

# Town of Canterbury Zoning Ordinance

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## Article 1

### Preamble, Title, and Authority

This ordinance shall be known as the Zoning Ordinance of the Town of Canterbury, New Hampshire, herein referred to as "this ordinance", and is adopted pursuant to the authority granted by the laws of the State of New Hampshire, Chapters 673 through 677, New Hampshire Revised Statutes Annotated, as amended. In conformity with a Master Plan; viz. "The Plan for Tomorrow" and for the purpose of promoting the health, safety, morals and general welfare of the inhabitants of Canterbury. The provisions of this ordinance are considered minimum requirements.

Effective Date: 03/14/1990

As Amended:

03/12/91, 03/10/92, 03/08/93, 03/08/94, 03/15/96, 03/11/97, 03/13/98, 03/09/99,  
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03/13/20, 03/09/21 (Added Article 19 Campgrounds), 03/08/22 (Amended Article 8.1, 13 & 19),  
04/03/2024 (Amended Articles 2, 3, 5, 6, 11, 12, 13, 18)

## Article 2

### General Provisions

#### 2.0 Required Conformance

No land in the Town of Canterbury shall hereafter be used for building, development or otherwise, and no structure shall be erected, enlarged, materially altered, or moved, except in conformance with this ordinance.

#### 2.1 Obnoxious Uses

##### A. Obnoxious Uses Prohibited:

Pursuant to NH RSA chapters 674 and 676, land shall not be used in any manner that constitutes an obnoxious use. Obnoxious use means a use that is noxious, offensive, detrimental to the public or to the owners or occupants of property affected by such use, or prejudicial to the general welfare of the community. Examples of uses that may be obnoxious include, but are not limited to, uses that result in excessive or offensive noise, odors, light, pollution, or vehicular traffic.

##### B. Determination of Obnoxious Use:

The determination of whether or not a use is obnoxious shall be made using the “reasonable person standard.” Under the reasonable person standard, a use is obnoxious if that use unreasonably disturbs, injures, or endangers the comfort, repose, health, peace, or safety of the community; or if that use causes public inconvenience, annoyance, or alarm to reasonable persons of ordinary sensitivity.

In determining whether a use is obnoxious, the Select Board, or its authorized representative, shall conduct an investigation and take evidence. Evidence that a use is obnoxious may take the form of: (1) written or oral testimony of individuals affected by the use; (2) direct evidence gathered using appropriate tools, such as, but not limited to, cameras, decibel or light meters, recording devices, traffic counters, or particulate matter sensors; or (3) other appropriate evidence.

Examples of evidence that may be relevant to whether a use is obnoxious includes, but is not limited to, evidence regarding: (1) whether the use negatively impacts surrounding

property values; (2) whether the use creates health risks or otherwise poses a danger to the health of others; (3) whether the use received necessary state and local approvals, including Zoning Board of Adjustment Approval or site plan review; (4) whether the use has changed in character or intensity over time; (5) whether any changes in the character or intensity of the use impact whether that use violates the Town's land use regulations.

The investigation may include, but is not limited to, any of the following steps:

1. Holding a public hearing for the purpose of taking evidence regarding the impact of the use on the public at large and on impacted individuals.
2. Interviewing or taking statements from the property owner.
3. Interviewing or taking statements from surrounding property owners, residents, or other potentially impacted members of the public.
4. Conducting a site visit of the property.
5. Consulting with the Planning Board or Zoning Board of Adjustment.
6. Hiring a third party to investigate or to provide an opinion regarding the use or its impacts.

#### C. Enforcement:

If the Select Board determines that a use is obnoxious, the Select Board may: (1) issue a cease and desist order pursuant to RSA 676:17-a; (2) pursue any remedy available under Articles 9 or 10 of the Town Zoning Ordinance; or (3) pursue any other remedy available to the Town at law or in equity.

#### D. Complaints:

Individuals who believe they have been or might be affected by an obnoxious use may request that the Select Board investigate the use to determine whether there has been a violation of this Ordinance. The Select Board may also initiate an investigation without a request from a member of the public.

## 2.2 Repair or Removal of Damaged and Unsafe Structures

No owner or occupant of land shall permit buildings ruined by fire or other causes to be left indefinitely. Said ruins shall be made safe within 30 days after the date of the original damage or destruction. Within one year, the owner shall remove the ruins and grade the area to clear ground level or shall begin to repair, rebuild or replace the structure in conformance with this ordinance.

## 2.3 Sanitary Protection

All sanitary systems within and serving dwellings and structures shall at a minimum be constructed and maintained in accordance with existing and amended regulations of the State of New Hampshire Department of Environmental Services Water Supply and Pollution Control Division or successor agency.

## 2.4 Temporary Structures

Temporary structures used in conjunction with construction work shall be permitted only during the period that the construction work is in progress and upon issuance of the appropriate permit by the Selectmen. Nothing in this ordinance shall prevent a property owner from being the builder, or prevent the property owner and his family from living in the structure being built during construction for a period of one year, even though the building does not conform to all the building regulations prior to completion, except those pertaining to sewage disposal.

## 2.5 Home Office (Occupation), Home Shops, and Home Industries

An office (occupation), shop, or industry conducted entirely inside a dwelling unit or accessory structure by a member of the family residing in said dwelling unit. Home offices, shops, and industry shall be permitted provided:

- A. Such use is clearly incidental and secondary to the use of the premises for residential purposes, and
- B. Not more than two employees, other than members of the family, are employed in connection with such uses, and
- C. No offensive noise, traffic, vibration, smoke, dust, odors, heat, glare or unsightliness is produced, and

- D. There is no exterior storage of commercial material or equipment (including the parking of more than one commercial vehicle) and no other exterior indication (excluding advertising signs) of such use or variation from the residential character of the premises, and
- E. Off street parking for employees and visitors, in connection with the home occupation, is provided.
- F. In a commercial zone, home offices, shops and industries shall be allowed in the same manner as specified in this section except that:
  - 1. A single family dwelling unit is allowed in a commercial zone as an accessory to a business or industry. The business or industry is the primary use of the lot.
  - 2. The business may employ not more than 10 full or part-time employees, other than family members.
  - 3. The portion of the property used for the business shall not exceed 3,000 square feet of interior space and/or 5,000 square feet of exterior space. If exterior space is used for the business, it shall be adequately screened or buffered so as to meet the requirements of paragraph C, as determined by the Planning Board through its site plan review.
  - 4. The prohibition of paragraph D of exterior indication of business use shall not apply, but the Planning Board may impose requirements for screening, appearance and buffering appropriate for the neighborhood in which the property is located.

### 2.5.1 Accessory Dwelling Unit to Business Uses

Source: WA 2024-2

In a commercial zone, a single attached dwelling unit may be allowed as a permitted accessory use to an allowed business. The accessory dwelling unit shall conform to all standards required for an Attached Accessory Dwelling Unit as defined in Article 18, except that the Attached Accessory Dwelling Unit shall be accessory to an allowed business instead of a single family residence.

## 2.6 Signs

Commercial advertising signs (signs) shall be limited to on-site locations only and to one per business enterprise, except for temporary signs advertising the sale of agricultural products. All signs shall be limited to ten (10) square feet per side or twenty (20) square feet total, whichever is less. The overall height of freestanding signs is limited to ten (10) feet above grade.

External illumination is permitted but must be static in terms of intensity and color and not directed onto property other than the premises on which the sign is located. No sign within 100 linear feet of a residential structure shall be illuminated between the hours of 12:00 midnight and 6:00 am.

No sign shall endanger driving on the public roads, either by reason of placement or excessive glare caused by illumination of the sign. Displays, including lighting, erected in connection with the observance of holidays are permitted. However, such signs shall be removed within ten (10) days following the holidays.

On-site signs attached to structures, solely for the purpose of identifying the owner or occupant of an industrial or commercial building, are permitted as a special exception provided that the length of such signs shall not exceed one half the length of the building. The size, height, and number of signs located on a property in a Commercial/Industrial district may be increased as a special exception by the Board of Adjustment.

The following sign types, technologies and devices are specifically prohibited in all districts:

- A. Internally illuminated signs.
- B. Electronic message center signs.
- C. Electromechanical or projected signs.
- D. Animated, software-controlled, or remotely controlled signs.
- E. Windblown devices, pennants, or inflated signs.
- F. Signs that change text, graphics, or color as the result of observer position.



G. Signs made wholly or partially of highly reflective material, so as to generate a contrast between the sign and adjacent surfaces or the surrounding area.

H. Any sign that copies or imitates an official sign or purports to have official status.

### 2.6.1 Flags

Source: WA 2024-3

In all zones no flagpole shall be greater than 30 feet in height from grade.

### 2.7 Travel Trailer

An individual travel trailer may be stored on land owned by the owner of such travel trailer, provided that:

- A. It shall not be used for living or housekeeping purposes, and
- B. Its condition, appearance and the place where it is stored is not detrimental to the neighborhood or other property in the vicinity.

### 2.8 General Standards

All permitted uses shall meet these standards as a condition of meeting the terms of the ordinance. Uses granted a special exception or variance by the Board of Adjustment shall meet these standards in addition to those determined by the Board of Adjustment.

- A. Any uses in any district shall not be conducted in a manner that is unsightly, or emits dangerous, noxious or unpleasant odors or is objectionable due to risk of fire, explosion, noise, vibration, smoke, dust or other forms of environmental pollution.
- B. At all times the natural features of the site shall be respected. Excavation and removal of sand, gravel or soil, stripping of topsoil or clearing of vegetation so as to cause erosion or long term disfiguring of the landscape shall not be permitted. Filling, culverting, draining or rerouting of natural area water courses may only occur with the approval of the Zoning Board of Adjustment and as required by N.H. RSA Chapter 149 & Chapter 483-A, as amended.

- C. The disposal of industrial or commercial wastes in any form resulting from a proposed or existing operation shall meet all state and federal regulations prior to commencing operations. A statement of the volume and chemical content of such wastes shall be required of the owner/operator. This data and the type of disposal methods proposed shall be presented at requests for special exceptions under Article 8. The cost for the evaluation of this data by the town or its agents shall be borne by the developer.
- D. Roads and access to public roads shall be constructed in such a manner as to respect the landscape and shall promote public safety. Sufficient off street parking is required for all uses. Two spaces are required for each dwelling unit and/or for each 400 feet of non-residential floor space, unless amended by the Board of Adjustment.
- E. The Town of Canterbury has maintained a rural, residential and agricultural character that is incompatible with "adult businesses" which involve public indecency or sexually explicit activities or materials. The Town's limited police and public protection resources are insufficient to address the secondary effects and well- documented problems that are often associated with adult businesses. The Town has limited areas available for commercial development and the location of adult business within those commercial areas would deter their development for uses that would enhance the community tax base. The table of uses set forth in section 5.3 shall therefore be interpreted so as to preclude the establishment of an adult business within any permitted use or special exception.

## 2.9 Aircraft Take-Offs and Landings on Private Land

Aircraft take-offs and landings on private land shall not be deemed to be a valid and permitted accessory use of any property in the Town of Canterbury.

## 2.10 Waiver of Dimensional Standards to Provide Reasonable Accommodation for Disabled Individuals

Upon application duly made to the Zoning Board of Adjustment that Board, by approving a special exception pursuant to Section 8.2, may allow waiver of dimensional standards otherwise applicable to a property occupied by an individual with a disability as defined by the Federal Americans with Disabilities Act. The Board may grant the special exception if it finds that the criteria set forth in Section 8.2 are met and if it finds that the waiver of the dimensional requirements is necessary to provide reasonable accommodation under said law to allow the

individual to make reasonable use of the property. The Board of Adjustment may attach such conditions to approval of the special exception as it deems necessary, including provisions to require compliance with the waived dimensional requirement if the property is no longer occupied by the individual with the disability.

## **2.11 Lodging, Short Term**

Source: WA 2024-6

The use is regulated to preserve the traditional character of residential neighborhoods that can be negatively impacted by this type of use and to help preserve the quality and quantity of the housing stock for year-round residential use. Allowable as either primary or accessory use.

Permitted in all zones except Industrial, providing the following conditions are met:

1. The principal use of the lot shall be a single family home.
2. No more than one SHORT TERM RENTAL UNIT shall be proposed, permitted, or located on a single lot.
3. A Short-Term Lodging application will require a Special Exception approval from the Canterbury Zoning Board of Adjustment to determine suitability for this use, using the following criteria:
  - a. The owner of a proposed Short-Term Lodging dwelling unit shall apply for the Special Exception and pay the review and abutter notification fees.
  - b. As part of the application approval process the dwelling unit must pass a joint inspection by the Fire Department and the Building Code Enforcement Department which shall be limited to the following:
    - i. Combination Smoke & CO detectors must be installed in areas defined by the Town's adopted codes and must be functioning.
    - ii. Windows and doors functioning as the primary and secondary means of egress shall conform to the current adopted Life Safety Code requirements

for One- and Two-Family Dwellings.

- iii. No basement space shall be used as sleeping areas unless there are properly sized egress windows and/or doors conforming to the Town's adopted codes.
  - iv. A functional fire extinguisher shall be visibly installed in any kitchen area.
  - v. Maximum occupancy shall not exceed state approved septic loading per bedroom.
  - vi. To determine maximum number of vehicles allowed per rental, driveway capacity shall be confirmed. On-street parking shall not be allowed.
  - vii. Safety concerns reported by lodgers or abutters shall require another inspection.
4. The Zoning Board of Adjustment may set other requirements or conditions as part of the approval process.
5. The owner of a Short-Term Lodging unit will be responsible for:
- a. Ensuring that all parking of vehicles is on site;
  - b. Ensuring that occupancy limits are not exceeded;
  - c. Any other site-specific conditions imposed as part of the approval.
6. Short-Term Lodging applications shall be reviewed and approved or denied within 30 days of receipt of a complete application. Notice of the approval or denial will be mailed to the applicant and abutters as defined in RSA 672:3.
7. Approval for Short-Term Lodging use will be in effect for two (2) years from date of approval and must be renewed by the Code Enforcement Officer after an inspection to

ensure that all conditions for approval are still in effect.

8. Violation of this ordinance will subject the property owner to fines and penalties outlined in Article 10.0 of the Canterbury Zoning Ordinances consistent with NH RSA 676:17, and revocation of approval.

## Article 3

### Definitions

#### 3.0

Source: WA 2024-

For the purpose of this ordinance, words used in the present tense include the future, the singular number includes the plural, and the plural includes the singular. The word "lot" shall include "plot" or "parcel." The word "structure" shall include the word "building" where the context requires. The word "used" shall include "rented, leased, intended to be used, and occupied." The word "shall" is mandatory and the word "may" is permissive.

CERTAIN OTHER TERMS OR WORDS SHALL BE INTERPRETED AS FOLLOWS:

#### 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 Planning 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. (RSA 672.3)

#### ACCESSORY DWELLING UNITS

An Accessory Dwelling unit (ADU) is a second completely private dwelling unit that provides independent facilities for one or more persons, including provisions for sleeping, eating, cooking and sanitation on the same parcel of land as the principal dwelling unit it accompanies. An ADU is intended to be secondary, and accessory to, a principal single family dwelling unit in accordance with ARTICLE 18 ACCESSORY DWELLING UNITS.

#### ACCESSORY STRUCTURE

A structure, the use of which is clearly incidental, subordinate and customarily associated with use of a lot.

### AGRICULTURAL RETAIL OUTLET

Pick your own. A site on which agricultural, horticultural or silvicultural products are grown and made available, at a fee, for harvest by the public.

Farm Stand (roadside stand). Means an agricultural retail operation, not to be considered commercial, provided that: (A) at least 35 percent of the product sales in dollar volume is attributable to products produced on the farm or farms of the farm stand owner or farm stand operator; and (B) product sales not attributable to the farm or farms of the farm stand owner or farm stand operator shall be agriculturally related and may include, but not necessarily limited to, the sale of garden accessories, cheese, home crafts, cut flowers, dried flowers, value added products such as jams, jellies and baked goods from a farm stand kitchen.

### APARTMENT

An individual dwelling unit in a building which contains two or more dwelling units.

### APPLICANT

The owner of record, or his agent duly authorized in writing at the time of application.

### BASEMENT/CELLAR

An area enclosed by foundation walls and partly underground.

### BUILDING INSPECTOR

The Building Inspector of the Town of Canterbury, appointed by the Board of Selectman.

### BOARD/PLANNING BOARD

The Planning Board of the Town of Canterbury.

### CLUSTER SUBDIVISION

A division of land into lots for use as building sites where said lots are arranged into one or more groups and where each lot may have an area and dimensions less than the minimum required for the district. However, the total number of lots in the tract shall not exceed the number permitted in a normal subdivision for that district. Common open space(s) is provided by clustering buildings on lots reduced in size sufficiently to provide the common open space(s) area.

### COMMERCIAL COMMON AREA

Source: WA 2024-5

All land held in common in a COMMERCIAL CLUSTER, excluding DESIGNATED OPEN SPACE.

### 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.

### COMMERCIAL KENNEL

Any establishment where boarding of dogs is done as a business, or where more than two litters of pups are whelped during a calendar year.

### COMMERCIAL SOLAR FIELD

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 is capable of. A COMMERCIAL SOLAR FIELD is a primary use of the land.

### COMPREHENSIVE TOWN PLAN; SEE MASTER PLAN

### CONDOMINIUM

Real property, and any interest therein, pursuant to RSA 356.B. In addition, any buildings involving cooperative ownership and conversions of existing buildings to cooperative ownership or condominiums shall be considered condominiums for the purpose of this ordinance.

### DATA STORAGE CENTER

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



### DESIGNATED OPEN SPACE

Source: WA 2024-5

Land set aside in a cluster neighborhood or commercial cluster (see Article 6) that shall remain undisturbed, except for activities and improvements previously approved by the Planning Board.

### DEVELOPMENT

Construction or improvements on a tract or tracts of land.

### DEVELOPER

The individual, partnership or corporation, which will be responsible for the construction of all improvements and subsequent sale of lots, buildings and/or dwelling units.

### DWELLING UNIT

One room or rooms connected together constituting a separate, independent housekeeping establishment and containing independent cooking and sleeping facilities.

### ENGINEER

The duly designated Engineer of the Town of Canterbury, or if there is no such official, the planning consultant or official assigned by the Canterbury Planning Board or Selectmen.

### FARM, AGRICULTURE, FARMING

As defined at RSA 21:34-a and as it may be amended from time to time.

### FINAL PLAT

The final drawing or drawings on which the applicant's plan of subdivision is indicated, prepared as required under the provisions of the Subdivision Regulations.

### FLOOD HAZARD AREA

Those areas containing soils formed in thick alluvial deposits and so delineated by the U.S. Soil Conservation Service survey; and other soils and areas so delineated in other governmental floodway, flood plain or flood hazard studies.

### FRONTAGE

The front boundary line of a lot measured by a continuous line along a road or street.

### HEALTH OFFICER

The Health Officer of the Town of Canterbury.

### LODGING, SHORT TERM

A dwelling unit where transient lodging is provided for compensation for stays of between one and 30 consecutive nights, and available for lodging at daily rates, and where the dwelling unit would normally be considered a residential dwelling unit not associated with regulated commercial activities such as a hotel, motel or bed-and-breakfast.

### LOT

A plot or portion of a subdivision or other parcel of land intended as a unit for the purpose, whether immediate or future, of transfer of ownership or of building development.

### MANUFACTURED HOUSING

Any structure, transportable in one or more sections, which in the traveling mode is 8 body feet or more in width and 40 body 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, which include plumbing, heating and electrical systems contained therein. Manufactured housing as defined in this section shall not include presite built housing as defined in RSA 674:31-a.

### MANUFACTURED HOUSING PARK

A plot or parcel designed to be used exclusively for the siting of more than one manufactured housing unit.

### MASTER PLAN

A document prepared and adopted by the Planning Board to guide the long-range development of the Town in accordance with RSA 674:2.

### MONUMENT

Bounds of concrete or stone, not less than thirty-six (36) inches in length, not less than four (4) inches square or five (5) inches in diameter, and marked on top with a cross, brass plug, iron rod, or other durable material securely imbedded or iron pipes or rods at least thirty-six (36) inches in length and three-quarters (3/4) inch in diameter or square.

### MULTI-FAMILY

More than two dwelling units in a single building or in separate buildings each containing at least two dwelling units under condominium or apartment ownership within a single lot.

### OFFICIAL MAP

The official street map which reflects road classes and zoning and is on a scale of 1"-1000'.

### PRELIMINARY PLAT

A plan prepared as required in the Subdivision Regulations and submitted to the Board prior to preparing the final plat.

### PRINCIPAL USE

Main or primary use of a lot.

### RESIDENTIAL USE

Dwelling units and accessory uses including but not limited to:

- Approved accessory apartments
- Garages and storage buildings for storage of personal vehicles and possessions
- Agricultural buildings for personal use under 2000 sf footprint
- Raising of crops, gardening and agricultural practices for personal use on the same or a contiguous lot to one's lot of residence

### RESIDENTS' COMMON AREA

Source: WA 2024-5

All land held in common in a CLUSTER NEIGHBORHOOD, excluding DESIGNATED OPEN SPACE.

**RESERVE STRIP**

Any area for which future public use is intended for street connection, for pedestrian ways, or for recreational use.

**RIGHTS-OF-WAY**

- A. Any approved road which is accepted or maintained by the Town or State; or
- B. Any approved private road which is part of a subdivision; or
- C. Any Class VI road as shown on the Town road map as included in the Plan for Tomorrow.

**ROAD OR STREET CLASSIFICATION**

- A. Local: A street used primarily to give access to abutting properties.
- B. Collector: A street which, in addition to giving access to abutting properties, serves to carry traffic from local streets to arteries and to public and other centers of traffic concentration.
- C. Secondary arterial: A street or highway used primarily for through traffic but which also serves as a collector or local street.
- D. Major arterial: A street or highway used primarily for heavy and/or through traffic.

**SEPTAGE**

Material removed from septic tanks, cesspools, holding tanks, or other sewage treatment units, excluding sewage sludge from public treatment works and industrial waste. Septage includes domestic septage as well as septage from industrial and commercial sources.

**SEPTAGE LAGOON**

A pit of excavation designed to receive septage.

**SHORT-TERM RENTAL UNIT**

Source: WA 2024-6

Means any transient occupancy of a dwelling unit or any portion thereof, under a written or unwritten lease, license, or agreement, for a term of less than thirty (30) days.

**STRUCTURE**

A combination of materials constructed to give support or shelter, including but not limited to uses such as a building, barn, dwelling unit, garage, carport, bridge, shed, tunnel, stadium or the like.

**SUBDIVISION**

The division of a lot, tract, or parcel of land into two or more lots, plats, sites, or other divisions of land for the purpose, whether immediate or future, of sale, rent, lease, condominium conveyance or building development. It includes resubdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided. The division of a parcel of land held in common and subsequently divided into parts among several owners shall be deemed a subdivision.

**SUBDIVISION, MAJOR**

A subdivision not classified as a minor subdivision, including but not limited to a subdivision of four (4) or more lots.

**SUBDIVISION, MINOR**

A subdivision of fewer than four (4) lots requiring no new roads. A proposed subdivision that is one of two or more successive minor subdivisions (of the same original parcel) occurring within a 5 year period, where the total number of lots in all the subdivisions taken together is 4 or more, shall be considered a major subdivision for all purposes.

### TRAVEL TRAILER

A portable vehicular structure designed to be used as a temporary dwelling for travel, recreation or vacation, built on or propelled on its own chassis. This includes pickup coaches, motor homes, camp trailers and RVs.

### TWO FAMILY DWELLING

A single structure designed for or containing two independent dwelling units physically connected in such a way that separation is impracticable. Neither dwelling unit may be an accessory apartment.

### VARIANCE

A permit authorized by the Board of Adjustment allowing a departure from the terms of this ordinance in cases where, owing to special conditions inherent in the land (such as topography or lot shape) a literal enforcement of the provisions of this ordinance would result in unnecessary hardship. These are granted in accordance with RSA 674:33, I-III, amended, and Article 8 of this ordinance.

### WETLANDS

An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

## Article 4

### Non-Conforming Use

#### 4.0

Any existing use not conforming with the provisions of this ordinance may continue but shall be governed by the following conditions:

- A. Existing non-conforming uses of land or structures which have been discontinued for one year or more can only be reestablished in conformance with the terms of this ordinance.
- B. Any existing non-conforming use shall not be exchanged for a different non-conforming use.
- C. Rebuilding of a structure for a non-conforming use after a fire or natural disaster is prohibited where the non-conforming use is expanded.
- D. A non-conforming use shall not be expanded or altered in degree or type.

#### 4.1

Construction, for residential purposes only, on a non-conforming lot is permitted provided that the lot was of record in the Registry of Deeds office and in conformity with the Zoning Ordinance in effect at the time of its creation and in compliance with all state and local requirements, and that the owner owns no contiguous land that can be used to bring the lot as nearly as possible into conformance with present zoning standards. Such non-conforming lots shall be merged with other contiguous land and may not be separately conveyed, unless meeting both of the following criteria:

- A. The abutting land shall have been in the same ownership prior to March 8, 1983.
- B. That the land be approved for subdivision by the Planning Board with one lot being the conforming lot and the other lot meeting all criteria of a two acre lot minimum (e.g., excluding wetland acreage, etc.)

## 4.2

The provisions of Section 4.1 regarding the automatic merger of contiguous pre-existing non-conforming lots shall not apply to lots acquired by a person on or after September 18, 2010, except by consent of the owner.



## Article 5

### Establishment of Zoning Districts

#### 5.0 Designation of Districts

The Town of Canterbury is hereby divided into eight districts to be designated as follows:

Agricultural/Conservation district	A
Rural district	RU
Residential district	R
Commercial district	C
Industrial district	I
Natural Resource district	NR
Center Historic district	CHD
Shaker Village Museum Preservation district	SVMPD

The zoning boundaries and districts are shown on the "Zoning Map of the Town of Canterbury" dated February 27, 1979, as amended. All uses permitted as of right or by special exception in these districts shall conform to the provisions of this article.

#### 5.1 Zoning Map

The locations and boundaries of the zoning districts are shown on the "Zoning Map of the Town of Canterbury, N.H." dated February 27, 1979, as amended, and signed and certified by the Town Clerk, which is a part of this ordinance. See Appendix A of this document for the Zoning Map.

Where any uncertainty exists with respect to the boundary of any district as shown on the map the following rules shall apply:

- A. Where a boundary is indicated as a highway, street, railroad, watercourse, or town boundary it shall be construed to be the center line thereof or such a town boundary.
- B. Where a boundary is indicated as approximately parallel to a highway, street, railroad, watercourse, or town boundary, it shall be construed to be parallel thereto and at such distance from as shown on the Zoning Map.

- C. If no dimension is given on the Zoning Map the location of any boundary shall be determined by use of the scale shown on the Zoning Map.
- D. Where a boundary falls within 10 feet or less of a lot line, the boundary shall be construed to be the lot line.

## 5.2 Establishment of Minimum Lot Standards

Source: WA 2024-4

District	Minimum lot acreage	Minimum lot depth	Minimum lot width
Agricul/Conser	5 acres	300 feet	300 feet
Rural	3 acres	250 feet	300 feet
Residential	2 acres	200 feet	300 feet
Commercial	1 acre	150 feet	200 feet
Industrial	2 acres	150 feet	200 feet
Center Hist	2 acres	200 feet	300 feet
Natural Resource	10 acres	300 feet	300 feet
Shaker	See Article 5.4		

### A. MINIMUM LOT SIZE STANDARDS

1. In computing the minimum lot acreage requirements under this article, any portion of the lot not suitable for building due to high water table as evidenced by open water or wetland shall not be included. Open water or wetland that has been dredged, drained or filled shall not be included in computing the minimum lot sizes.
2. In computing minimum lot depth and width, each lot must contain within its bounds a rectangle meeting these requirements: each of the sides parallel to the front boundary line must equal or exceed the minimum lot width requirement in the zone, and each of the other sides must equal or exceed the minimum lot depth requirement in the zone.
3. In computing the minimum lot acreage requirement, that portion of the lot between the front boundary line and the line from which the front setback is measured shall not be included.

4. In computing minimum lot acreage requirements for proposed two-family or multi-family uses, the minimum acreage for the lot shall be calculated as follows: (number of dwelling units per lot) x (minimum lot acreage requirement) x 75%. Width and depth requirements will be consistent with the zone.

## B. STRUCTURE SETBACK

### 1. FRONT SETBACK.

a. The minimum setback of all structures shall be 50 feet from any front boundary. The minimum setback for a multi-family structure shall be 200 feet. For the purpose of this ordinance, a "front boundary line" shall be the boundary which parallels or most closely parallels the road. However, if the lot is bounded by more than one road, the front boundary line shall be the boundary line which contains the largest amount of frontage. Where a lot does not have the rectangle that is required by Article 5.2A2 as a part of its front boundary, the front setback shall be measured from the side of the required rectangle that is parallel to and closest to the front boundary.

b. In case of lots of 25,000 square feet or less existing as of November 1, 1999, the minimum structure setback from the front property line shall be 25 feet.

Moved (insertion) [1]

### 2. SIDE AND REAR SETBACK.

Minimum setback of any structure from all other boundaries (including an easement for exclusive access to a lot as allowed under Article 5.2D1 of this ordinance) shall be 20 feet; however, if such a boundary is a road, the setback shall be 50 feet from the boundary or 75 feet from the center of the road, whichever is greater.

### 3. POND SETBACK.

The minimum setback of any dwelling unit from great ponds shall be 75 feet. Accessory structures must be set back 20 feet from public waters. Accessory structures set less than 75 feet from public waters must have a maximum height allowance of 20 feet and a maximum footprint allowance of 150 square feet. The setback for accessory structures does not apply to structures that require direct access to water as an operational necessity, including but not limited to piers, docks, boathouses, pumphouses, and other functionally water-dependent structures. These

structures do, however, require a permit from the Wetlands Bureau (RSA 482-A).

4. MERRIMACK RIVER SETBACK.

- a. The minimum setback of any structure from the Merrimack River shall be 200 feet.
- b. The minimum setback of any structure from the top of the river bluff of the Merrimack River, if such a bluff exists in a particular stretch of river, shall be 50 feet.
- c. In areas where the top of the river bluff is less than 150 feet from the river, the more restrictive setback shall apply.

5. AGRICULTURAL RETAIL OUTLET SETBACK.

The following applies to Pick Your Own and Farm Stand (Roadside Stand) Outlets. Pick Your Own Farm Stand (Roadside Stand) Outlets shall provide off street parking. Outdoor display of produce may be provided on the site, but storage of equipment, produce containers and the like shall be enclosed or otherwise screened from view. Farm Stands (Roadside Stands) shall be set back 20 feet from the front boundary or 45 feet from the center of the road, whichever is greater. The Farm Stand (Roadside Stand) shall not exceed 1200 square feet.

6. CAMPGROUNDS AND TRAVEL TRAILER SETBACK.

Setback requirements for travel trailers and tent sites shall be the same as for structures.

7. ▲

8. BURIAL SITE SETBACK.

As per NH RSA 289:3 and subject to amendment from time to time, no new construction, excavation, or building shall be conducted within 25 feet of a known burial site or within 25 feet of the boundaries of an established burial ground or cemetery, whether or not such burial site or burial ground was properly recorded in

**Moved up [1]:** In case of lots of 25,000 square feet or less existing as of November 1, 1999, the minimum structure setback from the front property line shall be 25 feet.

the deed to the property, except when such construction, excavation, or building is necessary for the construction of an essential service, as approved by the Board of Selectmen in concurrence with the cemetery trustees, or in the case of a state highway, by the commissioner of the department of transportation in concurrence with the cemetery trustees.

C. SEPTIC SETBACK

1. Septic tanks and leach fields shall be set back at least 125 feet from public waters, great ponds, the Merrimack River, and year round streams.

D. ROAD FRONTAGE AND ACCESS

1. RESIDENTIAL. In all zoning districts, a lot used for residential, including two family or multi-family purposes shall have at least 300 feet of contiguous frontage.
2. COMMERCIAL OR INDUSTRIAL. A lot used for commercial or industrial purposes shall have at least 200 feet of contiguous road frontage, except for lots located in commercial cluster developments approved pursuant to Section 6.2.
3. STATUTORY BUILDING PERMIT REQUIREMENTS
  - a. In accordance with RSA 674:41, I(a) and (b), the street providing access to any lot to be used for building purposes shall be a Class V or better road prior to the time the building is erected or shall correspond in its lines and location with:
    - (1) A street shown on a subdivision or street plat approved by the Planning Board;  
or
    - (2) A street laid out by the Selectmen or accepted by the Town Meeting pursuant to law.

- b. In accordance with RSA 674:41, I(c), a lot with its frontage and access on a Class VI road may be used for building purposes, provided that:

- (1) The Selectmen after review and comment by the Planning Board issue a building permit therefor; and
- (2) The Town shall not assume responsibility for maintenance of the road or liability for damages for use of the road, and the applicant shall execute an agreement to the effect satisfactory to the Selectmen to be recorded in the Merrimack County Registry of Deeds.

#### 4. SUBDIVISION STANDARDS

- a. The Planning Board may approve a subdivision with the required lot frontage on a Class VI or private road, provided that the subdivider upgrades the road to current Class V road standards prior to approval or posts adequate surety therefor in accordance with Subdivision Regulations.
- b. The Planning Board may approve a subdivision with the required lot frontage on a Class VI or private road, without requiring full upgrade to Class V road standards, provided that the lots so created are designated on the subdivision plan as "Open space uses only; lots not eligible for residential or commercial building purposes." The Planning Board may require such improvement of the road as it deems necessary for the proposed use. Any lot created by subdivision under this subparagraph may become eligible for residential or commercial building development purposes only in accordance with the provisions of this section through upgrading the road to meet then current town road standards or by application for an issuance of a building permit pursuant to this section or RSA 674:41.

#### E. FRONTAGE ON GREAT PONDS AND MERRIMACK RIVER

- 1. Lots bordering on great ponds and the Merrimack River shall have a minimum of 100 feet of water frontage. In developments bordering great ponds and the Merrimack

River that include lots with no direct water frontage there shall be set aside for the common use of such interior lot owners suitable and appropriate shore frontage equal to at least 25 feet for each interior lot.

F. MERRIMACK RIVER BUFFER

1. The cutting of more than 25% of the basal area of trees within one hundred (100) feet of the seasonal high water mark on the Canterbury side of the Merrimack River or within fifty (50) feet of the edge of the river bluff is prohibited. Within said buffer zone, material alteration of the natural contours of the land or ground surface shall be prohibited. The selected and dispersed cutting of vegetation for the purpose of wildlife management, or to create a view of the river, may be permitted by the Planning Board within the buffer zone, provided that the cutting causes only negligible adverse environmental impact, particularly with respect to the stability of the river bank and the aesthetic character of the river shoreline. In instances where there is not significant pre-existing natural vegetation over fifteen (15) feet high in the buffer zone, the Planning Board may require the applicant for subdivision approval or site plan review to plant vegetation which will screen structures and other improvements from the river. This revegetated buffer zone shall be at least fifty (50) feet in depth and shall consist of indigenous trees and shrubs selected so as to blend with the sections of the river.

G. BUILDING HEIGHT

1. In all zones, no dwelling or other structure may be greater than 40 feet in height, measured from the average finish grade adjoining the foundation to the highest point of any roof or parapet (excluding chimneys, ventilators, silos, and other accessory features required above the roof). In the Commercial and Industrial zones, building heights may be greater, if allowed by a conditional use permit.

### 5.3 Purposes and Uses in Districts

Source: WA 2024-2, WA 2024-5, WA 2024-8

#### A. PURPOSES OF ZONING DISTRICTS

1. DISTRICT A (Agriculture/Conservation)  
To reserve those areas of steep slope and severe soils limitations, primarily for conservation, agriculture and forestry purposes. These areas shall serve as open space and agricultural resources to protect the stream sources and scenic qualities of the town from encroachment. To preserve open lands and especially those areas identified by the USDA Soil Conservation Service as important farm lands.
2. DISTRICT RU (Rural)  
To reserve from most intensive development those elements served primarily by gravel roads, thus minimizing the cost of additional municipal services and preserving the character of the community.
3. DISTRICT R (Residential)  
To identify areas suitable for development served by continuous paved roads and in locations which provide access to collector roads and services.
4. DISTRICT C (Commercial)  
To permit commercial and retail growth and development in those areas most convenient to residents and to visitors so as to meet the daily needs of the community.
5. DISTRICT I (Industrial)  
To concentrate industrial growth in those areas which have the best access to major transportation corridors and which can best serve the overall interest of the community.
6. DISTRICT CHD (Center Historic District)  
To acknowledge those areas of cultural aesthetic or historic value as community assets which must be conserved by special consideration of the impact of uses in



these areas.

7. DISTRICT NR (Natural Resource)

To acknowledge those areas of high natural resources value as community assets which must be conserved by special consideration of the impact of uses in these areas.

8. DISTRICT SVMPPD (Shaker Village Museum Preservation District)

To foster and encourage the preservation of the Canterbury Shaker Village, and education regarding the Canterbury Shakers. The town recognizes that the Canterbury Shaker Village, including the existing buildings, the Shaker Ponds, the prime agricultural and forest land, represents a unique part of Canterbury's history, and finds that its preservation, restoration and enhancement are in the public interest. It is recognized that the property is restricted by a Conservation and Preservation Easement granted to the State of New Hampshire, dated December 17, 1992, and recorded in the Merrimack County Registry of Deeds at Book 1903, Page 1412 (hereinafter the "Conservation Easement"). It is understood that the uses of property within this district are restricted by the Conservation Easement, that future development can occur only in specific locations and under the specific restrictions set forth in the Conservation Easement, and that subdivision of the land is not permitted.

B. PROVISIONS FOR INTERPRETATION OF THE TABLE OF PRINCIPAL USES

1. No land or structure or building shall be used except for the purposes permitted in the district as set forth in this section.
2. If an activity might be classified under more than one of the principal use definitions, the more specific definition shall determine whether the use is permitted.
3. Except in the case of a Cluster Development approved by the Planning Board under the provisions of the ordinance, no more than one principal use along with customary incidental accessory uses shall be permitted on any lot.

4. Major subdivisions are not permitted in the A and NR districts.
5. Minor subdivisions are permitted in all districts.
6. All uses of land or structures in the CHD District are also subject to the regulation of the Historic District Commission.
7. All Uses Subject to Overlay District Regulations: All uses are subject to the provisions and regulations of Overlay Districts contained in the Town of Canterbury Zoning Ordinance. Wherever there is a conflict between the provisions of an Overlay District and a Base District, the provision which imposes the greater restriction or higher standard shall control.

A use is permitted by right in any district under which it is denoted by the letter "A".

A use is prohibited in any district under which it is denoted by the symbol "-".

A use denoted by the letters "SE" may be authorized as a Special Exception by the Board of Adjustment.

A use denoted by the letters "SPS" may be permitted by Special Permit from the Board of Selectmen.

A use denoted by the letters "SPP" may be permitted by Special Permit from the Planning Board.

A use denoted by the letters "CU" may be permitted by Conditional Use Permit from the Planning Board.

Agricultural/Conservation district	A
Rural district	RU
Residential district	R
Commercial district	C
Industrial district	I
Natural Resource district	NR
Center Historic district	CHD
Shaker Village Museum Preservation district	SVMPD



C. TABLE OF PRINCIPAL USES

LIST OF USES	ZONES							
	A	RU	R	C	I	CHD	NR	SVM PD
Churches, educational facilities.	SE	SE	SE	SE	-	SE	SE	A
Nursing homes, or any convalescent facilities.	SE	SE	SE	SE	-	SE	SE	-
Essential public utility services such as transformer stations, substations, pumping stations or telephone exchanges.	SPP							
Agriculture, for personal use including the grazing, care and keeping of livestock and poultry tree nurseries and orchards.	A	A	A	SE	SE	A	A	A
Agriculture, for commercial use including the grazing, care and keeping of livestock and poultry tree nurseries and orchards.	A	A	SE	SE	SE	A	A	A
Agriculture, but excluding commercial greenhouses, the grazing, care and keeping of livestock and poultry.	A	A	A	A	A	A	A	A
Forestry, growth and harvesting of forest products, tree farms and similar uses.	A	A	A	A	A	A	A	A
Retail establishments not requiring outdoor storage of goods, including but not limited to groceries, pharmaceuticals, general merchandise, furniture, apparel and specialty goods, tobacco, newspapers, books, gifts, flowers and similar items.	-	-	-	A	A	-	-	SE
Commercial greenhouses, including sales.	A	SE	-	A	A	SE	SE	A
Home office or occupation shop, or home industry.	SE	SE	SE	A	-	SE	SE	SE
Open storage of lumber for sale.	A	SE	-	A	A	-	-	A
Accessory uses or structures and open uses of land normally incidental to the permitted principal use of the premises, except as otherwise specified.	A	A	A	A	A	A	A	A
Single family dwelling	A	A	A	A	-	A	SE	A

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Two family dwelling	-	A	A	A	-	SE	SE	SE
Multi-family dwelling	-	SE	SE	SE	-	-	-	-

C. TABLE OF PRINCIPAL USES

LIST OF USES	ZONES							
	A	RU	R	C	I	CHD	NR	SVM PD
Cluster development:								
Single family	-	CU	CU	CU <sub>1</sub>	-	CU	-	CU
Pre-site built housing	-	CU	CU	CU <sub>1</sub>	-	CU	-	CU
Manufactured housing	-	CU	CU	CU <sub>1</sub>	-	-	-	-
Two-family	-	CU	CU	CU <sub>1</sub>	-	CU	-	CU
Multi-family	-	CU	CU	CU <sub>1</sub>	-	-	-	-
Commercial	-	-	-	CU	CU	-	-	-
Farmstead Alternative	-	CU	CU	-	-	CU	-	CU
Accessory Dwelling Unit (ADU)								
ADU Attached to a business	-	-	-	A	-	-	-	-
ADU Attached to a principal residence	A	A	A	A	-	A	A	A
ADU Detached from a principal residence	CU	CU	CU	-	-	CU	CU	CU
Lodging, Short-term	SE	SE	SE	SE	-	SE	SE	SE
Manufactured housing	-	-	-	-	-	-	-	-
Manufactured home parks and subdivisions in accordance with existing regulations. Or combine?	-	A	A	-	-	-	-	-
Bed and breakfast, and inns (less than 10 guest rooms)	SE	SE	SE	A	-	SE	SE	SE
Commercial campgrounds Accessory use to single family dwelling principal residential use. (Article 19)	SE	SE	-	-	-	-	-	-
Hotels and motels.	-	-	-	A	-	-	-	-
Permanent planing mills and sawmills	SE	SE	-	-	-	-	-	SE <sub>3,4</sub>
Excavations regulated under RSA 155-E (excavation of Gravel, soil, sand, and construction aggregate).	SPP	SPP	SPP	SPP	SPP	SPP	-	-
Excavations regulated under RSA 12-E (mining).	SE	SE	SE	SE	SE	SE	SE	-
Junkyards and outdoor storage of junk or unregistered or inoperative vehicles, or	-	-	-	-	-	-	-	-

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the dismantling thereof which are in conformance with the provisions of RSA 236:111-129, N.H. as from time to time amended.								
Agricultural Retail Outlet								
Pick Your Own	A	A	SE	A	-	A	A	A
Farm Stand	A	A	SE	A	-	A	A	A

C. TABLE OF PRINCIPAL USES

LIST OF USES	ZONES							
	A	RU	R	C	I	CHD	NR	SVM PD
Manufacturing, research and testing laboratories, including assembly, fabrication, processing, reprocessing or materials provided all resulting cinders, dust, clashing, fumes, gases, odors, smoke, or electromagnetic transmission shall be so regulated as to be not perceptible without the use instruments at the boundary of the zone in which the use is located.	-	-	-	SE	SE	-	-	SE 2
Commercial laundry, cleaners, dyers, self-service laundromat, ad similar uses.	-	-	-	SE	A	-	-	-
Restaurants	SE	SE	SE	SE	-	SE	-	SE
Indoor recreation facilities	-	-	-	A	-	-	-	-
Wholesale bakery and food processing	-	-	-	SE	A	-	-	-
Automobile repair garage but not including the outdoor storage of inoperative or unregistered vehicles	-	-	-	SE	A	-	-	-
Warehouse, storage, or wholesaling establishments, fuel storage, distribution centers, and other activities involving a substantial amount of trucking	-	-	-	-	A	-	-	-
Automobile sales	-	-	-	SE	A	-	-	-
Outdoor commercial recreation facilities involving motorized vehicles	-	-	-	-	-	-	-	-

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All other outdoor commercial recreational facilities	SE	SE	SE	SE	SE	SE	SE	SE
Gasoline stations, including facilities for minor repairs, but not requiring outdoor storage of unregistered or inoperative vehicles	-	-	-	SE	SE	-	-	-
Convenience store with <a href="#">gas pumps</a> , <a href="#">diesel pumps</a> , and no repairs facilities <a href="#">6</a>	-	-	-	SE	SE	SE	-	-
<a href="#">Commercial EV Charging Station</a>				<a href="#">A</a>	<a href="#">A</a>	<a href="#">SE</a>		<a href="#">SE</a>
Office establishments								
Less than 5000 sf of floor area	-	-	-	A	A	-	-	-
More than 5000 sf of floor area	-	-	-	SE	SE	-	-	-
Outdoor firing ranges	-	-	-	-	-	-	-	-
Horses for personal use	A	A	A	SE	SE	A	A	A
Veterinarian care	SE	SE	-	SE	-	-	SE	SE
Commercial kennel	-	-	-	SE	-	-	-	-

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C. TABLE OF PRINCIPAL USES

LIST OF USES	ZONES							
	A	RU	R	C	I	CHD	NR	SVM PD
Commercial parking lots	-	-	-	SE	SE	-	-	A
Large scale (greater than 200 people) recreation use for which leases, event or general admission will be charged	SPS	SPS	SPS	SPS	SPS	SPS	SPS	A
Travel trailer parks for temporary dwelling but not for permanent residence	-	-	-	-	-	-	-	-
Golf courses	SE	SE	SE	SE	-	-	SE	-
Septage lagoons	-	-	-	-	-	-	-	-
Outdoor storage of plants, aggregate and/or other non-toxic landscaping materials required for the permitted business.	A	SE	-	A	A	-	-	-
Commercial Solar	-	-	-	SE	SE	-	-	-
Data Storage Center	-	-	-	-	SE	-	-	-

1. Residential uses are permitted in the Commercial Zone as part of a commercial cluster development only.

2. Limited to uses consistent with historic Shaker practices.

3. Only for lumber milled or planed on site.

4. Only at historic Shaker mill sites.

5. No such convenience store shall be denied a permit for failure to provide public restroom facilities.

6. Only when conducted as an accessory to a permitted use

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## 5.4 Shaker Village Museum Preservation District

### A. District Boundaries

The Shaker Village Museum Preservation District (SVMPD) shall consist of the area described on the "Zoning Map of the Town of Canterbury, N.H.," as amended.

### B. Use Regulations

See Article 5.4, the Table of Principal Uses. The locations for uses permitted by right and by special exception within the District shall be further governed by the Conservation Easement.

### C. Dimensional Regulations

Because ownership of the land is held by a single entity and cannot be subdivided, dimensional requirements shall be determined according to this subsection, provided that the development or improvement of the property shall also be in accordance with the Conservation Easement.

1. The general requirements of this ordinance that any lot or parcel contain only single principal use shall not apply. Individual buildings or uses shall not be required to be placed upon separate lots, nor shall road frontage requirements apply to uses or buildings within the District.
2. All new buildings, substantial additions or alterations of existing structures involving more than 5,000 square feet, and changes in use shall be subject to site plan review by the Planning Board in accordance with regulations adopted by the Board, including provisions for waiving or expediting review. In reviewing site plan applications, the following general dimensional principles shall apply:
  - (i) Density based upon the type of use involved shall be established by the Planning Board. The density for uses permitted under the Conservation Easement shall take into account the density and configuration of the existing Shaker Buildings in the Village core, as well as the maximum density of development that could have taken place within the District under the minimum lot size standard of 2 acres per residential lot which applied in this

district prior to March 9, 1993.

- (ii) Structures shall cover not more than 50 percent of the land area within each designated building area (Areas B, C, and D in the Conservation Easement).
- (iii) Building height shall not exceed 35 feet, except that historic structures rebuilt in accordance with the Conservation Easement may exceed 35 feet to the same extent as the historic structure did, subject to any applicable building code and fire prevention requirements. The maximum height limit of this paragraph does not apply to spires, steeples, and other similar portions of structures that are not intended for occupancy.
- (iv) Structures shall be set back not less than 75 feet from the center line of any public road except where a building is proposed to be reconstructed on historic foundations, in which case reconstruction shall be allowed unless the Planning Board determines that it would pose hazards to the public health or safety. Setbacks from private internal roads which are used for travel shall be at least 20 feet.
- (v) Space between structures shall be at least 15 feet or such greater amount as may be required by the Building Code requirements, or in order to ensure adequate fire and emergency access.

#### D. Additional Provisions

1. Private internal roads within the District need not be paved, nor shall a minimum width or traveled way or right-of-way be required except as determined by the Planning Board to be necessary for the public safety, including fire and emergency vehicle access.
2. Signs used within the District which are visible from a public way shall meet the following requirements:

- (i) Nonadvertising informational and directional signs may be installed as necessary for the specific purposes involved.
  - (ii) Permanent advertising signs may be installed in clusters or individually and shall not exceed a total area based upon a single village sign not exceeding 20 square feet plus 10 square feet for each separate use as determined by the Planning Board.
  - (iii) Temporary signs for special events may be erected for periods not to exceed two weeks
3. Parking is not permitted on the public roadway, and public parking shall be located so as to minimize the visual impact from the public way. Parking and parking lots shall not be located within the setback from the public way.

## Article 6

### Cluster Neighborhoods

#### 6.1 Authority

Source: WA 2024-5

This article is adopted pursuant to the provisions of RSA 674:21, Innovative Land Use Controls, and shall be administered by the Planning Board through the conditional use permit process described in this Article.

#### 6.2 Purpose

Source: WA 2024-5

The purpose of this Article is to allow greater flexibility in the design of residential and commercial projects; discourage development sprawl; provide for a more efficient use of land in harmony with its natural characteristics; preserve larger areas of undisturbed open space, agricultural land, tree cover, recreation areas, and scenic vistas; protect areas of steep slopes; promote the historic and rural character of Canterbury; and to expand residential options.

#### 6.3 Goals

Source: WA 2024-5

It is the intent of this Article to authorize the Planning Board, in granting a conditional use permit, to allow cluster neighborhoods in those districts that permit them as a conditional use, and to modify the district requirements for lot size, frontage, and setbacks for cluster neighborhoods. In reviewing such applications, the Planning Board shall ensure that the following criteria are met:

- A. That the purpose and intent of the Zoning Ordinance will be upheld,
- B. That the proposed development will be consistent with the goals, policies, and recommendations of Canterbury's Plan for Tomorrow,

C. That the proposed development will not have adverse impacts upon the character of Canterbury,

D. That the proposed development complies with all provisions of the Canterbury [Land Development](#) Regulations [as amended](#).

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## 6.4 General Requirements

Source: WA 2024-5

- A. The permitted uses in a residential cluster neighborhood are residential dwelling units with not more than 6 units in any structure. A limited area of commercial or mixed uses (residential/commercial) may be incorporated into the cluster neighborhood at the Planning Board's discretion, if the Planning Board determines it complies with the spirit and intent of the ordinance.
- B. Residential cluster neighborhoods are permitted as a conditional use in the Residential (R), Rural (Ru), Center Historic (CHD), and the Shaker Village Museum (SVMPD) Districts.
- C. The density, or maximum number of residential dwelling units permitted in a cluster neighborhood, may not exceed the density allowed under Section 5.2 of the Zoning Ordinance, except when a request for a density incentive is approved by the Planning Board under Section 6.6 or Section 6.7.
- D. Unless otherwise specified, cluster neighborhoods shall have a minimum of 10 acres.
- E. In the interest of flexibility and creative site design, there is no minimum lot size for lots within cluster neighborhoods.
- F. Road frontage. The minimum road frontage for a tract on which a cluster neighborhood is proposed shall be the same as the frontage required for an individual lot in the zone district in which the tract is located. There shall be no minimum frontage requirement for individual lots within a cluster neighborhood. Individual lots or units will not have individual access to existing public roads.

- G. In the interest of flexibility and creative housing designs, there shall be no minimum setback for individual house lots within a cluster development. Building envelopes shall be shown on the plan delineating where structures, dwelling units, wells, and septic systems will be placed on the tract of land. There shall be a minimum setback of 50 feet for all structures along all property lines of the parcel being developed. There shall be a minimum of 25 feet between structures.
- H. Access to individual units shall be provided by private roads or driveways that are designed and engineered to carry the anticipated traffic load. The Planning Board may consult with a professional engineer for peer review of all engineered plans at the applicant's expense. No roadways shall be considered for acceptance by the Town without being constructed to Town Standards as described in the Subdivision Regulations.
- I. Fifty (50%) percent of the total land area of the parcel shall remain undisturbed as Designated Open Space, except for activities and improvements approved by the Planning Board after consultation with the Conservation Commission. The following restrictions shall apply to the Designated Open Space:
  - 1. There shall be no further subdivision of or development of the Designated Open Space areas, which shall be preserved in perpetuity as undisturbed areas used only for uses approved by the Planning Board.
  - 2. The Designated Open Space shall be permanently deeded to an owners' association, which shall be responsible for taxes, maintenance, compliance with Article 6.4. I. 1 of this ordinance and the cost of conservation monitoring, as specified by the Town.
  - 3. Legal instruments which preserve the Designated Open Space in perpetuity, including the language of deed restrictions if applicable, shall be submitted to the Planning Board for approval. The Planning Board may refer these instruments or restrictions to Town Counsel for review.

4. The Planning Board shall require a program for future monitoring of easements and permit conditions affecting the Designated Open Space.

J. All Residents' Common Area shall be deeded to an owners' association.

## **6.5 Conditional Use (CU) Permit**

Source: WA 2024-5

- A. All cluster neighborhoods shall obtain approval of a CU permit from the Planning Board. The CU permit application shall include a narrative that describes the project and addresses the requirements of this Article, as well as a yield plan that reasonably demonstrates the permitted density on the parcel.
- B. Applications for a CU permits for a cluster neighborhood shall be made in accordance with the procedures set forth in the Canterbury [Land Development Regulations](#) [as amended](#).
- C. When reviewing a CU permit application for a cluster development, the Planning Board shall take into consideration the following.
  1. The location, character and natural features of the parcel.
  2. The landscaping, topography and natural drainage.
  3. Vehicular access, circulation and parking.
  4. Pedestrian circulation.
  5. Signs and lighting.
  6. Proposed architecture.
- D. A CU permit shall be issued only if a cluster neighborhood complies with all of the requirements of this Article. The Planning Board may set reasonable additional conditions to accomplish the objectives of this Article or of Canterbury's Plan for

Deleted: .



Tomorrow.

- E. Standards of Review: The following shall govern the Planning Board's consideration of any and all CU permit applications under this Article:
1. If, in the opinion of the Planning Board, all of the standards described in this Article have been met, the Board shall issue the CU permit. The CU permit shall also require the approval of any accompanying site plan or subdivision applications. In the event any accompanying site plan or subdivision application is denied by the Board or withdrawn by the Applicant, the CU permit approval shall be deemed null and void. The Planning Board may or may not affix other conditions of approval at their discretion.
  2. If, in the opinion of the Planning Board, all of the standards of Section 6.6 have been met, the Board may grant a density bonus or bonuses as described in that section.

## **6.6 Density Bonus**

Source: WA 2024-5

- A. For exemplary cluster neighborhood or commercial cluster proposals, the Planning Board, at its discretion, may grant a density bonus of not more than 20%, if one or more of the following criteria are met. A 10% density bonus may be granted by the Planning Board if one criterion is met, 15% for two criteria, and 20% for three or more criteria:
1. Preservation of 75% or more of the parcel as Designated Open Space.
  2. Preservation and maintenance of five or more acres of contiguous, open field.
  3. Preservation or construction of 1,000 linear feet or more of connected stone walls. The connected stone walls shall be visible to the public and breaks for driveways and walkways are permitted.
  4. Maintenance of existing or new agricultural use(s) on the property.

5. Provision of planned pedestrian access, such as sidewalks or maintained trails for public use.
6. Provision of outdoor amenity which may include access to public space.
7. Use of community well or septic system serving six or more units
8. Contiguous connections with permanent conservation land on adjacent parcels

B. A density bonus yielding a half unit or more may be rounded up.

## **6.7 Farmstead Alternative**

Source: WA 2024-5

### **A. General Requirements**

1. All underlying zoning requirements shall apply, except for those variations listed in this section.
2. The permitted uses are residential or commercial units, depending on the underlying zoning, that are located within one farmhouse and accessory structures. No more than six units are permitted in any single “Farmstead Alternative” development.
3. The minimum tract size for development is 5 acres.
4. The maximum density of any “Farmstead Alternative” development shall not exceed one unit per acre subject to any limitation set forth by the New Hampshire Department of Environmental Services for the siting of wells and septic systems, whichever is more restrictive.
5. The minimum setback for new structures from all property lines shall be 50 feet. The Planning Board may waive this requirement for an existing historic farm with new construction no closer than the closest existing property setback.

6. Planning Board approval of a CU permit and site plan are required.
7. Planning Board approval of a subdivision is required for any division of property, including condominium units. A homeowner's association shall be required to maintain all property held in common.
8. All proposed units shall be located within structures that meet Section 6.8(B), Voluntary Farmstead Design Standards.
9. Access to individual units shall be provided by private roads or driveways that are designed and engineered to carry the anticipated traffic load. The Planning Board may consult with a professional engineer for peer review of all engineered plans at the applicant's expense. No roadways shall be considered for acceptance by the Town without being constructed to Town Standards as described in the Subdivision Regulations.

B. Voluntary Farmstead Design Standards

For the first few hundred years of Canterbury's existence as a town, residents were almost exclusively involved in some sort of farming for their livelihood. Many farms and much farmland have been lost over the years due to depopulation, and more recently due to conversion of farmland for residential development, but iconic historic farms that dot the town's landscape still form an integral part of Canterbury's rural character.

Connected and semi-connected farms from the 18th and 19th Centuries are in fact a distinctive part of the heritage of northern New England, along with the fields and stone walls that surround them. Today these historic farms with their large barns and outbuildings are sometimes lovingly restored, but sadly some are neglected. Many of these buildings no longer serve the large families and agrarian purposes that they once did. These buildings and their classic forms can be repurposed for the needs of today, however. Demographics are changing in town and the need for more housing options was identified in Canterbury's Plan for Tomorrow. The Farmstead Alternative ordinance and these accompanying design standards are intended to provide a needed option for residential and commercial development in keeping with the character of Canterbury.



*Route 103, Warner, NH, A 19th Century farm on 2 acres converted to eleven residential units*



*640 Maple Street, Contoocook, NH, An 1880 farmhouse on 5.5 acres near Exit 6, I89 that was converted into eight residential units*

### **C. Standards**

Any development using the incentives provided in this section, Farmstead Alternative, shall meet the following general standards:

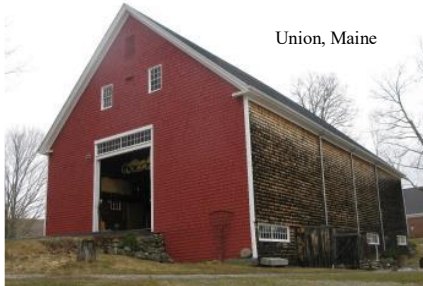
1. Buildings and grouping of buildings shall be designed to closely resemble traditional building forms of northern New England farms of the 18th and 19th Centuries (building form examples are shown below).
2. Buildings shall be of a proportional size and similar to existing connected, and semi-connected historic farms of Canterbury.

**Deleted:** 640 Maple Street, Contoocook, NH, An 1880 farmhouse on 5.5 acres near Exit 6, I89 that was converted into eight residential units.¶

3. Building materials shall be brick, stone, or wood, or materials that simulate their appearance.
4. Rooflines shall be pitched and similar to the building form examples shown below.
5. Distinguishing architectural features found in historic farms, such as trim, porches, and windows with panes (or simulated) should be incorporated into the design.
6. Use of colors commonly found in historic New England villages and farms is encouraged.

Building Form Examples





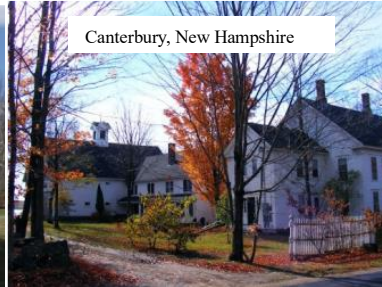
Union, Maine



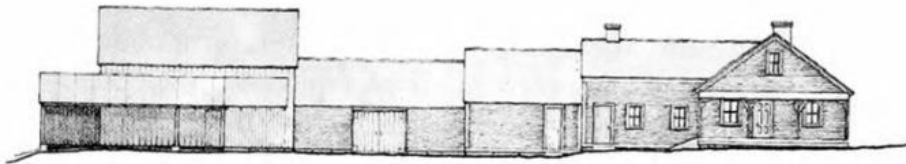
Greenfield, Massachusetts



Lebanon, Maine



Canterbury, New Hampshire



*Illustration from: Hubka, Thomas C.. "Maine's Connected Farm Buildings." Maine History 18, 3 (1979): 139-170.  
<https://digitalcommons.library.umaine.edu/mainehistoryjournal/vol18/iss3/3>*

## 6.8 Submission Requirements

Source: WA 2024-5

The following material shall be included in a formal application:

1. Complete Site Plan application, per the Canterbury Site Plan Review regulations
2. CUP narrative describing the project and addressing the requirements of this article.
3. Complete Subdivision application for all divisions of property, per the Canterbury Subdivision Regulations.

## 6.9 Commercial Cluster Development

Source: WA 2024-5

### A. PURPOSE.

The purpose of commercial cluster development is to encourage the preservation of open space while allowing Commercial and Industrial zoned land to be flexibly developed so that individual lot size and frontage requirements might be varied to suit individual needs while complying with overall density and open space requirements.

### B. GENERAL STANDARDS/PROCEDURE.

Commercial cluster development under this section may be used only for permitted uses in the Commercial and Industrial Zones upon approval of the subdivision and site plan by the Planning Board. A commercial cluster development shall have a minimum tract size of five (5) acres. The total number of lots or units in the commercial cluster development shall not exceed the number of lots that would be allowed if the entire tract were developed consistent with dimensional requirements otherwise applicable to the property, except when a density bonus is granted by the Planning Board, as permitted in Sections 6.6 & 6.7. Acreage allotment required for any use shall not be less than the actual acreage of that use / lot(s). In acting upon an application for commercial cluster development, the Planning Board shall follow the procedural requirements under Land Development Regulations as amended.

### C. REQUIREMENTS FOR APPROVAL

1. The Planning Board may approve the proposed commercial cluster development if it finds that the Plan furthers the purposes of this section and the Canterbury Zoning Ordinance and Master Plan and if the plan otherwise serves the public interest.

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**Deleted:** Site Plan Review and its Subdivision Regulations and Site Plan Review Regulations

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2. The Planning Board may approve a commercial cluster development which does not conform to the otherwise applicable minimum lot size and frontage requirements where the Board finds that the proposed development will increase protected open space, reduce public expenditures for construction and maintenance of infrastructure, and where such development would otherwise further objectives of proper land use planning.
3. The minimum Designated Open Space requirement for a commercial cluster development shall be 50%.

4. All Commercial Common Area shall be deeded to an owners' association.

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5. No Commercial Cluster development shall be more than 50% residential.

D. INDIVIDUAL LOT DESIGN.

The design of individual lots within a commercial cluster development shall conform to the same minimum standards as set forth for Cluster Neighborhoods under this Article and the Planning Board may grant a density bonus, as permitted in Section 6.6 and 6.7.



## Article 7

### Manufactured Housing Parks

#### 7.0 Manufactured Housing Parks

For the purposes of encouraging the preservation of open space, promoting a more efficient use of land in harmony with its natural features within the general intent of this ordinance, providing for lower cost housing, and to protect and promote the health, safety, convenience and general welfare of the inhabitants of the town, the owner(s) of a tract of land situated within the residential or rural districts, in conjunction with the establishment of a manufactured housing park, may make application to the Planning Board for site review to enable manufactured housing to be sited on ½ acre lots provided that community water and sewerage be provided and maintained by the park owner, and further provided that the total acreage required shall not be reduced from that which would have been required had the density remained at a minimum of one manufactured housing site per the lot size requirements for the appropriate zone. The site plan of any manufactured housing park must be reviewed and approved by the Planning Board.

Manufactured housing parks may be permitted in the districts as shown in Article 5.3 of this ordinance, subject to the following conditions:

- A. Application for a permit to operate a new manufactured housing park or to expand an existing one shall require approval of the park design by the Planning Board.
- B. Prior to establishment of a manufactured housing park, a permit must be obtained from the Selectmen.
- C. The Board of Selectmen shall prescribe the fee for such a permit sufficient in amount to cover the entire administrative cost incurred in processing the permit. Permits granted for the establishment, enlargement or operation of a manufactured housing park shall not be transferable.
- D. Any manufactured housing park permit may be revoked by the Selectmen if, after investigation, it is established that the permittee has violated any of the provisions of the ordinance, or that the manufactured housing park is being maintained in an unsanitary or

unsightly manner.

- E. The minimum area of a manufactured housing park shall be ten (10) acres, with a minimum frontage of 300 feet. Tracts shall abut a state or town maintained road, or provide direct access to a state or town maintained road or street through an improved and permanently maintained private street or way which meets town standards.
- F. A manufactured housing park shall comprise a single contiguous parcel of property.

## Article 8

### Board of Adjustment

#### 8.0 Authorization

The establishment of a Board of Adjustment is hereby authorized in accordance with RSA 673, 674, 676 and 677 as amended, and all provisions are incorporated by reference in this ordinance.

A municipal officer shall not be a member or alternate member of the Board of Adjustment.

The Board of Adjustment shall elect its officers from its own membership.

Two (2) alternates may be appointed to the Board of Adjustment by the Selectmen to serve in accordance with RSA 673:6.

#### Planning Board Recommendations

The Board of Adjustment may, on receipt of individual requests for special exceptions or variances, request the Planning Board to make recommendations concerning conditions that should be attached to such special exceptions or variances.

#### 8.1 Variances

[The following Section 8.1.A would replace the existing Section 8.1.A.]

- A. The Board may authorize upon appeal in specific cases a variance from the terms of this Ordinance.
  - 1. In order to authorize a variance, the Board must find that the variance meets all of the following criteria:
    - a. The variance will not be contrary to the public interest;
    - b. The spirit of the Ordinance will be observed;
    - c. Substantial justice will be done;

- d. The values of surrounding properties will not be diminished; and
  - e. Literal enforcement of the provisions of the Ordinance would result in an unnecessary hardship.
2. For purposes of Section A.1.e., “unnecessary hardship” means that one of the following conditions exists:
- a. Owing to special conditions of the property that distinguish it from other properties in the area, (i) no fair and substantial relationship exists between the general public purposes of the Ordinance provision and the specific application of that provision to the property; and (ii) the proposed use is a reasonable one. (Under this provision, an unnecessary hardship shall be deemed to exist only if both elements of the condition are based on the special conditions of the property.)
  - b. Owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the Ordinance, and a variance is therefore necessary to enable a reasonable use of it. (Under this provision, an unnecessary hardship shall not be deemed to exist if any reasonable use, including an existing use, is permitted under the Ordinance.
3. The definition of “unnecessary hardship” set forth in Section A.2. shall apply whether the provision of the Ordinance from which a variance is sought is a restriction on use, a dimensional or other limitation on a permitted use, or any other requirement of the Ordinance.
4. Where this Ordinance contains a more stringent requirement or a higher standard than is reflected by existing conditions, it shall be deemed that the intent of the Ordinance is to promote compliance with such requirement or conformance to such standard rather than a continuation of existing conditions. Accordingly, whether surrounding properties violate a provision or standard for which a variance is requested shall not be a factor in determining whether “the spirit of the Ordinance would be observed” by the granting of a

variance, as required by Section A.1.B.

5. Because “special conditions of the property that distinguish it from other properties in the area” must be present for a variance to be granted (Section A.2.), the existence in the surrounding area of conditions that are similar to the proposed nonconformity shall not be a basis for the granting of a variance.

process and affirmative decision of the ZBA.

## **8.1 Special Exceptions**

The Board of Adjustment may authorize the uses set forth as special exceptions in the specified districts in Section 5.4 of this ordinance.

### **A. General Conditions**

All uses requiring a special exception are hereby declared to possess such unique and special characteristics that each specific use shall be considered as an individual case. A permit granted under a special exception shall expire if such use shall cease for more than one year.

In acting on such exceptions the Board of Adjustment shall require at a minimum:

1. That granting the permit would be in the public interest.
2. That the proposed use would not adversely affect the property values in the district.
3. That the specific site is an appropriate location for the proposed use.
4. That the proposed use would not adversely affect the health and safety of the residents and others in the area and would not be detrimental to the use or development of adjacent or neighboring properties.
5. That the proposed use would not constitute a nuisance because of offensive noise, vibration, smoke, dust, odors, heat, glare, or unsightliness.
6. That granting of the permit would be in the spirit of this ordinance.

7. That the proposed use would not constitute a hazard because of traffic, hazardous materials, or other conditions.

**B. Natural Resource Supplemental Conditions**

In addition to the general conditions for Special Exception under Article 8.2, in the NR zone the Zoning Board of Adjustment shall also require that:

1. Landscaping and development be compatible with existing development.
2. Proposed uses be planned and oriented to respect natural features, solar access, scenic vistas and natural drainage areas.
3. Access ways and provisions for motor vehicles be planned to minimize their impact.

## Article 9

### Enforcement and Administration

#### 9.1 Enforcement

It shall be the duty of the Board of Selectmen or their authorized agent to enforce the provisions of this ordinance.

#### 9.2 Issuing Permits

The Board of Selectmen shall issue use permits as required by this ordinance when, in its judgment, the intended use is in accordance with the provisions of this ordinance, or is neither injurious to nearby properties nor detrimental to the interests of the community.

#### 9.3 Use Permits

Written application for a permit required under the provisions of this ordinance must be filed with the Selectmen or their duly authorized representative for any of the following, none of which shall be commenced until a permit has been obtained, or in the case of denial of a permit, until the Board of Adjustment, on appeal, has directed that a permit be issued:

- A. A temporary structure associated with a temporary use, including manufactured housing or travel trailer; or
- B. Temporary uses of land used for public assembly.

#### 9.4 Material Accompanying Applications For Permits

Any application for a use or building permit shall be accompanied by a description of the intended use or uses of the land and structure(s) and such further details as the Board of Selectmen or its duly appointed agent may require. Application and permit fees shall be established by the Selectmen.

#### 9.5

The Board of Selectmen shall enforce the provisions of this ordinance by seeking an injunction in the Superior Court, or by any other legal means.





## Article 10

### Miscellaneous Legal Provisions

#### 10.0 Penalty

Upon conviction thereof, every person, firm or corporation violating any of the provisions of this ordinance shall be fined not more than the sum allowed by RSA 676:17 as amended.

#### 10.1 Effective Date

This ordinance shall take effect upon its passage.

#### 10.2 Amendments to this Ordinance

This ordinance may be amended in accordance with the procedure provided by RSA 675 as amended. Amendments shall take effect upon their passage.

#### 10.3 Validity of this Ordinance

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

## Article 11

### Number of Residential Building Permits

#### 11.0 Authority and Purpose

This Article is enacted pursuant to the authority granted by N.H. RSA 674:22. It is intended to regulate and control the timing of development in accordance with the objectives of the Master Plan and the Capital Improvements Program. These two documents assess and balance community development needs of the Town of Canterbury and consider regional development needs. This Article is intended to enable Canterbury to bear its fair share of regional growth, while at the same time minimizing the disruptive impact of “boom and bust” building cycles.

#### 11.1 Building Permits – New Dwelling Units

Source: WA 2024-7

The number of new dwelling units that will be permitted to be constructed during any one building year shall be limited to 3% of the number of year-round dwellings units including Accessory Dwelling Units (ADUs), existing at the commencement of the building year. The building year shall begin on the day after the annual Town Meeting and run to the date of the next annual Town Meeting. For the purposes of this Article, a permit to replace an existing residence with a new one shall not be counted towards the limit so long as the existing residence meets one of the following criteria: A. The structure was built with a residential building permit and received a Certificate of Occupancy, or B. If built before permits were issued, has been occupied as a dwelling unit continuously for the previous 5 years.

#### 11.2 Permit Eligibility

Source: WA 2024-7

No single applicant, approved subdivision or site plan may be issued more than 25% of the available dwelling units permitted during the building year unless the total number of permits shall not have been issued by September 1 of the current building year, in which case the remainder of permits up to the current year's limit may be issued.

### **11.3 Miscellaneous Provisions**

Source: WA 2024-7

Permits shall be issued by the building inspector in the order that the applications are received by him. Once the number of building permits has been exhausted, the building inspector shall maintain a waiting list in the event that another permit becomes available during that building year, or to apply to the next building year. At no time may a record holder be on a waiting list in more than one place, and the waiting list maintained by the building inspector shall not extend beyond the next building year. "Record holder" shall mean the owner(s) of land in Canterbury on record at the Merrimack County Registry of Deeds at the time of application. Land owned in joint tenancy or as tenants in common shall not entitle the owners to more than the number of permits which would be available if the land were owned by one individual. No person, corporation, partnership or other entity shall directly or indirectly be a record holder of more than one lot for purposes of obtaining building permits. For the purposes of this Article, a conversion of a single family dwelling to a two-family dwelling shall require a permit as an additional dwelling unit.

### **11.4 Issuance of Building Permits**

Source: WA 2024-7

If on the date of the Town Meeting in any year there is a surplus of unissued building permits for new dwelling units, the surplus shall be made available in the following year, after all of the permits available in the annual limitation of the following year are issued. Provided, however, that in no event shall the surplus available in the following year exceed 25% of the total number of residential building permits that had been eligible for issuance in that year. If the surplus of unissued building permits is not issued in the year immediately after they are surplus, they shall expire. Any permits issued but not utilized shall not be added back into the annual limitation.

### **11.5 Administrative Procedures**

Source: WA 2024-7

The Selectmen are hereby authorized to establish administrative procedures necessary to implement this Article. All such procedures shall be posted.

### 11.6 Conflicts

Source: WA 2024-7

In matters governed by this Article, this Article shall supersede conflicting local ordinances and regulations.

### 11.7 Severability

Source: WA 2024-7

Should any part of this Article be held invalid or unconstitutional by a court, such holding shall not affect, impair or invalidate any other part of this Article, and, to such end, all sections and provisions of this Article are declared to be severable.

### 11.8 Effective Dates

Source: WA 2024-7

This Article becomes effective upon adoption and shall remain in effect until March 31, 2026. However, no less frequently than every two years, the Planning Board shall review growth rates in the region and shall make a recommendation as to whether the percentage growth rate should be increased or decreased in order to achieve the purposes stated in Section 11.0.

## Article 12

### Floodplain Ordinance

#### 12.0 Purposes

This ordinance, adopted pursuant to the authority of RSA 674:16, shall be known as the Town of Canterbury Floodplain Development Ordinance. The regulations in this ordinance shall overlay and supplement the regulations in the Town of Canterbury Zoning Ordinance, and 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 provision of the Zoning Ordinance or other ordinance or regulation, the provision imposing the greater restriction or more stringent standard shall be controlling.

The following regulations in this ordinance shall apply to all lands designated as special flood hazard areas by the Federal Emergency Management Agency (FEMA) in its “Flood Insurance Study for the County of Merrimack, N.H.” dated April 19, 2010, or as amended, together with the associated Flood Insurance Rate Maps dated April 19, 2010, or as amended, which are declared to be a part of this ordinance and are hereby incorporated by reference.

#### 12.1 Definition of Terms

Source: WA 2024-9

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 Canterbury.

"Area of Special Flood Hazard" is the land in the floodplain within the Town of Canterbury subject to a one percent or greater possibility of flooding in any given year. The area is designated as Zone(s) A and AE on the Flood Insurance Rate Map.

"Base Flood" means the flood having a one percent possibility of being equaled or exceeded in any given year.

"Base Flood Elevation" (BFE) means the elevation of surface water resulting from the “base flood.”

"Basement" means any area of a building having its floor subgrade on all sides.

"Building" - see "structure."

"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.

"FEMA" means the Federal Emergency Management Agency.

"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 waters.

B. The unusual and rapid accumulation of runoff of surface waters from any source.

"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.

"Flood Insurance Rate Map" (FIRM) means an official map incorporated with this ordinance, on which FEMA has delineated both the special flood hazard areas and the risk premium zones applicable to the Town of Canterbury.

"Flood Opening" means an opening in a foundation or enclosure wall that allows automatic entry and exit of floodwaters. See FEMA "Technical Bulletin 1, Opening in Foundation Walls and Walls of enclosures."

"Floodplain" or "Flood-Prone Area" means any land area susceptible to being inundated by water from any source (see definition of "Flooding").

"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.

"Floodway" - see "Regulatory Floodway."

"Highest Adjacent Grade" means the highest natural elevation of the ground surface prior to construction next to the proposed walls of a structure.

"Historic Structure" means any structure that is:

- A. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- B. Certified or preliminarily determined by the Secretary of 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 by the Secretary of the Interior;

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 the Interior, or
- 2. directly by the Secretary of the Interior in states without approved programs.

"Lowest Floor" means the lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking 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.

"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 connected 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 days. This includes manufactured homes located in a manufactured home park or subdivision.

"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.

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"Mean Sea Level" means the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which base flood elevations shown on a community's Flood Insurance Rate Map are referenced.

"New Construction" means:

- A. For the purpose of determining insurance rates, a structure 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 improvement to such a structure.
- B. For floodplain management purposes, a structure for which the start of construction commenced on or after March 16, 1996, and includes any subsequent improvement to such a structure.

"Recreational Vehicle" means a vehicle which is (a) built on a single chassis; (b) 400 square feet or less when measured at the largest horizontal projection; (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.

"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.

"Special Flood Hazard Area" - (See "Area of Special Flood Hazard.")

"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.

"Start of Construction" includes substantial improvements, and 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. 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 a manufactured home on a foundation. 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.

"Substantial Damage" means damage of 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 the damage occurred.

"Substantial Improvement" means any reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the "start of construction" of the improvement. This term includes structures which have incurred "substantial damage," regardless of the actual repair work performed. The term does not, however, include either:

- a. Any project for improvement of a structure to correct existing violations of state or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions; or
- b. Any alteration of a "historic structure," provided that the alteration will not preclude the structure's continued designation as a "historic structure."

"Violation" means the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, other certifications or other evidence of compliance required in 44CFR § 60.3(b)(5), (c)(4), (c)(10), (d)(3), (e)(2), (e)(4) or (e)(5) is presumed to be in violation until such time as that documentation is provided.

"Water Surface Elevation" means the height, in relation to the National Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, (or other datum, where specified) of floods of various magnitudes and frequencies in the floodplains.

## **12.2 Permit Requirement**

All proposed development in any special flood hazard areas shall require a permit.

### 12.3 Application Requirements

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:

- A. Be designed (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.
- B. Be constructed with materials resistant to flood damage,
- C. Be constructed by methods and practices that minimize flood damages,
- D. Be constructed with electrical, heating, ventilation, plumbing, and air conditioning equipment, and other service facilities that are designed and/or located so as to prevent water from entering or accumulating within the components during conditions of flooding.

### 12.4 Water and Waste Disposal Systems

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, and on-site waste disposal systems will be located to avoid impairment to them or contamination from them during periods of flooding.

### 12.5 Substantially Improved Structures

Source: WA 2024-9

For all new or substantially improved structures located in special flood hazard areas, the applicant shall furnish the information required by paragraphs A to C to the building inspector. Such information shall be retained as public records open to inspection upon request.

- A. The as-built elevation (in relation to mean sea level) of the lowest floor (including basement) and include whether or not such structures contain a basement,
- B. If the structure has been floodproofed, the as-built elevation (in relation to mean sea level) to which the structure was floodproofed,
- C. Any certification of floodproofing.

### **12.5 A Recreational Vehicles**

Source: WA 2024-9

Recreational vehicles placed on sites within special flood hazard areas shall either (1) be on the site for fewer than 180 consecutive days, (2) be fully licensed, on wheels or jacking system, attached to the site only by quick disconnect type utilities and security devices, and have no permanently attached additions, or (3) meet all standards of this ordinance and the elevation and anchoring requirements for "manufactured homes" in this ordinance.

### **12.6 Federal and State Permits**

Source: WA 2024-9

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 or state law, including Section 404 of the Federal Water Pollution Control Act Amendments of 1972, 33 U.S.C. 1334.

### **12.6 A Watercourses**

Source: WA 2024-9

- A. Along watercourses with a designated Regulatory Floodway no encroachments, including fill, new construction, substantial improvements, and other development are allowed within the floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practices that the proposed encroachment would not result in any increase in flood levels within the community during the base flood discharge.

- B. 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.
- C. The building inspector shall obtain, review, and reasonably utilize any floodway data available from Federal, State, or other sources as criteria for requiring that development in Zone A meet the floodway requirement:  
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.
- D. In riverine situations, prior to the alteration or relocation of a watercourse the applicant for such authorization shall notify the Wetlands Bureau of the New Hampshire Environmental Services Department and submit copies of such notification to the building inspector, in addition to the copies required by the RSA 483-A:3. Further, the applicant shall be required to submit copies of said notification to those adjacent communities as determined by the building inspector, including notice of all scheduled hearings before the Wetlands Bureau.
- E. The applicant shall submit to the building inspector certification provided by a registered professional engineer, assuring that the flood carrying capacity of an altered or relocated watercourse can and will be maintained.

## 12.7 Special Flood Hazard Areas

Source: WA 2024-9

- A. In special flood hazard areas the building inspector shall determine the base flood elevation in the following order of precedence according to the data available:

1. In zone AE refer to the elevation data provided in the community's Flood Insurance Study and accompanying FIRM.
  2. In A zones the building inspector shall obtain, review, and reasonably utilize any base flood elevation data available from any federal, state or other source including data submitted for development proposals submitted to the community (i.e., subdivisions, site approvals). Where a base flood elevation is not available or not known for Zone A, the base flood elevation shall be determined to be at least 2 feet above the highest adjacent grade.
- B. The building inspector's base flood elevation determination will be used as criteria for requiring in Special Flood Hazard Areas zones A and AE that:
1. All new construction or substantial improvement of residential structures have the lowest floor (including basement) elevated to or above the base flood elevation;
  2. That all new construction or substantial improvements of non- residential structures have the lowest floor (including basement) elevated to or above the base flood level; or together with attendant utility and sanitary facilities, shall:
    - a. Be floodproofed so that below the base flood elevation the structure is watertight with walls substantially impermeable to the passage of water;
    - b. Have structural components capable of resisting hydrostatic and hydrodynamic loads and the effects of buoyancy; and
    - c. Be certified by a registered professional engineer or in accordance with accepted standards of practice for meeting the provisions of this section;
  3. 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;

4. 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 flood openings having a total net area of not less than one square foot of 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.

## **12.8 Variances and Appeals**

Source: WA 2024-9

- A. Any order, requirement, decision or determination of the building inspector made under this ordinance may be appealed to the Zoning Board of Adjustment as set forth in RSA 676:5.
- B. If the applicant, upon appeal, requests a variance as authorized by RSA 674:33, I, the applicant shall have the burden of showing in addition to the usual variance standards under state law:
  1. That the variance will not result in increased flood heights, additional threats to public safety, or extraordinary public expense.
  2. 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.

3. That the variance is necessary, considering the flood hazard, to afford relief.
- C. The Zoning Board of Adjustment shall notify the applicant in writing that:
  - (i) 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
  - (ii) such construction below the base flood level increases risks to life and property. Such notification shall be maintained with a record of all variance actions.
- D. The community shall
  - (i) maintain a record of all variance actions, including their justification for their issuance, and
  - (ii) report such variances issued in its annual or biennial report submitted to FEMA's Federal Insurance Administrator.

## **12.9 Violations/Enforcement**

Source: WA 2024-9

Any structure or other development subject to this article for which the elevation certificate, and other certifications or evidence of compliance required by this ordinance have not been submitted to the building inspector shall be presumed to be in violation of this article until such time as that documentation is provided to the building inspector.

## Article 13

### Historic District Ordinance

#### 13.0 Grant of Power

Pursuant to RSAs 673-677 the Town of Canterbury, New Hampshire, adopts this document hereby known as the Historic District Ordinance.

#### 13.1 Purpose

The purposes of this ordinance are to:

- A. Recognize and preserve those structures, sites and viewsapes within the Historic Districts, defined in this ordinance, which reflect the cultural, architectural, social and economic history of the Town of Canterbury.
- B. Promote the use of man-made and natural features within the Historic Districts for the education, welfare and enjoyment of the community.
- C. Foster public appreciation of and civic pride in the town's present day character and the accomplishments of its past.

#### 13.2 District Descriptions

Source: WA 2024-10

The purpose of designating the Center Historic District is to preserve the visual character of the acknowledged center of our community; to protect and preserve the structures and features that document our shared heritage; to maintain the atmosphere of a rural village.

The purpose of the Shaker Historic Overlay District is to preserve and protect the historically important land and archeological resources relating to the Canterbury Shakers. This District shall be an overlay district with the use and dimensional requirements for land located within the overlay district determined according to the requirements of the underlying zoning district within which the property is located. The purpose of this district is to preserve and protect the tangible and nontangible characteristics of the Shaker land and buildings as modified by more than 200 years of the Shaker enterprise; the buildings in the Village core; archeological resources; and



Shaker Pond area; the mill buildings; the prime agricultural land; forest land; and the scenic vistas to and from Shaker Village, as well as the approaches to the Shaker Village Museum Preservation District. It is particularly important to ensure that the property visible from the public ways within this district shall be developed in a way that is consistent with historic Shaker practices and does not diminish the special sense of place developed by the Canterbury Shakers.

The boundaries of the districts are as set forth on the official Zoning Map of the Town of Canterbury.

#### Historic District Commission

The Historic District Commission shall be charged with the responsibility of administering this ordinance.

- A. The Commission shall consist of 5 members, one of whom shall be a member of the Board of Selectmen.
- B. Two alternates shall be appointed.
- C. All members and alternates shall be appointed by the Board of Selectmen.
- D. The term of office for all members shall be 3 years.

#### 13.3 Powers and Duties

- A. The following activities within the Historic Districts shall be reviewed by the Historic Commission:
  - 1. Erection, alteration, repair, removal, relocation, or demolition of a building, structure or any visible feature thereof.
  - 2. Construction, reconstruction, repair or removal of stone walls or fencing.
  - 3. Grading or excavation on any site.
  - 4. Change or removal of any natural feature within the District.

5. Any activity which might disturb a known or suspected archeological site.

The power of review shall be limited to those considerations which have an impact on the character and integrity of the District.

- B. The Historic District Commission shall not require review of the following:
  1. The ordinary maintenance and repair of any architectural feature which does not involve removal or a change in design, dimensions, materials or outer appearance of such features.
  2. Painting or repainting of buildings or structures.
- C. The Commission shall have the right to accept and use gifts, grants or contributions for the exercise of its function.
- D. The Commission may adopt and amend regulations and prepare amendments to this ordinance.

#### **13.4 Application Procedure**

- A. An application, on forms established by the Historic District Commission, must be submitted to and approved by the Commission prior to the start of any activities listed herein as requiring review.
- B. An applicant shall be required to pay an application fee and legal notice fee as established by the Commission.
- C. The applicant shall include a narrative description of the project and graphic materials of sufficient clarity and detail to give the Commission a clear and certain understanding of the work contemplated and its consistency with the Historic District Ordinance and regulations.
- D. The applicant shall supply appropriate site plans, building plans, elevations, perspective sketches, photographs, building material samples or other information as may be required

by the Commission to make its determination of approval or disapproval.

- E. In reviewing the application package the Commission may request reports and recommendations regarding the feasibility of the proposal from Town Boards or Officials and professional, educational, and other groups or persons who may possess information concerning the impact of the proposal on the Historic District.

### 13.5 Hearings and Notices

Source: WA 2024-11

- A. The Historic District Commission shall conduct a hearing on all applications, unless a waiver of hearing is granted. Waivers shall only be granted when the application is not contrary to the spirit of the Ordinance, does not impact any abutter, and is not visible from a public way. In these instances, the Chair of the HDC in consultation with the Select Board Representative may waive the requirement for a public hearing. Before granting a waiver, a complete application must be filed and approved for completeness. The granting of waiver does not relieve the applicant from meeting all other provisions of the Ordinance, but exempts the applicant from the payment of a filing fee and abutter notification requirements. An administrative fee for processing the application may be imposed.
- B. Written notice of the hearing date shall be given to the abutting property owners and the general public as required by law.
- C. The Commission shall issue a Certificate of Approval or Notice of Disapproval within 10 days of the hearing date unless the applicant shall agree to an extension in writing.
- D. Failure to render a decision within the time specified shall be deemed to constitute approval by the Commission.

### 13.6 Review Criteria

In making a determination on an application, the Commission shall take into account the purposes of this ordinance and consider, but not be limited to, the following:

- A. The historical, architectural, or cultural value of the subject structure(s) or landscape(s) and their relationship and contribution to the setting.
- B. The compatibility of exterior design, arrangement of elements, texture and materials proposed to be used in relationship to existing structures or features and their setting.
- C. Architectural features shall be repaired rather than replaced. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, texture, and other visual qualities.
- D. Every reasonable effort shall be made to protect and preserve archeological resources affected by or adjacent to any project.
- E. In reviewing an application for demolition or removing a structure, the applicant shall secure approval and shall in good faith prepare a detailed plan for re-use of the vacated site which the Commission determines will meet the requirements for a Certificate of Approval.

### **13.7 Enforcement**

Enforcement of the provisions of this ordinance shall be made through the Zoning Ordinance of the Town of Canterbury. It is unlawful for any person to construct, alter, repair, move or demolish any structure or feature which lies within the Historic Districts without first obtaining a Certificate of Approval from the Historic District Commission.

### **13.8 Penalties**

Failure to comply with any provisions of this ordinance shall be deemed a violation and the violator shall be liable to a fine as specified in the Zoning Ordinance.

### **13.9 Appeals**

Any person or persons jointly or severally aggrieved by a decision of the Historic District Commission shall have a right to appeal that decision to the Zoning Board of Adjustment.

### 13.10 Invalidity

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

## Article 14

### Telecommunications Equipment and Facilities

#### 14.1 Findings and Intent

- A. The Town of Canterbury finds that specific regulation of the placement, spacing, installation and number of telecommunications facilities is in the public interest so as to conserve and enhance property values, to minimize the visual impact of such facilities upon the natural landscape and scenic vistas within the municipality, to minimize the number of towers and/or to reduce the height and visual impact of towers, and to avoid congestion in the location of such facilities.
- B. The Town hereby states its intent not to discriminate against or favor providers of telecommunications facilities and services.
- C. The Town also finds that regulation of wireless and personal telecommunications facilities, consistent with federal and state policies and law, is in the public interest.
- D. The purposes of this article are as follows:
  - 1. To preserve the authority of the Town to regulate the siting of telecommunications facilities while facilitating the proper location of facilities to provide such services to the community quickly, effectively, and efficiently.
  - 2. To 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 by injurious accidents to person and property, and prosperity through protection of property values.
  - 3. To encourage collocation and minimal impact siting options through an assessment of technology, current locational options, future available locations, innovative siting techniques, and siting possibilities beyond the political jurisdiction of the Town.

4. To permit the construction of new towers only where all other reasonable opportunities have been exhausted, and to encourage the users of towers and antennas to configure them in a way that minimizes the adverse visual impact of the towers and antennas.
5. To require cooperation and collocation, to the highest extent possible, between competitors in order to reduce cumulative negative impacts upon the Town.
6. To assure responsibility for adequate telecommunications maintenance and safety inspections for facilities.
7. To provide for the prompt, safe removal of abandoned facilities.
8. To provide for the removal or upgrade of facilities that are technologically outdated.

## **14.2 Definitions**

In this article:

- A. "Act" means the federal laws governing telecommunications facilities, as amended, including the Telecommunications Act of 1996, and FCC regulations thereunder.
- B. "Alternative tower structure" means an innovative siting technique or structure, such as man-made trees, clock towers, bell steeples, light poles, and similar alternative-design mounting structures that camouflage or conceal the presence of antennas or towers.
- C. "Antenna" means any exterior apparatus designed for telephonic, radio, television, personal communications service (PCS), pager network, or any other communications through the sending and/or receiving of electromagnetic waves of any bandwidth.
- D. "FAA" means the Federal Aviation Administration.
- E. "Height," when referring to a tower or other structure, means the distance measured from ground level to the highest point on the tower or other structure, even if said highest point is an antenna.

- G. "Preexisting tower or antenna" means any tower or antenna lawfully constructed or permitted prior to the adoption of this article (March 13, 1998).
- H. "Telecommunications Facility" includes both:
- a. "Wireless telecommunications facilities" such as any structure, antenna, tower, or other device which provides commercial mobile wireless services, unlicensed wireless services, cellular phone services, specialized mobile radio communications (SMR), and personal communications service (PCS), and common carrier wireless exchange access services; and
  - b. "Conventional telecommunications facilities" such as any telecommunications facility installed within, upon, or across a public right-of-way, including poles, wires, conduits, and similar equipment or property, whether installed above or below ground.
- I. "Tower" means any structure that is designed and constructed primarily for the purpose of supporting one or more antennas, including self-supporting lattice towers, guy towers, or monopole towers. The term includes radio and television transmission towers, microwave towers, common-carrier towers, cellular telephone towers, alternative tower structures, and the like.

#### WIRELESS TELECOMMUNICATION FACILITIES

### 14.3 General Siting Standards and Policies

Wireless telecommunications facilities shall be permitted within the Town only in accordance with this ordinance, this article and the specific provisions of this subdivision (Sections 14.3 to 14.11). In the case of conflict with any other provisions of this ordinance or any town ordinance or regulation, that provision imposing the more stringent standard shall apply.

### 14.4 General Provisions

- A. Wireless telecommunications facilities may be allowed as primary or secondary uses, either as permitted uses or by conditional use permit issued in accordance with Section 14.7. In any case, however, the facility must conform to all other applicable ordinances and regulations, and must be approved by the Planning Board through site plan review. If



allowed by the Planning Board, an applicant may seek to combine conditional permit review with site plan review.

- B. When allowed by this ordinance, and after approval by the Planning Board, a wireless telecommunications facility may be placed upon a property as a primary or secondary use of the property on which it is located. A different primary use of the property shall not preclude the use of the property for an antenna or tower, provided that the Planning Board approves such use as a conditional use under Section 14.7. Any other wireless telecommunications structure or facility shall be allowed only by conditional use permit in accordance with Section 14.7.
- C. For purposes of determining whether the installation of a tower or antenna complies with this ordinance, including but not limited to set- requirements, lot-coverage requirements, and other requirements, the dimensions of the entire lot shall control, even though the antenna or tower may be located on a leased parcel within the lot. Towers that are constructed and antennas that are installed strictly in accordance with this ordinance shall not be deemed to constitute the expansion of a nonconforming use or structure. Wireless telecommunications facilities shall not be deemed to be an "accessory use."

#### 14.5 Zoning District Requirements

- A. Wireless telecommunications towers and antennas may be located within the Town only in accordance with the following table.

Zoning District	New Tower Construction	Collocation on Existing Tower	Collocation on Existing Structure
Rural	Not allowed	P	CUP
Residential	Not allowed	CUP	CUP
Historic (Center and Shaker)	Not allowed	Not allowed	CUP
Agricultural/Conservation	Not allowed	CUP	CUP
Commercial	CUP	P	P
Industrial	CUP	P	P
Resource Res. Nat.	Not allowed	Not allowed	CUP

Notes:

"P" means permitted without a conditional use permit, but site plan review still required, and subject to any restrictions on existing tower or structure.

"CUP" means allowed only by conditional use permit issued under Section 14.7, and site plan review also required.

"New Tower Construction" permits construction of a tower for one or more antennas, as allowed in the permit issued by the Planning Board.

"Collocation on existing tower" permits additions of antenna(s) to an existing telecommunications tower in the manner permitted in the conditional use permit or site plan review as appropriate.

"Collocation on existing structure" permits the placement of an antenna on an existing structure other than a telecommunications tower in the manner permitted in the conditional use permit or site plan review as appropriate.

- B. Wireless telecommunications structures other than towers and allowed amenities may be located on property only in conformity with the use and dimensional requirements otherwise applicable to the property.
- C. Where allowed and as approved in site plan review, a telecommunications tower may include reasonable minor, accessory amenities, such as one storage building not to exceed 100 square feet and a parking area not to exceed 200 square feet (only with a surface approved by the Planning Board).
- D. The maximum height for any telecommunications tower or support for an antenna shall be 180 feet. Any height limit imposed may be decreased or increased by the Planning Board by approval of a conditional use permit if the Board affirmatively finds the intent of the ordinance will be preserved, and where the Board finds that a modification is reasonably necessary and appropriate to further the purposes of this article.

#### 14.6 Applicability

A. PUBLIC PROPERTY.

Antennas or towers located on property owned, leased, or otherwise controlled by the Town may be exempt from the permit requirements of this article, except that such uses

are permitted only in the commercial and industrial zones. This partial exemption shall be available if a license or lease authorizing such antenna or tower has been approved by the Board of Selectmen. The entity which will use or operate the tower or antenna shall be required to obtain site plan approval therefor.

**B. AMATEUR RADIO; RECEIVE-ONLY ANTENNAS.**

In accordance with RSA 674:16, IV, this article shall not apply to any tower, or the installation of any antenna that is under 70 feet in height and is owned and operated by a federally-licensed amateur radio station operator and is used exclusively for receive-only antennas.

**C. ESSENTIAL SERVICES AND PUBLIC UTILITIES.**

Telecommunications facilities shall not be considered infrastructure, essential services, or public utilities, as defined or used elsewhere in this ordinance or any other Town ordinance or regulation. Siting for telecommunication facilities constitutes a use of land and is regulated by this article.

**14.7 Conditional Use Permits and Site Plan Review; Criteria;  
Construction and Performance Standards**

- A. In acting upon a conditional use permit, or in applying its site plan review regulations to a wireless telecommunication facility, the Planning Board shall apply and utilize the criteria and standards set forth in this section, in addition to such other standards and criteria as it may establish. The Planning Board may waive one or more of these requirements, in accordance with Section 14.11, only if it determines that the goals of this article are served thereby.

**B. AESTHETICS AND LIGHTING**

1. Towers shall have a galvanized steel finish, subject to any applicable FAA standards, or shall be painted a neutral color so as to reduce visual obtrusiveness.
2. At a tower site, the design of the buildings and related structures shall, to the maximum extent possible, use materials, colors, textures, screening, and landscaping

that will blend the tower facilities with the natural setting and built environment.

3. If an antenna is installed on a structure other than a tower, the antenna and supporting electrical and mechanical equipment shall be of neutral color that is identical to, or closely compatible with, the color of the supporting structure so as to make the antenna and related equipment as visually unobtrusive as possible.
4. Towers shall not be artificially lighted, unless required by the FAA or other applicable authority. If lighting is required, the Planning Board may review the available lighting alternatives and approve the design that would cause the least disturbance to the surrounding views.
5. Towers shall not contain any permanent or temporary signs, writing, symbols, or any graphic representation of any kind, except as allowed by the Planning Board in the interests of public safety.

C. FEDERAL REQUIREMENTS.

All towers and antennas must meet or exceed current standards and regulations of the FAA, FCC, and any other agency of the federal government with the authority to regulate towers and antennas. If such standards and regulations are changed, then the owners or operators of the towers and antennas shall bring such towers and antennas into compliance with such revised standards and regulations within 6 months of the effective date of such standards and regulations, unless a more stringent compliance schedule is mandated by the controlling federal agency. Failure to bring towers and antennas into compliance with such revised standards and regulations shall constitute grounds for the removal of the tower or antenna in accordance with Section 14.10, at the owner's expense through the execution of the posted security.

D. ADDITIONAL REQUIREMENTS FOR WIRELESS TELECOMMUNICATIONS FACILITIES.

These requirements shall supersede any less stringent applicable standard found elsewhere in this ordinance or any other Town ordinance or regulation.

1. Setbacks and Separation.
  - a. Towers shall be set back a distance equal to 125% of the height of the tower from any off-site residential structure.
  - b. Tower, guys and accessory facilities shall comply with the minimum zoning district setback requirements.
  - c. Towers over 90 feet in height shall not be located within one-quarter mile of any existing tower that is over 90 feet in height.
2. Security Fencing. Towers shall be enclosed by security fencing not less than 6 feet in height and shall also be equipped with an appropriate anti-climbing device.
3. Landscaping.
  - a. Towers shall be landscaped with a buffer of plant materials that effectively screens the view of the tower compound from adjacent residential property. The standard buffer shall consist of a landscaped strip at least 10 feet wide outside the perimeter of the tower compound. Natural vegetation is preferred.
  - b. In locations where the visual impact of the tower would be minimal, the landscaping requirement may be reduced or waived entirely, in accordance with Section 14.11.
  - c. Existing mature tree growth and natural land forms on the site shall be preserved to the maximum extent possible. For towers sited on large wooded lots, natural growth around the property may be deemed a sufficient buffer, if approved by the Planning Board.

## **14.8 Permit Procedures**

### **A. GENERAL.**

All applications under this subdivision shall apply to the Planning Board for Site Plan Review, in accordance with the Site Plan Review Regulations. In addition, applications

under this subdivision shall submit the information required by this section. All applications shall be handled as required by RSA 676:4.

**B. INFORMATION REQUIRED.**

Each applicant requesting a Conditional Use Permit or Site Plan approval shall submit a scaled plan in accordance with the Site Plan Review Regulations. The application shall also include: a scaled elevation view, topography, radio frequency coverage, tower height requirements, setbacks, drives, parking, fencing, landscaping, adjacent uses (up to 200 feet away), and any other information deemed necessary by the Planning Board to assess compliance with this article. The applicant shall also submit the following prior to any approval by the Board:

1. Written proof that the proposed use/facility complies with the FCC regulations on radio frequency (RF) exposure guidelines.
2. Written proof that an evaluation has taken place which demonstrates that the use/facility satisfies the requirements of the National Environmental Policy Act (NEPA). If an Environmental Assessment (EA) or an Environmental Impact Statement (EIS) is required under the FCC rules and NEPA, submission of the EA or EIS to the Board prior to the beginning of the federal 30-day commitment period, and the Town process, shall become part of the application requirement.
3. An inventory of existing towers that are within the jurisdiction of the Town and those within two miles of the border thereof, including specific information about the location, height, design of each tower, as well as economic and technological feasibility for the collocation on the inventoried towers. The Planning Board may share such information with other applicants applying for approvals or conditional use permits under this section or other organizations seeking to locate antennas within the jurisdiction of the Town, provided, however, that the Planning Board is not, by sharing such information, in any way representing or warranting that such sites are available or suitable.
4. If the applicant is proposing to build a new tower, the applicant shall submit written evidence demonstrating that no existing structure can accommodate the applicant's

proposed antenna. This evidence may consist of:

- a. Substantial evidence that no existing towers or structures are located within the geographic area required to meet the applicant's engineering requirements, including a description of the geographic area required.
  - b. Substantial evidence that existing towers are not of sufficient height to meet the applicant's engineering requirements, and why.
  - c. Substantial evidence that the existing towers or structures do not have sufficient structural strength to support applicant's proposed antenna and related equipment.
  - d. Substantial evidence that the applicant's proposed antenna would cause electromagnetic interference with antennae on existing towers or structures, or antennae on existing towers or structures would cause interference with the applicant's proposed antenna.
  - e. Substantial evidence that the fees, costs or contractual provisions required by the owner to share the existing tower or structure are unreasonable.
  - f. Substantial evidence that the applicant can demonstrate other limiting factors that render existing towers and structures unsuitable.
5. An applicant proposing to build a new tower shall execute an agreement that allowed for the maximum allowance of collocation upon the new structure, which shall become a condition of any approval. This agreement shall, at a minimum, require the applicant to supply available collocation for reasonable fees and costs to other telecommunications providers. Failure to provide such an agreement is evidence of the applicant's unwillingness to cooperate with the orderly and well-planned development of the Town and grounds for denial of approval for the tower.
  6. The applicant shall submit engineering information detailing the size and coverage required for the facility location. The Planning Board may require such information to be reviewed by a consultant for verification of any claims made by the applicant

regarding technological limitations and feasibility for alternate locations, or any other matter required by the application. Cost for this review shall be borne by the applicant in accordance with RSA 676:4, I(g).

C. FACTORS CONSIDERED IN DECISIONS. The Planning Board shall consider at least the following criteria when acting upon an application for a conditional use permit:

1. Height of proposed tower or other structure.
2. Proximity of tower to residential development or zones.
3. Nature of uses on adjacent and nearby properties.
4. Surrounding topography.
5. Surrounding tree coverage and foliage.
6. Design of the tower, with particular reference to design characteristics that have the effect of reducing or eliminating visual obtrusiveness.
7. Proposed ingress and egress to the site.
8. Availability of suitable existing towers and other structures.
9. Visual impacts on viewsheds, ridgeline and other impacts by means of tower location, tree and foliage clearing and placement of incidental structures.
10. Availability of alternative tower structures and alternative siting locations.

D. DECISIONS

1. In granting a conditional use permit, the Planning Board may impose conditions necessary to minimize any adverse effect of the proposed tower on adjoining



properties, and to preserve the intent of this Ordinance.

2. The Planning Board may approve, approve with conditions, or deny an application. All decisions shall be in writing and a denial shall be based upon the record.

E. EXPEDITED REVIEW.

The Planning Board may, by regulation, provide for an expedited review for facilities that utilize existing facilities or sites designated by the Planning Board and Selectmen as desired sites for such facilities.

#### 14.9 Security

As a condition of approval for any new tower and when deemed appropriate for other facilities, the Planning Board shall require the applicant to post adequate surety for the costs of maintenance, repair, or removal therefor. The amount and form of the surety shall be determined by the Planning Board.

#### 14.10 Abandonment, Discontinuance, Repair, Replacement, Removal

To ensure the structural integrity of towers and antennas, the owner of a tower shall ensure that it is maintained in compliance with standards contained in applicable local building codes and the applicable standards for towers that are published by the Electronic Industries Association, as amended from time to time. If, upon inspection, the Town finds that a tower fails to comply with such codes and standards or otherwise constitutes a danger to persons or property, it shall notify the tower owner who shall, within 30 days, bring the tower into compliance with such standards or eliminate the danger. If the owner fails to bring the tower into compliance within 30 days, such action shall constitute an abandonment and grounds for the removal of the tower or antenna, at the owner's expense through execution of the posted security, in accordance with Section 14.9.

#### 14.11 Waiver/Appeal

- A. In compliance with section 253 of the Act, the Town does not intend to create barriers to the ability of any entity to provide interstate or intrastate telecommunication service. If any such entity, having duly exhausted all applicable avenues to providing such service, believes that the procedures or standards established by this article have created such a barrier, the entity may apply within 20 days after the final administrative decision, to the

Planning Board for administrative relief in accordance with this section.

- B. Upon application duly made in accordance with the procedures required for a conditional use permit, the Planning Board may grant waivers from the strict application of the requirements of this article where the Board finds, on the probability of evidence presented to it, with the burden upon the applicant for the facility, that:
1. Strict adherence to the requirements of this chapter is not required to effectuate the purposes hereof;
  2. Strict compliance would create practical difficulty and unnecessary inconvenience;
  3. Strict compliance could potentially cause a conflict with the Act.

## Article 15

### Impact Fees

#### 15.1 Purpose

This ordinance is enacted pursuant to RSA 674:21, and in order to: Promote the public health, safety and welfare and prosperity;

Ensure that adequate and appropriate facilities are available to individuals who may come to be located in the Town of Canterbury;

Prevent scattered or premature development of land as would involve danger or injury to health, safety, or prosperity by reason of the lack of water supply, drainage, transportation, schools, fire protection, or other public services, or necessitate the excessive expenditure of public funds for the supply of such services;

Provide for the harmonious development of the municipality and its environs;

Ensure the proper arrangement and coordination of streets; and,

Ensure streets of sufficient width to accommodate existing and prospective traffic.

#### 15.2 Definitions

“Impact Fee” means a fee or assessment imposed upon development, including subdivision, building construction or other land-use change, in order to help meet the needs occasioned by the development for the construction or improvement of capital facilities owned or operated by the municipality, including and limited to water treatment and distribution facilities; wastewater treatment and disposal facilities; sanitary sewers; storm water, drainage and flood control facilities; public road systems and rights-of-way; municipal office facilities; public school facilities; the municipality’s proportional share of capital facilities of a cooperative or regional school district of which the municipality is a member; public safety facilities; solid waste collection, transfer, recycling, processing and disposal facilities; public libraries; and public recreation facilities, not including public open space.

### **15.3 Authority to Assess Impact Fees**

The Planning Board is hereby authorized to assess impact fees, as herein defined, and in accordance with the standards herein set forth. The Planning Board shall have the authority to adopt regulations to implement the provisions of this ordinance.

### **15.4 Assessment Methodology**

The amount of any impact fee shall be a proportional share of municipal capital improvement costs which is reasonably related to the capital needs created by the development, and to the benefits accruing to the development from the capital improvements financed by the fee.

Upgrading of existing facilities and infrastructures, the need for which is not created by new development, shall not be paid for by impact fees.

### **15.5 Administration of Impact Fees**

Each in fact impact fee shall be accounted for separately, shall be segregated from the Town's general fund, may be spent upon order of the governing body, and shall be used solely for the capital improvements for which it was collected, or to recoup the cost of capital improvements made in anticipation of the needs for which fees are collected to meet.

All impact fees shall be assessed prior to, or as a condition for, the issuance of a building permit or other appropriate permission to proceed with development.

Between the date of assessment and collection, the Planning Board may require developers to post security, in the form of a cash bond, letter of credit or performance bond so as to guaranty future payment of assessed impact fees.

Impact fees shall be collected as a condition for the issuance of a Certificate of Occupancy; provided however, in projects where offsite improvements are to be constructed simultaneously with a project's development, and where the Town has appropriated the necessary funds to cover such portion of the work for which it will be responsible, the Town may advance the time of collection of the impact fee to the issuance of a building permit.

The Planning Board and the assessed party may establish an alternate, mutually acceptable schedule of payment of impact fees.

### 15.6 Return of Impact Fee

If the full impact fee assessed under this ordinance is not encumbered or otherwise legally bound to be spent for the purpose for which it was collected within six years, the fee shall be refunded to the assessed party, with any accrued interest.

Whenever the calculation of the impact fee has been predicated upon some portion of capital improvement costs being borne by the Town, a refund shall be made upon the failure of the Town Meeting to appropriate the Town's share of the capital improvement costs within six (6) years from the date of payment thereof.

### 15.7 Waivers

The Planning Board may waive the imposition of an impact fee upon written request of the developer or person assessed if the Board finds that good cause is demonstrated for such waiver. Prior to the approval of any such waiver, the Planning Board shall notify the public and the Selectmen and shall hold a public hearing on the waiver request. The burden shall be upon the person requesting waiver to demonstrate that it is in the public interest to do so and that good cause for the waiver exists.

### 15.8 Applicability

This ordinance shall not be deemed to affect the existing authority of the Planning Board over subdivisions and site plans, including, but not limited to the authority to declare a development to be premature or scattered in accordance with the regulations of the Board and in accordance with RSA 674:36, II(a).

## Article 16

### Workforce Housing Ordinance

#### 16.1 Purpose

- A. To encourage and provide for the development of affordable workforce housing;
- B. To ensure the continued availability of a diverse supply of home ownership and rental opportunities for low to moderate income households;
- C. To meet the goals related to affordable housing provisions set forth in the town’s Master Plan; and
- D. To comply with the requirements of SB 342, An Act establishing a mechanism for expediting relief from municipal actions which deny, impede, or delay qualified proposals for workforce housing (RSA 674:58-61).

In the course of implementing this Article, the Town of Canterbury has considered the region’s affordable housing needs as described in the Central New Hampshire Regional Planning Commission’s Housing Needs Assessment and relevant regional fair share analysis.

#### 16.2 Authority

This innovative land use control Article is adopted under the authority of RSA 674:21, and is intended as an “Inclusionary Zoning” provision as defined in RSA 674:21(I)(k) and 674:21(IV)(a), as well as RSA 672:1, III-e, effective July 2009 which states:

“All citizens of the state benefit from a balanced supply of housing which is affordable to persons and families of low and moderate income. Establishment of housing which is decent, safe, sanitary and affordable to low and moderate income persons and families is in the best interests of each community and the State of New Hampshire, and serves a vital public need. Opportunity for development of such housing shall not be prohibited or unreasonably discouraged by use of municipal planning and zoning powers or by unreasonable interpretation of such powers.”

### **16.3 Applicability**

- A. The provisions of this ordinance will be in effect only when Canterbury does not meet its regional “fair share” of workforce housing at the present time and for a projection of the next 24 months. During those times when Canterbury does meet its regional “fair share” of workforce housing the provisions of this ordinance will not apply. A Housing Commission, or the Planning Board (or it’s designee) in the absence of a Housing Commission, will monitor and report regional housing trends to determine if Canterbury meets its “fair share” of workforce housing for the region. The Central New Hampshire Regional Planning Commission Regional Housing Needs Assessment and any relevant methodology will be consulted when determining if Canterbury meets its “fair share” of the region’s workforce housing needs.
- B. When this Ordinance is in effect per Section A above, on a case by case basis, the Planning board, after consultation with the Board of Selectmen or their designee (e.g. Housing Commission) and only when necessary to remove a direct impediment to Workforce Housing Goals, will have the authority to increase the number of building permits in Article 11.1 and the number of single family Building Permits per record holder in Article 11.3 of the Canterbury Zoning Ordinance. Such an increase may only occur within the constraints of State of New Hampshire RSA 674:22 Growth Management; timing of Development.
- C. Development in accordance with the provisions of this Article shall comply with all Zoning Ordinance, Site Plan Review Regulations, and/or Subdivision Regulations, other than those standards relaxed under Section 16.5.D. Cost Relief and Section 16.7 Density Bonus.
- D. Development in accordance with the provisions of this Article is permitted as a conditional use in the Workforce Housing Overlay District only, as depicted in the Town of Canterbury Official Zoning Map.
- E. Permitted Uses: Single family, duplexes, and accessory apartments are permitted within an application under this Article. Multi-family (5 or more units), manufactured housing, a mix of housing within the same development, and a mix of commercial and multi-family within the same development are permitted within an application under this Article

provided that such uses are permitted in the underlying zoning districts.

- F. Appeal: Any person aggrieved by a Planning Board decision that constitutes a denial of a Conditional Use Permit due to noncompliance with one or more of the provisions of this ordinance may appeal that decision to the Superior Court, as provided for in RSA 677:15. 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).
- G. Applicability of Remainder of Article if Portions Overturned: If any clauses or provisions of the Article are found to be illegal, void or unenforceable, the remainder of the Article shall not be affected thereby.

#### **16.4 Procedural Requirements/Applicant**

- 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 this subdivision shall file a written statement of such intent as part of the application for a Workforce Housing Conditional Use Permit. In addition, a Site Plan Review and/or Subdivision Application must be filed as required by a specific project. A WFH Conditional Use Permit can be processed concurrently with a Site Plan Review Application and or Subdivision Application.
- B. Waiver: Failure to file such a statement shall constitute a waiver of the applicant's rights under RSA 674:61 (so-called builder's remedy), but shall not preclude an appeal under other applicable laws.
- C. In any appeal where the applicant has failed to file the statement required by this section, the applicant shall not be entitled to a judgment 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.
- D. 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 a Subdivision, as required for the specific project. Required exhibits include:

1. An application form.
2. A “Yield Plan” depicting the APPROXIMATE development potential of the parcel (ducting for wetlands, steep slopes, septic/wells, 25% for roads when needed and any other non- buildable variable as indicated in the Zoning Ordinance or Site Plan or Subdivision regulations as appropriate).
3. The applicant shall file a written statement indicating the applicant’s intent to develop land that is intended to qualify as Workforce Housing under RSA 674:58-61.
4. List and mailing address of the abutters, the applicant and any easement holders on the property in question.
5. Fees for notifying abutters, the applicant and any easement holders.
6. All applicants under this article must submit the following data to ensure project affordability:
  - a. Calculation of the number of workforce housing and market rate housing units provided under this Article and how it relates to its provisions, to include construction phasing, the number and timing of building permits required, and the number of additional units requested as per Section 16.7 Density Bonus.
  - b. Description of each workforce housing unit’s size, type, estimated sales price and other relevant data.
  - c. Builder’s Agreement to comply with the Section entitled Household Eligibility of this Article.

- d. All agreements established as part of section 16.9.B Assurance of Continued Affordability of this Article.
  - e. List of required variances, Conditional Use Permits, and special exceptions including justification of their necessity and effectiveness in contributing to affordability.
  - f. Cost savings associated with any written waiver request to the application submittal requirements or the standards outlined in the Site Plan Review Regulations or the Subdivision Regulations.
7. Written requests for waivers from any of the application submittal requirements or standards outlined in the Site Plan Review Regulations or the Subdivision Regulations.
8. Any other items that may be requested by the Planning Board.

#### **16.5 Procedural Requirements/Planning Board**

- A. Approval Process: The Planning Board shall consider the Applicant's Conditional use Permit as stipulated in Section 16.4.D of this Article as well as the relevant Site or Subdivision Plan Application. The consideration of these two applications may be done concurrently at the request of the Applicant or sequentially.
- B. 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 the 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.

- C. 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 (See Economic Feasibility Worksheet) 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. Upon receipt of such evidence, the Board shall allow the applicant to review the evidence at the board's next meeting for which 10 days notice can be given, and shall give written notice of the meeting to the applicant at least 10 days in advance. At such meeting, the board may also receive and consider evidence from other sources including paid professional expertise whose cost shall be born by the applicant.
- D. Cost Relief: The board may affirm, alter, or rescind any or all of the conditions or restrictions of approval at such a meeting. Upon reasonable showing demonstrated by the applicant (as per Section C. above) that after considering all cost factors, affordable housing cannot be provided under the terms of the zoning ordinance, the Planning Board is authorized to consider relaxing or waiving: a) One or more provisions of the Town's Site Plan Regulations or Subdivision Regulations, b) Zoning Ordinance interior road frontage requirements, c) Zoning Ordinance interior set back requirements, and d) growth management provisions (as per item 16.3.B of this Article).
- E. Final decision: The 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 board, in which case it may issue its final decision any time after the expiration of the period. If the applicant notifies the board in writing at any time that the applicant accepts the conditions and restrictions of the approval, the board may issue its final decision without further action under this paragraph.
- F. 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.

## **16.6 Definitions Refer to RSA:674-58**

- A. Affordable: Affordable means housing with combined rental and utility costs or combined mortgage loan debt services, property taxes, and required insurance that do not exceed 30 percent of the household's gross annual income.
- B. Multi-family housing: Multi-family housing for the purposes of workforce housing, means a building or structure containing 5 or more dwelling units, each designed for occupancy by an individual household.
- C. Reasonable and realistic opportunities for the development of workforce housing: Means Opportunities to develop economically viable workforce housing within the framework of a municipality's ordinances and regulations adopted consistent with RSA 672:1, III-e. The collective impact of all such ordinances and regulations on a proposal for the development of workforce housing shall be considered in determining whether opportunities for the development of workforce housing are reasonable and realistic.
- D. Workforce housing/owner occupied: Means 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.
- E. Workforce housing/renter occupied: Means 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 States Department of Housing and Urban Development. 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.
- F. Area Median Income (AIM): Means 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 assets.

- G. Market-rate Housing: Means any units within a development, whether the unit is to be owner or renter occupied, that is intended to be available for sale or occupancy at the prevailing market value for the area similar to comparable real estate transactions.

### 16.7 Density Bonus

- A. A site plan or subdivision plan that will guarantee a designated percentage of units no lower than 20%, reserved as workforce housing, will be granted a 10% density bonus of units on the site. The Planning Board may allow a reduction of the minimum lot size by 15% to accommodate the increased site density as long as soil conditions permit the siting of septic and wells within the decreased lot size.
- B. The applicant shall submit a yield plan with sufficient detail including soil types and slope as well as any natural resource constraint zoning such as wetland/lot size on percentage restrictions to determine the achievable density on the parcel that would meet the standards of the underlying district.

#### Density Bonus

	Percent of total units that are affordable workforce housing	Density bonus	Reduction in minimum lot size
Housing Development	20% of units	10% of units	15%

- a. When, in the course of calculating density, a fraction of a unit will be rounded down to the next lowest whole housing unit;

### 16.8 General Requirements of Workforce Housing Units

- A. Architectural compatibility of all units: 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 a separate area of the development. Workforce housing units shall be mixed with, and not clustered together or segregated in any way from the market-rate units.

- B. Phasing: The phasing plan for the development shall provide for the development of workforce housing units concurrently with the market- rate units.

### **16.9 Affordability**

- A. 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 satisfactorily demonstrate income eligibility to all parties administering this ordinance.
- B. Assurance of Continued Affordability: Affordable units offered for sale and approved by the planning board as part of a subdivision or site plan and subject to RSA 674:58-61 shall require a restrictive covenant and lien granted to the Town of Canterbury. The initial 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 Town of Canterbury lien is indexed over time at a rate equal to a consumer price index identified in the restrictive covenant and lien document. Future maximum resale limits shall be calculated as the fair market value minus the adjusted lien value and a transaction administrative fee. Subsequent sales prices are not limited based on income targets, but on the housing unit's fair market value, minus the adjusted lien value. The restrictive covenant and lien shall be in a form approved by the planning board. Workforce housing rental units (i) 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; or (ii) shall be subject to affordability controls imposed by a state or federal governmental entity.
- C. 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.

### 16.10 Administration, Compliance, and Monitoring

- A. This Article shall be administered by the Planning Board.
- B. 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.
- C. Ongoing responsibility for monitoring part 16.9.A and B: Certification of income levels and compliance with continued affordability of the resale and rental of workforce housing units, shall be the responsibility of the organization(s) designated by the Board of Selectmen or, in the absence of an outside monitoring organization, the Canterbury Planning Board or its designee. This article shall grant the Board of Selectmen the authority to enter into agreement with said outside monitoring organizations. All costs for administering this subsection shall be borne by the buyer/seller/owner, as appropriate, or other appropriate party other than the Town of Canterbury.
- D. 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.

### 16.11 Relationship to Other Ordinances & 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.

### 16.12 Conflict

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

**\*\*Note:** A map detailing the Workforce Housing Overlay District can be found in the Appendix at the end of this document.



## Article 17

### Groundwater Protection Ordinance

#### 17.1 Authority

The Town of Canterbury hereby adopts this ordinance pursuant to the authority granted under RSA 674:16, in particular RSA 674:16, II relative to innovative land use controls.

#### 17.2 Purpose

The purpose of this ordinance is, in the interest of public health, safety, and general welfare, to preserve, maintain, and protect from contamination existing and potential groundwater supply areas and to protect surface waters that are fed by groundwater. The purpose is to be accomplished by regulating non-residential land uses and home occupations not exempt from this ordinance which could contribute pollutants to wells or aquifers needed for present or future public and private water supply.

#### 17.3 Groundwater Protection Overlay District

The Groundwater Protection District is an overlay district which is superimposed over the existing underlying zoning. The Groundwater Protection District includes all of the NH Department of Environmental Services-approved Wellhead Protection Areas for community Public Water Systems and all areas overlying Stratified Drift Aquifers as described in GEOHYDROLOGY AND WATER QUALITY OF STRATIFIED-DRIFT AQUIFERS IN THE UPPER MERRIMACK RIVER BASIN, SOUTH-CENTRAL NEW HAMPSHIRE by Peter J Steckl and Sarah M. Flanagan, U.S. Geological Survey, Water-Resources Investigations Report 95-4123, shown on the map entitled, “Groundwater Protection Overlay District, which is part of the Official Zoning Map of the Town of Canterbury, New Hampshire” located in the Canterbury Town Offices and on file with the Town Clerk. . The Planning Board may revise the aquifer protection district boundary based on the availability of new information. For example, new wellhead protection areas could be approved by DES, or existing wellhead protection areas could be re-delineated. For stratified drift aquifers, existing maps are not 100 percent accurate, so the map could be revised based on the recommendation of a professional geologist using 1:24,000 scale surficial geology maps prepared by the N.H. Geological Survey, if available, other existing data (including wells, borings, or other excavations of sufficient depth), or appropriate field

testing methods. Any such revisions would require a vote of the Planning Board in a public hearing.

NOTE: A copy of this map can be found in the Appendix at the end of this document.

#### 17.4 Applicability

This Ordinance applies to all uses in the Groundwater Protection District, except for those uses exempt under Section 17.9 (Exemptions) of this Ordinance.

#### 17.5 Permitted Uses

All uses permitted by right or allowed by special exception in the underlying district are permitted in the Groundwater Protection District unless they are Prohibited Uses or Conditional Uses. (See Zoning Ordinance Article 5.) All uses must comply with the Performance Standards unless specifically exempt under Section 17.9.

#### 17.6 Performance Standards For Permitted Uses

The following Performance Standards apply to all uses in the Groundwater Protection District unless exempt under section 17.9:

- A. Animal manures, fertilizers, and compost must be stored in accordance with Manual of Best Management Practices for Agriculture in New Hampshire, NH Department of Agriculture, Markets, and Food, June 2011, and any subsequent revisions. Complaints shall be referred to the Commissioner of the Department of Agriculture for investigation and enforcement under NH RSA 431:35.
- B. In the Public Water Supply Groundwater Protection Area all regulated substances stored in containers with a capacity of five gallons or more must be stored in product-tight containers on an impervious surface designed and maintained to prevent flow to exposed soils, floor drains, and outside drains. In the Aquifer Protection Area all regulated substances (other than petroleum) stored in containers with a capacity of five gallons or more must be stored in product-tight containers on an impervious surface designed and maintained to prevent flow. In the Aquifer Protection Area petroleum stored in containers of forty gallons or more must be stored in product-tight containers on an impervious surface designed and maintained to prevent flow to exposed soils, floor drains and

outside drains;

- C. Facilities where regulated substances are stored must be secured against unauthorized entry by means of a door and/or gate that is locked when authorized personnel are not present and must be inspected weekly by the facility owner;
- D. Outdoor storage areas for regulated substances, associated material or waste must be protected from exposure to precipitation and must be located at least 50 feet from surface water or storm drains, at least 75 feet from private wells, and outside the sanitary protective radius of wells used by public water systems;
- E. Secondary containment must be provided for outdoor storage of regulated substances in regulated containers and the containment structure must include a cover to minimize accumulation of water in the containment area and contact between precipitation and storage container(s);
- F. Containers in which regulated substances are stored must be clearly and visibly labeled and must be kept closed and sealed when material is not being transferred from one container to another;
- G. Prior to any land disturbing activities, all inactive wells on the property, not in use or properly maintained according to state regulations at the time the plan is submitted, shall be considered abandoned and must be sealed in accordance with We 604 of the New Hampshire Water Well Board Rules.
- H. All transfers of petroleum from delivery trucks and storage containers over five gallons in capacity shall be conducted over an impervious surface having a positive limiting barrier at its perimeter.

### 17.7 Existing Non-conforming Uses

Any lawful use in existence at the time of the adoption of this Ordinance, or of any amendment hereto, may be continued although such use does not comply with the provisions of this Ordinance. Such uses shall be known as "Non-Conforming Uses". Existing non-conforming uses may continue without expanding or changing to another nonconforming use, but must be in

compliance with all applicable state and federal requirements, including Env-Wq 401, Best Management Practices Rules.

A non-conforming use shall be presumed to be abandoned if the use has been discontinued for a period of two years or more. A determination shall in the first instance be made by the Code Enforcement Officer, and any person aggrieved may appeal that decision to the Zoning Board of Adjustment. Rights vested by applicable law shall not be affected.

### **17.8 Prohibited Uses**

The following uses are prohibited in the Groundwater Protection District.

- A. The development or operation of a hazardous waste disposal facility as defined under RSA 147-A;
- B. The development or operation of a solid waste landfill;
- C. The outdoor storage of road salt or other deicing chemicals in bulk;
- D. The development or operation of a junkyard;
- E. The development or operation of a snow dump;
- F. The development or operation of a wastewater or septage lagoons.
- G. The development or operation of a petroleum bulk plant or terminal;
- H. The development or operation of underground storage tank (UST) systems used to store a regulated substance) gasoline stations.

### **17.9 Exemptions**

The following uses are exempt from the specified provisions of this ordinance as long as they are in compliance with all applicable local, state, and federal requirements.

- A. Any private residence is exempt from this ordinance;
- B. Any business or facility where regulated substances are stored in containers with a capacity of less than five gallons is exempt from section 17.6, Performance Standards for Permitted Uses, sections 17.6C through 17.6F;
- C. Storage of heating fuels for on-site use or fuels for emergency electric generation, provided that storage tanks are indoors on a concrete floor or have corrosion control, leak detection, and secondary containment in place, is exempt from section 17.6, Performance Standards for Permitted Uses, section 17.6C;
- D. Storage of motor fuel in tanks attached to vehicles and fitted with permanent fuel lines to enable the fuel to be used by that vehicle is exempt from section 17.6, Performance Standards for Permitted Uses, sections 17.6C through 17.6F;
- E. Storage and use of office supplies is exempt from section 17.6, Performance Standards for Permitted Uses, sections 17.6C through 17.6F;
- F. Temporary storage of construction materials on a site where they are to be used is exempt from section 17.6, Performance Standards for Permitted Uses, sections 17.6C through 17.6F if used within the site development project within six months of their delivery on the site;
- G. The sale, transportation, and use of pesticides as defined in RSA 430:29 XXVI are exempt from all provisions of this ordinance;
- H. Household hazardous waste collection projects regulated under NH Code of Administrative Rules Env-Wm 401.03(b)(1) and 501.01(b) are exempt from section 17.6, Performance Standards for Permitted Uses, 17.6C through 17.6F;
- I. Underground storage tank systems and aboveground storage tank systems that are in compliance with applicable state rules are exempt from inspections under section 17.13 of this ordinance;

- J. Home occupations not working with hazardous materials are exempt from section 17.6H of this ordinance;
- K. Forestry and agricultural field equipment re-fueling is exempt from section 17.6H provided that best management practices are followed as described by the Department of Environmental Services and amended from time to time.

### **17.10 Conditional Uses**

The Planning Board may grant a Conditional Use Permit for a use which is otherwise permitted in the underlying district, if the permitted use is involved in one or more of the following:

- A. Storage, handling, and use of regulated substances in quantities exceeding 100 gallons or 800 pounds dry weight at any one time, provided that an adequate spill prevention, control and countermeasure (SPCC) plan, is approved by the local Fire Department.
- B. Any use that will render impervious more than 15 percent or 2,500 square feet of any lot, whichever is greater.
- C. Any activities that involve blasting of bedrock.

In granting such approval the Planning Board must first determine that the proposed use is not a prohibited use (section 17.8) and will be in compliance with the Performance Standards in section 17.6 as well as all applicable local, state and federal requirements. The Planning Board may, at its discretion, require a performance guarantee or bond, in an amount and with surety conditions satisfactory to the Board, to be posted to ensure completion of construction of any facilities required for compliance with the Performance Standards.

### **17.11 Performance Standard for Conditional Uses**

- A. Conditional uses shall require stormwater management and pollution prevention plans which include information consistent with Developing Your Stormwater Pollution Prevention Plan: A Guide for Construction Sites (US EPA, May 2007) and Developing Your Stormwater Pollution Plan: A Guide for Industrial Operators (February 2009). The plan shall demonstrate that the use will:

1. Meet minimum stormwater discharge setbacks between water supply wells shall meet stormwater practices as found within the Innovative Land Use Planning Techniques: A Handbook for Sustainable Development, Section 2.1 Permanent (Post-Construction) Stormwater Management, (DES, 2008 or later edition)
  2. Minimize the release of regulated substances into stormwater through a source control plan that identifies pollution prevention measures;
  3. Stipulate that expansion or redevelopment activities shall require an amended stormwater plan and may not infiltrate stormwater through areas containing contaminated soils without completing a Phase I Assessment in conformance with ASTM E 1527-05, also referred to as All Appropriate Inquiry (AAI); and
  4. Maintain a minimum of four feet vertical separation between the bottom of a stormwater practice that infiltrates or filters stormwater and the average seasonal high water table as determined by a licensed hydrogeologist, soil scientist, engineer or other qualified professional as determined by the Planning Board.
- B. Storage, handling, and use of regulated substances in quantities exceeding 100 gallons or 800 pounds dry weight at any one time, provided that an adequate spill prevention, control and countermeasure (SPCC) plan, is approved by the local Fire Department. The Fire Chief shall determine whether the plan will prevent, contain, and minimize releases from ordinary or catastrophic events such as spills, floods or fires that may cause large releases of regulated substances. It shall include:
1. A description of the physical layout and a facility diagram, including all surrounding surface waters and wellhead protection areas.
  2. Contact list and phone numbers for the facility response coordinator, cleanup contractors, and all appropriate federal, state, and local agencies who must be contacted in case of a release to the environment.
  3. A list of all regulated substances in use and locations of use and storage.

4. A prediction of the direction, rate of flow, and total quantity of regulated substance that could be released where experience indicates a potential for equipment failure.
  5. A description of containment and/or diversionary structures or equipment to prevent regulated substances from infiltrating into the ground.
- C. Any use that will render impervious more than 15 percent or 2,500 square feet of any lot, whichever is greater, requires a stormwater management plan which the planning board determines is consistent with New Hampshire Stormwater Manual Volumes 1-3, December 2008, NH Department of Environmental Services.
- D. Any activities that involve blasting of bedrock. Blasting activities shall be planned and conducted to minimize groundwater contamination. Excavation activities should be planned and conducted to minimize adverse impacts to hydrology and the dewatering of nearby drinking water supply wells, following the BMP requirements in RSA 155.

#### 17.12 Relationship Between State & Local Requirements

Where both the State and the municipality have existing requirements the more stringent shall govern.

#### 17.13 Maintenance and Inspection

- A. For conditional uses requiring planning board approval for any reason, a narrative description of maintenance requirements for structures required to comply with Performance Standards shall be recorded so as to run with the land on which such structures are located, at the Registry of Deeds for Merrimack County. The description so prepared shall comply with the requirements of RSA 478:4-a.
- B. Inspections may be required to verify compliance with Performance Standards. Such inspections shall be performed by the Code Enforcement Officer at reasonable times with prior notice to the landowner.
- C. All properties in the Groundwater Protection District known to the Code Enforcement Officer as using or storing regulated substances in containers with a capacity of five gallons or more, except for facilities where all regulated substances storage is exempt



from this Ordinance under Section 17.9, shall be subject to inspections under this Article.

- D. The Board of Selectmen may require a fee for compliance inspections. The fee shall be paid by the property owner. A fee schedule shall be established by the Board of Selectmen as provided for in RSA 41:9-a.

#### **17.14 Enforcement Procedures and Penalties**

Any violation of the requirements of this ordinance shall be subject to the enforcement procedures and penalties detailed in RSA 676 or RSA 485-C.

#### **17.15 Saving Clause**

If any provision of this ordinance is found to be unenforceable, such provision shall be considered separable and shall not be construed to invalidate the remainder of the ordinance.

#### **17.16 Aquifer and Groundwater Protection District Overlay Map Boundary Dispute Resolution**

In any dispute by an applicant for a Conditional Use Permit, Building Permit, Site Plan Review, Subdivision Authorization or an appeal of a violation of these Regulations, as to the exact location of the Overlay District boundary line across a lot, it is the responsibility of the applicant to provide the Planning Board with an alternate delineation of the geological characteristics of the site from a qualified professional at the applicant's expense. The Board may accept the alternate delineation or utilize the services of their own qualified private professional and/or a professional field investigator provided by the State to confirm or deny the alternate proposal before making a decision. Following a denial by the Planning Board, applicant has 30 days to appeal that decision in Superior Court pursuant to RSA 677:15.

#### **17.17 Effective Date**

This ordinance shall be effective upon adoption by the legislative body.

#### **17.18 Definitions**

1. Aquifer: a geologic formation composed of rock, sand, or gravel that contains significant amounts of potentially recoverable water.

2. Petroleum bulk plant or terminal: means that portion of the property where petroleum products are received by tank vessel, pipeline, tank car, or tank vehicle and are stored or blended in bulk for the purpose of distributing such liquids by tank vessel, pipeline tank car, tank vehicle, portable tank, or container.
3. Groundwater: subsurface water that occurs beneath the water table in soils and geologic formations.
4. Gasoline station: means that portion of a property where petroleum products are received by tank vessel, pipeline, tank car, or tank vehicle and distributed for the purposes of retail sale of gasoline.
5. Impervious: not readily permitting the infiltration of water.
6. Impervious surface: a surface through which regulated substances cannot pass when spilled. Impervious surfaces include concrete unless unsealed cracks or holes are present. Earthen; wooden, or gravel surfaces; or other surfaces which could react with or dissolve when in contact with the substances stored on them are not considered impervious surfaces.
7. Junk yard: a place used for storing and keeping, or storing and selling, trading, or otherwise transferring old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber debris, waste, or junked, dismantled, or wrecked motor vehicles, or parts thereof, iron, steel, or other old or scrap ferrous or nonferrous material or for the maintenance or operation of an automotive recycling yard. The definition does not include any motor vehicle dealers registered with the director of motor vehicles under RSA 261:104 and controlled under RSA 236:126.
8. Positive Limiting Barrier: A depression (e.g., groove) in the surface of an otherwise level impervious area designed to impede the flow of and contain spilled substances within the perimeter of the impervious area. These are typically constructed and maintained to contain small spills or releases (five to fifteen gallons).

9. Outdoor storage: storage of materials where they are not protected from the elements by a roof, walls, and a floor with an impervious surface.
10. Public water system: a system for the provision to the public of piped water for human consumption, which has at least 15 service connections or regularly serves an average of at least 25 individuals daily at least 60 days out of the year.
11. Regulated substance: petroleum, petroleum products, and substances listed under 40 CFR 302, 7-1-05 edition, excluding the following substances: (1) ammonia, (2) sodium hypochlorite, (3) sodium hydroxide, (4) acetic acid, (5) sulfuric acid, (6) potassium hydroxide, (7) potassium permanganate, and (8) propane and other liquefied fuels which exist as gases at normal atmospheric temperature and pressure.
12. Sanitary protective radius: The area around a public water supply well which must be maintained in its natural state (as defined by DES) as required by Env-Dw 301 or 302 (for community water systems); Env-Ws 373.12 and Env-Ws 372.14 (for other public water systems).
13. Seasonal high water table: The depth from the mineral soil surface to the upper most soil horizon that contains 2% or more distinct or prominent redoximorphic features that increase in percentage with increasing depth as determined by a licensed Hydrogeologist, Soils Scientist, Wetlands Scientist, Engineer or other qualified professional approved by the Planning Board.
14. Secondary containment: a structure such as a berm or dike with an impervious surface which is adequate to hold at least 110 percent of the volume of the largest regulated substances container that will be stored there.
15. Snow dump: For the purposes of this ordinance, a location where snow, which is cleared from roadways and/or motor vehicle parking areas, is placed for disposal.
16. Source Control Plan: A plan designed to 1) minimize the volume of stormwater coming into contact with regulated substances and 2) segregate relatively clean stormwater from stormwater with a higher concentration of pollutants. (For further details, see NH DES

Alteration of Terrain Rule Env-Wq 1504.07 or Fact Sheet WD-DWGB 22-5, Developing A Source Control Plan for HighLoad Areas.)

17. Stratified-drift aquifer: A geologic formation of predominantly well- sorted sediment deposited by or in bodies of glacial meltwater, including gravel, sand, silt, or clay, which contains sufficient saturated permeable material to yield significant quantities of water to wells.
18. Surface water: streams, lakes, ponds and tidal waters, including marshes, water-courses and other bodies of water, natural or artificial.
19. Wellhead protection area: The surface and subsurface area surrounding a water well or wellfield supplying a community public water system, through which contaminants are reasonably likely to move toward and reach such water well or wellfield.

## Article 18

### Accessory Dwelling Units

#### 18.1 Authority and Purpose

Source: WA 2024-2

In accordance with NH RSA 674:71-73 this provision allows for the creation of an Accessory Dwelling Unit (ADU) as an accessory use to single family detached dwellings for the purpose of providing expanded housing opportunities and flexibility in household arrangements.

An Accessory Dwelling Unit is intended to be secondary and accessory to a principal single family-dwelling unit and may be either attached or detached to the principal dwelling unit as follows:

- A. Attached Accessory Dwelling Unit: located within or attached (bumped out) to a single family residence, such as an attached garage or barn that is part of the structure. Permitting of Attached Accessory Dwelling Units shall be via the building permit process in accordance with the provisions of this Article.
- B. Detached Accessory Dwelling Unit: located within an existing detached accessory structure such as a barn or garage, or as a new standalone structure. Permitting of Detached Accessory Dwelling Units shall be via a CU Permit application process administered by the Planning Board in accordance with the provisions of this Article.

#### 18.2 Definitions

Source: WA 2024-2

An Accessory Dwelling unit is a second completely private dwelling unit that provides independent facilities for one or more persons, including provisions for sleeping, eating, cooking and sanitation on the same parcel of land as the principal dwelling unit it accompanies.

#### 18.3 Requirements, Limitations, Conditions

Source: WA 2024-2

1. All Accessory Dwelling Units, attached or detached, shall comply with the following standards:
  - A. An Accessory Dwelling Unit shall have no more than 1,000 square feet of gross floor area, and contain no more than two bedrooms in addition to kitchen and bathroom facilities. Gross floor area shall mean the sum of the several floors (including basements) of the ADU measured from the exterior walls, but not including interior parking or loading space for motor vehicles or any space where the floor to ceiling height is less than six feet.
  - B. One ADU is permitted per lot, provided the lot is an existing legal lot of record.
  - C. Either the primary single family unit or the Accessory Dwelling unit must be owner occupied.
  - D. At least one parking space must be provided for the Accessory Dwelling Unit and at least two for the Single Family Home.
  - E. An Accessory Dwelling Unit shall meet all setbacks, height, lot coverage, zoning, fire, building codes, sanitary requirements, and maximum occupancy per bedroom applicable to a single family dwelling and shall require a certificate of occupancy. The ADU shall not increase any nonconforming aspect of any existing structure.
  - F. The Accessory Dwelling Unit shall either be connected to municipal sewer and water, or an onsite well and septic system approved for the total occupancy of all dwelling units.
  - G. Accessory dwelling units associated with multiple single family dwellings attached to each other, such as townhouses are prohibited.
  - H. A Detached Accessory Dwelling Unit must share a common driveway entrance (curb cut) with the primary dwelling and have an appropriate E-911 address.

- I. Subsequent condominium conveyance of any Accessory Dwelling Unit separate from that of the principal dwelling unit are prohibited, notwithstanding the provisions of RSA 356-B:5.
2. Attached Accessory Dwelling Units shall comply with the following additional standards:
  - A. Upon meeting requirements, the municipality shall allow one Attached Accessory Dwelling Unit per residence in all zoning districts that allow single family dwellings. RSA 674:72,I.
  - B. One Attached Accessory Dwelling Unit shall be allowed without additional requirements for lot size, frontage, space limitations or other controls beyond what would be required for a single family unit.
  - C. An interior door shall be provided between the principal dwelling unit and the Attached Accessory Dwelling Unit. This interior door need not remain unlocked. A common wall is not necessary when entrance is through an attached garage, barn, or heated hallway.
3. A Detached Accessory Dwelling Unit shall comply with the following additional standards:
  - A. A detached Accessory Dwelling Unit shall not be permitted on a lot of less than 1.75 acres excluding slopes over 15% and wetlands.▼
  - B. A Detached Accessory Dwelling Unit shall not be constructed in the Center Historic District without approval from the Historic District Commission.
  - C. A Detached Accessory Dwelling Unit may exist as a freestanding structure or a unit within or attached to a detached accessory building or be a conversion of an existing detached accessory building.
  - D. The principal dwelling unit and the Detached Accessory Dwelling Unit shall not be separated in ownership (including by condominium ownership) and title and shall not

**Deleted:** Detached Accessory Dwelling Unit shall not be constructed on an existing nonconforming lot.

be separable from the primary dwelling to which it is accessory.

- E. Remote Detached Accessory Dwelling Units, located greater than 500 feet from the primary dwelling, are prohibited as not meeting the general intention of this ordinance as accessory, incidental, and subordinate to the primary dwelling. See lot requirements for subdivision or cluster housing for the Canterbury Zoning Ordinance for other options.
- F. A Detached Accessory Dwelling Unit may become an individually owned private residence if the original lot is legally subdivided by application to the Canterbury Planning Board into two or more separate lots that meet all the regular requirements for subdivision in the Canterbury Zoning Ordinance and Subdivision Regulations. The former primary dwelling unit and lot and the new converted independent dwelling unit and lot may not be made nonconforming by the subdivision process, including lot size, all front and side setbacks, road frontage, private septic and utilities. In the granting of an ADU permit, no terms or conditions in this Article, expressed or implied, shall be interpreted as conferring any obligation by the Town to allow any future subdivision either by vested right or variance for hardship, special exception, CU Permit, or any other reason.

#### 18.4 Accessory Dwelling Unit to Business Uses

Source: WA 2024-2

In a commercial zone, a single attached dwelling unit may be allowed as a permitted accessory use to an allowed business. The Accessory Dwelling Unit shall conform to all standards required for an Attached Accessory Dwelling Unit as defined in Article 18, except that the Attached Accessory Dwelling Unit shall be accessory to an allowed business instead of a single family residence.

#### 18.5 Conditional Use Permit Application Requirements

Source: WA 2024-2

1. All Detached Accessory Dwelling Units shall obtain a CU Permit from the Planning Board, and shall do so prior to the issuance of a Building Permit.

Deleted: 2.



2. Application materials: All CU Permit applications for a Detached Accessory Dwelling Unit shall include the following:
  - A. Applications completed on forms provided by the Planning Board for a CU Permit.
  - B. A narrative describing how each of the required elements will be met.
  - C. Color photographs of the Single Family Dwelling and any other structures on the site.
  - D. Elevation renderings of the proposed Detached Accessory Dwelling Unit.
3. The Planning Board is authorized to grant requested waivers for above items if, in the opinion of the Board, both of the following are demonstrated:
  - A. Strict conformity to the specific CU Permit application requirement could create an unnecessary burden to the applicant; and,
  - B. Granting the requested waiver will still provide adequate information to the Planning Board to make an informed decision.
4. CU Permit Approval Standards:

The Planning Board may require additional conditions at its discretion.

If, in the opinion of the Planning Board, all of the standards described in Section 18.3.1 and section 18.3 above have been met, the Board may issue the CU Permit.

If, in the opinion of the Board, one or more of the standards in Section 18.3.1 and Section 18.3 has not been met, the CU Permit shall be denied.

## Article 19

### Campgrounds

#### 19.1 Statement of Purpose

These provisions are intended to allow Campgrounds as an accessory use to a Principal Residential Use in a manner that complies with this Ordinance to maximize compatibility with surrounding land uses, avoid health and safety hazards, protect environmental and aesthetic resources, minimize demands on public services, not cause significant disruption to others who either live in or use adjacent areas, and protect the rural qualities of the community.

#### 19.2 Adherence to New Hampshire Laws, Statutes and Regulations:

All Campgrounds must adhere to all applicable laws, rules, and ordinances, including but not limited to RSA chapter 216-I, RSA chapter 227-L, and RSA chapter 485-A. If any provision of this Ordinance differs or conflicts with any other provision of the Zoning Ordinance or any other applicable law, rule, or ordinance, the provision imposing the greater restriction or more stringent standard shall be controlling.

#### 19.3 Definitions:

The definitions set forth in RSA 216-I:1, as that statute may be amended, shall apply to this Ordinance.

#### 19.4 Zoning Districts Where Allowed & Town Approvals:

Campgrounds are permitted in the Agricultural/Conservation or Rural districts as an accessory use to a Principal Residential Use where the property owner resides in the residence, provided the property owner obtains a Special Exception from the Zoning Board of Adjustment and Site Plan Approval from the Planning Board.

#### 19.5 Campground Area & Maximum Number of Campsites and Occupants:

A Campground may only be located on a Property with at least ten acres of land. The maximum number of campsites in a campground shall not exceed the following:

Area of Property	Maximum Number of Campsites
Less than 10 Acres	N/A
10 acres up to 20 acres	2 Campsites
20 acres up to 30 acres	4 Campsites
30 or more acres	6 Campsites

#### 19.6 Number of Occupants:

No more than six people may occupy each Campsite each night.

#### 19.7 Individual Campsite Size:

Each Campsite shall be clearly marked and have a minimum of 600 square feet for Tent sites or 1,000 square feet for Recreational Vehicle or Recreational Camping Cabin sites. The property owner must maintain an accurate, updated map showing Campsite locations and numbers and provide a copy of this map to the Town's Police Department and Fire Department.

#### 19.8 Setbacks:

No individual Campsite shall be located within 200 feet of a public way, land boundary, or stream, pond, lake, or other wetlands. All structures on the Property must conform to the Zoning Ordinance's setback requirements. See Section 5.2(B).

The Planning Board may impose more restrictive setback requirements based upon the nature and use of the Property under consideration and the anticipated impacts on neighboring properties and the public. The Planning Board may impose additional screening requirements if the setback area does not provide sufficient natural screening.

#### 19.9 Impact Limitations:

The Zoning Board of Adjustment or Planning Board may impose additional or more restrictive requirements regarding number, type, and area of Campsites, maximum occupancy of Campsites, and any other requirement that is reasonably necessary to maximize compatibility with surrounding land uses, to avoid health and safety hazards to occupants or the public, to protect environmental and aesthetic resources, to minimize demand on public services, to prevent significant disruption of others who live in or use adjacent properties, or to otherwise protect the rural qualities of the Town.

### **19.10 Access and Fire Safety:**

A Campground shall have adequate, safe vehicular access from a public highway, including sufficient sight distances for vehicles, bicycles, and pedestrians to safely enter and exit the Campground. In determining whether the Campground has adequate vehicular access, the Zoning Board of Adjustment and Planning Board may consider the residential density and road conditions along the public highways that provide access to the Campground. The Zoning Board of Adjustment or Planning Board may require the Applicant to obtain a traffic impact study to assess traffic safety concerns and the need for capital improvements. The Planning Board may assess impact fees in accordance with Article 15 of the Zoning Ordinance.

Campgrounds that utilize access from a State-owned highway must obtain applicable permits from New Hampshire Department of Transportation to authorize the new or changed use.

A Campground shall have adequate, off-highway parking for each campsite. The Planning Board may impose limitations regarding the maximum number of vehicles that can be parked at each Campsite, or that can be parked at the Campground in total.

The Campground's location, arrangement, access roads, water supplies, fire suppression devices, and evacuation plan shall meet the approval of the Chief of the Fire Department or other authority responsible for providing the necessary fire protection services.

### **19.11 Operational Requirements:**

A "Campsite" means a parcel of land rented for the placement of a tent, recreational vehicle, or a recreational camping cabin for the overnight use of its occupants. (See RSA 216-I:1 Definitions). Campsites shall be temporary occupancy for recreational dwelling purposes only, and not for permanent year-round residence. The Campground must provide snow removal as necessary to ensure occupants and emergency services can safely access the Campground.

No structures shall be added to any campsite or vehicle such as roofs, storage sheds, patios, carports or other improvements. Recreational vehicles shall be fully registered at all times and shall not be permitted to deteriorate to a state of repair that would prevent a return to highway use.

All persons must register with the Campground as required under RSA chapter 216-I upon entering a Campground. The Campground must make this Register open to inspection by local

and state law enforcement authorities, local and state fire officials, and local code enforcement officials.

Campgrounds shall not allow occupants to use off-highway recreational vehicles on the Property.

#### **19.12 Water and Sewage Approval:**

The Campground must provide a sufficient, DES-approved Water Supply that is capable of servicing every Campsite and that conforms to the requirements of RSA chapter 216- I and all other applicable laws and regulations. The Campground must provide a sufficient DES-approved sewage disposal system that is capable of servicing every Campsite and that conforms to the requirements of RSA chapter 216-I and all other applicable laws and regulations. The Planning Board may impose more restrictive requirements regarding water supply and sewage disposal systems.

#### **19.13 Permits**

The Campground owner shall obtain an annual Fire Permit from the Fire Department that upon inspection meets the requirements of the Town, RSA chapter 227-L, and all other applicable laws, rules, and ordinances.

#### **19.14 Administrative and Enforcement Procedures:**

The Town may enforce violations of this Ordinance as set forth in RSA chapter 676 and/or by pursuing any other remedy available at law or equity.

#### **19.15 Partial Exceptions:**

This Ordinance shall not be construed to prohibit the owner-occupant of a residence served by adequate sanitary facilities from accommodating, without compensation, occasional overnight guests in tents, recreational vehicles, or campers placed temporarily within the property of such residence.

## Appendix

### Zoning Maps

This Appendix includes [4](#) maps (see following pages):

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The Zoning Map of Canterbury, NH (Pg. 105)

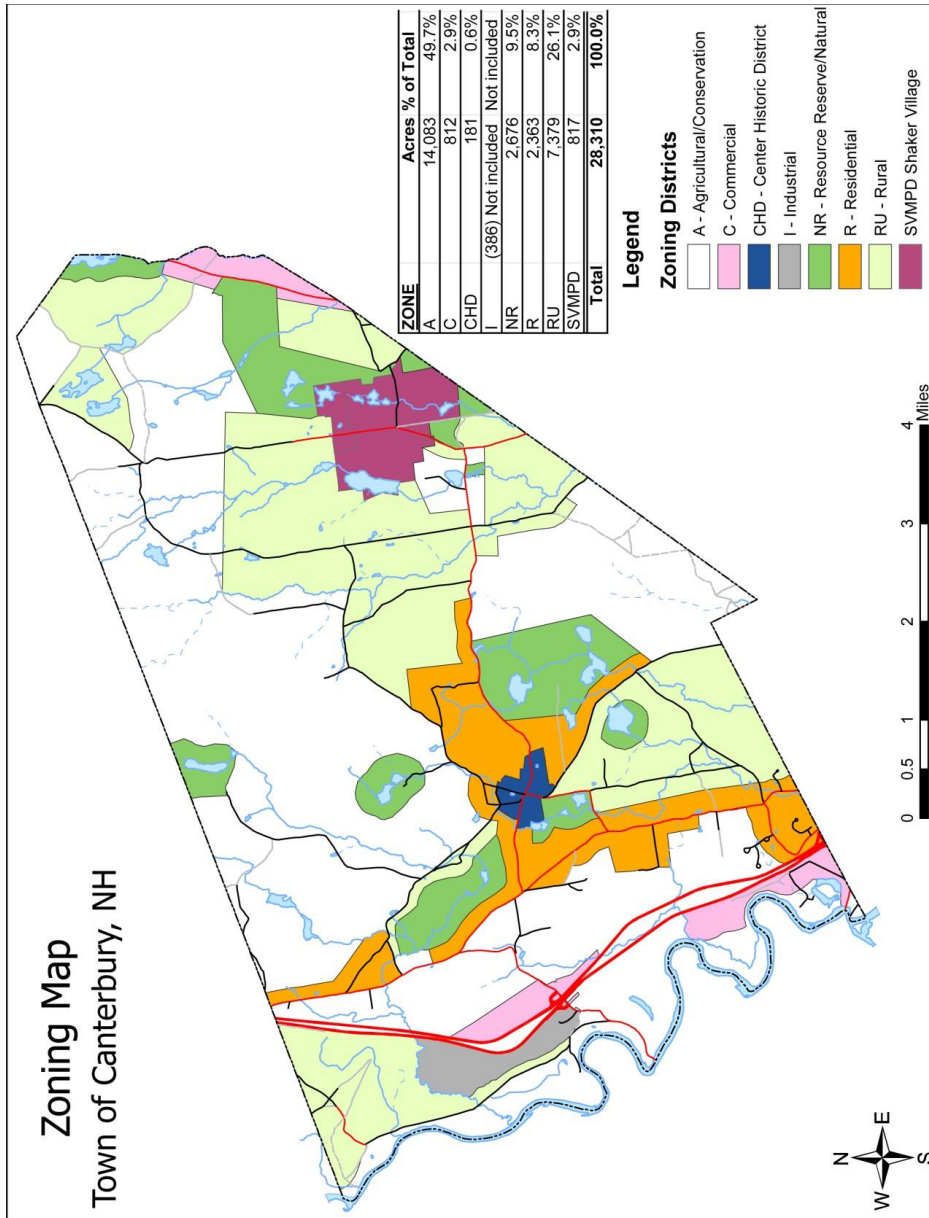
The Workforce Housing Overlay District (Pg. 106)

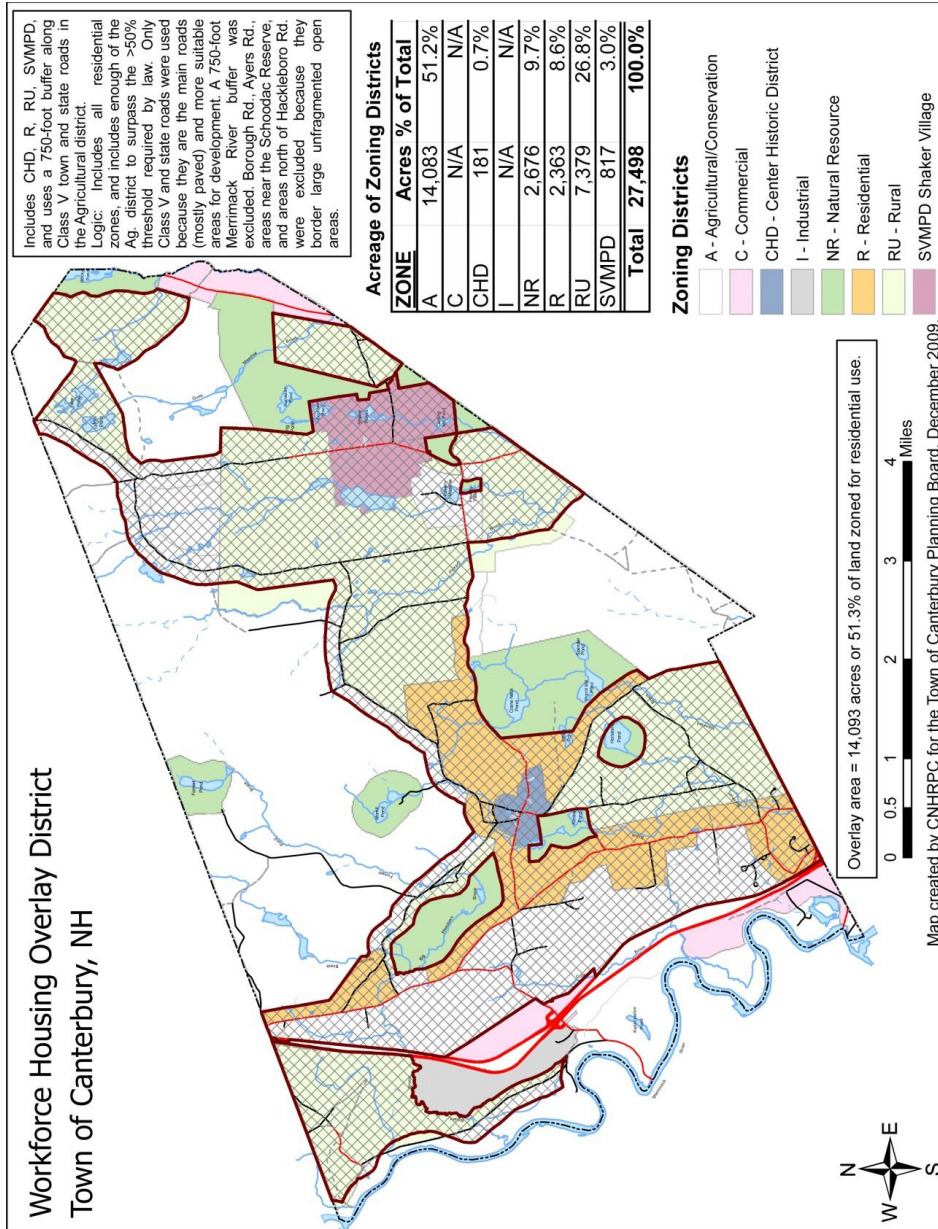
The Aquifer & Groundwater Protection District (Pg. 107)

[The Town Road Classification Map](#) Merrimack [county Registry of Deeds 23124 July 11,1991 sheet 1 of 3 \(Pg 138\)](#)

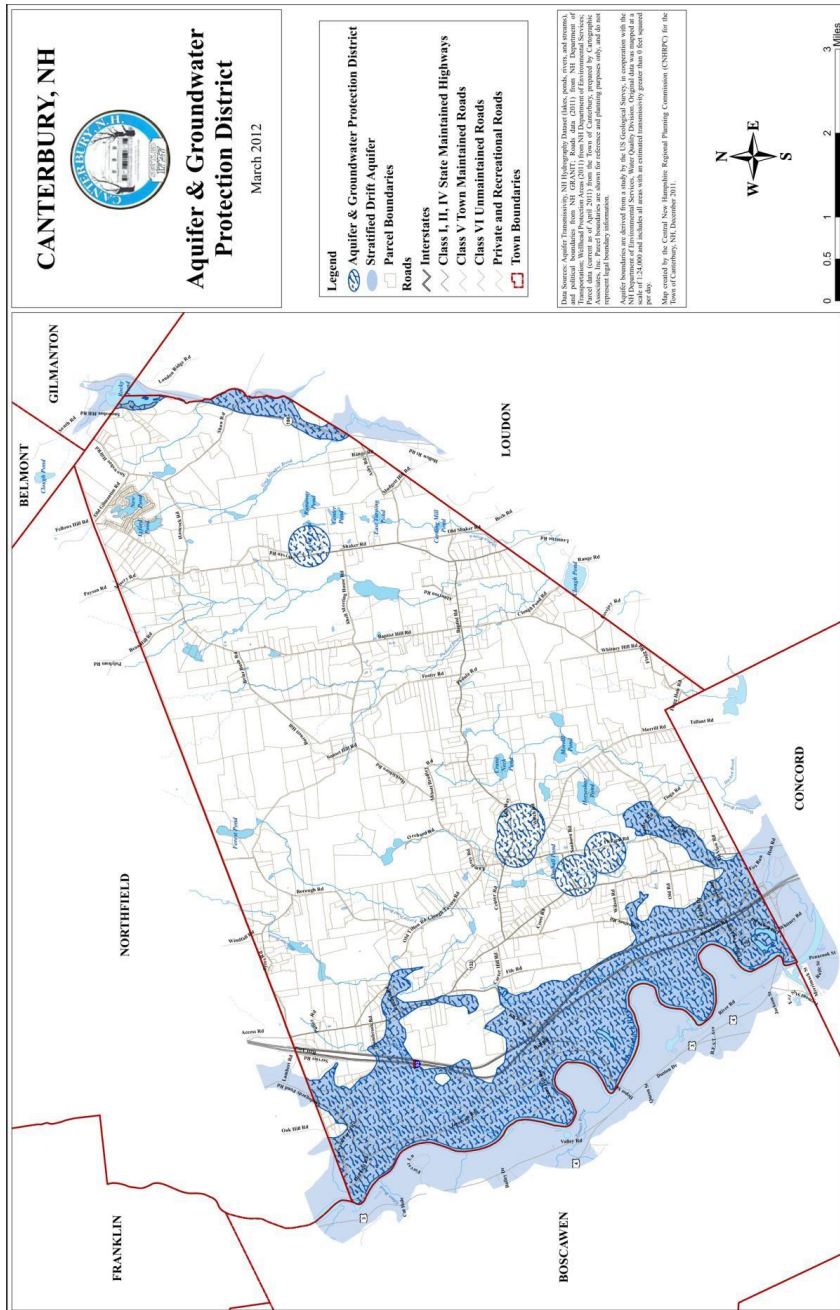
NOTE: An “Overlay District” is a regulatory tool that creates a special zoning district, placed over existing base zones, which identifies special provisions in addition to those in the underlying base zone. The overlay district can share common boundaries with the base zone or cut across base zone boundaries. Regulations or incentives are attached to the overlay district to protect a specific resource or guide development within a special area.

(Zoom in to maps on following pages to view smaller details)





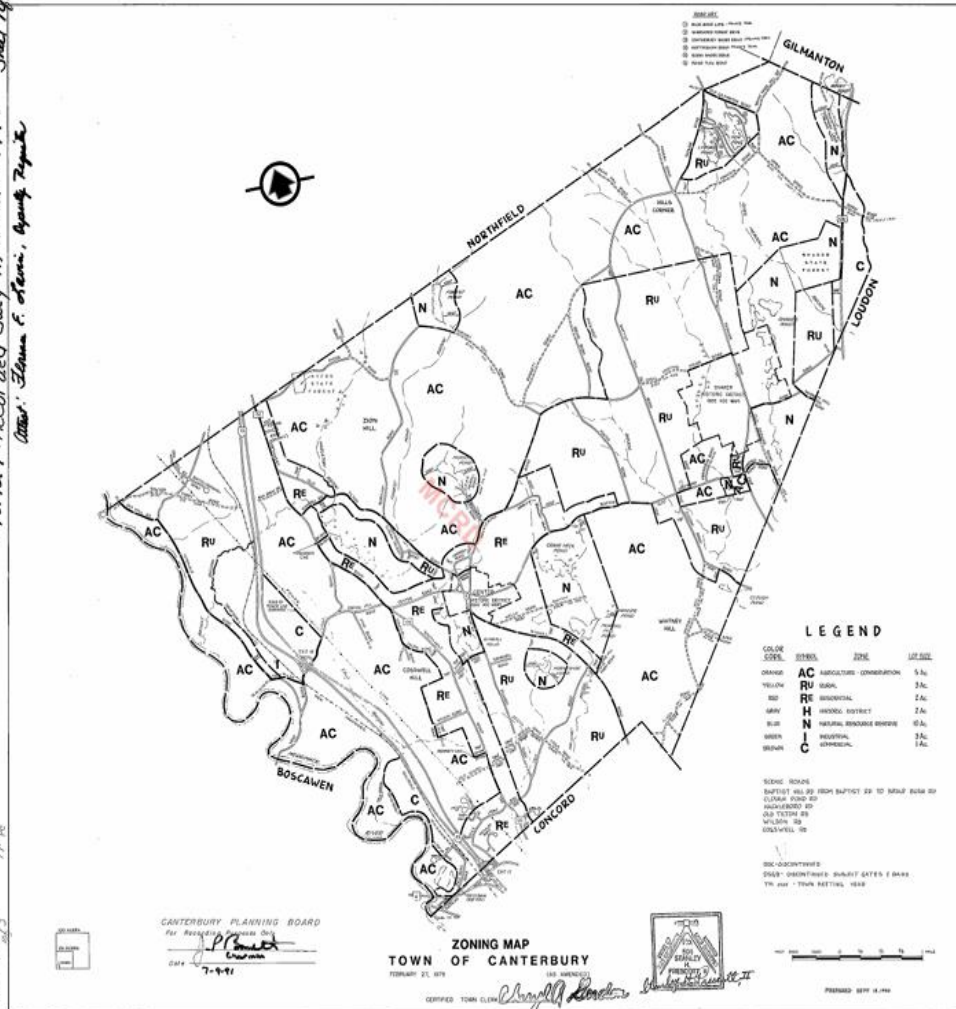




Town of Canterbury – Zoning Ordinance – Rev 01/15/2025

#12124 Recorded July 11, 11:00am 1991 Sheet 193  
*Attor: Thomas F. O'Brien, Esq., Esq.*

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Town of Canterbury – Zoning Ordinance – Rev 01/15/2025

#12124 Recorded July 11, 11:10 AM 1991 Sheet 2 of 3  
 Order: Sharon E. Allen  
 Deputy Register

