



TOWN OF
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PROPOSED ZONING AMENDMENTS FOR 2022 TOWN MEETING

Proposed amendments to the Peterborough Zoning Ordinance are identified by page number below. Where language is proposed to be deleted is shown with a ~~strike through~~. Where language is proposed to be added is shown in *italics* except for the first two pages which is shown in **highlighted italics**. Copies of the proposed, amended Zoning Ordinance are available for review or purchase through the Office of Planning & Building, or can be found on the Town's website.

- 1) **PAGE 1 & 2** – Proposed addition of amendment dates, if passed at 2022 Town Meeting.
- 2) **PAGE 7** – Amendment for the definition of “Dwelling or Dwelling Unit.” Amendment proposes to: a) remove “mobile homes” which is no longer an appropriate term by state statute but is also redundant because it is a type of Manufactured Housing, and b) remove “overnight cabins, and like” because overnight cabins are not a “Dwelling or Dwelling Unit” by building code.
- 3) **PAGE 9** – Amendment of the definition of “Front Building Setback” proposes to clarify that some properties may have more than one front building setback. An example of such a lot with more than one front building setback is the Peterborough Town House where the lot abuts two rights-of-way: one along Grove Street and the other along Main Street.
- 4) **PAGE 10** – Proposed deletion of a 320 square foot minimum in the definition for “Manufactured Housing.” The current square footage in this definition is smaller than current state and federal minimums for Manufactured Housing.
- 5) **PAGE 18** – Proposed deletion of “7. Minimum area of any dwelling unit: six hundred (600) square feet, except efficiency or one-bedroom units, four hundred (400) square feet.” This regulation is only listed in the Zoning Ordinance under the General Residence District. Currently, residents/property owners in the General Residence District only are required to apply for a Variance should they want to build a dwelling unit or efficiency dwelling unit smaller than the listed sizes.



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- 6) **PAGE 46** – Amendment of “mobile home” to “manufactured home.” Replacing the use of “mobile home” to “manufactured home” is recommended by state and federal regulations.
- 7) **PAGE 48-51** – Proposed addition of the authority statement for the Groundwater Protection Overlay Zone and amendment of subsection lettering to accommodate the insertion. Every ordinance should have an authority statement at the beginning, particularly when applications are involved. Providing the authority statement confirms the Town’s authority, is clarifying for the applicant, and helps to protect the Town’s Zoning.
- 8) **PAGE 82** – Amendment of the allowable sizes of Accessory Dwelling Units to be more flexible.
- 9) **PAGE 115** – Proposed removal of the requirement to provide a permanent foundation. For example, this amendment will now allow for manufactured housing to be placed on a slab-on-grade foundation. Also, proposed removal of the Town’s exclusion for manufactured housing less than 320 square feet in size.