

**Town of Bedford, NH
2017 Zoning Amendments**

ZONING AMENDMENTS PROPOSED BY THE PLANNING BOARD:

Amendment No. 1

Are you in favor of the adoption of Amendment No. 1 as proposed by the Planning Board for the Bedford Zoning Ordinance to amend Article 275-7 District names, by deleting the text entirely and replacing the text as summarized below:

To establish descriptive statements for each zoning district in Bedford.

[This amendment is intended to add a brief description of each zoning district. The existing ordinance lists the districts but does not provide a descriptive statement. There are no changes to the name, type, or boundaries for each zoning district. The complete text of the 2-page amendment is on file for public viewing at the Town Clerk's Office and on the Town's Website.]

Amendment No. 2

Are you in favor of the adoption of Amendment No. 2 as proposed by the Planning Board for the Bedford Zoning Ordinance to amend Article 275-21I Accessory Attached Apartments, Subsection 3 by deleting the words shown in the strikethrough and adding the words in bold as follows:

~~At least one interior connecting door or other interior access for persons to pass between the~~
The primary residence and the accessory apartment shall be connected by either an interior doorway such that the accessory apartment is attached to the primary residence through habitable interior space.

[This is a housekeeping amendment intended to clarify the manner in which accessory apartments need to be attached to the primary residence.]

Amendment No. 3

Are you in favor of the adoption of Amendment No. 3 as proposed by the Planning Board for the Bedford Zoning Ordinance to amend Article 275-6 Definitions by deleting the words shown in the strikethrough and adding the words in bold below to amend the definition for DWELLING, ACCESSORY ATTACHED APARTMENT.

DWELLING, ACCESSORY ATTACHED APARTMENT – ~~An accessory attached dwelling unit~~ **A residential living unit that is within or attached to a single-family dwelling, and that provides independent living 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,** consisting of not more than 1,000 square feet., ~~constructed within or attached to a single detached residence. Accessory attached apartments may be granted by special exception from the Zoning Board of Adjustment and must meet all of the criteria listed in Section 275-21C(2).~~

[This is a housekeeping amendment intended to make the Town's definition consistent with a recent state law change that will take effect on June 1, 2017.]

Amendment No. 4

Are you in favor of the adoption of Amendment No. 4 as proposed by the Planning Board for the Bedford Zoning Ordinance to amend Article 275-6 Definitions by adding the words in bold below and to amend the definitions for ACCESSORY BUILDING and ACCESSORY USE.

ACCESSORY BUILDING (STRUCTURE) – A building or structure, detached from but located on the same lot **and within the same zoning district**, which is customarily incidental and subordinate to the principal building. Accessory buildings shall not contain bedrooms.

ACCESSORY USES – A use which exists on the same lot **and within the same zoning district** and which is customarily incidental and subordinate to the principal use.

[This amendment is intended to require Accessory Uses or Accessory Buildings to be located on the same lot and within the same zoning district as the principal use or building.]

Amendment No. 5

Are you in favor of the adoption of Amendment No. 5 as proposed by the Planning Board for the Bedford Zoning Ordinance to amend Article 275-41, Required documentation for Zoning Board of Adjustment special exception, Subsection D by deleting the words shown in the strikethrough and adding the words in bold below.

Viewshed Analysis. A viewshed analysis, including photographs of a crane ~~test~~ **or a balloon** moored at the site indicating the visibility of the proposed structure from all abutting streets and other key locations as determined by the Zoning Administrator. **The use of a crane or balloon shall be at the choice of the Zoning Board of Adjustment.** Public notification is required seven days in advance in the local daily newspaper of wide circulation.

[This amendment clarifies that a balloon [or crane] may be used to conduct the viewshed analysis for a wireless telecommunication facility (cellphone tower). The type of test selected would be at the discretion of the Zoning Board of Adjustment.]

Amendment No. 6

Are you in favor of the adoption of Amendment No. 6 as proposed by the Planning Board for the Bedford Zoning Ordinance to amend Attachment 2 – Table 2, Table of Uses, to permit research and development facilities in the Office District; to permit light manufacturing as an accessory use in the Office District subject to the restriction that light manufacturing is limited to the manufacturing and fabrication of parts from previously prepared materials; and to permit warehousing facilities as an accessory use in the Office District as summarized below:

To permit research and development facilities in the Office District and to permit light manufacturing and warehousing facilities as accessory uses in the Office District.

[This amendment is intended to add research and development facilities as a permitted use in the Office District and to add light manufacturing and warehousing facilities as permitted

accessory uses in the Office District. The complete text of the 1-page amendment is on file for public viewing at the Town Clerk's Office and on the Town's Website.]

Amendment No. 7

Are you in favor of the adoption of Amendment No. 7 as proposed by the Planning Board for the Bedford Zoning Ordinance to amend Articles 275-73, 275-74 and 275-22, Table of Dimensional Regulations, to correct typographical errors as summarized below:

To amend three sections of the Zoning Ordinance to correct typographical errors.

[This amendment is intended to be a housekeeping amendment to correct three typographical errors found in Zoning Ordinance. The complete text of the 1-page amendment is on file for public viewing at the Town Clerk's Office and on the Town's Website.]

ZONING AMENDMENT SUBMITTED BY CITIZEN PETITION:

Amendment No. 8

Are you in favor of the adoption of Amendment No. 8 as proposed by petition of Old Bedford Road Realty, LLC and others to amend the Town of Bedford Code, Chapter 275, ZONING, Article II, ESTABLISHMENT OF DISTRICTS, Section 275-8, Location of Districts, as follows: To amend the Official Zoning Map of the Town of Bedford, New Hampshire by Rezoning the following parcels of land from the current zoning classification of Residential/Agricultural (R&A) to Commercial (CO): 18 Olde Bedford Way Tax Map/Lot 10-50-5, 20 Olde Bedford Way Tax Map/Lot 10-50-6, and 24 Old Bedford Road Tax Map/Lot 10-50-3, which three (3) lots consist of a combined total of 19.55 acres. Each lot currently has a single family house located on it. The lots are bordered by The Grand at the Bedford Village Inn on the south and the Bedford Hills mixed use development on the east, which are both zoned Commercial, and by homes on the west and the north, which are zoned Residential/Agricultural. The owner of record is Old Bedford Road Realty, LLC.

[THE PLANNING BOARD DOES NOT SUPPORT PASSAGE OF THIS AMENDMENT.]

Amendment No. 1 Relative Purpose and Descriptive Statements for the Zoning Districts

- I. Amend Article 275-7 District names, by deleting the text entirely and replacing the text with the following:

For the purposes of this chapter, the Town of Bedford is hereby divided into the following districts:

ZONING DISTRICT		DISTRICT DESCRIPTION
Residential & Agricultural	R&A	To provide areas for agricultural uses and for single-family residential neighborhoods in conventional or cluster residential developments at a density of 1 ½ acres per dwelling unit. Institutional uses are also permitted. Properties are most likely served by onsite well and septic systems, but there are areas with access to public water and sewer. The R&A provides for the lowest density of development in Bedford, to preserve the Town’s rural character.
General Residential	GR	To provide areas for single-family residential neighborhoods, in conventional or cluster residential developments at a density of ½ acre to 1 ½ acres per dwelling unit, depending on access to public water and sewer. Institutional uses are also permitted. The GR includes neighborhoods in Bedford which have historically been more densely settled.
Apartment Residential	AR	To provide areas for multi-family residential development and duplexes. Minimum lot size is 40,000 square feet plus 4,000 square feet per dwelling unit, with up to 12 units per building. Properties are most likely served by public water and sewer. Some institutional uses such as schools, parks and daycares are permitted.
Civic & Institutional	CI	To provide areas for recreational, civic, and community uses such as golf courses, cemeteries, religious institutions and schools.
Neighborhood Commercial	NC	To provide areas for small retail, office and personal service establishments that are intended to serve the needs of the surrounding neighborhood.
Commercial	CO	To provide areas for retail, office, medical office, personal service establishments and related commercial uses primarily serving local needs. Permitted residential uses include elderly and workforce housing developments. Buildings in the CO are limited in size to 40,000 square feet per floor.

Commercial 2	CO-2	To provide areas for areas for retail, office, medical office, personal service establishments and related commercial uses primarily serving local needs. The size of building floor areas are not restricted in the CO-2.
Highway Commercial	HC	To provide areas for a wide range of commercial uses, including those that are convenient to the travelling public such as gasoline service stations and automotive repair.
Office	OF	To provide areas for professional office, medical office, financial institutions and daycares. Permitted residential uses include elderly and workforce housing developments.
Service & Industrial	SI	To provide areas for industrial uses including manufacturing, research and development centers, and distribution and warehousing facilities. Permitted residential uses include elderly and workforce housing developments.
Performance Zone	PZ	To provide areas for a variety of non-residential uses including, mixed use, retail, office, medical office, research and development, and industrial uses serving both regional and local needs. The PZ provides for flexibility in land use development in exchange for meeting certain site layout, landscaping, parking and environmental design standards. Residential uses are not permitted except by approval of a waiver by the Planning Board. This is an innovation land use control ordinance where the Planning Board serves as the land development review board for all zoning and planning matters with the exception of encroachments into the wetland setback.
OVERLAY DISTRICTS		
Historic District (overlay)	HD	To preserve, protect, and enhance the historic and aesthetic character of Bedford's town center and surrounding residential areas.
Wetland Conservation District (overlay)	WCD	To preserve the environmental quality of wetlands, protect fish and wildlife habitats, maintain ecological balances, and safeguard drinking water supplies.
Floodplain Development District (overlay)	FDD	To preserve public safety and minimize damage to property from flood events by requiring additional safeguards for structures and land uses located within flood hazard areas as determined by the Federal Emergency Management Agency.
River Corridor Smart Growth District (overlay)	RC	To provide areas for higher density commercial development in an attractive walkable and livable environment. Residential uses are permitted together with commercial uses in a mixed-use development. (The RC Overlay District is not in effect until the Planning Board adopts Design Review Guidelines.)

Amendment No. 6 Relative to Uses in the Office District

- I. Amend Attachment 2 –Table 2, Table of Uses in the “Accessory Use” category to add the category “Light Manufacturing” and to designate “Light Manufacturing” as a permitted accessory use by inserting “P” in the Office District column subject to the provisions included in the “Footnotes for Table of Uses: 13”
- II. Amend Attachment 2 – Table 2, Table of Uses, in the “Accessory Use” category to designate “Warehousing facilities” as permitted accessory use by inserting “P” in the Office District column.
- III. Amend Attachment 2 – Table 2, Table of Uses, in the “Use” category to designate “Research and Development Facilities” as a permitted use by inserting “P” in the Office District column.

Amendment No. 7 relative to the correction of typographical errors

- I. Amend Article 275-73H by deleting the words shown in the strikethrough and adding the words in bold below.

Permanent and temporary off-premise signs shall not be allowed in any district, except as noted in Subsection ~~N~~ **P** below.

- II. Amend Article 275-74A(2) by deleting the words shown in the strikethrough and adding the words in bold below.

The sign pertaining to the lease or sale of a lot or building, on which placed, shall be allowed so long as such sign does not exceed ~~five~~ **four** square feet for said sign.

- III. Amend footnote 13 in Table 1, Table of Dimensional Regulations by deleting the words shown in the strikethrough and adding the words in bold below.

See Article VIII, ~~Performing~~ **Performance** Zoning District, and Table 2, ~~Table of Uses~~, **3, Table of Performance Dimensional Standards.**