

Petitioned Warrant Article for the 2020 Town meeting:

To see if the town will vote to amend the Zoning Ordinance as follows to allow for Planned Developments, by site plan review, for any property abutting NH Route 10 in the Rural District.

Changes in Red

~~Deletions are struck through~~

Planned Development zoning amendment:

References to Planned Development appears on pages 11, 20, 21, 24, 37, 39, 40, 41

Page (11) Edit: Change definition to allow 100% residential or a mix of residential and business uses

PLANNED DEVELOPMENT. May be 100% residential or ~~a~~ mix of residential and institutional or business uses on a single lot in more than one building on a single lot.

Page (20) Edit: In Table 4.1 for Planned Development under the Rural District, change the N(no) to SPR (Site Plan Review) ² Adding Note 2: applying only to properties abutting NH Rt 10

Table 4.1 Planned Development under Rural District - SPR ²

Note 2: applying only to properties abutting NH Rt10

Page (21) unchanged:

4.41 Principal Building and Activity on Lots. There shall be only one principal building and one principal activity on a lot unless otherwise approved under the lot size averaging subdivision provision (Section 5.11 D.), the multi-dwelling and conversion provision (Section 4.46), or the planned development provision (Section 4.49).

Page (24): Edit: Remove the limitation on permitted business uses and the requirement for an easement on the remaining open space (5.) for a Planned Development.

4.49 Planned Development. Planned Developments are allowed by Site Plan Review in districts as shown in Table 4.1. ~~The uses in a Planned Development shall include only those uses permitted or allowed by Site Plan Review as listed in Table 4.1 in the district in which the development is proposed.~~ A Planned Development or a change of use in a Planned Development shall be reviewed and approved by the Planning Board prior to the issuance of a building & zoning permit. A Planned Development must meet all of the requirements for a Site Plan Review under section 12.10 as well as the following criteria:

1. At least 15% of the floor area shall be reserved for residential use.
2. There shall be no more than six units per building.
3. If there will be a total of three or more units, there shall be a water supply suitable and accessible for public safety purposes; and the water supply must be located within 1/2 mile of the Planned Development.
4. Dimensional Controls: The Planned Development shall satisfy the dimensional controls of Article V except that aggregate building footprint and maximum lot coverage shall be established by the Planning Board and shall be equal to the maximum total building footprint and maximum total lot coverage which would be available to the applicant if the property were subdivided into the maximum number of lots which could be created in a subdivision meeting all of the requirements of the Lyme Subdivision Regulations and this ordinance. Maximum individual building footprint shall be as specified in Table 5.1.
5. ~~Other Requirements: The areas of the lot which will be left undeveloped shall be retained in open space and such open space shall be protected through the granting of a zoning easement to the Town or a conservation easement to a governmental agency or a conservation organization approved by the Planning Board.~~

Page (37) unchanged

5.11 Lot Size.

1. For the purposes of applying the provisions of this ordinance, lot size shall be defined as set forth in Article II and as provided by District in Table 5.1.
2. Unless otherwise permitted by the Planning Board in accordance with provisions for Planned Development in section 4.49, Lot Size Averaging in section 5.11 D., or Affordable Housing in section 11.30, minimum lot sizes shall be as set forth in Table 5.1. The minimum lot size in the Rural District is three acres for land within 1,000 feet of the state highways and five acres for all other land.
3. Building lot depth shall not exceed four times the average width of the lot, unless otherwise approved in connection with Planned Development provisions in section 4.49, Lot Size Averaging provisions in section 5.11 D. or Affordable Housing provisions in section 11.30. The foregoing limitation shall not apply in the subdivision of a lot of record on the effective date of this provision, March 12, 1996, for the creation of one lot in a single subdivision of that lot.

Page (39) unchanged:

5.12 Road Frontage. The minimum road frontage of a lot shall be as shown in Table 5.1 except in the case of lots approved in a Planned Development in section 4.49, Lot Size Averaging in section 5.11 D., or Affordable Housing in section 11.30 and conservation lots as defined in Article II. Subject to approval by the Planning Board in its discretion, such lots may have no road frontage, but must have adequate access as approved by the Planning Board.

Page (40) unchanged:

5.14 Building Footprint. The maximum building footprint shall be a percentage of lot size as provided in Table 5.1, or as follows, whichever is smaller:

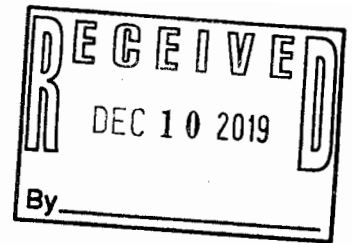
- D. except as otherwise permitted by special exception in connection with lot size averaging subdivisions (Section 5.11); planned development (Section 4.49); and expansion of any lawful non-conforming structure in existence when this ordinance was passed (section 8.25).

Page (41) unchanged:

5.15 Maximum Lot Coverage. The maximum lot coverage shall be a percentage of lot size as provided in Table 5.1, or as follows, whichever is smaller:

4. except as otherwise permitted by special exception for lot size averaging subdivisions (section 5.11 D); planned developments (section 4.49); and expansion of any lawful non-conforming structure in existence when this ordinance was passed (section 8.25); and

Petition Article to Amend the Lyme Zoning Ordinance
December 2019



Article ####: To see if the town will vote to amend the Zoning Ordinance as follows to allow for Planned Developments, by site plan review, for any property abutting NH Route 10 in the Rural District. See the attached pages for details

	Signature	Name (print)	Address
①	<i>Bradford Keith</i>	Bradford Keith	6 On the Common Unit #2
		Sam Mackenzie	101 River Road
②	<i>Peter Beaupre</i>	Peter Beaupre	301 Orford Road
③	<i>Morton R. Bailey</i>	Peter Beaupre Morton R. Bailey	301 Orford Road
④	<i>Katherine Bailey</i>	Katherine Bailey	302 Orford Rd.
⑤	<i>Amy Kelly</i>	Amy Kelly	70 Orford Rd.
⑥	<i>Michael Ambrose</i>	MICHAEL AMBROSE	240 LEWIS RD
⑦	<i>Richard Brown</i>	RICH BROWN	84 ORFORD RD.
⑧	<i>Sharon Greston</i>	Sharon Greston	48 Parker Hill
⑨	<i>Katrina Jenks</i>	Katrina Jenks	27 High St
⑩	<i>Josephine Kelly</i>	Josephine Kelly	500 Dorchester Rd.
⑪	<i>Rusty Estes</i>	Rusty Estes	19 Maple Lane
⑫	<i>Barbara Balch</i>	BARBARA BALCH	54 ISAAC PERKINS Rd
⑬	<i>Patricia Beaupre</i>	Patricia Beaupre	301 Orford Rd
⑭	<i>Matthew Prince</i>	Matthew Prince	24 Pleasant St
⑮	<i>Liz Macaulay</i>	Liz Macaulay	24 Pleasant St
⑯	<i>Linda Goodrich</i>	Linda Goodrich	8 Pushee Falls Lane Lyme NH.
⑰	<i>Cammie Wheeler</i>	Cammie Wheeler	38 N. Thetford Rd Lyme, NH
⑱	<i>Terry Bower</i>	Terry Bower	376 Orford Rd. Lyme.
⑲	<i>Hilda C. Wade</i>	Hilda C. Wade	172 Acorn Road, Lyme CT-NH
⑳	<i>Charles J. Smith</i>	CHARLES J. SMITH	361 Dorchester Rd, Lyme CT-NH
㉑	<i>Janet Baker</i>	JANET BAKER	361 Dorchester Rd Lyme Ct-NH.

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