

1 **Summaries of the Proposed Amendments to the Zoning Ordinance to be voted**  
2 **by ballot at Town Meeting 2024, First Session, March 12, 2024**

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5 **Short Term Rentals, Article 2:**

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7 This clarifies that where a short-term rental is permitted, one rental unit is  
8 allowed. A short-term rental permit is good for two years. The maximum  
9 occupancy for a short-term rental will be determined by septic loading.  
10 Inspections will be required when safety concerns are reported to the town.

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12 **Residential Uses in Commercial Zone, Article 5:**

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14 This would permit limited residential use in the Commercial Zone.

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16 **Cluster Neighborhoods, Articles 3, 5, and 6:**

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18 A replacement Article 6, "Cluster Neighborhoods," would provide more flexibility  
19 in the Planning Board review process and would offer design incentives to better  
20 protect the Town's historic and rural character and to preserve open space. The  
21 amendment would also require an owners' association to maintain interior  
22 private roads, which could lower future town costs.

23 Article 3 definitions would be added for "Designated Open Space," "Residents'  
24 Common Area," and "Commercial Common Area." Currently, Cluster  
25 Neighborhoods are, in some zones, an Allowed use, and public notification is not  
26 required for a building permit to be issued. The change to Article 5 would require  
27 all Cluster Neighborhoods to apply for a Conditional Use Permit. This change will  
28 ensure a better notification and an opportunity for the public to participate in the  
29 permitting process.

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31 **Number of Residential Building Permits, Article 11:**

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33 This would clarify that the annual building permit limitation is based upon the  
34 number of year-round dwelling units, including Accessory dwelling Units. It would  
35 also clarify the number of permits that may be issued to a single applicant during  
36 the building year and extend the building permit limitation until March 31, 2026.

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39 **Flood plain Ordinance, Article 12:**

40 This would make terminology revisions based on changes to the National Flood  
41 Insurance Program (NFIP), and upcoming updates to the Merrimack River  
42 watershed Flood insurance  
43 Rate Maps (FIRMs). This is required for residents to qualify for FEMA disaster  
44 relief and flood insurance.

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46 **Accessory Dwelling Units, Articles 2, 5 and 18:**

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48 This would clarify Canterbury's existing ordinance on Accessory Dwelling Units  
49 (ADU). ADUs that are attached to the main dwelling would be by right, with a  
50 building permit, in all zones except the Industrial Zone. Detached ADUs would be  
51 allowed by Conditional Use Permit in all zones except the Industrial and  
52 Commercial zones. Other changes include clarifying existing ADU requirements  
53 and establishing application requirements and standards for Conditional Use  
54 Permits. It would also move, but not change, existing language regarding ADUs  
55 attached to businesses, from Article 2 to Article 18.

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58 **Height Ordinance:**

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60 This is an addition to Article 2, General Provisions.  
61 The purpose of this addition is to ensure structures do not exceed the height of  
62 safe emergency services without expensive upgrades to emergency service  
63 equipment.

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65 **Flagpole Height Ordinance:**

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67 This is an addition to Article 5.2, Establishment of Minimum Lot Standards.  
68 This addition will limit flagpole height to 30' to preserve the Town's Historic and  
69 Rural Character.

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71 Canterbury Planning Board, January 6, 2024.

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