

**TOWN OF JACKSON, NH
FOR 2017 TOWN WARRANT:
PROPOSED AMENDMENTS TO JACKSON ZONING ORDINANCE**

NOTE: PROPOSED REVISIONS ARE POSTED

- **ONLINE AT www.Jackson-NH.org/pages/JacksonNH_BComm/Planning**
- **AT THE JACKSON POST OFFICE BULLETIN BOARD**
- **AT THE JACKSON TOWN OFFICES**

(Italics indicates proposed wording, ~~Strikeout~~ indicates proposed deletions).

PROPOSED AMENDMENT #1:

6.1.3 The minimum lot size for all subdivisions shall meet the area requirements specified in the minimum lot size by site-specific soil map types table contained in "Soil Based Lot Sizing: Environmental Planning for Onsite Wastewater Treatment in New Hampshire", Society of Soil Scientists of Northern New England Special Publication No. 4, Version I, September, 2003 (as amended). *When more than one soil type is present in a parcel proposed for subdivision, the maximum number of lots to be permitted on that parcel will be determined by summing the number of lots permitted for each type of soil present in the parcel. The number of lots permitted for a single type of soil is determined by dividing the area (in square feet) covered by the soil type by its minimum lot size obtained from the site-specific soil map tables.*

$$\begin{array}{l} \text{Maximum \#} \\ \text{of Lots} \\ \text{Permitted} \end{array} = \begin{array}{l} \text{Area (in sq. ft.)} \\ \text{of Soil Type A} \\ \text{Minimum Lot Size} \\ \text{permitted for Soil} \\ \text{Type A from Table} \end{array} + \begin{array}{l} \text{Area (in sq. ft.)} \\ \text{of Soil Type B} \\ \text{Minimum Lot Size} \\ \text{permitted for Soil} \\ \text{Type B from Table} \end{array} + \text{etc.}$$

PROPOSED AMENDMENT #2 (CHANGES IN 2 PARTS, 6.1.4 AND 6.1.5):

6.1.4 ~~For residential developments with more than four bedrooms per unit, the minimum lot size shall be proportionately larger than the lot size indicated in the Minimum Lot Size by Site Specific Soil Mapping Table, as determined by the formula:~~

~~Lot Size (in sq. ft.) = (# of bedrooms)/4 x (Lot Size from the Site Specific Soil Mapping Table)~~

6.1.4 *For a single family Dwelling Unit with more than four bedrooms or a principal Dwelling Unit with an Accessory Apartment, the minimum lot size allowed shall be determined by applying the formula in Section 6.1.5 for the total number of bedrooms.*

6.1.5 *For Cluster Single-Family Development and Multi-Family Residential Development, the minimum lot size per Dwelling Unit permitted shall be adjusted according to the Dwelling Unit size as listed by the following formulas:*

Dwelling Units with one or two bedrooms:

Minimum Lot Size (in sq. ft.) = (Lot Size from Site-Specific Soil Map Table) X 0.60

Dwelling Units with three bedrooms:

Minimum Lot Size (in sq.ft.) = (Lot Size from Site-Specific Soil Map Table) X 0.83

Dwelling Units with four bedrooms:

Minimum Lot Size (in sq.ft.) = (Lot Size from Site-Specific Soil Map Table) X 1.0

Dwelling Units with more than four bedrooms:

Minimum Lot Size (in sq.ft.) = (Lot Size from Site-Specific Soil Map Table) X (# of bedrooms)/4

For example if the analysis of the soils on a given parcel indicated the maximum number of lots permitted was 3.4, then 2 four-bedroom homes each with an Accessory Apartment could be built.

PROPOSED AMENDMENT #3:

6.1.56 For Commercial Uses and/or industrial uses, the lot size shall be *the greater of the Lot Size from the Site-Specific Soil Map Tables or the Lot Size* determined by the formula:

$$\text{Minimum Lot Size (sq. ft.)} = \frac{\text{Estimated Daily Discharge of Sewage in Gallons}}{600 \text{ } \del{2000} \text{ g.p.d.}} \times \text{Lot Size from Site-Specific Soil Mapping Tables}$$

(Formula based on N.H Code of Administrative Rules Env-Wq 1005.04)

PROPOSED AMENDMENT #4, IN ACCORDANCE WITH NH STATE LAW (CHANGES IN 5 PARTS):
Amend Section 9 title to: ACCESSORY APARTMENTS (also known as Accessory Dwelling Units (ADU))

Amend definition of “Accessory Apartment” in Section 3.1 to read:

“Accessory Apartment (also known as Accessory Dwelling Unit or ADU)” means an attached or detached room or rooms which meets the definition of a Dwelling Unit and which is accessory to a principal Dwelling Unit on the same lot.

Revise Section 9.2 as follows:

~~The lot on which the Accessory Apartment is proposed is of sufficient size to accommodate at least two Dwelling Units according to the requirements of Section 6. The applicant for an Accessory Apartment shall comply with RSA 485-A:38 “Approval to Increase Load on a Sewage Disposal System.”~~

Add a new Section 9.3 to read:

The minimum lot size for a Dwelling Unit with an Accessory Apartment shall be determined by the requirements of Section 6.1.4.

Add a new Section 9.5 to read:

An interior door shall be provided between the principal Dwelling Unit and an attached Accessory Apartment, but is not required to be locked or unlocked.

Renumber sub-sections of Section 9 consecutively.