



Town of Bradford

ZONING ORDINANCE

ENACTED 1989

AMENDED 1990, 1991, 1992, 1993, 1994, 1996, 1997,
2001, 2002, 2003, 2004, 2005, 2008, 2010, 2011, 2012, 2013, 2014, 2017, 2020,

2023

Underlined indicates revised with most recent update

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SECTION 1 DATES OF ADOPTION / AMENDMENT

Bradford Master Plan Adopted 1987

Amended: December 23, 1997 / April 22, 2006

Zoning Ordinance Adopted March 14, 1989

Amended: March 13, 1990 / March 12, 1991 / March 10, 1992 / March 09, 1993 /
March 08, 1994 / March 12, 1996 / March 1997 / March 14, 2001 / March 14, 2002 /
March 11, 2003 / March 09, 2004 / March 08, 2005 / March 11, 2008 / March 09, 2010 /
March 08, 2011 / March 13, 2012 / March 12, 2013 / March 11, 2014 / March 14, 2017 /
March 10, 2020, March 14, 2023

Wetlands Ordinance Adopted March 14, 1989

(Incorporated into Zoning Ordinance April 2002)

Floodplain Ordinance RSA 674:16 Adopted March 8, 1988

Amended: March 10, 1992 / March 09, 1993 / March 08, 1994
(Incorporated into Zoning Ordinance April 2002)

Subdivision Regulations Adopted February 1, 1981

Amended: September 09, 1986 / January 09, 1990 / January 1994 / January 1996 /
January 2001 / January 2002 / August 22, 2006 / December 23, 2008 / *March 25, 2014*

Site Plan Regulations Adopted June 13, 1989

Amended: March 1994 / January 1996 / January 2002 / *February 10, 2009*

Sewage and Sludge Adopted September 1996

Telecommunications Adopted March 14, 2001

Amended: *March 14, 2002*

Facility Ordinance (Incorporated into Zoning Ordinance April 2002)

BOCA National Building Code Adopted March 11, 1987

Junk Yards RSA 236-111-129

Earth Excavation & Reclamation Regulations Adopted October 23, 2007

State of NH Regulations Adopted June 13, 1989

Amended: 1994 / 1996

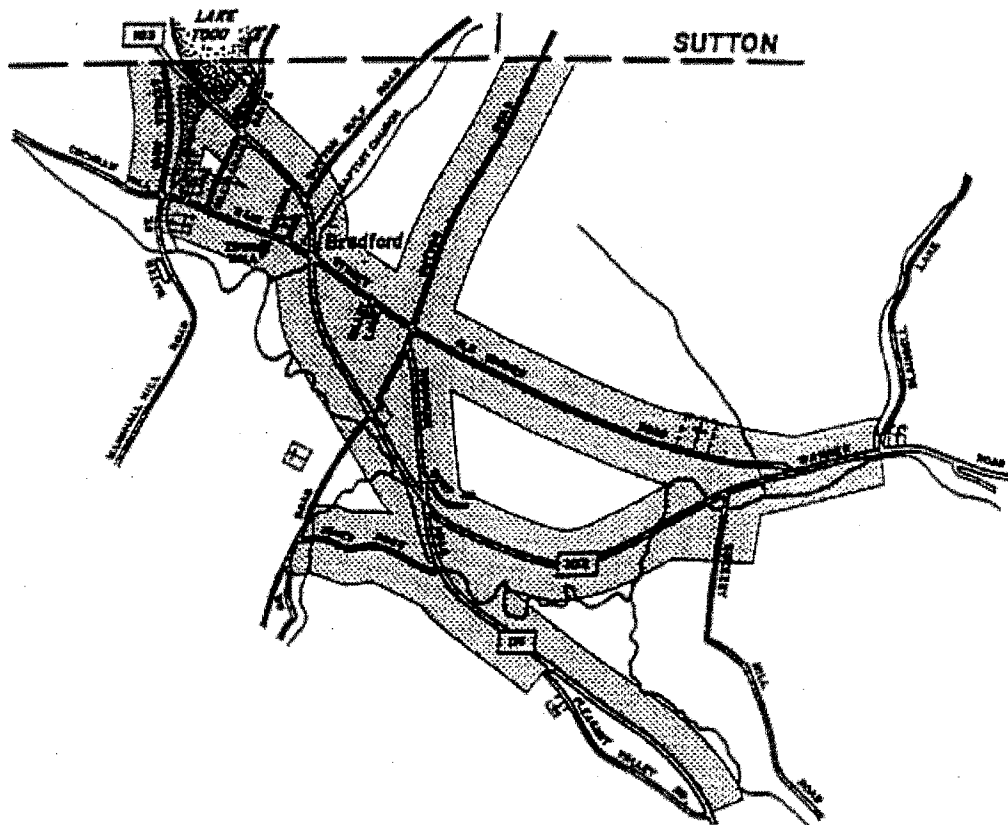
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|---|--|---------------------------|----------------|
| Energy Code | RSA 155-D | BOCA Plumbing Code | RSA 329-A |
| Sewerage Disposal Systems | RSA 485-A:29-44 | Fire & Dredge in Wetlands | RSA 482-A:1-15 |
| Protective Well Radii | RSA 485:35-a | Life Safety Code | RSA 153:4 |
| Shoreline Protective Act (Adoptive Env-WS 140) | RSA 483-B:17 Amended November 20, 1996 | | |

Workforce Housing Ordinance Adopted March 13, 2012

Table of Uses Adopted March 14, 2023

SECTION 2 SUMMARY OF ZONING REGULATIONS

A. Residential Business District



Approximate Area: 740 Acres
Area of Town within this zone: 3.1%

1. One dwelling or business unit per 2 buildable acres.
2. Each lot to have a minimum contiguous frontage of 250 feet.
3. Sufficient off-street parking to be provided.
4. A larger lot is required where topography, soil, or adequate sewage area requires as such.
5. Location of dwelling or business unit:
6. Minimum of 50 feet from edge of the right-of-way of an accepted public road.
7. Minimum of 30 feet from abutters' property lines.
8. Maximum height of any building to be 35 feet.

B. Conservation District



Approximate Area: 5950 Acres
Area if Town within this zone: 25.4%

1. This district contains all land within the town boundaries which is above 1200 feet in elevation.
2. This land is valuable for its open spaces, forest resources, recreational opportunities, and scenery. This district is generally not well suited for development due to its slope, soil conditions and Inaccessibility. Based on the merits for site specific conditions, development is allowed for dwelling Units, forestry, and agriculture.
3. Each lot shall be a minimum of 5 buildable acres.
4. Each lot shall have a minimum contiguous frontage of 400 feet.
5. Off street parking to be provided.
6. Location of dwelling unit:
 - a. minimum of 50 feet from the edge of the right of way of an accepted public road.
 - b. minimum of 30 feet from abutters' property lines.
7. Maximum height of any building to be 35 feet.

C. Residential Rural District



Approximate Area: 16, 775 Acres
Area of Town within this zone: 71.5%

1. One dwelling unit per 2 buildable acres
2. Each lot to have a minimum contiguous frontage of 250 feet
3. Off street parking to be provided.
4. Location of dwelling unit or other buildings:
 - a. Minimum of 50 feet from the edge of the right of way of an accepted public road
 - b. minimum of 30 feet from abutters' property lines.
5. Maximum height of any building to be 35 feet

SECTION 3 ARTICLES

Article I GENERAL STATEMENT OF PURPOSE

In pursuant of the Laws of the State of New Hampshire (Title LXIV N.H. Statutes Annotated), in accordance with the intent of the current Bradford Master Plan and in order to protect and promote the general welfare of the Town by preserving its rural charm and natural resources and promoting open space and a strong business climate, the following Ordinance is enacted by the voters of the Town of Bradford, New Hampshire.

Article II DEFINITIONS

For the purpose of this ordinance, certain terms or words used herein shall be interpreted as follows:

A. Abutter:

Any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term “abutter” shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration. For purposes of receipt of notification by a municipality of a local land use board hearing, in the case of an abutting property being under condominium or other collective form of ownership, the term “abutter” means the officers of the collective or association, as defined in RSA 356-B:3, XXIII.

B. Accepted Public Road:

1. Any highway, road, or right of way which the state or county has an obligation to maintain; and
2. Any highway, road, or right of way dedicated to and accepted by the Town of Bradford

Note: “ accepted public road” shall not include any road or right of way which has been discontinued as an open highway or made subject to gates and bars or which shall not have been maintained and repaired by the town in suitable condition for travel for five (5) successive years or more.

C. Accessory Dwelling Unit:

A second dwelling unit attached or detached, to be located on the same lot, plat, site or other division of land as the permitted principal dwelling unit.

D. Accessory Unit:

Intended to shelter animals or property.

E. ACCESSORY USE:

An activity incidental and subordinate to and located on the same premises as a principal use conducted by the same person or his/her agent.

F. ACCESSORY BUILDING:

A building, located on the same lot as the main building, which is used for storage or activities which are incidental to the use of the main building and which is not used as a dwelling.

G. ANCILLARY USE:

A use providing necessary support to the primary activity or operation of an organization, institution or industry; of secondary importance; a use that is supplementary or subordinate.

EH. Bed and Breakfast Establishment:

Services offered in any single-family owner-occupied dwelling provided that no more than three sleeping rooms are available for occupancy and that only breakfast meals are offered.

FI. Additional Business:

A business not normally associated with the existing business(es) or a business owned or operated by another person and which:

1. Requires physical expansion by 300 or more square feet of floor space; and/or
2. Requires substantial expansion in the use of the grounds including parking; and/or
3. Requires substantial expansion of water supply, septic system, waste disposal or drainage; and/or
4. Results in increased pollution, such as noise, air, fumes or water; and/or
5. Results in substantially increased traffic; and/or
6. Results in increased demand for municipal services including, but not limited to, fire protection, police services, road maintenance, etc.; and/or
7. Has a substantial effect on the aesthetics or character of the town or neighborhood or differs with the Master Plan.

GJ. Buildable Acre:

Buildable acre shall be defined as the area of land needed to calculate the minimum lot size by excluding the following element of land:

1. Wetlands as defined in the Town of Bradford Zoning Ordinance.
2. Steep slopes with a vertical change in elevation greater than 20 feet at a slope of 33% (one-foot rise in three feet) covering more than 5,000 contiguous square feet. This does not limit building location but is for the purpose of calculating minimum lot size. The natural slope of the land shall not be disturbed or altered in grade to meet this requirement, unless such alteration has been permitted per an approved excavation plan per RSA 155-E by the Bradford Planning Board.
 1. Severe steep slope with a vertical change in elevation greater than 20 feet at a slope of 50% or more (one-foot rise in two feet) covering more than 5,000 contiguous square feet shall not be disturbed or used for building purposes.
 2. Land as defined as areas of special flood hazard as defined in the Bradford Flood Plain Ordinance, referred to as the 100-year flood zone.

HK. Building:

Any structure used or intended for supporting or sheltering any use or occupancy.

LI. Building Footprint:

The area of a structure's primary living space located on a foundation or that which supported the primary living space.

JM. Building Inspector:

The Board of Selectman or that person whom they shall designate.

KN. Business:

A trade or activity, including goods, services and facilities offered or furnished to others for monetary or other similar consideration for gain.

LO. Business Unit:

Intended to shelter a single business, industry, corporation, partnership, joint venture or sole proprietorship for the purpose of conducting business for the public.

MP. Cluster Subdivision:

A form of residential subdivision (also known as Open Space Development) that permits dwelling units to be grouped on lots with dimensions, frontages, and setbacks reduced from conventional sizes, providing that the density of the lot as a whole shall not be greater than that allowed under the existing regulations and the remaining land area is devoted to common open space.

NQ. Commercial Use:

Conducting of business involving that sale of one or more products, the provision of one or more services or any combination thereof.

OR. Dwelling Unit:

Intended to shelter people in a single housekeeping unit.

PS. Enlarge:

To increase in any dimensions – length, width, height, overall area or occupied floor area.

QT. Feather Sign:

Any sign constructed of cloth, canvas, fabric, or other light materials and supported along one or more sides and intended for display for a short period of time.

RU. Floodplain:

The area of special flood hazard in accordance with the Floodplain Management Ordinance.

SV. Frontage:

The length of a lot bordering on an accepted public road or on a proposed street on a subdivision plat approved by the Planning Board.

TW. Home Business:

The use of any type of residential unit or accessory unit located on said lot to engage in business-like venture is permitted in all zoning districts if it is clearly incidental and subordinate to the residential dwelling(s) and meets the criteria in Article III, General Provisions, Section O. ~~If the proposed use of the residential structure does not meet the stated criteria it shall be considered a business and require site plan approval from the Planning Board. More than one home occupation is permitted on the said lot providing the overall affect to the house and character of the area remains residential.~~

UX. Junk:

Any old metals; old bottles; solid textile mill waste, unfinished cloth; textile mill yarns; old paper products; two or more unregistered motor vehicles which are unfit for use on highways; used parts and materials of motor vehicles; and other second hand or waste articles, the accumulation of which is detrimental or injurious to the neighborhood.

VY. Kennel:

Any location where more than six (6) dogs are housed, groomed, bred, boarded, trained and/or sold for a fee or compensation, or raised for adoption. This definition does not include litters of animals of less than six (6) months of age.

WZ. Lot:

A parcel of land at least sufficient in size to meet the minimum requirements for use, coverage and area and to provide required yards and other open spaces in the district in which the lot is located.

XAA. Manufactured Housing:

Any structure, transportable in one or more sections, which, in traveling mode, is 8 feet or more in width and 40 feet or more in length or, when erected on site, is 320 square feet or more, and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to required utilities. See RSA 674:31.

YBB. Manufactured Housing Subdivision:

A parcel of land containing at least 15 acres subdivided for the placement of manufactured housing on individually owned lots for residential purposes.

ZCC. Non-conforming Building:

Any building, the size, dimension or location of which was lawful prior to the adoption or amendment of a zoning ordinance, but which fails by reason of such adoption or amendment to conform to the present requirements of the zoning district.

AADD. Non-conforming Use:

A use or activity which was lawful prior to adoption or amendment of the zoning ordinance, but which fails by reason of such adoption or amendment, to conform to the present requirements of the zoning district.

BBEE. Parking Spaces:

An off-street space having the dimensions of 10 feet by 20 feet, or more, suitable for use of parking one motor vehicle, together with reasonable access.

CCFF. Person:

An individual, firm, association, organization, partnership, trust, company or corporation.

DDGG. Rear Lot:

A lot which has no frontage and is served by at least fifty (50) foot wide, two hundred to four hundred (200-400) foot long deeded right-of-way, corridor, or common driveway. This determined right-of-way, corridor, or common driveway must be approved by the Planning Board as a street plat.

EEHH. Sign:

A structure, building wall or other outdoor surface, or any device used in visual communication for the purpose of bringing the subject thereof to the attention of the public or to display identify and publicize the name and product or service of any person.

FFIJ. Special Exception:

A particular use that is permitted in conformance with the provisions of the district, which must meet the conditions in Article XI, Section A 2& 3, and may be granted by the Board of Adjustment following a public hearing.

GGJJ. Temporary Signs:

A sign not permanently attached to the ground or other permanent structure, and referencing an event of limited duration.

HHKK. Variance:

A relaxation of the provisions of the zoning ordinance where such relaxation will not be contrary to the public interest and where owing to conditions peculiar to the property and not the result of the actions of the applicant, a literal enforcement of the ordinance would result in unnecessary and undue hardship.

II Wetlands:

Areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support under normal conditions a prevalence of vegetation typically adapted for life in saturated soil conditions. They include, but are not limited to, swamps, bogs, marshes, ponds, lakes, as well as soils that are defined as poorly drained or very poorly drained. Wetlands shall be defined in accordance with the most current definition of the U.S. Army Corps Engineers. The use of Wetlands is governed by the Town of Bradford Wetlands Protection Ordinance.

Article III GENERAL PROVISIONS

A. Prohibited Uses:

Any use that may be obnoxious or injurious by reason of production or emission of odor, dust, smoke, radioactivity, refuse matter, fumes, noises, vibration or similar conditions, or that is dangerous to the health or safety of the community is prohibited. Enforcement shall be in accordance with Article X of this ordinance.

B. Mining or Excavation:

1. Before mining, excavation or removal of soil, rock, sand, gravel or similar is allowed, the owner of said property upon which the mining, excavation, or removal is to take place shall apply for a permit pursuant to RSA 155-E:3. The Planning Board shall apply the provisions of Chapter 155-E of the Revised Statutes Annotated and any amendments thereto to determine whether a permit is required, whether the intended mining, excavation, or removal is prohibited and if not, will proceed to conduct the necessary hearings pursuant to RSA 155-E to determine whether the granting of the permit is appropriate. The Board shall require the applicant to confirm to all the zoning provisions required in the particular zoning district in which the activity is to take place, to also post a bond in an amount to be determined by the Board to ensure compliance with RSA 155-E and further requirements imposed by the Board.
2. Alteration. Any future enlargement of the commercial use or alteration of use can be made only with the approval of the Board of Adjustment by special exception.
3. Expiration. A permit shall be deemed to authorize only one particular use and shall expire if the use shall cease for more than one year for any reason.

C. Fire or Other Ruins:

No owner or occupant of a lot in any district shall permit fire or other ruins to remain. Within one (1) year of the event causing the ruins, the owner or occupant shall remove or refill the same to clear ground level or shall repair, rebuild, or replace the building.

D. Minimum Setbacks and Height Regulations:

The following shall be observed in the construction of new buildings or in the relocation or modification of existing ones:

1. Minimum distance between any building and the edge of a public right-of-way or an accepted public road shall be fifty (50) feet.
2. By special exception, the front yard setback may be the average of the depth of existing buildings on either side of the lot in question.

3. Minimum distance from any building to an abutter's property line shall be thirty (30) feet.
4. Minimum distance from the shoreline, as determined by the natural high-water mark, to any building shall be 75 feet.
5. Maximum height of any building shall be thirty-five (35) feet with the determination being the vertical distance from the average finished grade surrounding the building to a point midway between the highest and lowest points of the highest roof. Silos, barns and church towers are the exceptions.
6. To allow the construction, by Special Exception, of a tool/storage shed of up to 10 feet by 12 feet (exterior dimensions), single story, not to exceed 12 feet, peak to floor. May be as close as 8 feet to side or rear property line. Such structures cannot be used as a dwelling or for animal shelter.

E. Off-Street parking Requirements:

All Parking demand created by new structures or uses, additions to existing structures or uses, and change of use in existing structures shall be accommodated on the premises entirely off street. Such additional parking spaces for business and institutional uses as shall be established by the Planning Board so that adequate parking is provided for the particular use. The following minimum number of parking spaces shall be provided and maintained by the owner of the property for each building that is erected or enlarged in all districts:

1. Dwelling unit: at least two (2) spaces for each unit.
2. Business use: At least two parking spaces for each business unit and one additional parking space for each five hundred (500) square feet of floor space.
3. Churches, auditoriums, theaters, or other places of assembly: at least the number of parking spaces equal to one-third (1/3) of the total seating capacity.
4. Health care facilities and nursing homes: at least one (1) parking space for each employee on the major shift and one (1) parking space for every three (3) patient beds.
5. Industrial and manufacturing establishments: at least one (1) parking space for each employee on the major shift.
6. The Planning Board may approve the joint use of parking spaces by two or more establishments or uses on the same or contiguous lots, the capacity of which is less than the sum of the spaces required for each. Such approval shall be based on the following conditions:
 - a. That the capacity to be provided will substantially meet the intent of the requirements of this Article because of the variation in the time of use; and
 - b. That the approval will automatically terminate upon the termination of any establishment participating in the joint use; and
 - c. That the approval will automatically terminate upon any substantial change in the time pattern of use of the joint parking facilities by any establishment participating therein which results in the total spaces provided being insufficient for the combined requirements of the users.

F. Temporary Structures:

1. The Board of Selectman may approve the temporary use of a trailer or mobile home to be maintained as living quarters by a person employed in adjoining construction work or for whom a residence is being built, or as an office, storeroom or shop in connection with construction work, provided that such use is only during the period the construction work is in progress. The use will conform with the sanitary protection requirements of the State of New Hampshire. Permits shall be issued by the Board of Selectman for a six-month period, renewable upon request if warranted.
2. Any property owner or lessee may accommodate one (1) trailer or mobile home of a non-paying guest for a period not exceeding ninety (90) days in any one (1) year.

G. Junk Yards and Motor Vehicle Junk Yards:

~~Junk yards and motor vehicle junk yards are allowed by special exception and only in the Residential Rural District.~~ Motor vehicle junk yards must conform to the state regulation RSA Chapter 236, 1981, Sections 111-129, except that the applicable setback from the right-of-way lines of a non-interstate Class I, Class II, or Class III-A highway shall be 450 feet.

H. Lots in More than One District:

The regulations of a particular zoning district shall govern any portion of a lot falling within that district.

I. Lot Size Regulations: Minimum Lot Size

Lot size is determined by the minimum lot size required by the particular zoning district.

| 1. Zoning District | Minimum Lot Size | Minimum Frontage |
|----------------------|-------------------|------------------|
| Residential Business | 2 buildable acres | 250 Feet |
| Residential Rural | 2 buildable acres | 250 Feet |
| Conservation | 5 buildable acres | 400 Feet |

Except that:

- a. Lots on Class V roads to summer cottages, under the provisions of RSA 231:79-81, shall have a minimum lot size of ten (10) buildable acres.
 - b. Lots on Class VI roads which are designated as agriculture or forestry lots under the provisions of Bradford Subdivision Regulations Section VII, A, 6 shall have a minimum lot size of ten (10) buildable acres.
2. Rear lots as defined in Article II, may be allowed in any zoning district providing that:
 - a. the length of the right-of-way is equivalent to the frontage requirement for the district; and
 - b. each lot is two and one-half times the minimum lot size for the district; and
 - c. the development is consistent with the general purpose and objectives of the Master Plan and other town ordinances and regulations; and
 - d. the site is appropriate for this type of development and is not detrimental to the neighborhood; and

- e. the lots will not be an undue nuisance on adjacent property; and
- f. adequate provisions are made for fire and safety access.
 - 1) Any development of more than two rear lots must conform to either the frontage requirements for the district or the cluster development requirements. Rear lot provisions will not apply.
 - 2) Any lot in existence in 1993 can qualify for treatment under this section only once. Further subdivisions must comply with the remaining requirements of these regulations where applicable.
- 3. A lot having either frontage or area both less than required by Section I. 1 Zoning District may be considered to be in compliance therewith provided that:
 - a. The lot had received final subdivision approval prior to the enactment of this ordinance and meets the requirements of RSA 674:39 and provided that,
 - b. The lot is capable of supporting a well and septic system designed and installed in compliance with all applicable Town and State of N.H. regulations.
- 4. Land bordering on ponds whose surface is at least 10 acres and/or bordering on a river shall have a minimum shore frontage of 150', or as required by the State of New Hampshire.

J. Cluster Residential Development:

- 1. The purpose of the cluster development option is to permit greater flexibility in design and to discourage developmental sprawl; provide a more efficient use of land in harmony with its natural characteristics; preserve usable open space, agricultural land, recreational areas, or scenic vistas; and to expand the opportunity for development of affordable housing without increasing the development's overall density.
- 2. The cluster development option shall be permitted only ~~in the rural residential or conservation districts~~ on parcels of ten (10) buildable acres or more. Only dwellings, accessory units, and incidental recreational uses are permitted. The lot size for clustering may be reduced below the minimum lot size required for that district. All reductions in lot size shall be offset by an equivalent amount of land set aside in common open space, or as may be determined by the Planning Board. All sections of the subdivision regulations or the ordinance which are not superseded by the cluster development option shall be applicable.
- 3. Cluster residential development proposals are submitted to the Planning Board and shall comply with the applicable provisions of Section VIII. Open Space Development of the subdivision regulations. Where there is a conflict with this ordinance or the other sections of the subdivision regulations, the provisions of the cluster development section shall take preference.

K. Floodplain Development Ordinance:

The current Floodplain Development Ordinance, as amended, shall be considered part of the Zoning Ordinance for purposes of administration and appeals under state law. If any provision of this ordinance differs or appears to conflict with any provisions of the Zoning Ordinance or other ordinance or regulation, the provision imposing the greater restriction or more stringent standard shall be controlling.

L. Shoreland Protection Act:

The Shoreland Protection Act (RSA 483-B) (is a state law that governs development in certain

shore land areas) exists. If any provision of the shoreland protection act differs or appears to conflict with any provision of the zoning, site plan, wetland, or floodplain development ordinances, the provision imposing the greater restriction or more stringent standard shall be controlling.

M. Manufactured Housing:

1. Manufactured housing which meets the applicable requirements of the Bradford Building Code and the construction and safety standards established by the Federal Department of Housing and Urban Development (as amended, 12/18/75) may be located in a subdivision created for the placement of manufactured housing on individually owned lots. Manufactured housing subdivisions shall be permitted only ~~in the Rural Residential District~~ on parcels of fifteen (15) buildable acres or more. The individual lots within the manufactured housing subdivision shall meet the applicable lot size, frontage and setback requirements of the zoning ordinance.

~~2. Where Allowed: Manufactured Housing subdivisions shall be permitted in the Rural Residential District.~~

~~3.2.~~ Approval: Application for the subdivision approval must be submitted to the Planning Board. The application must satisfy all requirements of the Bradford Subdivision Regulations. No manufactured housing may be placed on an existing subdivision unless such subdivision is specifically approved for the purpose of manufactured housing.

~~4.3.~~ Maximum Number of Lots: The maximum number of lots in any manufactured housing subdivision shall not exceed 20. No lot shall contain more than one manufactured housing unit.

~~5.4.~~ Cluster Development Option: A manufactured housing subdivision may be developed as a cluster development in accordance with Section III. J. of this ordinance provided that all of the provisions of that section are complied with. However, in no case shall manufactured housing in a cluster development be attached to create more than one dwelling unit per lot.

~~6.5.~~ Labeling: If a plat is submitted with a request for approval for manufactured housing subdivision and such plat is approved, the plat shall bear the legend that it is “approved for manufactured housing”.

N. Kennel Facilities:

~~_____ A kennel may be located in any zoning district if a special exception is granted by the Zoning Board of Adjustment (ZBA). In considering an application for a special exception for a kennel facility the applicant must show that the public welfare and convenience will be substantially served, the appropriate use of neighboring property will not be injured thereby, and that granting of the special exception is in the best interest of the community. In considering the application the ZBA shall consider the number, size, breed, and temperament of the animals to be sheltered and may impose reasonable conditions to protect proximate uses, aesthetic impact, and safety of the animals sheltered in order to ensure the health, safety, and general welfare of the community. A site plan must be submitted to the Planning Board.~~

ON. Home Business:

A Home Business is permitted ~~in all zoning districts~~ if it meets the following criteria:

1. Does not alter the character of the existing structure(s) by creating a need for additional building expansion which changes the character of the residential use;
2. is Business owner occupied;

3. Employs no more than two persons who do not reside at said address;
4. Does not require a sign greater than four (4) square feet for any and all home occupations located on said premise;
5. Does not create the need for the enlargement of the septic or other sewage disposal system to accommodate waste generated by said operation;
6. Is conducted during the hours of 7:00 am and 8:00 pm., including all deliveries in this time frame;
7. Does not create noises, or produce potential nuisances associated with such use including but not limited to vibration, dust, smoke, odors or would reasonably interfere with anyone's enjoyment of their residence or that of neighboring residents.

PO. Restriction on Certain Vehicles in the Residential-Business District:

The following restrictions apply to all lots in the Residential-Business district, whose primary use is residential:

1. No commercial vehicle, recreational vehicle, trailer (excluding manufactured housing), truck over 15,000 gross vehicle weight rating, bus, or boat shall be parked or stored outdoors within 50' from any street right-of-way or property line.
2. The restrictions set forth in paragraph 1 above shall also apply to any other type of vehicle which remains in the same location, without being operated on the public highways, for a period of 60 days or more, irrespective of whether said vehicle constitutes "junk" under this Ordinance.
3. Notwithstanding Article V of this Ordinance, no existing vehicle, trailer or boat shall be deemed to constitute a nonconforming use, or to be otherwise exempt from the restrictions contained in this section. However, any owner may apply for a variance pursuant to the standards contained in RSA 674:33.

QP. Accessory Dwelling Units:

In accordance with RSA: 674: 1 Accessory Dwelling Units are permitted in the Town of Bradford, NH, by Building Permit, under the following conditions:

1. No more than one (1) ADU, per single family dwelling is permitted.
2. No ADU will be attached to a multi-dwelling unit (i.e. Townhouses) or manufactured housing.
3. Title to an ADU shall be inseparable from primary dwelling.
4. The property owner must demonstrate adequate parking for the primary and ADU dwelling.
5. An interior door shall be provided between the principal dwelling unit and an attached accessory dwelling unit.
6. The property owner must demonstrate the adequacy of water supply and sanitary disposal in accordance with RSA 485-A:38 as applicable.
7. One unit must be owner occupied, proof of residency is required, includes named trustee of a property owned in trust.

8. The exterior appearance shall maintain aesthetic continuity with the primary dwelling.

9. The ADU shall have a minimum size of 200 square feet and a maximum of 900 square feet and no more than 2 bedrooms.

10. All building activity will comply with applicable Bradford Zoning Ordinances and Building Permit requirements.

11. Detached ADU's are permitted in Rural Residential and Conservation District only.
 - a. The primary dwelling lot must have a minimum of 4 buildable acres for the permit of a detached ADU.
 - b. The detached ADU shall be located within a 75-foot proximity of the primary dwelling unit.

Article IV ESTABLISHMENT OF DISTRICTS AND DISTRICT PROVISIONS

A. Zoning Map and Districts

The Zoning map officially entitled "Bradford Zoning Map" is hereby adopted as part of this ordinance. The Town of Bradford Zoning Map shows a division of the Town into the following districts: Residential Business, Conservation, and Residential Rural. The official Zoning Map shall be located in the Selectman's office.

B. Description of Districts

1. Residential Business District

- a. The district provides for business and residential development that is in conformance with the capability of the land, in an area chosen to make the best utilization of existing community services.
- b. This district shall include all lands excepting wetlands, land currently owned by the Town of Bradford, the Kearsarge Regional School District, or the State of New Hampshire lying within five hundred (500) feet of the center of the following streets: Main Street, High Street, Old Warner Road, Jones Road, Greenhouse Lane, the easterly side of Route 114 beginning at the southerly end of Pleasant Valley Road to the Sutton Town line, the westerly side of Route 114 beginning at the northerly end of Pleasant Valley Road to the Sutton Town line, Route 103 from Blaisdell Lake Road to the Newbury Town line, and Breezy Hill Road from Route 103 to a point 1,000 feet from Route 103. See page 2 for a diagram of Residential Business District.

c. Provisions:

~~1) Mining and excavation shall be permitted only in accordance with the provisions of Article III, Section B. Owners or their authorized agents of any other commercial or industrial establishments, or multi-unit dwelling should submit a Site Plan to the Planning Board for review and approval. Change of ownership, renter or alteration of use may require a modified Site Plan review.~~

21) Sufficient off-street parking shall be provided. (See general provisions)

32) Each lot shall be a minimum of two (2) buildable acres. The density of this district shall not exceed one dwelling or business unit per lot, except that additional business or dwelling units may be allowed upon site plan approval. Any existing lot in the residential business district of less than two (2) buildable acres shall be considered for purpose of this ordinance to be two (2) buildable acres.

43) Each lot shall have a minimum contiguous frontage of 250 feet.

54) Wherever required by reason of topography, ~~subsoil~~ or the need for adequate sewage area, the Planning Board may require a larger lot size.

65) The conservation of a dwelling unit to either a business or more than two dwelling units will require full compliance with State regulations and applicable sections of this ordinance. Conversion of a business unit ~~to multiple or other uses~~ may require a site plan. A site plan must be reviewed and approved by the Planning Board prior to the start of any such conversion.

~~7) Home businesses are permitted and require full compliance with applicable sections of this ordinance.~~

~~8) Bed and Breakfast establishments may be permitted. A site plan must be submitted to and approved by the Planning Board.~~

2. Conservation District

a. This district contains all land within the town boundaries which is above twelve hundred (1200) feet in elevation. See page 3 for a diagram of this district. This land is valuable for its open space, forest resources, recreational opportunities, and scenery. This land is generally not well suited for development due to its slope, soil conditions and inaccessibility.

b. Provisions:

1) Based on the merits of site-specific conditions, development is allowed for units, forestry, and agriculture.

2) Each lot shall be a minimum of five (5) buildable acres. Each dwelling unit shall require minimum of five (5) buildable acres.

3) Each lot shall have a minimum contiguous frontage of 400 feet.

4) Commercial or industrial establishments are not allowed in the conservation district

~~5) Cluster residential development may be permitted in accordance with Article III, Section J.~~

3. Residential Rural District

a. This district included all lands not within Residential Business and Conservation Districts. See page 4 for a diagram of this district.

b. Provisions:

1) Each lot shall be a minimum of two (2) buildable acres. Each dwelling unit shall require a minimum shall require a minimum of two (2) buildable acres. ~~No more than one dwelling unit shall be allowed per lot, except that one accessory dwelling unit may be allowed on the same lot by special exception.~~

2) Each lot shall have a minimum contiguous frontage of 250 feet.

3) Home businesses are permitted and require full compliance with applicable sections of this ordinance. Use of an accessory building may be permitted for home business use upon site plan approval.

~~4) Commercial or industrial establishments may be permitted within the residential rural district by special exception only. Review and approval of a site plan by the Planning Board is required.~~

~~5) Cluster residential development may be permitted in accordance with Article III, Section J.~~

~~6) Bed and Breakfast establishments may be permitted. A Site Plan must be submitted and approved by the Planning Board.~~

~~7) The conversion of a dwelling unit to either a business or more than two dwelling units will require full compliance with State regulations and applicable sections of this ordinance.~~

~~8) Conversion of business unit to multiple or other uses may require a site plan.~~

4. Historic District

Purpose: To provide a Historic District Overlay for Map 6 Lot 117, commonly known as Old Bradford Center.

a. Authority- This Ordinance is established under the authority granted in RSA 674:46 and 674:46-a.

b. Purpose and Intent

- 1) To preserve a district in the Town of Bradford that reflects elements of its cultural, social, economic, political, and architectural history;
- 2) To conserve property values in such district;
- 3) To foster civic beauty;
- 4) To strengthen the local economy; and
- 5) To promote the use of the historic district for the education, pleasure and welfare of the citizens of Bradford.

c. District Area

- 1) The Historic District is established for Map 06 Lot 117, or as may be amended, commonly known as Old Bradford Center, encompassing the Bradford Center Meetinghouse, the Old Schoolhouse, the Center Burial Ground, and the Town Pound.
- 2) The Historic District shall be shown on the Historic District Overlay Map adopted March 08, 2005, or as it may be amended, and is on file with the Town Clerk.

d. Historic District Commission

- 1) Within 60 days of passage of this ordinance, a five-member Historic District Commission shall be appointed by the Bradford Board of Selectman.
- 2) The members of the Commission shall include representatives from the Union Congregational Society, the Bradford Historical society, the Bradford Cemetery Trustees, and the Bradford Conservation Commission, along with a member of the Board of Selectman.
- 3) Members shall be appointed for rotating three-year terms.
- 4) The Commission will be responsible for establishing and adopting Rules of Procedure, application forms, and relevant application and public hearing fees.

e. Certificate of Approval

A Certificate of Approval is required for the following activities regardless of whether such work required a building permit or any other permits issued by the Town or other authorities.

- 1) Erection, alteration, relocation, or demolition of a structure in the Historic District;

- 2) Alteration, construction, or removal of stone walls, fencing, curbing, lighting, or signage within the Historic District.

f. Activities Not Requiring Certificate of Approval

The following activities or elements are exempt from review by the Historic District Commission and a Certificate of Approval shall not be required.

- 1) Alteration, construction, or improvements to the interior of structures within the Historic Districts shall be undertaken with the approval of the organizations responsible for such work.
- 2) Construction, alteration, or demolition of any structures or elements of a structure which has been certified by the Town as being required for immediate public safety.

g. Guidelines for Review

The purpose of these guidelines is to preserve the distinctive character and integrity of the Historic District when rehabilitation and new construction are proposed.

1) Changes to Existing Structures

- a) Routine maintenance of existing structures within the District shall be deemed of no interest to the Commission
- b) When determining the appropriateness of all other alternatives. Restorations, or remodeling of existing structures within the District the following criteria shall be used:
 - i. When an exterior change is proposed, significant existing materials and elements shall be retained. Any new design elements introduced shall respect the character, age, and history of the structure.
 - ii. Existing historical doors, door frames, windows, and window frames shall be retained and rehabilitated whenever possible. When replacement is essential, new doors, door frames, windows, and window frames shall be in character with the structure.
 - iii. Features which give a roof historical character shall be preserved or restored to the extent that such features are visible from the ground.
 - iv. Essential outdoor mechanical equipment shall be installed in locations which create the least disturbance to the historical appearance of the structure and which involve minimum alteration and impact to its structure.

2) Construction of New Structures

- a) Construction shall be complementary to the configuration of existing structures in the District.
- b) Structures shall utilize exterior materials in keeping with the exteriors of structures in the District and shall respect and reflect the traditional scale proportions of other existing historical structures.

3) Demolition

a) No demolition permit may be issued by the Town until the Commission has either filed with the Town a signed letter of approval or has failed to file a notice of disapproval within the specified time period of forty-five (45) days.

b) Where public safety needs require the prompt removal of a structure within the District, as determined and certified by the Town, the Historic District Commission shall allow removal if notice was provided to the Committee within 24 hours by certified mail of such determination.

4) Relocations

Structures within the Historic District shall be retained on their present sites whenever possible. Relocation shall be considered as an alternative to demolition.

5) Landscape

Historical and traditional markings for property boundaries and grounds, such as stone walls, fences and tree borders shall be preserved. Replications or extensions may be introduced where appropriate.

h. Application Procedure

1) The Historic District Commission shall prepare applications forms and adopt Rules of Procedure in accordance with RSA 66:1 prior to beginning its formal work.

2) Applications must be submitted to the Historic District Commission for a Certificate of Approval, in accordance with the schedule established by the Commission, prior to any work to be performed.

i. Public Hearings

1) The Historic District Commission shall conduct a public hearing on all applications for Certificate of Approval, using procedures in RSA 676:4

2) The Commission shall review the application using criteria set forth in Section VI and then shall act to approve, approve with conditions, or disapprove the application.

j. Issuance of Certificate of Approval or Notice of Disapproval

1) At the conclusion of its review, the Commission shall issue in writing a Certificate of Approval or Notice of Disapproval within forty-five (45) days of the filing of the application, unless the applicant agrees, in writing, to a longer review period.

2) Failure to render a decision within the specified time period shall be deemed to constitute approval by the Commission.

k. Appeals

As per RSA 677:17, any person or persons jointly or severally aggrieved by a decision of the Commission shall have the right to appeal that decision to the Zoning Board of Adjustment in accordance with the provisions of RSA 676:5 and RSA 677:1-14.

l. Enforcement/Policies

Violation of this ordinance shall be subject to the remedies provided in RSA 676:15 and 676:17.

m. Validity/Severability

If any section, clause, provision or phrase of this ordinance shall be held to be invalid or unconstitutional by any court of competent authority, such holding shall not affect impair or invalidate any other section, clause, provision or phrase of the ordinance.

C. TABLE OF USES

The Table of Uses specifies the uses that are permitted by right, the uses that are permitted by special exception, or the uses that are expressly prohibited in each zoning district.

1. Uses Allowed

- a) Uses Permitted by Right in the Districts are denoted by the letter “P” in the Table of Use, subject to all other applicable sections of this Ordinance and other local, state and federal laws, rules and regulations, including the granting of Site Plan Approval where applicable. Permitted Use, applicable to conditions are designated as P*.
- b) Uses Permitted by Special Exception in the Districts are denoted by the letter “S” in the Table of Use by the Board of Adjustment before any other state, federal or local approvals including the granting of Site Plan Approval where applicable.
- c) The “Notes” column in the table of uses identifies specific sections that are of particular importance to the listed use. Not being listed in Notes column does not indicate that other regulations within the ordinance are not applicable to the use in question.

2. Uses Prohibited

Uses denoted by the letter “N” in the Table of Uses are not permitted in the District so indicated. Any use deemed to be a prohibited use shall only be allowed in the event that the Board of Adjustment grants a Variance.

3. Substantially Similar Uses

Any use not specifically listed in the Table of Uses as a permitted or special exception use shall not be allowed unless the Board of Adjustment determines it is substantially similar to a use listed as a permitted use in the applicable zone by virtue of an Appeal to the Board. A use shall not be deemed substantially similar to a permitted or special exception use unless it is substantially similar in all aspects to a permitted or special exception use; otherwise the use shall be deemed to be not permitted.

For purposes of this section, a substantially similar use shall include a use by reason of its normal operation, would not cause observable difference in patronage, service, sight, noise, traffic, environmental impact, employment or similar characteristics, including its impacts to abutting properties. Any use which the Board determines is substantially similar is not conferred any special significance when the board makes its decision on granting or denying a Special Exception for this type of use.

4. Accessory Uses

An activity incidental and subordinate to and located on the same premises as a principal use conducted by the same person or his/her agent. No use (other than parking) shall be considered 'accessory' unless it:

- a) Is functionally dependent on and occupying less land area than the principal use to which it is related;
- b) Occupies less than one-third of the gross floor area on the premises, or such larger share as may be specified elsewhere in the ordinance;
- c) Is commonly or customarily observed as, or considered to be, an accessory use to the principal use; and
- d) Has less impact than the principal use.

Table of Uses
Bradford, New Hampshire Zoning Ordinance

Zoning Districts

Type of Use **Conservation** **Residential Rural** **Residential Business** **Notes**

Residential Uses

| | | | | |
|---|-----------|-----------|-----------|-------------------------------------|
| <u>Single Family Residential</u> | <u>P</u> | <u>P</u> | <u>P</u> | |
| <u>Duplex</u> | <u>N</u> | <u>N</u> | <u>P</u> | <u>Pg 20 3:B:7; Pg 18 Sec 1:C:6</u> |
| <u>Multi-Family</u> | <u>N</u> | <u>P*</u> | <u>P*</u> | <u>Pg 18 C:1 Pg 20 sec3:B:7</u> |
| <u>Temporary Dwelling Structure</u> | <u>P*</u> | <u>P*</u> | <u>P*</u> | <u>Pg 12</u> |
| <u>Manufactured Housing</u> | <u>N</u> | <u>N</u> | <u>N</u> | <u>Pg 15 #1</u> |
| <u>Manufactured Housing Subdivision</u> | <u>N</u> | <u>P*</u> | <u>N</u> | <u>Pg 15</u> |
| <u>Accessory Dwelling Unit</u> | <u>P*</u> | <u>P*</u> | <u>P*</u> | <u>Pg 16 & 17</u> |
| <u>Cluster Residential Development</u> | <u>P*</u> | <u>P*</u> | <u>P*</u> | <u>Pg 14 ,, pg 19</u> |
| <u>Workforce Housing</u> | <u>N</u> | <u>P*</u> | <u>P*</u> | <u>P25 sec C</u> |

Commercial – Industrial Uses

| | | | | |
|--|-----------|-----------|-----------|-----------------------|
| <u>Commercial</u> | <u>N</u> | <u>S</u> | <u>P*</u> | |
| <u>Industrial</u> | <u>N</u> | <u>S</u> | <u>P*</u> | |
| <u>Kennel</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>Pg 15 & 52</u> |
| <u>Bed & Breakfast</u> | <u>N</u> | <u>P*</u> | <u>P*</u> | <u>pg 19</u> |
| <u>Home Business</u> | <u>P*</u> | <u>P*</u> | <u>P*</u> | <u>Pg 15 sec O</u> |
| <u>Motor Vehicle & Machinery Junk Yard</u> | <u>N</u> | <u>S</u> | <u>N</u> | <u>Pg 13 sec G</u> |
| <u>Mining & Excavations</u> | <u>P*</u> | <u>P*</u> | <u>P*</u> | <u>Pg 11, pg 18</u> |
| <u>Antenna – 35’ -or less</u> | <u>P</u> | <u>P</u> | <u>P</u> | <u>Pg 50</u> |
| <u>Cell Tower</u> | <u>S</u> | <u>S</u> | <u>S</u> | <u>Pg 50</u> |

P = Permitted by Right; P* = Permitted with Conditions; S = Permitted only by Special Exception; N = Not Permitted ~

Any Change in Use requires Site Plan Approval.

Article V NON-CONFORMING BUILDING AND NON-CONFORMING USE

A. Existing Building or Use

Any lawful building or use of building or land or parts thereof in existence at the time of adoption or amendment of this ordinance may continue.

B. Non-conforming Building

1. A non-conforming building may be enlarged or altered providing the enlargement or alteration complies with the provisions of this ordinance.
2. To enlarge or alter a pre-existing building which is non-conforming due to lot size or lot shape, the Board of Adjustment may, by special exception, reduce the setback requirements if such an adjustment:
 - a. is consistent with the intent of this ordinance, and
 - b. is necessary to fairly utilize the lot.
 - c. When an existing non-conforming building is replaced, the original building footprint cannot be exceeded at any level except by special exception.

C. Non-conforming Use or Activity

1. When any existing non-conforming use of building or use of land has been discontinued for two years, the building or land shall thereafter be used only in conformity with this ordinance, ~~except by special exception~~
2. No non-conforming use of a building or use of land shall be changed to another non-conforming use except by special exception.
3. No increase in the extent of a non-conforming use of a building or use of land shall be permitted except by special exception.

D. Motor Vehicle and Machinery Junk Yards

No motor vehicle and machinery junk yard may continue as a non-conforming use for more than one year after the effective date of this ordinance, except that such junk yard may continue as a non-conforming use if within that period it complies with the standards set and enforced by the N.H. Revised Statutes Annotated, 1995, Chapter 236, 111-129, and also in accordance with the requirements of the Board of Selectman.

E. Island Lots

In accordance with RSA 674:41 II-a, issuance of building permits for Map 19 Lots 39-47, Map 20 Lots 1-14 & 32, and Map 23 Lot 29 shall be exempt from the provisions of RSA 674:41 I & II (meaning to include those lots served only by the East Shore Footpath and the three islands on Lake Massasecum), said lots shall be governed by the Bradford Zoning Ordinance and the Shoreland Protection Act. Prior to issuance of any building permit for these lots, an acknowledgement of the limits of municipal liability shall be recorded in the county registry of deeds.

Article VI WORKFORCE HOUSING ORDINANCE

A. Purpose

The purpose of this Article is to provide reasonable opportunities for the development of workforce housing within Bradford for both home ownership and rental opportunities. The Town recognizes the importance and benefit to the community and its citizens in the establishment of suitable opportunities for workforce housing. The Town recognizes that there are some situations in which normal zoning, site plan review and/or subdivision requirements may be waived without sacrificing public health, safety and welfare so long as proper safeguards are maintained. Accordingly, it has been deemed advisable to adopt workforce housing in accordance with RSA 674:58-61 in order to:

1. Encourage and provide for the development of workforce or affordable housing;
2. Ensure the continued availability of a diverse supply of home ownership and rental opportunities for moderate income households;
3. Meet the goals related to affordable housing referenced in the Town's Master Plan of 2006; and
4. Comply with the requirements of RSA 674:58-61.

B. Authority

This innovative land use control is adopted under the authority of RSA 674:21, and is intended as an "Inclusionary Zoning" provision as defined in RSA 674:21(l)(k) and RSA 674:21 (IV)(a).

C. Allowable Districts

Workforce housing is allowed in Residential Business and Residential Rural districts only.

D. Definitions

1. Affordable: means housing with combined rental and utility costs or combined mortgage loan debt services, property taxes, and required insurance that does not exceed 30 percent of the household's gross annual income.
2. Multi-family housing: for the purpose of workforce housing development means a building or structure containing 5 or more dwelling units, each designed for occupancy by an individual household.
3. Reasonable and realistic opportunities for the development of workforce housing: opportunities to develop economically viable workforce housing within the framework of Bradford's ordinances and regulations adopted pursuant to this chapter and consistent with RSA 672:1III-e.
4. Workforce housing/owner occupied: housing which is intended for sale and which is affordable to a household with an income of no more than 100% of the median income for a 4-person household for the metropolitan area or county in which the housing is located as published annually by the United States Department of Housing and Urban Development.
5. Workforce housing/renter occupied: rental housing which is affordable to a household with an income of no more than 60% of the median income for a 3-person household for the metropolitan area or county in which the housing is located as published annually by the United State Department of Housing and Urban Development.

6. Housing developments that exclude minor children from more than 20% of the units, or in which more than 50% of the dwelling units have fewer than two bedrooms, shall not constitute workforce housing for the purposes of this subdivision.
7. Area Median Income (AMI): the median income of the greater region, either the HUD Metropolitan or NON-Metropolitan Fair Market Rent Area to which the community belongs, as is established and updated annually by the United States Department of Housing and Urban Development. Income considers both wage income and income from assets.

E. Density Bonus

1. A site plan or subdivision that will guarantee a designated percentage of units that are committed to affordability as defined by RSA 674:58 will be granted a density bonus. The maximum percent density bonus shall be ½ of the percentage of lots designated as affordable as shown in the table below.

| Maximum allowed for any housing Development | Percent of total units that are affordable workforce housing | Density bonus | Percentage lot size reduction |
|---|--|---------------|-------------------------------|
| | 20% of units | 10% | 9% |
| | 50% of units | 25% | 20% |
| | 100% of units | 50% | 33% |

2. The Planning Board may allow a reduction of the minimum lot size to accommodate the increased site density as long as soil conditions permit the siting of septic and wells within the decreased lot size.
3. The applicant shall submit a yield plan that would meet conventional zoning standards. The plan should have sufficient detail including soil types and slope as well as any natural resources constraints such as wetlands/lot size restrictions to determine the achievable density on the parcel.

F. Additional Incentives for Workforce Housing

After considering all cost factors including, but not limited to, land, subdivision improvements for roads, utilities & drainage, marketing, insurance, labor, building materials, and profit to identify a total gross cost of the project and per unit gross costs, the Planning Board may approve one or more of the following incentives only if the applicant demonstrates the Town’s land use ordinances and regulations induce a cost prohibitive project.

The Planning Board may:

- Allow a decrease of the minimum lot size
- Allow a decrease in road frontage
- Set minimum setbacks on each lot. Perimeter setbacks shall be sufficient to buffer and protect adjacent properties and the street from encroachment. This may include a vegetative buffer, as determined by the Planning Board, where necessary.
- Approve a reduction in open space. Open space shall be sufficient to accommodate the needs of the proposed occupants of the project.

G. Procedural Requirements

Development of a workforce housing project in accordance with the provisions of this article is permitted through a Conditional Use Permit administered by the Planning Board.

1. Conditional Use Permit Application:

A Complete application for a Conditional Use Permit includes the materials listed below in addition to an application for a Site Plan Review and/or a Subdivision. An application for a Conditional Use Permit can be processed concurrently with the application for a Site Plan Review and/or Subdivision, as required for the specific project.

- a. Notice of Intent to Build Workforce Housing: Any person who applies to the Planning Board for approval of a development that is intended to qualify as workforce housing under RSA 674:58-61 shall file a written statement of such intent as part of the application.
- b. An application form.
- c. List and 3 copies of mailing labels of the abutters, the applicant, any easement holders, and all professionals as defined in RSA 676:4, I, (d) on the property in question.
- d. Fees as prescribed in the subdivision and site plan review.
- e. An application under this article must include, but is not limited to, the following data to ensure project affordability:
 - 1) Calculation of the number of units provided under this Article and how it relates to its provisions.
 - 2) A project cost estimate including, but not limited to all costs for land; costs for constructing subdivision improvements including roads, utilities and drainage; financing; profit; sales & marketing; insurance; labor; building materials; and other cost factors. A gross total project cost and gross per housing unit shall be identified.
 - 3) Description of each unit's size, type, estimated cost and other relevant data.
 - 4) List of required variances, conditional use permits, and special exceptions including justification of their necessity and effectiveness in contributing to affordability.
 - 5) Cost savings associated with written waiver request to the application submittal requirements or the standards outlined in the site plan review regulations or the subdivision regulations.
- f. Written requests for waiver regulations from any of the application submittal requirements or standards outlined in the site plan review regulations or the subdivision regulations.

2. Conditional Use Permit Criteria:

The applicant shall demonstrate to the Planning Board that the application for workforce housing meets the following criteria before the Planning Board may grant a Conditional Use Permit:

- a. The Planning Board must determine that the type and density of proposed workforce housing units is compatible with or provides a compatible transition to the use and density of any neighboring residential areas and that the project will be designated in a manner that is harmonious with neighboring developments, natural surroundings, and housing context (the housing type, density and land use in the surrounding area)
- b. Workforce Housing projects with Multi-Family Housing shall:
 - 1) Have a landscaped vegetative buffer fifty (50) feet in width around the perimeter of the project; and
 - 2) Have direct access to a Class V or better street; and
 - 3) Be served by state approved community water and community sewer systems; or be served by public water and public sewer service
- c. The housing proposed shall qualify as Workforce Housing as defined in Article III Definitions
- d. The project shall comply with all Zoning Ordinance, Site Plan Review Regulations and/or Subdivision Regulations, other than those standards relaxed under Article IV.
- e. In determining the minimum lot size in areas served by on-site water and sewer systems, the minimum lot size shall comply with the New Hampshire Department of Environmental Services minimum lot sizing based on soil type and slope.
- f. Until such time as municipal water and/or sewer systems are in place, no multi-family housing shall contain more than five (5) units.

3. Procedural Requirements – Decision Process

- a. Notice of Conditions: If the Planning Board approves an application to develop workforce housing subject to conditions or restrictions, it shall notify the applicant in writing of such conditions and restrictions and give the applicant an opportunity to establish the cost of complying with the conditions and restrictions and effect of compliance on the economic viability of the proposed development. The board's notice to the applicant of the conditions and restrictions shall constitute a conditional approval solely for the purposes of complying with the requirements of RSA 676:4 I(i). It shall not constitute a final decision for any other purpose, including the commencement of any applicable appeal period.
- b. Submission of evidence to establish cost of complying with conditions: Upon receiving notice of conditions and restrictions as described above, the applicant may submit evidence to establish the cost of complying with the conditions and restrictions and the effect on economic viability within the period directed by the board, which shall not be less than 30 days.
 - 1) Upon receipt of such evidence from the applicant, the Planning Board shall allow the applicant to review the evidence at the Planning Board's next regular business meeting for which ten days or public notice can be provided. Ten (10) days' notice by certified mail shall be given to abutters', the applicant and the holders of any conservation, preservation, or agricultural easements on the subject property. At such meeting, the Planning Board may also receive and consider evidence from other sources.

- 2) The Planning Board may affirm, alter, or rescind any or all the conditions or restrictions of approval after such meeting.
 - 3) Subject to subparagraph (d), the Planning Board shall not issue its final decision on the application before such meeting, unless the applicant fails to submit the required evidence within the period designated by the Planning Board, in which case it may issue its final decision any time after the expiration of the period.
 - 4) If an Applicant notifies the Planning Board in writing at any time that the applicant accepts the conditions and restrictions of approval, the Planning Board may issue its final decision without further action under this paragraph.
- c. Appeals: Any person who has filed the written notice and whose application is denied or is approved with conditions or restrictions which have a substantial adverse effect on the viability of the proposed workforce housing development may appeal the municipal action to the Superior Court under RSA 677:4 or RSA 677:15 seeking permission to develop the proposed workforce housing. A Planning Board decision on the issuance of a Conditional Use Permit cannot be appealed to the Zoning Board of Adjustment (RSA 676:5 III).
 - d. In any appeal where the applicant has failed to file the statement required in Section VI. A. 1, the applicant shall not be entitled to a judgement by a court on appeal that allows construction of the proposed development, or otherwise permits the proposed workforce housing development to proceed despite its nonconformance with the municipality's ordinances or regulations.

H. General Requirements of Workforce Housing Units in Mixed Developments

1. Architectural compatibility of all units: In developments with mixed workforce housing and market rate housing, the dwellings qualifying as workforce housing shall be compatible in architectural style and exterior appearance with the market-rate dwellings of similar type, (i.e. affordable and market-rate multifamily units, affordable and market-rate single family homes) in the proposed development. The workforce housing units should be interspersed throughout the overall development and not concentrated in separate areas of development. Workforce Housing units shall be mixed with, and not clustered together or segregated in any way from the market-rate units.
2. Phasing: The phasing plan for development shall provide for the development of workforce housing units concurrently with the market-rate units.

I. Affordability

1. Certification of Income Levels: To ensure that only eligible households purchase/rent the designated affordable housing units, the purchaser/renter of a workforce housing unit must submit copies of their last three years federal income tax returns with written certification, verifying that their annual income level does not exceed the maximum level as established by this ordinance. The tax returns and written certification of income must be submitted to the developer of the housing units, or the developer's agent, prior to the transfer of the title. A copy of the tax return and written certification of income must be submitted to all parties charged with administering and monitoring this ordinance, within 30 days following the transfer of title.

2. Assurance of continued affordability: Workforce housing units offered for sale shall require a lien, granted to the Town of Bradford, be placed on each workforce housing unit. The value of the lien shall be equal to the difference between the fair market value of the unit and its reduced affordable sale price, which is indexed according to the qualifying income standards. The municipality's lien is inflated over time at a rate equal to the Consumer Price Index (CPI). Future maximum resale values shall be calculated as the fair market value minus the CPI adjusted lien value. Subsequent sales are not limited based on income targets, but the combination of the maintenance of the municipality's lien and adherence to this Article's definition of affordable housing.
3. Workforce housing rental units shall limit annual rent increases to the percentage increase in the area median income, except to the extent that further increases are made necessary by hardship or other unusual conditions.
4. Documentation of restrictions: deed restrictions, restrictive covenants, or contractual arrangements related to dwelling units established under this Article must be documented on all plans filed with the town's Planning Board and with the Registry of Deeds.

J. Administration, Compliance, and Monitoring

1. This Article shall be administered by the Planning Board
2. Certificate of Occupancy: No certificate of occupancy shall be issued for a workforce housing unit without written confirmation of the income eligibility of the tenant or buyer of the workforce housing unit and the confirmation of the rent or price of the workforce housing unit as documented by an executed lease or purchase and sale agreement.
3. Ongoing responsibility for monitoring the compliance with resale and rental restrictions of workforce housing units shall be the responsibility of an organization designated by the Board of Selectman (such as but not limited to the New Hampshire Housing Finance Authority) or, in the absence of an outside monitoring organization, the Bradford Planning Board or its designee.
4. Annual Report: The owner of a project containing workforce housing units for rent shall prepare an annual report certifying that the gross rents of affordable units and the household income of tenants of workforce housing units have been maintained in accordance with this Article. Such reports shall be submitted to the monitoring agent indicated in C above or their designee and shall list the contract rent and occupant household incomes of all workforce housing units for the calendar year.

K. Relationship to other ordinances and regulations

No portion of this ordinance shall nullify the provisions of any other town ordinance provisions which relate to environmental protection, water supply, sanitary disposal, traffic safety, and fire and life safety protection. Where workforce housing applicants propose a development of single-family homes or mixed single family and multi-family homes, all provisions of the subdivision and site plan regulations shall apply unless waived by the Planning Board. Where workforce housing applicants propose development of multi-family units or mixed commercial and multi-family units, the site plan regulations shall apply unless waived by the Planning Board.

L. Conflict

If any provisions of this ordinance are in conflict with the provision of other ordinances, the more restrictive provision shall apply, except for any provision dealing with affordability, in which the provisions of this ordinance shall apply.

Article VII SIGN REGULATION

A.) General Purpose

The purpose of this article is to provide guidance in the process and sign use within the Town of Bradford. The Town recognizes the need to provide opportunities for businesses in Bradford to advertise, communicate and to be uniquely identified. With this in mind the Town of Bradford sign regulation is intended to provide public safety and welfare while ensuring the rural character of the town is maintained.

B.) Process

1. A sign permit must be obtained from the Planning Board before erection or placement of any sign requiring a permit.
 - i. Applications for the Sign Permit are available at the Town Office and Online at <http://www.bradfordnh.org/departments/forms/>
 - ii. The Planning Board meets at regularly scheduled Planning Board Meetings. Please see town website for more information
 - iii. Sign permit applications submitted to the Planning Board will be placed on the next Planning Board agenda for consideration.
 - iv. Sign permit applications are approved by the Planning Board if they find the proposed sign conforms to the town sign regulations. Usually this determination can be made when first presented to the board.
2. All signs that require a permit must be drawn on an approved site plan prior to the issuance of a permit.
 - i. Items to be displayed on the site plan:
 1. Location
 2. Methods of illumination
 3. Depiction of all signage, with size and layout
 - ii. Applications for Site Plan Review are available at the Town Office and online at <http://www.bradfordnh.org/departments/forms/>
 - iii. Planning Board assistance or for Site Plan Review please attended a regularly scheduled monthly meeting.

C.) General Provisions

1. Location: No sign shall project over a public way, or project more than three feet beyond the frame of a building, or be located in such a position to endanger traffic by interfering with the sight lines from driveways, intersections, along streets or roads, or otherwise present a safety hazard. No freestanding sign may be placed closer than thirty (30) feet from the center of a road or as mandated by State law.
2. Size and Materials: The size of the sign shall be based on overall dimensions (including moldings, trim, decorations, etc.) but excluding posts and installation devices. Every fixed sign permitted hereunder shall be constructed of durable materials and shall be maintained in good condition and repair at all times.
 - i. All signs shall be limited to the following sizes (measured in square feet) by zoning district.

| Sign Type | Residential | Residential | Conservation |
|-------------------------------|--------------------|--------------------|--------------|
| | Business | Rural | |
| Building Mounted | <u>32 sf</u> | <u>32 sf</u> | <u>NA</u> |
| Freestanding (first business) | <u>24 sf</u> | <u>24 sf</u> | <u>NA</u> |
| Freestanding Multiple | 8 sf each up to 64 | 8 sf each up to 64 | <u>NA</u> |
| Off Premises | <u>6 sf</u> | <u>6 sf</u> | <u>NA</u> |
| Temporary/Seasonal | | | |
| Directional | <u>4 sf</u> | <u>2 sf</u> | <u>2 sf</u> |

3. Illumination: Signs may be illuminated only by downward facing continuous external lighting. Illuminating fixtures shall be arranged to direct the light away from streets so that their glare will not constitute a safety hazard to street or high-way traffic. They shall also be directed away or screened from nearby structures. Signs may be illuminated only between the hours of 7AM-9PM or with site plan approval, during the hours the premises are open to the public.
4. Temporary Signs: Temporary informational signs or signs advertising a local event including political signs are allowed to be displayed without a permit for a time period no longer than 30 days in a given calendar year. These signs shall conform to other sections of this article. The sign must be removed by the owner of the sign after 30 days. If it is not removed the Board of Selectmen or its designee shall remove the sign at the owner's expense.
5. Directional Signs: A sign remotely located from the principal place of business that does not contain advertising in any form is considered a directional sign. On town roads, one directional sign per business may be placed at each intersection indicating the direction to travel. Directional signs shall not be greater than 4 square feet. Location of these signs must be approved by the Planning Board during the Site Plan Review process. Written consent must be granted by the owner of the property on which the directional sign is placed and a copy placed on file with the Site Plan
6. The following specifics shall apply to the Residential Business District:
 - a) Non-residential Uses at One Location: Property owners or tenants with business, professional, or other service enterprises shall be allowed a maximum of two advertising signs relating only to the use or uses conducted in the building or on the immediate premises thereof. No more than one of the two signs shall be a free-standing sign. Please refer to the size chart under #2.
 - b) Multiple Non-residential Uses Businesses at One Location: If there is more than one commercial businesses in a single premise, each commercial use is permitted a total of two signs. No more than one free standing sign with all commercial businesses on a single lot shall be permitted. If a business shares a sign, then it is permitted one additional building mounted sign. Please refer to the requirements below.
 - c) Each residence, in this instance all single family, a duplex dwelling unit, or manufactured housing unit, shall be allowed to have up to a single eight (8) square foot permanent sign.
7. Building Mounted Sign: shall not exceed a total of 32 square feet of surface area and not to extend more than three (3) feet beyond and above the building

8. Free Standing Sign: One sign for each business shall not exceed 24 square feet for the first business, then eight (8) square feet of additional area for each additional business up to a total not to exceed 64 square feet in size. The maximum height of any free-standing sign is 15 feet. Signs may be double sided provided the two faces are parallel to each other.
9. Off Premise Sign: While generally discouraged in order to maintain the small-town character, a special exception may be granted by the Zoning Board of Adjustment. The conditions for granting a special exception are:
 - a) Sign may not exceed eight (8) square feet in size,
 - b) Consent be granted in writing by the owner of the property on which the sign is placed,
 - c) Sign must be in compliance with state and local distances required from the centerline of the nearest road,
 - d) Location of the sign be approved by the Road Agent to ensure it does not interfere with public safety.

D.) Prohibited Signs

1. Neon or tubular gas and flashing electric sign.
2. Internally illuminated signs except for filling stations to advertise the brand of gas sold.
3. Flashing electric (except police and Town of Bradford departments).
4. Mobile or portable signs (except police, Town of Bradford departments and State of New Hampshire).
5. Signs that move or have contents that change or move.
6. Signs on utility poles.
7. Signs on public property (including right of way, trees, rocks or other natural surfaces).
8. A-frame or sandwich board signs (may only be used in accordance with section 4 as temporary signs).

E.) Signs Allowed Without Permit (all may be no larger than 4 square feet)

1. Signs identifying the name of the owner, house number and name of occupant. Such signs may be tree-mounted on private property, as long as the tree is not in the town right-of-way or state right-of way.
2. One Tree-farm sign. Such signs may be tree-mounted on private property, as long as the tree is not in the town right-of-way or state right-of way.
3. Conservation easement signs such as identifying the easement holder and property boundaries.
4. One state inspection sign as required by the state, not to be counted towards the total square footage allowable signage.
5. One on premise sign per site advertising the sale or rental of property.

6. One temporary sign advertising companies involved in the design and construction of the site.
7. Directional sign for an event such as a yard sale or wedding, not exceeding six (6) square feet in size. In this instance sign may be displayed for up to 48hrs prior and up to 24 hours after the event.
8. Traffic and pedestrian control, safety signs placed by the town or utility workers.
9. Signs indicating open, closed, sale or business hours. These signs are not allowed to include any logo or advertising material, must be located on premises and be limited to no more than two square feet in size.
10. Flags attached to a building. No more than (2) flags may be displayed at any one time.
11. Sign for a home business that conforms to the Zoning Ordinance.
12. Signs regulating or defining access to private property which are under one square foot in size.
13. A sign, which is no larger than two square feet, on the door of a commercial business identifying the business name and/or logo (these signs shall not count towards the total square footage allowed per site).
14. Signs for temporary events, as defined in section 4.
15. Feather signs allowed in Rural Business District with a limit of two per lot, 15' from the highway right-of-way and property boundary, kept in good repair and displayed for no longer than 60 days in any calendar year.

F.) Non-confirming Signs

Any non-confirming sign erected prior to the adoption of this regulation may be continued so long as it is properly maintained. Any changes thereafter to such sign shall be made in conformance with this ordinance. Whenever a particular business ceases to operate at a particular location, all signs relating thereto shall be removed within 30 days.

Article VIII WETLANDS ORDINANCE

A. Purpose and Intent

The purpose of this article is to protect the public health, safety and general welfare by controlling and guiding the use of land areas which have been found to be saturated or subjected to high water tables for extended periods of time-including established and seasonal wetlands.

It is intended that this article shall:

1. Prevent the development of structures and land uses on naturally occurring wetlands which will contribute to pollution of surface and ground water by sewage or toxic substances or sedimentation;
2. Prevent the destruction of, or significant changes to natural wetlands which provide flood protection, provide filtration of water flowing into ponds and streams, augment stream flow during dry periods, and are closely connected to the ground or surface water supply;
3. Protect unique and unusual natural areas;
4. Protect wildlife habitats, maintain ecological balances and enhance ecological values such as those cited in RSA 483-A: 1-b;
5. Protect potential water supplies and existing aquifers (water bearing stratum) and aquifer recharge areas;
6. Prevent unnecessary or excessive expense to the Town for the purpose of providing and or maintaining essential services and utilities which might be required as a result of misuse or abuse of wetlands;
7. Encourage those low-intensity uses that can be harmoniously, appropriate and safely located in wetlands;
8. Preserve and enhance the aesthetic values associated with wetlands in the Town of Bradford.
9. Prevent damage to structures and properties caused by inappropriate development in wetlands.

B. Definitions

1. Wetland Scientist: A person who is currently certified by the State of New Hampshire to delineate wetlands.

2. Poorly Drained and Very Poorly Drained Soil: As defined by the National Cooperative Soil Survey, or further defined by the most recent document prepared by the Society of Soil Scientists of Northern New England detailing the standards for delineating wetlands. These are on file with the Merrimack County Conservation District.
3. Wetlands: Areas that are inundated or saturated by surface or ground water at frequency and duration sufficient to support under normal conditions a prevalence of vegetation typically adapted for life in saturated soil conditions. They include, but are not limited to, swamps, bogs, marshes, pond, lakes, as well as soils that are defined as poorly drained or very poorly drained. Wetlands shall be defined in accordance with the most current definition of the U.S. Army Corps of Engineers.
4. Wetland Buffer: A natural vegetated upland area adjacent to a wetland or surface water.

C. Establishment of Wetland Areas

The “Town of Bradford Wetlands Map” shows areas based only on soil type – it is considered a guide only. If the location of the boundaries of a wetland area is in question by any party, the Planning Board may call upon the services of a Wetland Scientist to examine the area and report to the Planning Board for determination of the boundary. Any necessary soil testing procedures shall be conducted at the expense of the landowner or applicant. Any costs incurred through such appeals shall be borne by the landowner or applicant.

D. Establishment of Buffer Areas

A naturally vegetated buffer provides a protective barrier that helps maintain the beneficial functions of a wetland such as: sediment collection, erosion control, pollution filtration, flood control and wildlife habitat protection.

1. A naturally vegetated Buffer Area shall be retained within 100 feet of any wetland of 20,000 square feet or more. A naturally vegetated Buffer Area shall be retained within 50 feet of any wetland greater than 1,000 square feet but less than 20,000 square feet. Existing buildings may be repaired or rebuilt, provided that the repaired or rebuilt structure conforms to the dimensions of the former structure and does not extend any further into the wetlands or buffer area than the original foundation.
2. In cases of public waters, as defined by the Comprehensive Shoreland Protection Act, those buffers and setbacks required by RSA 483-B shall apply. (These currently include: Ayers Pond, Hoyt Brook Pond, Lake Massasecum, Lake Todd, Warner River and the outlet of Lake Todd.)
3. Buffers shall not be required if the wetland or surface water is one of the following types:
 - a. A man-made vegetated swale or roadside ditch,
 - b. A sedimentation/detention basin,
 - c. A man-made agricultural, irrigation pond, or recreational pond,
 - d. A septage lagoon.

E. Uses Permitted in Wetland and Buffer Areas

1. Any use otherwise permitted by ordinances of the Town of Bradford and State and Federal laws that does not involve that erection of a structure or that does not alter the surface configuration of the land by addition of fill or dredging.

2. Agriculture, including grazing, hay production, truck gardening and silage production provided that such shall not cause an increase in surface or ground water contamination by pesticides or other toxic or hazardous substances and that such use will not cause or contribute to soil erosion. Refer to Best Management Wetland Practices for Agriculture, NH Dept. of Agriculture.
3. Forestry and tree farming to include the construction of access roads for said purposes, provided that said roads do not obstruct the natural flow of water. Refer to Best Management Practices for Erosion Control on Timber Harvest Operations in NH, NH Dept. of Resources and Economic Development, Division of Forests and Lands.
4. Wildlife habitat development and management.
5. Recreational uses consistent with the purpose and intent of this ordinance.
6. Conservation areas and nature trails. Refer to Best Management Practices for Erosion Control During Trail Maintenance and Construction, NH Dept. of Resources and Economic Development Trail Bureau.
7. Water impoundment and the construction of well water supplies.
8. Drainage-ways to include streams, creeks, or other paths of normal runoff water and common agricultural land drainage.
9. Septic systems, leach fields and other waste disposal facilities shall be permitted only in accordance with the State Department of Environmental Services (DES) requirements.

F. Filled Land and Pre-existing Uses

Land which may have been wetlands but were filled under properly issued state and town permits granted prior to the adoption of this ordinance shall be judged according to the soils existing at the site at the time the application for building permit or subdivision is made.

G. Conditional Uses

Conditional Use Permit may be granted by the Planning Board (RSA 674:21 II) for construction of roads and other access ways, and for pipelines, power lines, and other transmission lines provided that all the following conditions are met:

1. The proposed construction is essential to the productive use of land not part of the Wetland Areas.
2. Design, construction and maintenance methods will be such as to minimize detrimental impact upon the wetland and will include restoration of the site as nearly as possible to its original grade and condition.
3. No alternative route which does not cross a wetland or which has less detrimental impact on the wetland is feasible.
4. Cost of the proposed construction compared to alternatives shall not be a consideration in granting or denying the permit.
5. The Conservation Commission has had the opportunity to review and comment.

H. Other Provision

1. The Building Inspector shall not issue any permit for construction within the wetlands and wetland buffer (section E) unless such activity conforms to the provisions of this ordinance. The Board of Selectmen shall have the power to enforce this ordinance and violations may be punishable by fines as provided by RSA 676:17.
2. Any wetlands altered in violation of this ordinance shall be restored at the expense of the violator(s) as provided by RSA 483-A:5.

Article IX FLOODPLAIN DEVELOPMENT ORDINANCE

- A. This ordinance, adopted pursuant to the authority of RSA 674:16, shall be known as the Town of Bradford Floodplain Development Ordinance. The regulations in this ordinance shall overlay and supplement the regulations in the Town of Bradford's Zoning Ordinance, and shall be considered part of the Zoning Ordinance for purposes of administration and appeals under state law. If any provisions of this ordinance differsdiffer or appears to conflict with any provision of the Zoning Ordinance or other ordinance or regulation, the provision imposing the greater restriction or more stringent standard shall be controlling.
- B. The following regulations in this ordinance shall apply to all lands designated as special flood hazard areas by the Federal Emergency Agency (FEMA) in its "Flood Insurance Study for the Town of Bradford, New Hampshire" together with the associated Flood Insurance Rate Maps dated April 19, 2010, or as amended, which is declared to be a part of this ordinance and is hereby incorporated by reference.
- C. Definition of Terms: The following definitions shall apply only to this Floodplain Development Ordinance, and shall not be affected by the provisions of any other ordinance of the Town of Bradford.
 1. "Area of Special Flood hazard" is land in the floodplain within the Town of Bradford subject to a 1 percent or greater possibility of flooding in any given year. The area is designated as Zones A and AE on the Flood Insurance Rate Map.
 2. "Base Flood" means the flood having a one-percent possibility of being equaled or exceeded in any given year.
 3. "Basement" means any area of a building having its floor subgrade on all sides.
 4. "Building" – see "structure"
 5. "Development" means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations or storage of equipment or materials.
 6. "FEMA" means Federal Emergency Management Agency.
 7. "Flood" or "Flooding" means a general and temporary condition of partial or complete inundation of normally dry land areas from:
 - a. the overflow of inland or tidal water
 - b. the unusual and rapid accumulation or runoff of surface waters from any source

8. "Flood Elevation Study" means an examination, evaluation, and determination of flood hazards and if appropriate, corresponding water surface elevations, or an examination and determination of mudslide or flood related erosion hazards.
9. "Flood Insurance Rate Map" (Firm) means an official map incorporated with the ordinance, on which FEMA has delineated both the special flood hazard areas and the risk premium zones applicable to the Town of Bradford.
10. "Flood Insurance Study" see "flood elevation study"
11. "Floodplain" or "Flood-prone area" means any land area susceptible to being inundated by water from any source (see definition of "Flooding")
12. "Flood proofing" means any combination of structural and non-structural additions, changes, or adjustments to structures which reduce or eliminate flood damage to real estate or improved real property, water and sanitation facilities, structures and their contents.
13. "Floodway" – see "Regulatory Floodway"
14. "Functionally dependent use" means a use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking and port facilities that are necessary for the loading/unloading of cargo or passengers, and ship building/repair facilities but does not include long-term storage or related manufacturing facilities.
15. "Highest adjacent grade" means the highest natural elevation of the ground surface prior to the construction next to the proposed walls of a structure.
16. "Historic Structure" means any structure that is:
 - a. Listed individually in the National Register of Historic Places (a listed maintained by the Department of Interior) or preliminarily determined by the Secretary if the Interior as meeting the requirements for individual listing on the National Register;
 - b. Certified or preliminary determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
 - c. Individually listed on a state inventory of historic places in states with historic preservation programs which have been approved but the Secretary of the Interior; or
 - d. Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified either:
 - 1) By an approved state program as determined by the Secretary of Interior, or
 - 2) Directly by the Secretary of the Interior in states without approved programs.
17. "Lowest Floor" means the lowest floor if the lowest enclosed area (including basement).

An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such an enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

18. "Manufactured Home" means a structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. For floodplain management purposes the term "manufactured home" includes park trailers, travel trailers, and other similar vehicles placed on site for greater than 180 consecutive days. This includes manufactured homes located in a manufactured home park or subdivision.
19. "Manufactured home park or subdivision" means a parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale.
20. "Mean sea level" means the National Geodetic Vertical Datum (NGVD) of 1929 or other datum, to which base flood elevations shown on a communities Flood Insurance Rate Map are referenced.
21. "New construction" means, for purposes of determining insurance rates, structures for which the start of construction commenced on or after the effective date of an initial FIRM or after December 31, 1974, whichever is later, and includes any subsequent improvements to such structures. For floodplain management purposes, new construction means structures for which the start of construction commenced on or after the effective date of a floodplain management regulation adopted by a community and includes any subsequent improvements to such structures.
22. "100-year flood" – see "base flood"
23. "Recreational Vehicle" means a vehicle which is:
 - a. Built on a single chassis; and
 - b. 400 square feet or less when measured at the largest horizontal projection; and
 - c. Designed to be self-propelled or permanently towable by a light duty truck; and
 - d. Designed primarily not for use as a permanent dwelling but as temporary living quarters for recreational, camping, travel or seasonal use.
24. "Regulatory floodway" means the channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height.
25. "Special flood hazard area" – see "Area Special Flood Hazard"
26. "Structure" means for floodplain management purposes, a walled and roofed building, including a gas or liquid storage tank that is principally above ground, as well as a manufactured home.
27. "Start of Construction" includes substantial improvements, means the date the building permit was issued, provided the actual start of construction, repair, reconstruction,

placement, or other improvement was within 180 days of the permit date.

- a. The actual start means either the first placement of permanent construction of a structure on site, such as the pouring of slab or footings, the installation of piles, the construction of columns, or any work beyond the stage of excavation; or the placement of manufactured home on a foundation.
- b. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for a basement, footings, piers, or foundations or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or part of the main structure.

28. "Substantial damage" means damage or any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50 percent of the market value of the structure before damage occurred.

29. "Substantial improvement" means any combination of repairs, reconstruction, alteration, or improvements to a structure in which the cumulative cost equals or exceeds fifty percent of the market value of the structure. The market value of the structure should equal:

- a. The appraised value prior to the start of the initial repair or improvement, or
- b. In the case of damage, the value of the structure prior to the damage occurring.

For the purposes of this definition, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor, or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. This term includes structures which have incurred substantial damage, regardless of actual repair work performed. The term does not, however, include any project for improvement of a structure required to comply with existing health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions or any alteration of a "historic structure", provided that the alteration will not preclude the structure's continued designation as a "historic structure".

30. "Violation" means the failure of a structure or other development to be fully compliant with the community's flood plain management regulations. A structure or other development without the evaluation certificate, other certifications, or other evidence of compliance required in sections G, J(2b), or I (5) is presumed to be in violation until such time as that documentation is provided.

31. "Water surface elevation" means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, (or other datum, where specified) of floods of various magnitudes and frequencies in the floodplains.

D. All proposed development in any special flood hazard area shall require a building permit.

E. The building Inspector shall review all building permit applications for new construction or substantial improvements to determine whether proposed building sites will be reasonably safe from flooding. If a proposed building site is located in a special flood hazard area, all new construction or substantial improvements shall:

1. Be designated (or modified) and adequately anchored to prevent floatation, collapse, or lateral movement of the structure resulting from hydrodynamic and hydrostatic loads, including the effects of buoyancy
 2. Be constructed with materials resistant to flood damage,
 3. Be constructed by methods and practices that minimize flood damages and,
 4. Be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment, and other services facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.
- F.** Where new or replacement water and sewer systems (including on-site systems) are proposed in a special flood hazard area the applicant shall provide the Building Inspector with assurance that these systems will be designed to minimize or eliminate infiltration of flood waters into the systems and discharges from the systems into flood waters, and on-site waste disposal systems will be located to avoid impairment to them or contamination from them during periods of flooding.
- G.** For all new or substantially improved structures located in Zone A or AE, the applicant shall furnish the following information to the Building Inspector:
1. The as-built elevation (in relation to NGVD) of the lowest floor (including basement) and include whether or not such structures contain a basement,
 2. If the structure has been flood proofed, the as-built elevation (in relation to NVGD) to which the structure was flood proofed and,
 3. Any certification of flood proofing.

The Building Inspector shall maintain for public inspection, and shall furnish such information upon request.

- H.** The Building Inspector shall not grant a building permit until the applicant certifies that all necessary permits have been received from those governmental agencies from which approval is required by federal and state law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U. S. C. 1334.
- I.** In riverine situations, prior to the alteration or relocation of a watercourse the applicant for such authorization shall notify the Wetlands Bureau of New Hampshire Department of Environmental Services and submit copies of such notification to the Planning Board, in addition to the copies required by the RSA 482-A:3.
1. Further, the applicant shall be required to submit copies of said notification to those adjacent communities as determined by the Planning Board, including notice of all scheduled hearings before NH Wetlands Bureau and, as applicable, the Bradford Planning board.
 2. The applicant shall submit to the Planning Board, certification provided by a registered professional engineer, assuring that the flood carrying capacity of an altered or relocated watercourse can and will be maintained.
 3. The Planning Board shall obtain, review and reasonably utilize any floodway data available from Federal, State, or other sources as criteria for requiring that all

development located Zone A meet the following flood way requirements

4. No encroachments, including fill, new construction, substantial improvements, and other development are allowed within the floodway that would result in any increase in flood levels within the community during the base flood discharge.
5. Until a Regulatory Floodway is designated along watercourses; no new construction, substantial improvements, or other development (including fill) shall be permitted within Zone AE on the FIRM, unless it is demonstrated by the applicant that the cumulative effect of the proposed development, when combined with all existing and anticipated development, will not increase the water surface elevation of the base flood more than one foot at any point within the community.

J. Flood Hazard Area

1. In special flood hazard areas the Building Inspector shall confirm the 100-year flood elevation in the following order of precedence according to the data available.
 - a. In Zone AE, refer to the elevation data provided in Bradford's Flood Insurance Study and accompanying FIRM.
 - b. In Zone A, the Building Inspector shall obtain, review, and reasonably utilize any 100-year flood elevation data available from any federal, state or other source including data submitted for development proposals to the community (i.e. subdivisions, site approvals).
2. The 100-year flood elevation confirmed by the Building Inspector shall be used as criteria for requiring the following in Zones A and AE:
 - a. All new construction or substantial improvements of residential structures have the lowest floor (including basement) elevated to or above the 100-year flood elevation;
 - b. That all new construction or substantial improvements of non-residential structures have the lowest floor (including basement) elevated to or above the 100-year flood level; or together with attendant utility and sanitary facilities, shall:
 - 1) Be flood proofed so that below the 100-year flood elevation the structure is watertight with walls substantially impermeable to the passage of water;
 - 2) Have structural components capable of resisting hydrostatic and hydrodynamic loads and the effect of buoyancy; and,
 - 3) Be certified by a registered professional engineer or architect that the design and methods of construction are in accordance with accepted standards of practice for meeting the provisions of this section.
 - c. All manufactured homes to be placed or substantially improved within special flood hazard areas shall be elevated on a permanent foundation such that the lowest floor of the manufactured home is at or above the base flood level; and be securely anchored to resist floatation, collapse, or lateral movement. Methods of anchoring may include, but are not limited to, use of over-the-top or frame ties to ground anchors. This requirement is in addition to applicable state and local anchoring requirements for resisting wind forces.
 - d. For all new construction and substantial improvements, fully enclosed areas

below the lowest floor that are subject to flooding are permitted provided they meet the following requirements:

- 1) The enclosed area is unfinished or flood resistant, usable solely for the parking of vehicles, building access or storage
- 2) The area is not a basement
- 3) Shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwater.

Designs for meeting this requirement must either be certified by a registered professional engineer or architect or must meet or exceed the following minimum criteria: a minimum of two openings having a total net area of not less than one square inch for every square foot enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one-foot above grade. Openings may be equipped with screens, louvers, or other coverings or devices provided that they permit the automatic entry and exit of floodwater.

- e. Proposed structures to be located on slopes in special flood hazard areas shall include adequate drainage paths to guide floodwaters around and away from proposed structures.
- f. Recreational vehicles placed on site within Zones A and AE shall either:
 - 1) Be on site fewer than 180 consecutive days;
 - 2) Be fully licensed and ready for highway use; or
 - 3) Meet all standards of Section 60.3 (b) (1) of the National Flood Insurance Program Regulations and the elevation and anchoring requirements for “manufactured homes” in paragraph (c) (6) of section 60.3.

K. Variances and Appeals

1. Any order, requirement, decision or determination of the Building Inspector made under the ordinance may be appealed to the Zoning ~~Board of Adjustments~~Board of Adjustment as set forth in RSA 676:5.
2. If the applicant, upon appeal, requests a variance as authorized by RSA 674:33, I (b), the applicant shall have the burden of showing in addition to the usual variance standards under state law:
 - a. That the variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense.
 - b. That if the requested variance is for activity within a designated regulatory floodway, no increase in flood levels during the base flood discharge will result.
 - c. That the variance is the minimum necessary, considering the flood hazard, to afford relief.
3. The Zoning Board of Adjustment shall notify the applicant in writing that:
 - 1) The issuance of a variance to construct below the base flood level will result in

increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and,

- 2) Such construction below the base flood level increases risk to life and property. Such shall be maintained with a record of all variance actions.
4. The community shall:
 - a. Maintain a record of all variance actions, including their justification for their issuance, and
 - b. Report such variances issued in its annual or biennial report submitted to FEMA's Federal Insurance Administrator.

Article X WIRELESS TELECOMMUNICATION FACILITIES

A. Authority and Purpose

This ordinance is adopted by the Town of Bradford on March 14, 2001 in accordance with the authority granted in New Hampshire by RSA 674:16 and 240:20-J. in recognition of the requirements of the Federal Telecommunications Act of 1996, this ordinance is designed and intended to balance the interests of the residents of Bradford, telecommunications providers, the telecommunication customers in the siting of telecommunication facilities within the Town of Bradford, so as to ensure coordinated development of communications infrastructure while preserving the health, safety and welfare of the town and its residents. This ordinance establishes general guidelines for the siting of wireless telecommunication towers and antennas to enhance and fulfill the following goals:

1. Preserve the authority of the Town of Bradford Planning Board to provide for reasonable opportunity for the siting of telecommunications services and to provide such services to the community effectively and efficiently.
2. Minimize the visual impact of such facilities as viewed from other vantage points.
3. Enhance prosperity through protection of property values; and reduce adverse impacts such facilities may create, including, but not limited to, impacts on; aesthetics environmentally sensitive areas, historically significant locations, flight corridors, health and safety of persons and property.
4. Provide for co-location and minimal impact siting options through assessment of technology, current location options, future available locations, innovative siting techniques, and siting possibilities beyond the political jurisdiction of the town.
5. Permit the construction of the new towers only where all other reasonable opportunities have been exhausted, and encourage the users of towers and antennas to configure them in way that minimizes the adverse visual impact of the towers.
6. Require cooperation and co-location, to the greatest extent possible, between competitors in order to reduce cumulative negative impact upon the Town.
7. Provide constant maintenance and safety inspections for any and all facilities.
8. Provide for removal of abandoned facilities that are no longer inspected for safety concerns and Building Code compliance; and provide a mechanism for the Town to remove these abandoned towers to protect the citizens from imminent harm and danger.

B. Definitions

1. **Alternative/Stealth Tower Structure:** Innovative sitting techniques such as artificial trees, clock towers, bell towers, steeples, light poles and similar design mounting structures that camouflage or conceal the presence of antennas or towers.
2. **Antenna:** Any exterior apparatus designed for telephonic, radio, television, personal communications service (PDS), pager network, or any other communications through the sending and/or receiving of electromagnetic waves of any bandwidth.
3. **Essential Services:** Services provided by public utility or government agencies through erection, construction or maintenance of underground or overhead gas, electrical, steam or water transmission and distribution systems, and collection, communications, supply or disposal systems. Facilities necessary for the provision of essential services including poles, wires, mains, drains, sewers, pipes, conduits, cables, fire alarm boxes, police call boxes, traffic signals, hydrants and other similar equipment and accessories in connection therewith.
4. **Guy Wire:** A cable used to secure and steady a tower.
5. **Height:** The distance measured from ground level to the highest point on the tower or other structure, including antennas.
6. **Monopole:** Any tower consisting of a single pole, constructed without guy wires or ground anchors.
7. **Pre-existing Towers and Antennas:** Any tower or antenna lawfully constructed or permitted prior to the adoption of this ordinance as well as the replacement of any such towers and antennas.
8. **Secondary Use:** A use of land or of a building or portion thereof which is unrelated to the principle use of the land or building.
9. **Tower:** A structure that is designated and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers or monopoles towers. The term includes radio and televisions transmission towers, microwave towers, common carrier towers, cellular telephone towers, alternative tower structures and the like.
10. **Wireless Telecommunication Facilities:** Any structure, antenna, tower, or other device that provides commercial mobile wireless services, unlicensed wireless services, cellular phone services, specialized mobile radio communication (SMR), and personal communications services (PCS), and common carrier wireless exchange access services.

C. Applicability

1. **Public Property:** Antennas or towers for governmental purpose located on property owned, leased, or otherwise controlled by the Town may be exempt from the requirement of this ordinance, except those uses that are only permitted in the District as delineated in Section D,
2. This partial exemption shall be available if a license or lease authorizing the antenna or tower has been approved by the governing body and the governing body elects, subject to state law and local ordinance, to seek the partial exemption from this ordinance.
2. **Amateur Radio, Receive-Only Antennas:** This ordinance shall not govern any tower, or the installation of any antenna that is under thirty-five (35) feet in height and is owned and operated

by a federally-licensed amateur radio station operator or is used exclusively for receive only antennas. This application adopts the provisions and limitations as referenced in RSA 674: 16, IV.

3. Essential Services and Public Utilities: Wireless Telecommunications Facilities shall not be considered infrastructure, essential services, or public utilities, as defined or used elsewhere in the Town's ordinances and regulations. Siting for telecommunications facilities is a use of land and is subject to the Town's Zoning Ordinance and all other applicable ordinances and regulations.

D. Siting Standards

1. General Provisions

- a. A Site Plan Application and Site Plan Review approval are required for any wireless communication facility construction. Co-location of facilities must meet all current Site Plan Review regulations
- b. The uses in this section are deemed to be permitted uses in the designated district in accordance with all other applicable ordinances and regulations of the Town including Site Plan Review and approval by the Bradford Planning Board.
- c. Antennas and towers may be considered either principle or secondary uses. A different existing use or an existing structure on the same lot shall not preclude the installation of an antenna or tower on such lot.
- d. For purposes of determining whether the installation of a tower or antenna complies with district development standards, the dimensions of the entire lot shall control, even though the antennas and towers may be located on leased parcels within such lots.
- e. Towers that are constructed and antennas that are installed in accordance with the provisions of this ordinance on a non-confirming lot, or in conjunction with a non-confirming use, shall not be deemed to constitute the expansion of a non-confirming use or structure.
- f. Height Limitations
 - 1) Sites in Forested Areas: Wireless telecommunications facilities in forested areas shall not project higher than 20 feet above the average tree canopy height in a one hundred and fifty (150) foot radius of the mount, or the total area of the site including security barrier(s) and designated clear area for access to equipment, whichever is greater. Telecommunication facilities in forested areas must fit with the natural character of such areas and employ stealth technology in order to make sites less obtrusive to the character of surrounding property and the community. Appropriate stealth technologies to apply in wooded areas shall include making sites appear as false/artificial trees, forest ranger / fire towers, or other facades acceptable to the Planning Board.
 - 2) Sites in Fields or Agricultural Areas: Wireless telecommunications facilities constructed in field or areas without a tree canopy shall not exceed ninety (90) feet in height, measure as the vertical distance from the average finished grade surrounding the facility, to its highest point, including all attachments. Telecommunication facilities in fields or areas without tree canopy shall employ stealth technology. Appropriate stealth technologies to apply in fields include

agricultural silos, windmills, or other facades acceptable to the Planning Board.

3) Sites in or on Existing Structures: When mounted on or within an existing structure, no wireless telecommunication facilities shall exceed ninety (90) feet in height, measured as the vertical distance from the average finished grade surrounding the facility, to its highest point, including all attachments. If mounted on another structure, the combined height of the structure and wireless telecommunications facilities shall be used to determine compliance with the requirements of this section, and shall not exceed (90) feet in height as described above. Telecommunication facilities on or within existing structures shall employ stealth designs that are architecturally compatible with the host structure.

4) (New) Antenna that are free standing and 35 feet or less in height are exempt from this ordinance.

g. All free-standing towers, except in pre-existing sites, must be set back a distance equal to 125% of the height of the tower from any off-site residential structure. Towers and accessory facilities must satisfy the minimum zoning district setback requirements.

2. District Permitted

a. New Towers: New tower construction and co-location of wireless telecommunication facilities shall be permitted in all districts by Special Exception subject to all applicable local, state and federal regulations and Site Plan Review and approval by the Planning Board.

b. In all cases, new tower construction must be able to be accomplished in such a manner that the top of the tower is at an elevation of no less than one hundred (100) feet below the elevation of the summit and its extended ridge line of the nearest peak, up slope from the tower site.

E. Bonding Security and Insurance

Recognizing the extremely hazardous situation presented by abandoned and unmotorized towers, the Planning Board shall set the form and amount of security that represents the cost for removal and disposal of abandoned towers in the event that the tower is abandoned and the tower owner is incapable and/or unwilling to remove the tower in accordance with Section F. Bonding and surety shall be consistent with the provisions in the Site Plan Regulations. Furthermore, the Planning Board shall require submission of proof of adequate insurance covering accident or damage.

1. Each commercial carrier who receives approval for a new wireless telecommunications facility shall submit a removal bond issued to the Town of Bradford to guarantee that the facility will be dismantled and removed, within twelve (12) months of cessation of wireless telecommunications use. The amount of the surety shall also include all site reclamation costs deemed necessary and reasonable to return the site to its pre-construction condition, including the removal of roads, and re-establishment of vegetation. The amount of the surety shall be based upon the removal and restoration cost, plus fifteen percent (15%), provided by the applicant and certified by a qualified professional engineer licensed in New Hampshire.

2. The owner of the facility shall provide the Planning Board with a revised removal and restoration cost estimate and structural evaluation prepared by a professional structural engineer licensed in New Hampshire every five (5) years from the date of the Planning Board's approval for the site plan. If the cost has increased more than fifteen percent (15%), then the owner of the facility

shall provide a new bond for the removal and restoration cost plus fifteen percent (15%).

3. Furthermore, the Planning Board shall require submission of proof of adequate insurance covering accident or damage.

F. Removal of Abandoned Antennas and Towers

Any tower that is not operated for a continuous period of twelve (12) months shall be considered abandoned and hazardous to the public health and safety. In addition, any antenna or tower that fails to comply with Sections G and H relative to compliance with federal, state and local standards shall be considered abandoned. The owner shall remove the abandoned structure within ninety (90) days of receipt of a declaration of abandonment from the Town. A declaration of abandonment shall only be issued following a public hearing notice according to RSA 676:4, with notice to abutters and the last known owner/operator of the tower. If the abandoned tower is not removed within ninety (90) days, the Town may execute the security and have the tower removed. If there are two or more uses of a single tower, this provision shall not become effective until all uses cease using the tower.

G. Building Codes and Safety Standards

To ensure the structural integrity of towers and antennas, the owner of a tower shall ensure that it is maintained in compliance with applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. Failure to bring a tower into compliance within thirty (30) days of notice being provided to the owner by the Town, shall constitute abandonment and grounds for the removal of the tower or antenna in accordance with Section F of the Wireless Telecommunication Facilities Ordinance.

H. Federal Requirements

All towers must meet or exceed current standards and regulations of the Federal Aviation Administration, the Federal Communications Commission and any other agency of the Federal Government with the authority to regulate towers and antennas. Failure to bring towers and antennas into compliance with revised standards and regulation within six (6) months of their effective date shall constitute grounds for the removal of the tower or antenna in accordance with Section F of the Wireless Telecommunications Facilities Ordinance.

Article XI ENFORCEMENTS

A. Authority

1. The Board of Selectman, after consultation with the appropriate town officials, is hereby given final power and authority to enforce the provision of this ordinance.
2. Upon any well-founded information that this ordinance is being violated, the Board of Selectman shall take immediate steps to enforce the provisions of this ordinance by seeking an injunction to the Superior Court or by another legal action.
3. Upon conviction thereof, every person, firm, or corporation violating any of the provisions of this ordinance shall be fined as appropriate for a civil or criminal offense, for each day such violation exists.

Article XII BOARD OF ADJUSTMENTS ZONING BOARD OF ADJUSTMENT

Board of Adjustment members are elected in accordance with RSA 673:3 who shall appoint alternate members in accordance with RSA 673:6, II-a. Their duties shall conform to the provisions of

Chapter 673 and 674 of the New Hampshire Revised Statutes Annotated, 1983.

A. The Zoning Board of Adjustment shall have the power to:

1. Hear and decide appeals if it is alleged there is error in any order, requirement, decision, or determination made by an administrative official in the enforcement of any zoning ordinance.
2. Authorize, upon appeal, special exceptions when the following conditions are met:
 - a. The site is appropriate for the proposed use or structure;
 - b. The proposal is not determined or injurious to the neighborhood;
 - c. There will be no undue nuisance or hazard to pedestrian or vehicular traffic;
 - d. Adequate provisions have been made for sanitary facilities;
 - e. Adequate and appropriate facilities will be provided for parking and utilities to ensure the proper use of the structure;
 - f. Comments have been solicited from the Selectman, Conservation Commission, Road Agent, and Police and Fire Chiefs, and Planning Board as appropriate; The proposal is consistent with the spirit of this ordinance and the intent of the Master Plan; and
 - g. If the proposal is for a new telecommunications tower, a draft site plan is required to be submitted.
3. The following conditions must be met in order to approve a special exception for a kennel facility:
 - ~~a.~~ ~~A kennel may be allowed in any zoning district subject to a special exception~~
 - ~~b.~~~~a.~~ _____ The minimum lot area shall be that of the underlying district. Additional acreage may be required depending on the maximum number and types of animals which will be located at the premises. The operation shall conform to acceptable animal husbandry, health and safety requirements and applicable best management practices for the keeping of such animals.
 - ~~e.~~~~b.~~ No barn, shelter, or building used for boarding of said animals shall be located closer than thirty (30) feet from any property line. All points on the perimeter of any kennel structure must be at least 150 feet from any residential dwelling unit on an adjacent lot.
 - ~~d.~~~~c.~~ The area used for exercising or training of said animals shall be securely fenced to prevent the animals from straying or a suitable restraint shall be provided to prevent straying, except for supervised field training activities.
 - ~~e.~~~~d.~~ _____ The facilities shall be maintained in a manner, which is not offensive or detrimental to the neighborhood including but not limited to issues relative to noise, odors, lighting, and appearance of the neighborhood.

f.e. It shall be unlawful for any owner or occupier of a property for which a special exception has been granted hereunder to allow the accumulation of animal feces which causes a foul or nauseating odor or unsightly condition, or which attracts flies or other insects or animals thereby creating an unsanitary condition which may facilitate the spread of disease or otherwise pose a risk to public health or welfare. Animal wastes shall not be stored nearer than 100' from surface waters.

g.f. Quarters for the animals shall provide for proper bedding, be kept in a clean and sanitary condition, be adequately ventilated, protect the animals from excessive heat and cold, shall not be overcrowded, and shall be constructed in such a manner to prevent escape there from. Animals shall not be without attention for more than twelve consecutive hours.

h.g. The kennels shall be operated in such a manner as to eliminate excessive or untimely noise. The ZBA may require that fencing, berming and or building material used for soundproofing be used on the site to mitigate the noise impact of the use on the surrounding properties.

i.h. Kennels shall only be located on a lot with a single-family residential structure. Multi-family residents shall not be allowed to operate a kennel facility.

4. Grant variances in accordance with RSA 673: 33

B. In exercising its power under Section A, the ~~z~~Zoning ~~board of adjustments~~Board of Adjustment may reverse or affirm, wholly or in part, or may modify the order, requirement, decision, or determination appealed from and shall have the powers of the administrative official from whom the appeal is taken.

C. The concurring vote of 3 members of the board shall be necessary to decide on any matter on which it is required to act.

D. If within one (1) year after the granting of a variance or special exception by the Board of Adjustment, any required building permit for work covered by the variance or special exception has not been executed, then such variance or special exception shall become null and void except in any case where legal proceedings to the variance or special exception shall have caused an undue delay in the execution of the required building permit or an extension has been granted by the ~~Board of~~ AdjustmentsBoard of Adjustment.

Article XIII AMENDMENTS

This ordinance may be amended as provided in RSA 673:3, 4, and 5. Upon petition of 25 or more registered voters to the Board of Selectman for an amendment to this ordinance, the procedures set forth in RSA 675:4 shall be followed. Petitions shall be received during the period of 120 to 90 days prior to the annual town Meeting.

Article XIV SAVING CLAUSE

The invalidity of any provision of this ordinance shall not affect the validity of any other provision.

Article XV WHEN EFFECTIVE

This ordinance shall take effect upon its passage.

Article XVI RENUMBERING

The Planning Board shall have the authority to renumber the ordinance after amendments have been passed, so as to make the numbering consistent.