



Town of Goffstown

TOWN OFFICES
16 MAIN STREET • GOFFSTOWN, NH 03045

Date: November 27, 2013
To: Planning Board
From: Brian K. Rose, AICP, Planning and Zoning Administrator

PROPOSED ZONING AMENDMENTS LANGUAGE FOR MARCH 2014 BALLOT

*****In this document, all red-underlined text is text proposed to be added and all ~~text with a red line struck through the middle of the letters~~ is text proposed to be deleted.*****

1. Section 6.6.3 – Signs in the Industrial district

6.6.1 In the Commercial (C), Commercial Industrial Flex Zone (CIFZ), Industrial (I) and Village Commercial (VC) districts one freestanding sign per lot is permitted in accord with the area and height limits specified in the Table of Maximum Sign Dimensions.

6.6.2 In ~~a~~the Commercial (C) and Commercial Industrial Flex Zone (CIFZ), and Industrial districts, a maximum of three (3) building signs are permitted provided that the total area of all signs does not exceed ten (10) percent of the area of the wall to which the signs are affixed~~and provided that in the Industrial district, the total area of all signs affixed to the same wall does not exceed one hundred (100) square feet.~~

6.6.3 Any sign that is located within two hundred fifty (250) feet of a Residential (R-1 & R-2), Agricultural (A) or Conservation Open Space (CO) district boundary shall only be illuminated by a shielded external white light. No internal illumination is permitted.

6.6.3.1 Table of Maximum Sign Dimensions:

District	Building Signs Maximum Sign Area (SF)	Freestanding Signs			
		Maximum Sign Area Per Side (SF)	Maximum Height (ft)	Yard Setbacks	
	Front			Side	
Commercial (C)	*	65	16	10	**
Commercial Industrial Flex Zone (CIFZ)	*	65	16	10	**
Industrial (I)	<u>0*</u>	100	16	15	**
Residential, Small Business Office-1	8 ***	8 ***	7	10	10

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TOWN OFFICES
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District	Building Signs		Freestanding Signs		
	Maximum Sign Area (SF)	Maximum Sign Area Per Side (SF)	Maximum Height (ft)	Yard Setbacks	
				Front	Side
(RSBO-1)					
Residential, Small Business Office-2 (RSBO-2)	0	8	7	10	10
Village Commercial (VC)	100	24	8	5	5

* See Section 6.6.2 *** Either building or free-standing, but not both.
** The side yard setback

2. Section 6.13 – Time limits for temporary signs

6.13 Temporary Signs – Banners and other temporary signs for commercial establishments, for a commercial event, or meant to be temporary until replaced by a permanent sign at some future date, are allowed by sign permit, with the following restrictions for any one business: (a) the total of all signs may not exceed 24 square feet, (b) signs shall be wall mounted, (c) signs may be permitted for no more than ~~four-two~~ occasions in any one calendar year, and (d) signs may not be in place for more than ~~thirty (30)~~40 days for any one occasion. The Planning Board may grant exceptions to the ~~four-two~~ occasions in any one calendar year restriction by Conditional Use Permit, with a finding of a unique situation resulting in a specific hardship and, at the same time, not imposing an unreasonable impact on a neighboring or nearby property.

3. Section 4.3 – setbacks

4.3 Table of Dimensional Regulations

Base District	Availability of Town Utilities	Minimum Lot Size	Minimum Lot Frontage	Maximum Number of Dwelling Units (DU) per Buildable Acre** for Duplex and Multi-Family Lots	Minimum Setback Requirements***				Maximum Building Coverage	Maximum Building Height	Maximum Non-Agricultural and Non-Residential Building Footprint
					Front	Rear	Side	Other			
			Feet	per Ac**	Feet	Feet	Feet	Feet	Percent	Feet	Sq. Feet
Conservation and Open Space (CO)	N/a	5.0 Ac	300	0.5 DU	100	50	50	-	5%	35	5,000
Agricultural (A)	N/a	2.0 Ac	200	0.8 DU***	35	30	25	-	10%	35	5,000
Medium Density	None	1.0 Ac	150	1 DU	25	30	15	Side Street same as	25%	35	5,000
	Either	1.0 Ac	150	2 DU							

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Town of Goffstown

TOWN OFFICES
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Residential (R-1)	Both	0.5 Ac	100	6 DU				Front Street on corner lot			
High Density Residential (R-2)	None	40,000 SF	100	1 DU	25	30	15	Side Street same as Front Street on corner lot	25%	35	5,000*****
	Either	20,000 SF	100	4 DU	*****						
	Both	10,000 SF	100	8 DU	delete						
Residential Small Business Office (RSBO-1)	None	1.0 Ac	150	1 DU	25	30	15	Side Street same as Front Street on corner lot	25%	35	5,000
	Either	1.0 Ac	150	2 DU	*****						
	Both	0.5 Ac	100	6 DU	*						
Residential Small Business Office (RSBO-2)	None	40,000 SF	100	1 DU	25	30	15	Side Street same as Front Street on corner lot	25%	35	8,000
	Either	20,000 SF	100	4 DU							
	Both	10,000 SF	100	8 DU							
Village Commercial (VC)	N/a	5,000 SF	50	15 DU	10	25	10	-	90%	45	8,000*****
Commercial (C)	N/a	5,000 SF	50	15 DU	10	25	10	50 where abutting residential zoning district	40%	45	15,000*****
Commercial Industrial Flex Zone (CIFZ)	N/a	1.0 Ac	50	15 DU	25	25	10	50 where abutting residential zoning district	40%	45	25,000*****
Industrial (I)	N/a	2.0 Ac	50	N/a	50	25	25	50 where abutting residential zoning district	50%	45	50,000*****

- * Buildable area – See glossary.
- ** Reduce residential density for mixed-use properties:
1du/ac to 0.5du/ac; 4du/ac to 3du/ac; 8du/ac to 6du/ac and 15du/ac to 10du/ac
- *** Not withstanding maximum density, a two-family dwelling is allowed if the lot has both 3 acres and 300' frontage.
- **** Zero yards as part of a condominium project, or zero side yards in the VC district with masonry construction.
- ***** ~~Less setback or m~~More building footprint by Planning Board Conditional Use Permit.
- ***** Front yard shall be no less than the average existing building setback of adjacent buildings within 300 feet.

4. Section 10.3.1 - Telecommunication Facilities

10.3.1 Conditional Use Permit Required - ~~All applicants under this Section~~All applications proposing new towers or ground facilities serving such towers shall apply to the Planning Board for a Conditional Use Permit in accordance with Section 15.4.1, Conditional Use Permits, and for Site Plan Review, in accordance with the requirements as provided for in the Town's

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Town of Goffstown

TOWN OFFICES
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Development Regulations. Applications for co-locations on existing towers, that propose to replace or upgrade existing antennae and ground equipment within an existing base station, shall not require approval of a Conditional Use Permit or Site Plan, but shall proceed directly to Building Permit application and review. Additionally, applications for modifications on existing towers or base stations where the Planning and Zoning Administrator determines that the request does not substantially change the physical dimensions of the tower or base station shall not require approval of a Conditional Use Permit and Site Plan, but shall proceed directly to Building Permit application and review. Applications that extend the height of an existing tower including applications that propose to place antennae that extend above the highest point of the existing tower or that extend horizontally a distance of more than ten (10) feet out from the tower poles or the main structure of the tower shall be considered as substantially changing the physical dimensions of the tower and shall require approval of a Conditional Use Permit and Site Plan. Other proposed changes shall require a determination by the Planning and Zoning Administrator as to whether or not the proposal constitutes a substantial change to the physical dimensions of the tower or base station. In making this determination, the Planning and Zoning Administrator shall consider all cumulative changes to the tower since its original approval.

5. Self Service Storage Facilities – to be added to the Zoning Ordinance

Principal Uses		Base Districts										Supplemental Standards
Use #	Use Category and Description	CO	A	R-1	R-2	RSBO-1	RSBO-2	VC	C	ClFZ	I	(For all uses, refer first to Section 4, Dimensional Standards)
H	<i>Transportation, communication and utilities</i>											
1	Public or commercial parking facility	-	-	-	-	-	-	CU	CU	CU	CU	
2	Public transportation passenger station	-	-	-	-	-	-	CU	CU	CU	CU	
3	Bus, truck or rail freight terminal	-	-	-	-	-	-	-	CU	CU	P	
4	Heliport	-	-	-	-	-	-	-	-	-	SE	
5	Warehouse storage or distribution facility	-	-	-	-	-	-	-	CU	CU	P	
6	Bulk fuel storage for	-	-	-	-	-	-	-	-	-	SE	

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Town of Goffstown

TOWN OFFICES
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	distribution											
7	Telecommunication tower	CU	CU	-	-	-	-	-	CU	CU	CU	Section 10
8	Co-location or building location of telecommunication antenna	CU	CU	CU	CU	-	CU	CU	P	P	P	Section 10
9	Essential public utilities and appurtenances	SE	SE	SE	SE	-	-	-	P	P	P	Section 5.16
10	Essential government service and public works facilities	-	P	P	P	-	-	-	P	P	P	
11	Dam, water supply works	P	SE	SE	SE	-	CU	CU	SE	SE	SE	
<u>12</u>	<u>Self service storage facilities</u>								<u>CU</u>	<u>P</u>	<u>P</u>	

Add to Definitions Section:

Self-service storage facility – any real property designed and used for the purpose of renting or leasing individual storage space to occupants who are to have access to such space for the purpose of storing and removing personal property.

Add to Supplemental Standards (New Section 5.24)

5.24 – Self Service Storage Facilities

5.24.1. The minimum lot area on which a self service storage facility is located shall be 1 acre.

Section 7.2.5 (add a row for parking regulations for Self Service Storage Facilities under Table I – Transportation, Communication and Utilities:

I. TRANSPORTATION, COMMUNICATIONS AND UTILITIES		
<u>Self Service Storage Facilities</u>	<u>Number of Storage Units</u>	<u>One (1) per one hundred 100 storage units or fraction thereof, located in the vicinity of the leasing office. A minimum of four (4) standard stalls and one handicap stall shall be provided. For multi-storied facilities, a minimum of 5 loading spaces shall be provided in the vicinity of elevators and other points of access into the facility.</u>

6. Clarify Section 5.1 – Accessory Buildings

5.1 Accessory Buildings and Facilities - Accessory buildings, including but not limited to private garages, carports, non-commercial greenhouses, and workshops, having any portion of the building

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Town of Goffstown

TOWN OFFICES
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between the lot's underlying setback and the Accessory Building Setback as detailed in this section shall not exceed a maximum cumulative floor area building footprint of six hundred (600) square feet. The maximum allowable height of any accessory building having any portion of the building between the lot's underlying setback and the Accessory Building Setback as detailed in this section shall be seventeen (17) feet to the peak.

5.1.1 – Accessory Building Setbacks - Accessory ~~uses or~~ buildings shall not be located closer than ten (10) feet to any side or rear lot line,

5.1.2 - and not more than twenty five (25%) percent of the area of the yard may be occupied by an accessory building. An Accessory buildings shall not occupy more than twenty five percent (25%) of the area of the yard in which they are built (i.e. side yard or rear yard).

5.1.3 - Accessory ~~structures~~ buildings shall not be located within the front yard setback.

5.1.4 - Accessory buildings shall not be located closer than ten (10) feet to the principal structure on the lot.

5.1.5 - Larger structures Accessory buildings with a footprint larger than 600 square feet shall conform to the underlying setback requirements of the District.

Add to Definitions Section:

Front Yard: that portion of the grounds on a lot between the front property line and a line that extends the full width of the lot parallel to the front property line at the point where the closest part of the principal structure in relation to the front property line rests.

Side Yard: that portion of the grounds on a lot between the side property line and a line that extends the full width of the lot parallel to the side property line at the point where the closest part of the principal structure in relation to the side property line rests.

Rear Yard: that portion of the grounds on a lot between the rear property line and a line that extends the full width of the lot parallel to the rear property line at the point where the closest part of the principal structure in relation to the rear property line rests.

7. Section 5.2.1 – Accessory Dwelling Units - maximum size

5.2.1 An accessory dwelling unit shall be clearly incidental to the primary use of the property as a single-family residence, and shall not occupy more than ~~six-eight~~ fifty (50) hundred ~~fifty (650800)~~ square feet of gross floor area within the residence;



Town of Goffstown

TOWN OFFICES
16 MAIN STREET • GOFFSTOWN, NH 03045

8. Accessory Dwelling Units – change allowances

B. Accessory to a Principal Non-residential Use

Principal Uses		Base Districts										Supplemental Standards
Use #	Use Category and Description	CO	A	R-1	R-2	RSBO-1	RSBO-2	VC	C	CHFZ	I	(For all uses, refer first to Section 4, Dimensional Standards)
A												
<i>Accessory to Principal Residential Use</i>												
1	Home occupation	P	P	P	P	P	P	P	P	P	-	Section 5.12 and Section 5.21
2	Day care home (3)*	P	P	P	P	P	P	P	P	P	-	Section 5.12 and Section 5.21
3	Family day care home (6+3)	P	P	P	P	CU	CU	-	-	-	-	Section 5.7 and Section 5.21
4	Family group day care home (12+5)	-	CU	CU	CU	CU	-	-	-	-	-	Section 5.7 and Section 5.21
5	Accessory building and facility such as garage, carport, tool shed, non-commercial greenhouse, workshop, swimming pool, tennis court, shed and portable structure, including plastic and canvas covered framed structure	P	P	P	P	P	P	P	P	P	-	Section 5.1 and Section 5.21
6	Accessory attached dwelling unit	<u>SE</u> <u>***</u>	<u>SE</u> <u>***</u>	<u>SE</u> <u>***</u>	<u>SE</u> <u>***</u>	<u>SE</u> <u>***</u>	CU	CU	-	-	-	Section 5.2 and Section 5.21

* Permit as a home occupation.

** Allowed in conjunction with an active building permit.

*** Notwithstanding the above requirement to obtain a Special Exception for an accessory attached dwelling unit, if the lot is of a size that it meets or exceeds the buildable acreage requirement in Section 4.3 Table of Dimensional Regulations to allow a duplex to be built on the lot, then an accessory attached dwelling unit shall be considered a Permitted Use with no need to obtain a Special Exception.

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TOWN OFFICES
16 MAIN STREET • GOFFSTOWN, NH 03045

9. The Raising and keeping of Livestock and Poultry

A. Accessory to a Principal Residential Use

B. Accessory to a Principal Non-residential Use

Principal Uses		Base Districts										Supplemental Standards
Use #	Use Category and Description	CO	A	R-1	R-2	RSBO-1	RSBO-2	VC	C	CHFZ	I	(For all uses, refer first to Section 4, Dimensional Standards)
A	<i>Accessory to Principal Residential Use</i>											
1	Home occupation	P	P	P	P	P	P	P	P	P	-	Section 5.12 and Section 5.21
2	Day care home (3)*	P	P	P	P	P	P	P	P	P	-	Section 5.12 and Section 5.21
3	Family day care home (6+3)	P	P	P	P	C U	C U	-	-	-	-	Section 5.7 and Section 5.21
4	Family group day care home (12+5)	-	C U	C U	C U	C U	-	-	-	-	-	Section 5.7 and Section 5.21
5	Accessory building and facility such as garage, carport, tool shed, non-commercial greenhouse, workshop, swimming pool, tennis court, shed and portable structure, including plastic and canvas covered framed structure	P	P	P	P	P	P	P	P	P	-	Section 5.1 and Section 5.21
6	Accessory attached dwelling unit	SE	SE	SE	SE	SE	C U	C U	-	-	-	Section 5.2 and Section 5.21
7	Residential wind turbine	P	P	-	-	-	-	-	-	-	-	Section 5.23

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Town of Goffstown

TOWN OFFICES
16 MAIN STREET • GOFFSTOWN, NH 03045

8	Yard and garage sales	-	P	P	P	P	-	-	-	-	-	Section 5.18 and Section 5.21
9	Storage containers	P* *	P* *	P* *	P* *	P* *	P* *	P* *	P* *	P* *	-	Section 5.21
10	Raising and keeping of poultry	P	P	SE <u>P</u>	SE <u>P</u>	-	-	-	-	-	-	Section 5.5
11	Raising and keeping of livestock	P	P	-	-	-	-	-	-	-	-	Section 5.5

Add to Definitions Section

- The term "Poultry" shall be as defined as – Any domesticated bird.

5.5 Agricultural and Horticultural Operations

5.5.1 The raising and keeping of livestock and poultry shall be conducted in accordance with best management practices adopted by the commissioner of agriculture, markets, and food and with federal and state laws, regulations, and rules.

5.5.2 The raising or keeping of livestock and poultry as an accessory use of a principal residential use is subject to the following conditions:

5.5.2.1 The raising and keeping of livestock and poultry shall be clearly incidental and subordinate to the use of the lot for a principal residential use.

5.5.2.2 In the Agricultural and Conservation Open Space districts, the raising and keeping of livestock shall be permitted on lots of two acres or greater in size. Structures or enclosures in conjunction with the raising and keeping of livestock shall be located a minimum of fifty (50) feet from any property line except by Special Exception.

5.5.2.3 In the Agricultural and Conservation Open Space districts, on lots smaller than two (2) acres, the raising and keeping of livestock shall be limited by the following regulations:

5.5.2.3.1. Livestock shall be kept within an enclosed pen or barn, which shall be located a minimum of fifty (50) feet from any property line unless otherwise approved by Special Exception.

5.5.2.3.2. A maximum of five (5) livestock animals shall be permitted.

5.5.2.3.3. No livestock shall be kept on lots smaller than half (0.5) an acre in size except by Special Exception.

5.5.2.4 In the Agricultural, Conservation Open Space, Residential – 1 and Residential – 2 districts, the raising and keeping of poultry as an accessory use to a principal



Town of Goffstown

TOWN OFFICES
16 MAIN STREET • GOFFSTOWN, NH 03045

residential use shall be permitted on lots of two (2) acres or greater in size. Structures or enclosures in conjunction with the raising and keeping of poultry shall be located a minimum of fifty (50) feet from any property line except by Special Exception.

5.5.2.5 In the Agricultural, Conservation Open Space, Residential – 1, and Residential -2 districts, on lots smaller than two acres in size, the raising and keeping of poultry as an accessory use to a principal residential use shall be limited by the following regulations:

5.5.2.5.1 – There shall be no roosters or geese permitted.

5.5.2.5.2 – A maximum of ten (10) poultry shall be permitted.

5.5.2.5.3 – Poultry shall be kept within a coop or fenced area on the lot – which shall be located a minimum of fifty (50) feet from any property line unless otherwise approved by Special Exception.

5.5.2.5.4 – No poultry shall be kept on lots smaller than half (0.5) an acre in size except by Special Exception.

10. Section 6.2.1 – Awning signs

6.2.1 Sign Measurement

6.2.1.1 Sign Area: The surface area of a sign shall be determined by the maximum Height of the sign multiplied by the maximum width. The surface area of a sign shall include all lettering or elements of a sign, accompanying design and symbols, together with the background, whether open or closed, on which they are displayed, but not including any supporting framework and bracing which are incidental to the display itself and which are not designed to attract attention. Where the sign consists of letters or symbols affixed to a surface or building, without any distinguishing border, panel or background, the area shall be considered to be the smallest rectangle or shape that encompasses all of the letters and symbols. The area of multi-faced signs shall be determined by adding together the area of all sign faces visible from any one point. When two identical signs are placed back to back, so that both faces cannot be viewed from any point at the same time, and when such sign faces are fixed to the same sign structure, the sign area shall be computed by the measurement of one of the faces. Signage on an awning shall be measured as a wall sign, ~~except that if the awning is lighted, the entire awning shall be considered signage, measured by the amount of wall area that is covered by the entire awning.~~ The total sign area for a property shall be the sum of the area of all signs located on the property.

11. Clarify Section 14.7.3 – Use of a Nonconforming Lot

14.7.3 Use of a Non-conforming Lot - Except as may otherwise be allowed in accordance with Section 14.5, Grandfather Clause, of this Section, a Non-conforming Lot may, as a Special

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Town of Goffstown

TOWN OFFICES
16 MAIN STREET • GOFFSTOWN, NH 03045

Exception, pursuant to Section 15.3.2, Special Exceptions, be developed for any use permitted within the district in which it is located, subject to the following conditions:

14.7.3.1 The lot has frontage on an accepted street, or the Zoning Board of Adjustment (ZBA) has granted a permit, pursuant to Section 15.3.5, Construction of a Building on a Lot Without Frontage on a Street, for a building or structure to be constructed on a lot which has no frontage on an accepted street; and

~~**14.7.3.2** Such lot, as of the original adoption of this Ordinance on March 14, 1961, or an applicable amendment thereto, was held under separate ownership from the adjoining lots or has been made non-conforming since that time through public acquisition;~~

14.7.3.3 The proposed use of the Non-conforming Lot conforms to the front, side and rear yard requirements and to the maximum building coverage requirements of Section 4.3, Table of Dimensional Regulations; and

~~**14.7.3.4** Where development is proposed on a Non-conforming Lot abutting another lot or lots in the same ownership, these lots shall be consolidated as necessary to eliminate non-conformity to the maximum extent possible, and proof of that consolidation shall be filed with any application for a permit for development of the lot. After that time, the consolidated lot, if still non-conforming, shall continue to have the same rights of use as other Non-conforming Lots as provided in this Section.~~

12. Home Occupation signs in the Commercial, CIFZ, Industrial, RSBO Districts

Add new sections in the following locations:

6.6 Commercial, Commercial Industrial Flex Zone, Industrial, Residential Small Business Office Districts - The following requirements apply to signs in Commercial (C), Industrial (I), Commercial Industrial Flex Zone (CIFZ) and Residential Small Business Office (RSBO-2) zoning districts:

6.6.5 One sign of up to two (2) square feet in area for an approved home occupation. (See Section 5.12.);

And

6.7 Village Commercial District

6.7.7 One sign of up to two (2) square feet in area for an approved home occupation.



Town of Goffstown

TOWN OFFICES
16 MAIN STREET • GOFFSTOWN, NH 03045

(See Section 5.12.):

13. Rezoning of land – proposed by Planning Board

Are you in favor of the adoption of Amendment No. 13 as proposed by the Goffstown Planning Board, amending the Goffstown Zoning Ordinance, by changing the zoning of the properties identified as Tax Map 6, Lots 1-2, 1-3, 1-4, 1-6, 1-6-1, and 1-6-2 from the Industrial (I) District to the Commercial Industrial Flex Zone (CIFZ) District