

- 1. Edited definition of the elderly assisted care home to remove permanently housing up to (15) elderly residents. In the table of uses for elderly housing, footnote 3 and 15 to be removed for TC, V, HCO; add CP to Regional Commercial Zoning.**

**Elderly Assisted Care Home** means a residential facility ~~permanently housing up to (15) elderly residents~~ with common dining facilities and accessory Uses typically needed for elderly persons. ~~The Planning Board may increase the number of residents through the granting of a conditional use permit.~~ **Removing footnote #3 from V, TC, RC, HCO.**

- 2. Amending the Table of Uses:**

**Senior Housing:** Amend table of uses for Senior Housing to remove note 6 on V, TC and keep (on HCO add note 6)

<b>TABLE 1: TABLE OF USES (Sheet 1 of 4)</b>						
	<b>General Residential (GR)</b>	<b>Neighborhood Residential (NR)</b>	<b>Village (V)</b>	<b>Town Center (TC)</b>	<b>Regional Commercial (RC)</b>	<b>Highway Commercial District Overlay (HCO)</b>
<b>USE RESIDENTIAL</b>						
Conservation Subdivisions	P(5)	P(5)	P(5)	(-)	P(5)(8)	P
Manufactured Housing	P	P	P	(-)	P(8)	P
Multifamily Housing	CP(6)	CP(6)	CP(6)	P(6,13)	P(8)	P
Senior Housing	CP(6)	CP(6)	P(6)	P(6,13)	P(8)	P(6)
Single-Family Dwellings (Attached)	P(7)	P(7)	P	P(13)	P(8)	P
Single-Family Dwellings (Detached)	P	P	P	P(13)	P(8)	P
Two Family Dwellings	P	P	P	P(13)	P(8)	P
Accessory Dwelling Unit	P	P	P	P	P	P
<b>USE AGRICULTURAL</b>						
Agricultural Uses	P	P	P	P(16)	P	P
Farms	P	P	P	P(16)	P	P
Open Air Farmers Market	P	P	P	P	P	P
Keeping/Boarding of Horses	P	P	P	(-)	P	P
Orchards	P	P	P	(-)	P	P
<b>USE COMMERCIAL</b>						
Arts & Crafts Establishments	CP	CP	P	P	P	CP
Art Studios	CP	CP	P	P	P	CP
Assisted Living Facility	CP(15)	CP(15)	P(15)	P(15)	P(15)	CP(15)
Sale of Automobile Parts & Supplies	CP	CP	CP	P	P	CP

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Automated Banking Facility (ATM)	CP	CP	P	P	P	CP
Banks	(-)	(-)	P	P	P	CP
Bed & Breakfasts	CP	CP	CP	CP	CP	CP
Billiard Parlors/ <del>Pool Hall</del>	(-)	(-)	(-)	P	P	CP
Bowling Alleys	(-)	(-)	(-)	P	P	CP
Business Support Services	CP	CP	P	P	P	CP
Business & Professional Offices	CP	CP	P	P	P	CP
Business & Professional Park	CP	CP	CP	CP	CP	CP
Commercial Recreation Facilities	CP	CP	CP	P	P	CP
Conference Centers	CP	CP	P	P	P	CP
Child Day Care Agency	CP	CP	P	P	P	CP
Distillery/Brewery with Retail	(-)	(-)	P	P	P	CP
Distillery without Retail	(-)	(-)	(-)	(-)	P	P
Drug Store	CP	CP	P	P	P	CP
Elderly Assisted Care Home	<del>CP(3)(15)</del>	<del>CP(3)(15)</del>	<del>CP(3)(15)</del>	<del>CP(3)(15)</del>	<del>(-)CP</del>	<del>CP(3)(15)</del>
Funeral Homes	(-)	(-)	P	P	P	CP
Gasoline Service Stations	CP	CP	P	P	P	CP
Convenience Stores w/Gas Pumps	CP	CP	P	P	P	CP

**3. New definition of Health Care facility and in the table of uses, removing footnote 3**

**Health care facility** Any facility, place, or building maintained and operated to provide medical care. Health care facilities include but are not limited to hospitals, nursing homes, intermediate care facilities, clinics, and home health agencies, all of which are licensed by the state department of health services and defined in the state health and safety code.

**4. Amending the Table of Uses:**

Amend table of uses for Storage facilities with a new note. Note to read: **Limited to a single story.**

TABLE 1: TABLE OF USES (Sheet 2 of 4)						
	General Residential(G R)	Neighborhood Residential (NR)	Village (V)	Town Center (TC)	Regional Commercial (RC)	Highway Commercial District Overlay (HCO)
<b>USE COMMERCIAL (Continued)</b>						
Golf Courses	CP	CP	(-)	(-)	(-)	CP
Grocery Store	(-)	(-)	P	P	P	(-)

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Hardware Stores	CP	CP	P	P	P	CP
Health Care Facilities	CP	CP	P	P	P(3)	CP
Health Clubs	CP	CP	P	P	P	CP
Home Business	CP(9)	CP(9)	CP(9)	CP(9)	CP(9)	CP(9)
Home Occupation	P(10)	P(10)	P(10)	P(10)	P(10)	P(10)
Hospitals	(-)	(-)	(-)	(-)	P	CP
Hotels	CP	CP	CP	P	P	CP
Inns	CP	CP	P	P	P	CP
Landscape Nurseries/Greenhouses	CP	CP	P	(-)	P	CP
Kennel	(-)	(-)	(-)	CP	P	CP
Medical/Dental Clinics	(-)	(-)	P	P	P	CP
Mixed Use Developments	(-)	(-)	P(2)	P(2)	P(2)	CP
Motels	(-)	(-)	CP	P	P	CP
Movie Theaters	(-)	(-)	P	P	P	CP
Museums	CP	CP	P	P	P	CP
Nursing Facility	CP	CP(15)	P(15)	P(15)	P(15)	CP(15)
Packaging & Delivery Services	CP	CP	P	P	P	CP
Personal Services Establishments	CP	CP	P	P	P	CP
Planned Unit Development (PUD)	(-)	(-)	CP(12)	P(12)	(-)	(-)
Publishing & Printing Establishments	CP	CP	P	P	P	CP
Repair Services	CP	CP	P	P	P	CP
Restaurants	CP	CP	P	P	P	CP
Restaurants, Drive-Through	(-)	(-)	P	P	P	CP
Retail Uses	CP	CP	P	P	P	CP
Self-Storage Facility	-	-	-	-	P(18)	-
Service for Autos and Trucks	CP	CP	CP	CP	P	CP
Social or Fraternal Organizations	CP	CP	P	P	P	CP
Veterinary Offices/Clinic	CP	CP	P	P	P	CP
Wireless Communication Facilities	P(4)	P(4)	(-)	(-)	P(4)	CP(4)

**5. Edited footnote #15, information is not in line with DES.**

<b>Footnotes to Table 1</b> (Meaning of numbers given in parentheses in the table.) Page 4 of 4	
<b>(1)</b>	All excavation operations shall conform to the Performance Standards specified in Section 7.1 of this Ordinance, as well as the requirements specified in the town’s Site Plan Review Regulations. The Planning Board may require an undisturbed and/or vegetated buffer of suitable size to be maintained between an excavation site and any adjoining properties if said properties would be adversely impacted by such an operation
<b>(2)</b>	Provided that such use complies with Section 3.3 of this Ordinance as well as all other applicable regulations.
<b>(3)</b>	Such facilities may have no more than fifteen (15) patient/client beds
<b>(4)</b>	Provided that such use complies with Article 10 of this Ordinance entitled Wireless Communication Facilities Overlay
<b>(5)</b>	Provided that such use complies with Article 6 of this Ordinance entitled Conservation Subdivision Regulations.
<b>(6)</b>	No structure may contain more than eight (8) dwelling units.
<b>(7)</b>	Permitted within Conservation Subdivisions as specified in Article 6.
<b>(8)</b>	No residential structures are permitted within five hundred (500) feet of the centerline of Route 125 and Route 4 for properties located in the RC District.
<b>(9)</b>	Provided that such use complies with Section 7.4 of this Ordinance entitled Home Businesses.
<b>(10)</b>	Provided that such use complies with Section 7.3 of this Ordinance entitled Home Occupations.
<b>(11)</b>	For the sale of agricultural products, or any other goods, which are produced substantially as a home occupation or from agricultural activities on the premises, other than forestry related activities, as an accessory use to a principal residential use; one structure of 200 sq. ft. or less may be utilized without site review, after review by the Zoning Administrator for compliance with section 7.3 of this ordinance and consultation with appropriate department heads for review of access and safety concerns.
<b>(12)</b>	Planned Unit Developments (PUD) must comply with the provisions of Article 16 of this Ordinance as well as other applicable regulations
<b>(13)</b>	These uses shall only be permitted as part of a PUD in accordance with Article 16 of this ordinance.
<b>(14)</b>	In the absence of a primary use, a Recreational Vehicle may be utilized as a primary use for up to 180 days per year. Sewage disposal and other applicable codes requirements shall apply.
<b>(15)</b>	Maximum density per NHDES Subsurface Disposal Regulations. <del>or no more than one bedroom per ten thousand (10,000) square feet of upland soil, and the most restrictive shall apply.</del>
<b>(16)</b>	For the growing and harvesting of crops and not for the raising of farm animals.
<b>(17)</b>	Conditional Use Permit required if Solar Land Coverage exceeds 20 acres.
<b>(18)</b>	Limited to a single story.

**6. New definition for machine shop and add CUP to the TC/V districts.**

**Machine shop** is a facility where machining, a form of subtractive manufacturing, is done. In a machine shop, machinists equipment and supplies for machining, a process where parts are cut, fabricated, and finished to prepare them for use. Machine shops are used in the creation of new parts, as well as repairs of existing equipment and parts.

**7. New definition for truck terminal and add in the table of uses as a CUP to the RC district.**

**Truck Terminals** Any premises used by a motor freight company as a carrier of goods, which is the origin or destination point of goods being transported, for the purpose of storing, transferring, loading, and unloading goods.

**8. New definition for Warehouse Operations and update table of uses for CUP in RC and HCO, not permitted in GR, NR, V, TC.**

**Warehouse Operations** A use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment, excluding bulk storage of materials that are inflammable or explosive or that present hazards or conditions commonly recognized as offensive.

	General Residential (GR)	Neighborhood Residential (NR)	Village (V)	Town Center (TC)	Regional Commercial (RC)	Highway Commercial District Overlay (HCO)
<b>USE INDUSTRIAL</b>						
Contractor’s Storage & Equipment Yards	CP	CP	(-)	(-)	P	CP
Excavation Operations	CP(1)	CP(1)	CP(1)	(-)	P(1)	P(1)
Light Manufacturing Facilities	CP	CP	CP	(-)	P	CP
Machine Shops	CP	CP	<del>(-)</del> CP	<del>(-)</del> CP	P	CP
Research & Development Facilities	CP	CP	P	CP	P	CP
Sawmills	CP	CP	(-)	(-)	P	CP
Truck Terminals	(-)	(-)	(-)	(-)	<del>P</del> CP	CP
Wholesale Uses	CP	CP	P	(-)	P	CP
Warehouse Operations	<del>CP</del> (-)	<del>CP</del> (-)	<del>P</del> (-)	(-)	<del>P</del> CP	CP

**9. Lot Frontage to be consistent in the Zoning Ordinance.**

Section 4.1.2 to match definitions in the Zoning ordinance. Removal of Frontage from definitions and have the same definition for Lot Frontage.

**Frontage.** ~~The length of a lot line abutting a Class V highway or other road upon which buildings may be built lawfully.~~ **Remove definition in its entirety.**

**Lot Frontage** ~~The horizontal distance measured along a front lot line between the points of intersection of the side lot lines with the front lot line.~~ **The side of a parcel used to satisfy the frontage requirement specified in the Table of Dimensional Standards, or other alternative standards, must be the side of the parcel used to provide vehicular access to the property. The Zoning Board of Adjustment may permit, by grant of a Special Exception, that a different side of the property be used for access because site constraints make using the otherwise required frontage inconsistent with protecting the safety, health and welfare of the public.**

10. **No definitions for table of uses.** Board went through the Table of uses and rectified definitions. New definitions to accompany table of uses.

- a. **Arts & Crafts Establishments** Workspace for artists or artisans, including individuals practicing one of the fine arts or skilled in an applied art or craft.
- b. **Automobile parts/supply retail establishment** A building for display and sale of new or used parts for automobiles, panel trucks or vans, trailers, or recreation vehicles.
- c. **Bank** A freestanding building, with or without a drive-up window, for the custody, loan, or exchange of money; for the extension of credit; and for facilitating the transmission of funds.
- d. **Bed & Breakfast bed-and-breakfast (B&B)** A single-family dwelling with owner-occupied establishment, has an equally mixed use as home and lodging with lodging superseding home more often than not.
- e. **Billiard Parlors/ Pool Hall** A business establishment containing more than two pool or billiard tables for the use of patrons.
- f. **Bowling Alley** An establishment that devotes more than 50 percent of its gross floor area to bowling lanes, equipment, and playing area.
- g. **Educational Institution** A public, parochial, or private institution that provides educational instruction. Any public, parochial, private, charitable, or nonprofit school, junior college, or university, other than trade or business schools, including instructional and recreational uses.
- h. **Farm stand** Please see RSA 21:34a(III) as amended.
- i. **Funeral homes** A building or part thereof used for human funeral services. Such building may contain space and facilities for (a) embalming, and the performance of other services used in the preparation of the dead for burial; (b) the storage of caskets, funeral urns, and other related funeral supplies; (c) the storage of funeral vehicles; and (d) facilities for cremation.
- j. **Golf course** A tract of land laid out with at least nine holes for playing a game of golf and improved with tees, greens, fairways, and hazards, and may include a clubhouse and shelters as accessory uses.
- k. **Health club** A facility where people use for the purpose of physical exercise.
- l. **Landscape nurseries/Greenhouses** An establishment for the growth, display, and sale of plants, shrubs, trees, and materials used in indoor or outdoor planting, conducted within or without an enclosed building.
- m. **Movie theater** A specialized theater for showing movies or motion pictures.

- n. **Social or fraternal organizations** A group of people formally organized for a common interest, usually cultural, religious, or entertainment, with regular meetings and formal written membership requirements.

**11. New Definition in Article 19**

- a. **Restaurant, outdoor customer dining area** A dining area with seats and/or tables located outdoors of a restaurant, coffee shop, or other food service establishment, and which is (a) located entirely outside the walls of the subject building, (b) enclosed on two sides or less by the walls of the building with or without a solid roof cover, or (c) enclosed on three sides by the walls of the building without a solid roof cover. An area of designated size used as a seating area with tables and chairs for the contiguous restaurant. This seating may be in addition to the indoor seating, or it may be the only seating available for the restaurant.

**12. New definition and added in the Residential zoning districts. Amend Article 4.1 to add 4.1.4 Sheds**

- 4.1.4 Sheds A subordinate structure or building used primarily for storage purposes.
  - 1. If the floor area of the shed does not exceed 200 square feet, no building permit is required, and the setback requirements (wetland and property line) are relaxed.
  - 2. If the floor area is larger than 200 square feet, a building permit is required, and setbacks are applicable.
  - 3. In the GR,NR,V zoning districts the limit is 2 per property for a minimal lot size of 80,000 SF, and one is permitted per additional acre over 80,000 SF.

**13. Amend the definition of a structure to add storage containers.**

- (f) One story detached accessory structures used as tool and storage sheds, playhouses, **storage containers**, and similar uses, providing the floor area does not exceed 200 square feet,

**14. Amend the definition of a structure to add a new subsection.**

- (s) **generators (To be placed as close to the building as possible.)**

**15. Amend Section 6.3.2**

**6.3.2.....~~Site Inventory and~~ **Conceptual Design Development Plan and Yield Required****

**6.3.2(1).....**All applications to the Planning Board for a Conservation Subdivision shall be accompanied by a Site Inventory that identifies existing natural and man-made features that represent the landscape character of the tract. This inventory shall be used by the developer and the Planning Board in determining which features of the site are most important to preserve as part of the proposed development. The specific information that must be presented in the Site Inventory is contained in the town's development regulations (subdivision and site review).

- 6.3.2(2)**.....Prior to submission of an engineered/surveyed plat plan for a Conservation Subdivision, as required in the town’s Subdivision and/or Site Plan Review Regulations, all applicants shall submit a Conceptual **Design** Development Plan for consideration by the Planning Board. Said Conceptual Development Plan shall show the general location of proposed roadways, lots, open space and buffers, as well as the significant features that have been identified as part of the Site Inventory. The purpose of this pre-application plan review is to insure that the development’s proposed open space is shaped around the significant natural, cultural and historic features located on the site.
- 6.3.2(3)**.....For comparison purposes, the Planning Board may also require an applicant to submit a ~~second Conceptual Development~~ **Yield** Plan that illustrates a conventional subdivision layout, based on the town’s zoning and subdivision standards, for a non-clustered development on the proposed site. The purpose of ~~this second~~ **the Yield-plan Plan** would be to insure that the number of dwelling units proposed for the Conservation Subdivision does not exceed the maximum number of dwelling units allowed as specified in Subsection 6.4 of this Ordinance.
- 6.3.2(4)**.....**Yield Plan** A plan which demonstrates the maximum number of buildable lots achievable under conventional zoning, at the full density allowed in the district. The plan should be based upon maps showing the conservation areas consisting of wetlands, floodplains, and steep slopes. In addition to this information, lots should be laid out in the conventional format, taking into consideration a roadway network and the minimum lot size requirements, frontage and the contiguous upland areas. If the plan requires a waiver from these subdivision regulations, a preliminary public hearing shall be conducted by the Planning Board prior to an applicant's formal submittal application for major subdivision approval.

#### **16. Amend Section 20.2.4 Location of Signs**

Propose the removal of 20.2.4(1) for the signs in the ROW; 20.2.4(2) will be renumbered due to public safety.

~~**20.2.4(1)**.....No part of any sign shall be located in or over the public Right of Way, except  
\_\_\_\_\_ for traffic control devices and directional signs authorized by the Town or State  
\_\_\_\_\_ agencies. (Take out in its entirety.)~~

**20.2.4(2)**.....No sign in a Non-Residential District shall be located within twenty-five (25) feet of a Residential boundary.

#### **17. Amend Section 20.2.5 Design and Safety**

Propose the removal of language in 20.2.5(1) for the signs in the ROW; due to public safety.  
20.2.5(1).....Signs shall not cause any traffic hazard or any nuisance ~~and shall not be placed~~



\_\_\_\_\_ within a state or town right-of-way

**18. Amend 4.2.1 Standards for the GR and NR District**

Propose the language to be uniform for contagious uplands

4.2.1(1).....In the GR and NR districts the minimum lot size for Dwelling, Single-Family is 80,000 sq.ft. which must include at least 60,000 sq. ft. free of ~~Hydric A~~ **poorly or very poorly drained** soils, open water, bogs, marshes, rivers, streams, or exposed ledge. Additionally, the 60,000 sq. ft. must contain at least 35,000 sq. ft. of contiguous uplands.

4.2.1(2).....For each additional one (1) bedroom dwelling unit under a common roof, which does not qualify as an Accessory Dwelling Unit under this Ordinance, the minimum standards cited in Paragraph 1) above shall be increased in the following proportions. Minimum lot size shall be increased by 40,000 sq. ft., the area free of ~~Hydric A~~ **poorly or very poorly drained** soils, open water, bogs, marshes, rivers, streams, or exposed ledge shall be increased by 30,000 sq. ft. **of contiguous uplands** and the area of upland soils shall be increased by 15,000 sq. ft. Any dwelling unit created under this provision may contain a total of no more than two additional habitable rooms (such as a kitchen and living room), in addition to a bedroom. No additional habitable rooms may be created in said dwelling units at any time in the future.

4.2.1(3).....For each additional dwelling unit under a common roof containing two (2) or more bedrooms, which does not qualify as an Accessory Dwelling Unit under this Ordinance, the minimum standards cited in Paragraph 1) above shall be increased in the following proportions. Minimum lot size shall be increased by 80,000 sq. ft., the area free of ~~Hydric A~~ **poorly or very poorly drained** soils, open water, bogs, marshes, rivers, streams, or exposed ledge shall be increased by 60,000 sq. ft. and the area of upland soils shall be increased by 35,000 sq. ft. **of contiguous uplands.**

**19. Amend standards for the RC**

**4.2.3(2) Minimum Lot Size, Residential**

All new residential dwelling units constructed in the RC district shall comply with the minimum lot size standards contained in Subsection ~~4.2.1~~ **4.2.2** of this Ordinance, which are the same density requirements for constructing a residential dwelling in the ~~V GR and NR~~ districts, as well as all other applicable provisions.

20. Revise existing definition of mixed use to remove commercial use.

**Mixed Use Structure** A building which contains dwelling units located above the ground floor of an institutional, civic, office, ~~commercial~~, or retail use building.

21. Remove the definition in its entirety: (Redundant to Accessory use)

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~~Accessory Building—A detached building, the use of which is customarily incidental and subordinate to that of the principal building, and that is located on the same lot as that occupied by the principal building.~~