

AMENDMENT 8

ZONE G CONSISTENCY

Amendment 8 - To amend Article II, Section 2.100, Definitions, #80 - Use, Residential Low Density by adding "(in accordance with Article V, Section 5.104)" to the end of the existing text; FURTHER to amend Article IV, Section 4.302, Definitions, subparagraph 02, Yield Calculation, by deleting the entire section and replacing it with language clarifying that the maximum number of single-family lots permitted within a Conservation Development is to be determined by the underlying zoning as outlined in Article V; FURTHER to amend Article IV, Section 4.305, Density, by deleting this section in its entirety; FURTHER to amend Article IV, Section 4.500, Manufactured Home Parks, by deleting subsection 05 in its entirety and renumbering the subsequent subparagraphs within this section; FURTHER to amend Article IV, Section 4.600, Multi-family Housing, subparagraph 03 by clarifying that in no case shall density exceed eight (8) bedrooms per non-Zone G acre; FURTHER to amend Article IV, Section 4.700, Dwelling Two-family Unit, subparagraph 02 to clarify that Zone G land shall not be used to satisfy lot size requirements; FURTHER to amend Article V, to add Note 9 clarifying that Zones A, B & E, including all residential overlay zones, shall not include the use of Zone G land in determining the maximum number of units or lots being developed; FURTHER to amend Article V, Section 5.104, Special Requirements in Zone G, subparagraph 01 by changing the existing wording that reads "all lots in Zone G..." to read "All lots containing Zone G..." and to delete the dimensional requirements table within this subparagraph; FURTHER to amend Article V, Section 5.104, Special Requirements in Zone G, subparagraph 02 to clarify that minimum usable area calculations shall require a minimum of 20,000 contiguous square feet of non-Zone G land in Zone A, and a minimum of 40,000 contiguous square feet of non-Zone G land in Zone B, and to clarify that frontage and setback requirements under Article V, Sections 5.102 and 5.103 shall remain in effect and that a minimum wetland setback shall remain in effect, and to delete the table labeled "Minimum Lot Requirements for Zone B" within this subparagraph; FURTHER to amend Article V, Section 5.104, Special Requirements in Zone G, subparagraph 03, "Minimum Lot Requirements for Zone A" by deleting this subparagraph and also deleting subsection (a) within this same subparagraph, in their entirety.

(ARTICLE II – GENERAL PROVISIONS)

(SECTION 2.100 – DEFINITIONS)

80 USE, RESIDENTIAL LOW DENSITY: *(03/98)* To be considered low density residential a five (5) acre minimum lot size is required (in accordance with Article V, Section 5.104).

4.302 DEFINITIONS

- 01 CONSERVATION SUBDIVISION:** A subdivision of land consisting of protected open space and single-family detached homes located on unconventional lots that would not otherwise be permitted by the minimum lot size, frontage and yard requirements of this Ordinance. Private roads built to Town standards are permitted in a Conservation Subdivision, but a Homeowner’s Association must be established to maintain the roads.

- 02 YIELD CALCULATION:** An analysis showing the maximum number of single-family lots that will be permitted within a Conservation Development, as determined by the underlying zoning as outlined in Article V.

<u>% of Zone C Land of Total Parcel</u>	<u>Calculation Value</u>
0-30%	100%
31-40%	80%
41-50%	60%
51-60%	40%
61-70%	20%
71-100%	0%

4.303 MINIMUM SIZE AND SETBACK REQUIREMENTS

- 01** The minimum area required for a Conservation Subdivision shall be ten (10) acres. A side and rear dense vegetative buffer of at least twenty feet (20’) must exist or be created at all side and rear exterior boundaries of the original parcel. This buffer must screen visibility by at least seventy-five percent (75%) to a minimum height of six feet (6’) above finished grade.

- 02** When any Conservation Subdivision abuts another lot which was not developed as part of a conservation subdivision, then any proposed structure within the conservation subdivision shall be no closer than fifty (50) feet from the lot line of the abutting non-conservation subdivision lot.

- 03** Buildings within the Conservation Subdivision must conform to Article II, Section 2.200 (06), entitled GENERAL PROVISIONS. Furthermore, a minimum building separation of thirty-five (35) feet and a minimum side and rear setback of thirty-five (35) feet must be provided for all structures in a Conservation Development. In cases described in paragraph 2, side or rear setbacks for any proposed structure shall be fifty 50 feet.

4.304 ALLOWED ZONES

Conservation developments are allowed in Zones A or B of the Raymond Zoning Map.

(Section 4.305 – Density deleted in its entirety)

4.500 MANUFACTURED HOME PARKS (03/03)

Manufactured Home Parks, as defined in Article II Definitions, require site review approval by the Planning Board. The following regulations shall apply with respect to manufactured home parks:

- 01 Manufactured Home Parks, as defined in Article II Definitions, require site review and subdivision approval by the Planning Board;
- 02 Manufactured Home Parks shall provide for individual home spaces, driveways, parking and recreational open space;
- 03 A minimum of 10 percent of the non Zone G land shall be dedicated for recreational purposes;
- 04 All utilities (i.e. electric telephone, gas, cable TV, etc.) shall be provided underground to each site by the developer;
- 05 All access rights-of-way within the park shall be built to Town of Raymond roadway construction standards. The Planning Board reserves the right to waive these standards if overriding circumstances require it;
- 06 A one-hundred foot (100') wide “no cut” buffer shall be provided along all exterior property lines of the Manufactured Home Park.
- 07 All Manufactured Home Parks shall include, but not be limited to a clubhouse which shall be no less than a minimum fifty (50) square feet per unit to be constructed for the Manufactured Home Park.

4.600 MULTI-FAMILY HOUSING (03/03)

- 01 All multi-family developments must comply with all other required local, state, or federal regulations including, but not limited to, the Raymond Subdivision Regulations and the Condominium Act as may be amended.
- 02 Minimum lot size for multi-family housing shall be five (5) acres.
- 03 In calculating the number of allowed bedrooms per acre of developable land, an applicant shall use data from the New Hampshire code of Administrative Rules, ENV-WS 100 – “Subdivision and Individual Sewage Disposal System Design Rules.” In no case shall density exceed eight (8) bedrooms per acre of non-Zone G land.
- 04 The building setbacks shall not be less than that of the underlying zone, except that any structure shall be set back seventy-five feet (75’) from any existing Town or State road and the additional side and rear setback requirements set forth in Article V – Area & Dimensional Requirements (notes 06 and 07) shall be applicable as appropriate, except that within Zone C.1 notes 06 and 07 shall not apply.
- 05 All multi-family developments not on public water and sewer must receive a permit from the NH Water Supply and Pollution Control Commission for their septic and water supply proposal prior to obtaining final Planning Board approval.

4.700 DWELLING – TWO FAMILY UNIT

- 01 Dwelling – Two Family Unit shall be allowed only on lots within Zones A and B meeting the following conditions:
 - a. Located in a subdivision so designed, located and engineered to accommodate such structures, OR
 - b. By special permit of the Planning Board, requiring a residential site plan showing the proposed layout of any proposed and existing structures and location of all parking and utilities.
- 02 The minimum lot size for a Dwelling - Two Family Unit in Zone A shall be 45,000 square feet and for a Dwelling - Two Family Unit Zone B three (3) acres. Zone G land shall not be used to satisfy lot size requirements.
- 03 The Planning Board may request further investigative studies to ensure adequate protection of the residents of the subdivision and the Town. The cost of such studies shall be borne by the applicant in accordance with NH RSA 674:4I(g)

(ARTICLE V)

Notes:

- 01** Excepted from this requirement are all buildings on any pre-existing lot in Zones B, C, D or E or less than two (2) acres, which shall require setbacks of twenty-five feet (25') from all property lines.
- 02** Accessory building shall be permitted no closer than thirty-seven and one-half feet (37½') from the side property lines.
- 03** All existing lots of one-third acres (14,520 sq. ft.) or less shall meet the setback requirements of Zone A.
- 04** No new buildings may be erected or established on any lot within the Town of Raymond which does not meet the requirements for lot size specified herein: Only one principle building will be permitted on any one lot except in Zone C.1 or C.2 Commercial and Zone D Industrial where more than one principal building will be permitted per lot. (03/09/82)
- 05** Frontage for wedge-shaped lots, on the outside of a curving street, may have two-thirds of the otherwise required frontage, only if their average width meets frontage requirements normally used.
- 06** Any residential structure proposed for location within a Commercial (C.1 and C.2) or Industrial zone (D) shall require a minimum setback of one hundred feet (100'), or, in the alternative, fifty feet (50') inclusive of a minimum of twenty feet (20') of dense vegetative buffer and a fence of a type designed to shield the residential structures from light and noise generated by a commercial or industrial use. Security apartments which are accessory to any commercial or industrial use shall not be affected by this section. (03/02)
- 07** Any commercial or industrial structure which is proposed to be located abutting a residential zone, or in C.2 only, an existing residential use, shall require a minimum setback of fifty feet (50'), which shall include a twenty foot (20') dense vegetative buffer and a fence to shield the residential zone or in C.2 only, an existing residential use, from light and noise generated by the commercial or industrial structure. If the entire fifty foot (50') buffer is developed and maintained as dense vegetative buffer, a fence is not required. (03/02)

- 08 All proposed commercial and industrial uses shall meet the performance standards contained in the Raymond Site Plan Review Regulations. (03/94)
- 09 Zones A, B & E, including all residential overlay zones, shall not include the use of Zone G land in determining the maximum number of units or lots being developed.

5.104 SPECIAL REQUIREMENTS IN ZONE G

- 01 All lots containing Zone G (Conservation and Open Space District) must meet the following dimensional and space requirements:

Minimum Lot Area	2 Acres
Minimum Frontage	200 Feet
Minimum Width	200 Feet
Wetland Setback	25 Feet (minimum)

- 02 Minimum Lot and Dimensional Requirements:

(03/00) Minimum usable area calculations shall require a minimum of 20,000 contiguous square feet of non-Zone G land in Zone A, and a minimum of 40,000 contiguous square feet of non-Zone G land in Zone B within which there exists a developable area of either, 110' x 110' SQUARE, 125' DIAMETER CIRCLE, 180' EQUILATERAL TRIANGLE.

All lots containing Zone G land shall comply with the frontage and setback requirements of the underlying zone as set forth in Article V, Sections 5.102 and 5.103 and shall have minimum wetland setbacks of 25 feet..

Minimum Lot Requirements for Zone B:

Minimum Lot Area	2 Acres
Minimum Frontage	200 Feet
Minimum Width	200 Feet
Wetland Setback	25 Feet (minimum)

Minimum Lot Requirements for Zone A:

- a. Lots shall contain a minimum of 20,000 contiguous square feet of non-Zone G land. Setbacks from any poorly or very poorly drained soils (wetlands) shall be twenty-five feet (25').