRICTIONS GOVERNING USE; and, SECTION 463 RESTRICTIONS GOVERNING USE by clarifying that access to each lot shall be via the required street frontage for each district, to be consistent with other districts.

Rationale: The purpose of this amendment further clarifies where the access to a piece of property may be acquired from, to be consistent across all zones.

Planning Board Proposed Amendment #7:

To amend ARTICLE 400 ZONING DISTRICTS REGULATIONS, by amending SECTION 451 PERMITTED USES by moving the “Special Exceptions – Additional Conditions” criteria to its own section by adding SECTION 453 SPECIAL EXCEPTIONS; and SECTION 462 PERMITTED USES by moving the “Special Exceptions – Additional Conditions” criteria to its own section by adding SECTION 464 SPECIAL EXCEPTIONS, to be consistent with other districts.

Rationale: This amendment does not change any Special Exception criteria, it only moves the criteria to its own section, to be consistent across all zones.

JAC/

12/21/2021