

2025 ZONING WARRANT ARTICLES

ARTICLE 2

Are you in favor of the adoption of Amendment No. 1 as proposed by the Canterbury Planning Board for the Town of Canterbury Zoning Ordinance as follows:

To enact certain administrative revisions to the Ordinance including:

To amend Article 5.3, Section C, Table of Principal Uses in zoning ordinance as follows:

To correct omission in the Table of Uses of the Farmstead Alternative by Conditional use permit in the Rural District (RU), the Residential District (R), the Center Historic District (CHD), and the Shaker Village Museum Preservation District (SVMPD).

To clarify that Convenience Stores may include gas pumps and diesel pumps by Special Exception Except for underground storage tanks in the aquafer protection overlay.

To allow Commercial EV Charging Stations in the Commercial District (C) and the Industrial District (I) by right and to permit them by Special Exception in the Center Historic District (CHD) and in the Shaker Village Museum Preservation District (SVMPD)

To permit Commercial Solar in the Commercial and Industrial Districts by Special Exception;

To permit Data Storage Centers in the Industrial District by Special Exception;

To indicate as foot note number 1 to the Table of Principal Uses, that residential uses are permitted in the Commercial District (C) as part of a commercial cluster development only. This shall apply to Cluster Developments for Single Family, Pre-site built housing, Manufactured Housing, Two-Family, and Multi-Family.

ARTICLE 3

Are you in favor of the adoption of Amendment No. 2 as proposed by the Canterbury Planning Board for the Town of Canterbury Zoning Ordinance as follows:

To amend Article 3, Definitions, by adding the following defined terms:

COMMERCIAL SOLAR: means a for-profit, single facility that generates electricity by means of a solar photovoltaic device that is directly connected to an electric distribution utility's distribution grid and is not a community solar facility, regardless of the operational capacity that the facility is designed for or capable of.

DATA STORAGE CENTER: A physical room, building(s) or facility that houses IT infrastructure for building, running and delivering applications and services as a principal use of the land. It also stores and manages the data associated with those applications and services. A Data Storage Center does not include data storage as a secondary or accessory use of the principal use of the land.

COMMERCIAL EV CHARGING STATION

One or more charging units designed to charge Electric Vehicles (EV) for a fee at a site open to the general public.

ARTICLE 4

Are you in favor of the adoption of Amendment No. 3 as proposed by the Canterbury Planning Board for the Town of Canterbury Zoning Ordinance as follows:

To amend 18.3.3.A in the following manner: ~~A Detached Accessory Dwelling Unit shall not be constructed on an existing noneconforming lot.~~ A detached Accessory Dwelling Unit shall not be constructed on a lot of less than 1.75 acres excluding slopes over 15% and wetlands.

ARTICLE 5

Are you in favor of the adoption of Amendment No. 4 as proposed by the Canterbury Planning Board for the Town of Canterbury Zoning Ordinance as follows:

To amend Article 6.9, Commercial Cluster Development, Section B by indicating that the total number of lots or units shall be calculated in the same manner. Acreage allotment required for any use shall not be less than the actual acreage of that use / lot(s).

To amend Article 6.4 Section I. add item number 5 Wetlands and steep slopes combined shall not account for more than 20% of undisturbed Designated Open Space.

To amend Article 6.9, Commercial Cluster Development, Section C by adding a requirement that no Commercial Cluster development shall be more than 50% residential units or lots, whichever is greater.

ARTICLE 6

Are you in favor of the adoption of Amendment No. 5 as proposed by the Canterbury Planning Board for the Town of Canterbury Zoning Ordinance as follows:

To make non-substantive editing and formatting changes including the following:

To correct misspelled words.

To eliminate duplicate text.

To change asterisks in the table of uses to numbered footnotes.

To update references to the Site Plan Regulations and Subdivision Regulations to references to the Land Development Regulations.

To update and correct any numbering or spacing issues.