



ZONING ORDINANCE TOWN OF MILTON NEW HAMPSHIRE

Adopted 12/20/1989

Revised 3/10/1992

Revised 3/11/1997

Revised 3/9/1999

Revised 3/10/2007

Revised 3/14/2018

Revised 3/13/2019

Revised 3/12/2021

Revised 3/9/2022

Revised 3/28/2023

Revised 3/12/2024

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ARTICLE I

- A. PREAMBLE** - The Zoning Ordinance of the Town of Milton is adopted pursuant to and under the authority conferred by New Hampshire Revised Statutes Annotated Title LXIV, as amended.
- B. TITLE** - This ordinance shall be known and may be cited as the “Zoning Ordinance of the Town of Milton, New Hampshire,” effective December 20th 1989, and as amended March 10th 1992, March 12th 1996, March 11th 1997, March 10th 1998, March 9th 1999, March 13th 2001, March 12th 2003, March 9th 2004, May 18th 2004, March 9th 2005, March 15th 2006, March 14th 2007, March 11th 2009, March 9 2010 and as amended March 11, 2014.
- C. PURPOSE** - To establish regulations to more effectively meet the demands of the community, to enhance the public health, safety and general welfare of the Town of Milton, New Hampshire and to encourage the appropriate and wise use of land. To permit greater flexibility in design and to preserve more usable open space through a Cluster Development provision. To implement the Master Plan adopted in 1994 and to encourage a pattern of development consistent with a New England Village.
- D. CONFLICTS WITH OTHER REGULATIONS** - In the event that the requirements of this ordinance differ from another federal, state or local statute, ordinance or regulation, the more stringent requirement shall apply. In the event that the requirements within this ordinance are in conflict with one another, the more stringent requirement shall apply.
- E. ADMINISTRATION AND ENFORCEMENT** - The Milton Selectmen or their duly authorized representative are hereby designated to administer, implement and enforce the provisions of this Ordinance, in accordance with the New Hampshire Revised Statutes Annotated, as amended.
- F. PERMITS REQUIRED** - A permit shall be obtained from the administering authority prior to undertaking any activity regulated by this ordinance or for the construction, erection, alteration, movement or placement of any structure. The administering authority shall ensure that the proposed use or structure meets all the requirements of this ordinance.
- G. AMENDMENTS** - This ordinance may be amended by a majority vote of any legal Town Meeting, in accordance with the provisions of the New Hampshire Revised Statutes Annotated, as amended.
- H. ZONING MAP** - There shall be an Official Zoning Map for the Town of Milton, which depicts the base zoning district boundaries. The zoning map shall be available for public inspection at the Milton Planning Board Office and the Milton Town Office. This map shall be used for all interpretations of the base zoning district boundaries.
- I. LOTS SPLIT BY ZONING DISTRICT BOUNDARIES** - Where an existing lot of record falls into more than one zoning district, the following shall apply:
- For lots which are large enough to be subdivided, the provisions of each district shall be applied separately to each portion of the lot;
 - For lots which are not large enough to be subdivided, the provisions of the district which comprises the largest share of the lot shall apply to the entire lot.

ARTICLE II
DEFINITIONS
(Revised 3/09/10)

In this Ordinance, unless the context requires otherwise, the following terms have the meanings indicated:

1. **ABANDONMENT** - To stop the use of a property intentionally. When the use of a property has ceased and the property has been vacant for 24 months, abandonment of the use will be presumed unless the owner can demonstrate that a diligent effort has been made to sell, rent or use the property for a legally permissible use.
2. **ABUTTER** - Any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the Planning Board. For the purposes of receiving testimony only, and not for the purposes of notification, the term “abutter” shall include any person who is able to demonstrate that his or her land will be directly affected by the proposal under consideration. For the purpose of receipt of notification by the Town of a scheduled Planning Board hearing, in the case of an abutting property being under a condominium or other collective form of ownership, the term of “abutter” means the officers of the collective or association as defined in RSA 356-B:3, XXIII. For the purpose of receipt of notification by the Town of a Planning Board hearing, in a case of an abutting property being under a manufactured park form of ownership as defined in RSA 205-A:1, II, the term “abutter” includes the manufactured housing park owner and the tenants who own manufactured housing which adjoins or is directly across the street or stream from the land under consideration by the Planning Board.
3. **ACCESSORY USE OR STRUCTURE** - A use or structure on the same lot with, and of a nature incidental and subordinate to, the principal use or structure.
4. **ACRE** - A measure of land equating to 43,560 square feet.
5. **ACTIVE OPEN SPACE** - Any park and recreational facility that is not dependent upon a specific environmental or natural resource, which is developed with recreation and support facilities that can be provided anywhere for the convenience of the user.
6. **AGRIBUSINESS** - Any business producing, processing or distributing agricultural products including forestry as defined in RSA 21:34-a, as amended.
7. **APARTMENT** - One or more rooms with private bath and kitchen facilities comprising of an independent, self-contained dwelling unite in a building containing two or more dwelling unites.
8. **APARTMENT BUILDING** - A residential building of three or more individual, attached dwelling units.
9. **ASSISTED LIVING FACILITY** – A residential facility for the elderly, developed and maintained in compliance with RSA –A: 15, Housing for Older Persons, that contains individual rooming units, and which may have common sanitary facilities, and within which common dining facilities and certain personal services such as housekeeping and laundry services, assistance in person care, as well as limited medical and nursing services, are provided to residents.
10. **AUTO SALES AND SERVICE** - Use of any building or land area for the display, sale and service

of new or used automobiles, including sport utility vehicles, light trucks, vans, trailers or recreational vehicles.

11. BED AND BREAKFAST ESTABLISHMENT - An owner-occupied type of lodging facility wherein a single-family dwelling is used to provide eight or fewer rooming units for transient lodging and which may provide limited food service for guests or lodgers. A transient guest means persons renting for less than two consecutive weeks and no more than a total of six weeks per year.

12. BUFFER – A designated area of undisturbed land with a width of 25-ft. (unless significant wetlands where said width shall be 50-ft.) that is contiguous or adjacent to a wetland that is required for the continued maintenance, function, and ecological stability of the wetland. (Revised 03/12/2024)

13. BUILD - The word "build" shall include the words "erect", "construct", "alter", "enlarge", "modify", "excavate", "fill", and any others of like significance.

14. BUILDING - The word "building" shall include the word "structure" unless the context unequivocally indicates otherwise. "Building" shall also mean any three-dimensional enclosure by any building materials of any space for use or occupancy, temporary or permanent, and shall include foundations in the ground, also all parts of any kind of structure above ground except fences and field or garden walls or embankment retaining walls.

15. BUILDING, HEIGHT OF - No building shall be constructed in the Town of Milton with overall height exceeding thirty-five (35) feet above ground level measured as the average of the vertical distances between the ridge of the building and the highest ground level point, and the ridge of the building and the lowest ground level point. This provision shall not apply to church steeples, chimneys, cupolas, silos, antennas, or to unoccupied structures. (Revised 3/28/2023)

16. BUSINESS OFFICE - Establishments primarily engaged in rendering services to business establishments on a fee or contract basis, including all phases of the enumerated businesses.

17. CAMPING GROUND - A plot of ground upon which two or more campsites are located, established, or maintained for occupancy by camping units of the general public as temporary living quarters for recreation, education or vacation purposes.

18. CHILD DAY CARE FACILITY - A facility and related services for children who are (12) years of age or younger, provided by a child day care agency as defined in RSA 170-E: 2, Definitions.

19. CHURCH - Buildings used or intended for use as places for worship, or for other religious uses such as meetings, training or instruction.

20. COMMON OWNERSHIP – Ownership by the same person, Corporation, firm, entity, partnership, or unincorporated association; or ownership by different corporations, firms, partnerships, entities, or unincorporated associations, in which a stockbroker, partner, or associate, or a member of his family owns an interest in each corporation, firm, partnership, entity, or unincorporated association.

- 21. COMMUNITY CENTER** – A building or structure, together with accessory buildings, structures, and appurtenances, owned and operated by a unit of government or non-profit organization for the provision of recreational, cultural, and social programs which may be oriented to a group of citizens of a specific range or to all citizens.
- 22. CONDOMINIUM** - A building, or group of buildings, in which dwelling units, offices, or floor area are owned individually, and the structure, common areas and facilities are owned by all owners on a proportional undivided basis.
- 23. CONSERVATION LAND** - Land given to a public body dedicated to conservation of forests, parklands, deed restricted areas, etc. or to a private conservation trust, with the intent of preserving it in its original undeveloped condition, safeguarding water supplies, or diminishing flood danger.
- 24. CONSERVATION SUBDIVISION** - A subdivision wherein single-family dwellings are laid out on lots of reduced dimensions, or in clustered groupings, in order to preserve open space on the parcel, as provided for under the terms of this Ordinance. The proposed subdivision would be designed consistent with Article IX Conservation Subdivision.
- 25. CONTIGUOUS** - The term contiguous shall be construed to mean areas that form or represent a single unit of similar features or features that are touching at a common property line or other type of boundary.
- 26. DENSITY** - The number of dwelling units, households or housing units that are allowed per unit of land according to the zoning ordinance.
- 27. DEVELOPABLE LAND** - The area of the entire tract to be developed less that classified as Jurisdictional Wetlands or having slopes exceeding 25% in the Strafford County Soils Survey (March 1973), as amended, and as further delineated by Qualified Professionals after on-site inspection. (Revised 03/12/2024)
- 28. DWELLING - (Revision 3/11/09)**
- (a) **Attached Dwelling** - A building containing two (2) or more dwelling units, each unit having direct access to the ground outside, and arranged such that units are separated on one (1) or more sides by vertical party walls, and such that no unit is located over another.
 - (b) **Congregate Dwelling** - A multifamily dwelling for the elderly, developed and maintained in compliance with RSA 354-A:15, Housing for Older Persons, in which common dining facilities and certain personal services such as housekeeping, laundry, medical, or nursing services, are provided to residents.
 - (c) **Multifamily Dwelling** - A building containing three (3) or more dwelling units, and wherein units may be located on more than one (1) floor. *Adopted March 11, 2009*
 - (d) **Multifamily Dwelling for the Elderly** - A multifamily dwelling that is developed and maintained in compliance with RSA 354-A:15, Housing for Older Persons.
 - (e) **Single-family Detached Dwelling** - A building, other than a manufactured home designed or intended as a residence exclusively for one (1) family, and separated from any other building, except accessory buildings, by side and rear yards.
 - (f) **Two-family Dwelling** - A detached building, or a pair of attached dwelling units,

designed or intended for residential use for exclusive occupancy by two (2) families.

(g) **Seasonal Dwelling** - A residence which is occupied five months or less during the year.

29. DWELLING UNIT - Any room or suite of rooms forming a habitable unit for one (1) family, with its own cooking and food storage equipment, its own bathing and toilet facilities, and its own living, sleeping, and eating areas wholly within such room or suite of rooms.

30. EASEMENT, CONSERVATION - The grant of a property right stipulating that the described land will remain in its natural state and generally precluding future or additional development. This definition includes appropriate references from NHRSA 79-B: 2 and NH RSA as amended. **(Revised 3/11/09)**

31. EATING AND DRINKING PLACES - Retail establishments selling food and drink for consumption on premises, including restaurants, lounges, private clubs, lunch counters, and refreshment stands selling prepared foods and drinks for immediate on-site consumption.

32. EQUIPMENT SERVICE CENTER - An establishment where equipment and machinery are received, serviced, repaired, overhauled, or rebuilt, and then shipped back to the owner or is resold. Where this may usually apply to production and manufacturing equipment, it could apply to most any kind of equipment except that which is defined under the term of "Retail Sales & Service".

33. EXCAVATION - The extraction of minerals including solids, such as coal and ores, liquids, such as crude petroleum and gases, such as natural gases. The term also includes quarrying, well operation, milling, such as rock crushing, loam screening, washing and flotation, and other preparations customarily done at the mine site or as part of a mining activity and generally activities included in NH RSA 155-E: 1.

34. FLOOD IN/FLOOD PLAIN HAZARD AREA - Any land susceptible to being inundated with water from any source. (Refer to the Flood Insurance Rate Map of the Town of Milton and the Milton Flood Plain Development Ordinance.) See also the definition of Wetlands.

35. FOUNDATION - A permanent structure, normally consisting of poured concrete, cinder blocks, stone or the like, that is placed in the ground for the purpose of providing full support for a building and is constructed in accordance with the required building code and best building practices as reviewed by the Town's Code Enforcement Officer under R 106.2 (International Residential Code, 2006 as revised).

36. FRONTAGE - That side of a lot abutting a street which provides a legal and useable access, and which is not a limited access state highway. Lot frontage shall be a continuous line between abutting side lot lines measured along the edge of the street right-of-way.

37. HEALTH CARE HOME - Rest home, nursing home, sheltered or shared care home.

38. HOME OCCUPATION - Any activity carried out for gain by a resident and conducted as an incidental and accessory use in the resident's dwelling unit, including but limited to a professional, tradesman, artist or service provider. The activity shall not change the

character of the neighborhood.

39. HOMEOWNER ASSOCIATION - A community association, other than a condominium association that is organized in a development in which individual owners share common interests and responsibilities for the costs and maintenance of interior roads, open facilities, water and sewer facilities and other like facilities.

40. HOTEL, MOTEL or INN – A type of lodging facility that is a commercial establishment containing rooming units for transient lodging which routinely provides additional services such as restaurants, meeting rooms and recreational facilities serving both guests and lodgers as well as the general public.

41. IMPERVIOUS SURFACES - Modified surfaces that cannot effectively absorb or infiltrate water. Impervious surfaces include, but are not limited to: roofs, decks, paths, patios, paved, gravel, dirt, or crushed stone driveway, and parking areas. Because impervious surfaces have the tendency to concentrate stormwater flows to waterbodies, when a project proposal exceeds certain impervious area thresholds, installing stormwater management systems is required.

42. INDUSTRIAL - Areas for scientific research, development and training, offices, manufacture and assembly of products and related supply activities.

43. JUNKYARD - Junkyard or "automotive recycling yard" means an establishment or place of business which is maintained, operated, or used for storing, keeping, buying or selling junk, or for the maintenance or operation of an automotive recycling yard, and includes garbage dumps and sanitary fills. The work does not include any motor vehicle dealers registered with the director of motor vehicles under RSA 261:104 and controlled under RSA 236:126.

44. KENNEL - Any structure or premises, in which animals are kept, boarded, bred or trained for commercial gain.

45. LODGING HOUSE - A building where non-transient guests shall not exceed ten.

46. LOT - The whole area of a single parcel of land with ascertainable boundaries in single or joint ownership, undivided by a street, established by deed(s) of record, or a segment of land ownership defined by lot boundary lines on a land subdivision plan duly approved and recorded at the Strafford County Register of Deeds.

47. LOT COVERAGE - The area of a lot covered by the aggregate of the maximum horizontal cross section area of all buildings on a lot exclusive of cornices, eaves, gutters, chimneys, bay windows, balconies and terraces.

48. LOT DEPTH - The mean horizontal distance between a front lot line and a rear lot line.

49. LOT LINE, FRONT - A line dividing a lot from a street from which access is legal and useable and which is not a limited access highway. Lot frontage shall be a continuous line between the abutting side lot lines measured along the edge of the street right-of-way.

- 50. LOT LINE, REAR** - Except for triangular lots, corner lots, and such other lots which have no rearlot lines, the lot line opposite the front lot line.
- 51. LOT LINE, SIDE** - Any lot line not a front or rear lot line.
- 52. LOT WIDTH** - The horizontal distance between the side lot lines as measured at the minimumfront yard depth required by this Ordinance, and parallel to the street line.
- 53. MANMADE VEGTATED BUFFER** – Includes but is not limited to those shrubs, trees and/or ground covers planted to create, replace, or augment, any or all of those qualities of any "naturallyvegetated buffer" as used and defined by this ordinance.
- 54. MANUFACTURED HOUSING** - Any structure, transportable in one or more sections, which, inthe traveling mode, is 8 body feet or more in width and 40 body feet or more in length, or when erected on site, is 320 square feet or more, and which is built on a permanent chassis and designedto be used as a dwelling with or without a permanent foundation when connected to required utilities, which include plumbing, heating and electrical heating systems contained therein. Manufactured housing as defined in this section shall not include pre-site built housing as defined inRSA 674:31-a (Source: NH RSA 674:31) *Adopted March 2009*
- 55. MANUFACTURED HOUSING PARK** - Any tract of land on which two or more manufactured housing units are parked or placed and are occupied for living purposes, whether or not a charge is made for such accommodation. The term “Manufactured Housing Park” shall not include sales lotson which unoccupied manufactured housing, whether new or used, are parked for the purpose of inspection or sale.
- 56. MANUFACTURING** - Establishments engaged in the mechanical or chemical transformation ofmaterials or substances into new products, including the assembling of component parts, the creation of products and the blending of materials, such as lubricating oils, plastics, and resins among others.
- 57. MEDICAL FACILITY** – A facility or establishment that provides health services such as supportto medical profession and patients including medical and dental laboratories, blood banks, oxygen and miscellaneous types of medical supplies and services.
- 58. NURSING HOME** – A health care facility licensed by the State of New Hampshire wherein skillednursing care and related medical services are provided on a twenty four (24) hour per day basis to individuals admitted because of illness, disease, or physical or mental infirmity.
- 59. OFFICE BUILDING** - A building used primarily for conducting the affairs of a business, profession, service, industry, or government, or like activity, and may include ancillary services for office workers, such as a restaurant, coffee shop, newspaper or candy stand, and child-care facilities.
- 60. OPEN SPACE, COMMON** –Land within or related to a development, not individually owned ordedicated for public use, that is designed and intended for the common use of enjoyment of the residents and their guest of the development and may include such complementary structures andimprovement as are necessary and appropriate.

- 61. OPEN SPACE DEVELOPMENT (OSD)** – An alternative form of residential development where, instead of subdividing an entire tract into lots of conventional size, a similar number of housing units is arranged on lots of reduced dimensions, with the remaining area of the parcel permanently protected as designated open space.
- 62. ORDINARY HIGH WATER MARK** - Per 33 CFR 328.3(e), the **Ordinary high water mark (OHWM)** means the line on the shore established by the fluctuations of water and indicated by physical characteristics such as clear, natural line impressed on the bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas. Where the ordinary high-water mark is not easily discernible, the ordinary high-water mark may be determined by the Department of Environmental Services (NH DES) or other qualified independent agents. Reference line shall mean for natural freshwater bodies without artificial impoundments, the natural mean high-water level as determined by the Division of Water Resources of the Department of Environmental Services. (Revised 03/12/2024)
- 63. OUTDOOR RECREATION** - Leisure time activities usually performed with others, often requiring equipment and taking place at prescribed places, sites or fields.
- 64. PASSIVE OPEN SPACE** - Areas which, due to the presence of a particular natural or environmental setting, which may include conservation lands, can provide for both active and passive types of resource-based outdoor recreation activities that are less formalized or program-oriented than activity-based recreation. Resource-based outdoor recreation means and refers to activities requiring a natural condition that cannot easily be duplicated by man.
- 65. PLANNING BOARD** - The Milton Planning Board established by the Town of Milton under the provisions of NH RSA 673:2.
- 66. PRIORITY WETLAND SETBACK**– All of that landward land area defined by the minimum required horizontal setback distance of 50-ft. feet from a delineated Priority wetland buffer, and a line parallel thereto. Includes but is not limited to those shrubs, trees and/or ground covers planted to create, replace, augment, or enhance any or all of those qualities of any "Wetland Buffer" as used and defined by this ordinance. (Revised 03/12/2024)
- 67. PROFESSIONAL ESTABLISHMENT** - An office for an accountant, architect, attorney, chiropractor, engineer, dentist, medical doctor, or any other similar profession.
- 68. PUBLIC ACCOMMODATIONS** - A building or group of buildings which contain four or more living units, and which primarily constitute the temporary abode on a commercial basis. Public accommodations shall be deemed to include any establishment which provides residential living accommodations and meals for transients on a short-term basis, such as a hotel/motel.
- 69. RETAIL** - Establishment engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sales of such goods.

- 70. RETAIL SALES & SERVICE** - An establishment engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.
- 71. ROOMING HOUSE** - A detached dwelling unit that contains sleeping accommodations for individuals other than members of the resident family and having common and dining facilities.
- 72. SALE, RENTAL OF CONSTRUCTION EQUIPMENT** – A retail facility that sells or rents backhoes, forklifts, excavating equipment and similar construction type equipment.
- 73. SALE RENTAL OF RECREATIONAL EQUIPMENT** – A retail facility that sells or rents boats, boats, trailers, recreational trailers, and motor vehicles not designed to be registered or inspected for road use including snowmobiles, all-terrain vehicles, racing cars, and other similar vehicles.
- 74. SETBACK** - Setbacks form boundaries by establishing an exact distance from a fixed point, such as a property line or an adjacent structure, within which building is prohibited. In land use, a setback is the minimum distance which a building or other structure must be set back from a property line, street or road, a river or other stream, a shore or flood plain, or any other place which is deemed to need protection. Depending on the jurisdiction, other things such as retaining walls, septic tanks, and various potential hazards or nuisances might be regulated and prohibited by setback lines. (Revised 03/12/2024)
- 75. SHOPPING MALL/CENTER** - A group of commercial establishments planned, constructed, and managed as a total entity, with customer and employee parking provided on-site, provision for the delivery of goods separated from customer access, aesthetic considerations and protection from the elements, and landscaping and signage in accordance with an approved plan.
- 76. SIGN** - Any name, identification, description, display, illustration or device which is affixed to or represented directly or indirectly upon a building, structure or land in view of the general public, and which directs attention to product, place, activity, person, institution or business.
- 77. SLOPE** - The ratio of elevation change to horizontal distance, expressed as a percentage. Slope is computed by dividing the vertical distance by the horizontal distance and multiplying the ratio by one hundred.
- 78. SPECIAL EXCEPTION** - A use of land or buildings that is permitted, upon a favorable finding by the Zoning Board of Adjustment, subject to specific conditions that are set forth in the Milton Zoning Ordinance.
- 79. STREET** - A public right-of-way, primarily used or intended to be used for passage or travel by motor vehicles, also used for pedestrian movement and the distribution of utility services, and from which access can be legally obtained to serve lots which are adjacent to said public right-of-way. Streets include those existing rights-of-way laid out or accepted by

the Town of Milton, or by the State of New Hampshire within the corporate limits of the Town, but not those rights-of-way laid out as limited access highways.

80. STRUCTURE – A combination of materials constructed or erected which requires location on or in the ground or attached to something having location on or in the ground, including, but not limited to underground tanks, signs, billboards, towers, framework, platforms, swimming pools and the like.

81. SUBDIVISION - The division of a lot, tract, or parcel of land into two (2) or more lots, plats, sites or other divisions of land for the purpose, whether immediate or future, of sale, rent, lease, condominium conveyance or building development. It includes resubdivision and, when appropriate to the context, relates to the process of subdividing or to the land or territory subdivided. The division of a parcel of land held in common and subsequently divided into parts among the several owners shall be deemed a subdivision under these Regulations. The grant of an easement in gross to a public utility for the purpose of placing and maintaining overhead and underground facilities necessary for its transmission or distribution network such as poles, wires, cable, conduit, manholes, repeaters and supporting apparatus, including any unstaffed structure which is less than 500 square feet, shall not be considered a subdivision, and shall not be deemed to create any new division of land for any other purpose. The rent, lease, development, or grant of an easement to a person for the purpose of planning and maintaining a wireless communication facility shall not be construed as a subdivision and shall not be deemed to create any new division of land for any other purpose.

82. THEATER - A structure or part of a structure devoted to dramatic, musical, or live performance or showing motion pictures.

83. TRACT - An area, parcel, site, piece of land or property, which is the subject of a development proposal and application.

84. TRANSPORTATION CENTER – A facility or establishment that includes a building or structure and offers services for those individuals or business using busses, trucks, rail and related transportation activities.

85. UPLAND SOILS - Soils not present in any wetland area and are soils which are not designated as poorly drained, very poorly drained, alluvial, or flood plain by the National Cooperative Soils Survey, as may be amended, of the Natural Resources Conservation Service of the United States Department of Agriculture and/or the inland wetlands agency of the municipality in which the project will take place. Upland Soils generally have moderate to steep slopes and require conservation practices. (Revised 03/12/2024)

86. VARIANCE - A variation from the requirements of this ordinance, not otherwise permitted within a particular district and allowable only after a public hearing and determination by the Zoning Board of Adjustment, pursuant to the State Statutes which govern its discretionary power.

87. WAREHOUSING & STORAGE - A building used primarily for the holding or storage of goods and merchandise. For the purpose of this ordinance, where a warehousing establishment is permitted, a mini-warehouse establishment shall also be permitted.

- 88. WETLANDS** - A wetland is hereby determined to be an area which would be delineated as a wetland using the methodology required by the state of New Hampshire Wetlands Bureau. The Department of Environmental Service Wetlands Bureau requires wetlands to be delineated using a combination of the Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1, Environmental Laboratory, Department of the Army, 1987 and the Field Indicators for Identifying Hydric Soils in New England, Latest Change, New England Interstate Water Pollution Control Commission, 1998. The approved wetlands delineation methodology uses three parameters, hydric soils, hydrophytic vegetation, and wetland hydrology. The precise location of a wetland boundary in any particular case shall be determined by on-site inspection of soil types and vegetation by a certified wetland scientist using the methodology required by the New Hampshire Department of Environmental Service Wetlands Bureau. In conformance with State RSA 482-A:2,X - Wetlands' means an area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, a prevalence of vegetation typically adapted for life in saturated solid conditions. (Revised 03/12/2024)
- 89. WETLANDS CONSERVATION OVERLAY DISTRICT** - Consists of jurisdictional wetlands and wetland buffers and wetland setbacks. (Revised 03/12/2024)
- 90. WETLAND SETBACK**– All of that landward land area defined by the minimum required horizontal setback distance of 25-ft. feet from a delineated wetland buffer, and a line parallel thereto. Includes but is not limited to those shrubs, trees and/or ground covers planted to create, replace, augment, or enhance any or all of those qualities of any "Wetland Buffer" as used and defined by this ordinance. (Revised 03/12/2024)
- 91. WETLAND BUFFER** – A designated area of undisturbed land with a width of 25-ft. that is contiguous or adjacent to a wetland that is required for the continued maintenance, function, and ecological stability of the wetland. (Revised 03/12/2024)
- 92. WHOLESALE SALES**- The sale of goods, merchandise and commodities in gross, primarily for the purpose of resale.
- 93. YARD** -An open space on the same lot with a main building unoccupied and unobstructed by any structure or portion of a structure provided that fences, walls, poles, post and other customary yard accessories, ornaments, and furniture may be permitted in any yard subject to height limitations and requirements limiting obstruction of visibility.
- 94. YARD, FRONT** - A space between a street line and a line parallel thereto extending between side lot lines drawn through the nearest point of a structure.
- 95. YARD, REAR**- A yard extending between side lot lines across the rear of the lot.
- 96. YARD, SIDE**- A yard extending from the front yard, or front lot line where there is not front yard, to the rear yard.

ARTICLE III
ESTABLISHMENT OF ZONING DISTRICTS
(Revised & Adopted 3/10/15)

Section 3.1 General

Every parcel of land and any buildings or structures in the Town of Milton are subject to the restrictions of a base district, as established hereinafter, and may be subject to the provisions of one or more overlay districts, as established hereinafter. Land, buildings, or structures shall be used only if and to the extent that a proposed use is permitted both in the base district and any applicable overlay district. Wherever the regulations differ between the base and overlay Districts, the regulations that impose the more restrictive provisions or the higher standards shall control.

Section 3.2 Zoning Districts Established

a. All of the land in the Town of Milton is hereby divided into the following base zoning districts, as identified, herein with district zoning boundaries delineated on the Official Zoning Map and noted in the written text which is a part of the Official Zoning Map. The overlay districts are superimposed upon the base districts and the provision of each overlay district shall be in addition to the requirements of the base district.

<i>Abbreviation</i>	<i>Base District</i>
HDR	High Density Residential Zone
IC	Industrial / Commercial Zone
CR	Commercial Residential Zone
LDR	Low Density Residential
	<i>Overlay Districts</i>
CS	Conservation Subdivision (to be replaced by OSD)
GUR	Groundwater Use Restriction
WC	Wetland Conservation Ordinance
GP	Groundwater Protection Overlay District
SP	Shoreland Protection Overlay District

b. The base districts are established for the purposes stated below:

- 1) The High Density Residential (HDR) Zone is established to accommodate single family housing, apartments and dwelling with two units with a minimum lot size of 0.5 acre and served by municipal water and sewer. Developed lots shall be connected to the Milton Water District system and Milton Sewer District system if available.
(Note: In order to receive the benefits of the High Density Residential (HDR) zoning district, the parcel shall be served by municipal water and sewer).
- 2) The Industrial / Commercial (IC) Zone is established to accommodate commercial, retail and manufacturing uses with a minimum lot size of two acres and served by

municipal sewer and water if within 100 feet of the lot. When lots are within 100 feet of the Milton Water District system and Milton Sewer District system, the owner is required to connect to the system(s).

- 3) The Commercial / Residential (CR) Zone is established to accommodate a mixed use of residential uses, professional establishments and retail uses with a minimum lot size of one acre and served by municipal sewer and water where available. All lots and developments shall be connected to the Milton Water District system and Milton Sewer District system, when service is available.
- 4) The Low Density Residential (LDR) Zone comprises the largest land area in Milton, approximately 90% of the land area, and is established to accommodate residential, agricultural, recreational and rural type land uses in a low density environment with a minimum lot size of two acres.

Section 3.3 The Zoning Map

The Zoning Map shall consist of a set of maps including the Official Zoning Map, Town of Milton, NH dated March 2004 prepared by the Stafford Regional Planning Commission and certain overlay zoning maps, the original of which shall be kept in the office of the Town Clerk and in the office of the Milton Planning Board.

- a) The Official Zoning Map shall display the boundaries of the base districts as identified in Section 3.2a.
- b) The zoning overlay zoning district maps are a series of topical maps displaying those overlay districts.
- c) Amendments to the Zoning Map shall be made in accordance with Article I section G of the Milton Zoning Ordinance.
- d) The location of district boundaries shall be as shown on the Official Zoning Maps or as otherwise described in this ordinance. Where any uncertainty exists with respect to the boundary of any District as shown on the Zoning Base District or Overlay District Maps, the following rules shall apply:
 - (1) Where a boundary is indicated as a highway, street, alley, railroad, utility right-of-way, watercourse or Town boundary, it shall be construed to be the centerline thereof or such Town boundary.
 - (2) Where a boundary is indicated as approximately parallel to a highway, street, alley, railroad, utility right-of-way, watercourse or Town boundary, it shall be construed as parallel thereto at such distance from the edge of the right-of-way thereof as shown on the Zoning Maps;
 - (3) Where a boundary coincides within ten (10) feet or less with a lot line, the boundary shall be construed to be the lot line; and
 - (4) If no dimension is given on the Zoning Maps, the location of any boundary shall be determined by the Code Enforcement Officer by use of the graphic scale shown on

the ZoningMaps.

e) When a lot is transected by a zoning district boundary, the regulations of this Zoning Ordinance applicable to the larger part by area of such lot may, at the option of the owner, be deemed to govern the smaller part of the lot beyond such district boundary but only to an extent not more than forty (40)linear feet in depth beyond such district boundary.

f) Where a lot is situated in part in the Town of Milton and in part in an adjacent municipality, the entire lot shall be considered as if it were situated within the applicable zoning district in the Town ofMilton.

Section 3.4 Allowable Principal and Accessory Uses in Zoning Districts.

a) A use denoted by the letter "P" within a zoning district, as set forth in Section 3.5 Table of Principal Uses is a use permitted by right in that district, subject to all other applicable sections of this ordinance and other local, state, and federal laws, rules and regulations.

b) A use denoted by the letters "SE" within a zoning district, as set forth in Section 3.5 Table of Principal Uses is a use which may be authorized by special exception in that district, subject to all other conditions of approval as specified in this ordinance. The Board of Adjustment may grant special exceptions in accordance with the procedures and conditions set forth in Article VIII, subject to all other applicable sections of this ordinance and other local, state, and federal laws, rules and regulations.

c) A use denoted by the letters "CU" within a zoning district, as set forth in Section 3.5 Table of Principal Uses is a use which may be authorized by a conditional use permit in that district, subject to all other conditions of approval for such as specified in this ordinance. The Planning Board may grant aconditional use permit in accordance with the procedures and conditions, subject to all other applicable sections of this ordinance and other local, state, and federal laws, rules, and regulations.

d) A use denoted by a dashed line (--) within a zoning district, as set forth in Section 3.5 Table ofPrincipal Uses is a use which is not permitted in that district.

Section 3.5 Table of Principal and Accessory Uses in Zoning Districts.

In the base districts established under Section 3.2, Zoning Districts Established, of this ordinance, no building, structure, or land shall be used or occupied except as set forth hereinafter in the Table of Principal Uses, subject to all other provisions and standards of this ordinance, and other local, state andfederal laws, rules and regulations. The Table of Principal Uses is organized according to a functional and economic classification of land uses, as follows:

- A. Residential
- B. Educational and Institutional
- C. Services
- D. Retail Trade
- E. Motor Vehicle Sales and Service
- F. Transportation, Communications, and Utilities
- G. Manufacturing and Construction
- H. Agricultural

Table of Principal Uses

Principal Uses		Base Zoning Districts			
Use #	Use Category	HDR	IC	CR	LDR
A	Residential				
1	Dwelling, One Unit	P	---	P	P
	Dwelling, Two Unit	P	---	P	P
	Dwelling, Multifamily	P	---	P	---
	Accessory Structure	P	---	P	P
	Home Occupation	P	---	P	P
	Manufactured housing park	---	---	---	SE
	Manufactured housing subdivision	---	---	---	SE
	Open Space Development (OSD)	---	---	P	P
	Rooming house	SE	---	SE	---
B	Educational and Institutional				
1	Elem and Secondary Schools	SE	SE	SE	SE
	Post secondary, colleges	SE	SE	SE	SE
	Child (day) care facility	SE	P	P	SE
	Adult day care	SE	P	P	SE
	Social service center	P	---	P	---
	Community center	P	---	P	---
	Church	P	P	P	SE
	Private social clubs	SE	SE	SE	---
	Accessory Structure	P	P	P	P
C	Services				
	Recreational facility	P	SE	---	SE
	Outdoor Recreation	---	---	---	SE
	Concert halls, studios	---	P	P	---
	Campgrounds, youth camps	---	---	---	SE
	Medical facility	P	P	SE	---
	Nursing homes	P	---	P	
	Assisted living facility	P	---	P	---
	Business, professional offices	---	P	P	---
	Professional Establishment	---	P	P	---
	Hotels, motels, Inns	---	P	P	---
	Bed and Breakfast	SE	---	P	SE
	Kennel	---	---	SE	SE
		HDR	IC	CR	LDR
	Accessory Structure	P	P	P	P
D	Retail Trade				
	Food & Drink Service	---	P	P	---
	Restaurant, drive thorough	---	P	P	---
	Restaurant, sit down	P	P	P	---

	Equipment Service Center	---	P	SE	---
	Retail Sales & Service	---	P	SE	---
	Shopping Mall / Center	---	SE	SE	---
	Theater	---	P	P	---
	Accessory Structure	P	P	P	P
E	Motor Vehicle Sales, Service				
	Auto Sales & Service	---	SE	SE	---
	Sale, rental of recreation equipment	---	SE	SE	---
	Sale, rental of construction equipment	---	SE	SE	---
	Accessory Structure	---	P	P	P
F	Transportation, Com & Utilities				
	Aircraft, TOL as accessory	---	---	---	SE
	Transportation Center (formerly Truck or rail terminal)	---	SE	---	---
	Wireless Service Facility	SE	SE	SE	SE
	Public utilities and related	SE	SE	SE	SE
	Radio / TV Station or Transmitter	---	SE	---	---
	Accessory Structure	P	P	P	P
G	Manufacturing & Construction				
	Manufacturing fabrication, of Goods	---	P	---	---
	Materials recycling, processing	---	P	---	---
	Printing and publishing	---	P	SE	---
	Warehousing & Storage	---	P	SE	---
	Wholesale Sales	---	P	SE	---
	Accessory Structure	---	P	P	---
H	Agricultural				
	Agribusiness	---	SE	P	P
	Accessory Structure	---	P	P	P

Notes:

1. Septic systems shall be at least 75 feet from a stream, brook, lake, river or pond, except that in the Shoreland Overlay District, where Article XVII H 3 is effective.
2. Only one (1) residential structure, with an accessory structure, is allowed on a lot.
3. In HDR, no more than four (4) apartments or dwelling units permitted on a lot of 21,780 SF with an additional 5,445 SF required for each unit over four.
4. Adequate off-street parking shall be provided for all apartment dwellings and non-residential uses.
5. Conversion of a seasonal dwelling to year-round use requires a building permit and connection to municipal sewer service or proof of the adequacy of the septic system.
6. Not more than one (1) Recreational Vehicle (RV) such as motor homes, travel trailers, truck campers, or fifth wheels, shall be occupied for more than twenty-one (21) days within any ninety (90) day period on a lot unless approval shall be obtained from the Milton Planning Board using subdivision regulations and setback requirements. All recreational vehicles occupied for more than twenty-one (21) days within any ninety (90) day period on a lot shall require a State approved operational septic system. The Planning Board may impose specific time limits for such approvals. (Revised 3/28/2023)

Table of Dimensional Requirements

Zoning District	Front Setback	Rear Setback	Side Setback	Maximum Height	Minimum Frontage	Minimum Lot Size
HDR	10 feet	10 feet	15 feet	35 feet ¹	75 feet	0.5 acre
IC	25 feet	30 feet	30 feet	35 feet	200 feet ²	2.0 acres
CR	25 feet	25 feet	25 feet	35 feet ³	150 feet	1.0 acre
LDR	40 feet	30 feet	25 feet	35 feet ⁴	200 feet	2.0 acres

¹ Excludes silos, steeples and similar structures.

² Or 150 feet on a cul du sac on an interior road.

³ See 1 above.

⁴ See 1 above.

ARTICLE IV
PERSONAL WIRELESS SERVICE FACILITIES
(Revised 3/11/09)

Personal Wireless Service Facilities will be permitted, by Special Exception, in Industrial Zones, Water District/High Density Residential Zones, Low Density Residential Zones, and Commercial Residential Zones and require a site plan review. No Personal Wireless Service Facility is permitted on land under Conservation Easement. Any plan to install wireless facilities for the commercial transmission or reception of tele-communications shall be subject to the specific requirements detailed herein and elsewhere in the Zoning Ordinance and Site Plan Review Regulations. Personal Wireless Service Facilities shall not be considered accessory uses. All Personal Wireless Service Facilities shall conform to the following minimum requirements.

A. DEFINITIONS

1. **ABANDONED** - An antenna and structure no longer being used to receive or send transmissions for thirty (30) days.
2. **ALTERNATIVE TOWER STRUCTURE** (or "stealth facility") - A wireless communications facility designed to blend into the environment so as to be visually unobtrusive. Examples include screened roof-mounted antennas; building-mounted antennas painted to match the

existing structure; antennas integrated into architectural elements such as clock towers and church steeples; antenna structures resembling utility poles; and antennas placed on trees.

3. **ANTENNA** - The surface from which radio signals are sent and /or received by a personal wireless service facility.
4. **ANTENNA ARRAY**-A collection of antennas attached to a mount to send and receive radio signals.
5. **ANTENNA SUPPORT STRUCTURE** - A building, pole, telescoping mast, tower, or other such structure which supports an antenna.
6. **AVERAGE TREE CANOPY**-An average elevation of the upper canopy above ground level for a defined area equal to 2 times the height of the facility. The trees within the proposed security barrier shall be excluded. All trees over 25 feet in height shall be inventoried.
7. **CAMOUFLAGED**-A personal wireless service facility that is disguised, hidden, part of an existing or proposed structure, or placed within an existing or proposed structure.
8. **CARRIER**-A Company that provides personal wireless services also sometimes referred to as a provider.
9. **CO-LOCATION** -The use of a single mount on the ground by more than one carrier (vertical and horizontal co-location) or the same carrier with multiple licenses, and/or the use of several mounts on an existing building or structure by more than one carrier or the same carrier with multiple licenses.
10. **EQUIPMENT SHELTER** - An enclosed structure, cabinet, shed, vault, or box near the base of the mount within which are housed equipment for personal wireless service facilities such as batteries and electrical equipment. Equipment shelters are sometimes referred to as base transceiver stations.
11. **FACILITY** - See Personal Wireless Service Facility.
12. **FALL ZONE** - The area on the ground from the base of a ground mounted personal wireless service facility that forms a circle with a diameter equal to twice the height of the facility, including any antennas or other appurtenances. The fall zone is the area within which there is a potential hazard from falling debris (such as ice) or collapsing material.
13. **HEIGHT** - The height above ground level (AGL) from the natural grade of a site to the highest point of a structure.
14. **PERSONAL WIRELESS SERVICE FACILITY** - Facility for the provisions of personal wireless services, as defined by the Telecommunications Act of 1996, as amended. Personal Wireless Service facilities include a mount, antenna, equipment shelter, and other related equipment.
15. **PERSONAL WIRELESS SERVICES** - The three types of services regulated by this Ordinance: commercial mobile radio services, unlicensed wireless services, and common carrier wireless exchanges access services as described in the Telecommunications Act of 1996 as amended.
16. **SECURITY BARRIER** - A wall, fence, or berm that restricts an area from unauthorized entry or trespass.
17. **SEPARATION** - The distance between one carrier's array of antennas and another carrier's array.

B. REGULATION AND PERFORMANCE CRITERIA - In considering any request for special exception for the placement of a communication tower, the Zoning Board of Adjustment shall determine that all of the criteria in this section are met.

1. **Tower Locations:** All Personal Wireless Service Facilities must be located 100-Feet from all lot lines.
2. **Location Requirements:** The Zoning Board of Adjustments must be satisfied that a complete

assessment of locations, in order of priority, has been undertaken and completed, and that higher priority uses are exhausted or unfeasible.

3. **Maximum Height:** Ground-mounted personal wireless service facilities shall not project higher than (10) ten feet above the average tree canopy height within a one hundred and fifty (150) foot perimeter of the mount, security barrier, or designated clear area for access to equipment, whichever is greatest.

C. INTERFERENCE WITH PUBLIC SAFETY TELECOMMUNICATIONS - No new or existing telecommunications service shall interfere with public safety telecommunications. All applications for new service shall be accompanied by an inter-modulation study, which provides a technical evaluation of existing and proposed transmissions and indicates all potential interference problems. Telecommunication providers shall notify the Police and Fire Departments at least ten (10) calendar days prior to placing new services online, to give those Departments an opportunity to monitor interference levels during the testing process. A copy of the notification should be sent to the Planning Board for their records.

D. DECLARATION OF CONTINUING OPERATION - The owner(s) of a wireless facility, with written authorization from the property owner, shall file annually a declaration with the Planning Board as to the continuing operation of every facility installed, subject to these regulations. Failure to do so may be construed to mean that the facility is no longer in use and considered abandoned, thus subject to the provisions below.

E. ABANDONED OR UNUSED WIRELESS COMMUNICATION FACILITIES - Abandoned or unused antennas and structures shall be removed as follows:

1. An agreement between the facility owner (and successors in interest), property owner (and successors in interest), and the Town of Milton shall be submitted with the Wireless Communications Facilities original application.
2. A copy of the relevant portions of a signed lease (except in cases where the land is owned by the provider) which requires the applicant to remove the antenna, support structure, and associated facilities upon cessation of operations at the site, shall be submitted at the time of the application.
3. All abandoned wireless communication facilities shall be removed within ninety (90) days of the cessation of operations at the site unless a time extension is approved by the Planning Board.
4. The amount of the security shall be based upon the estimated removal cost plus, fifteen percent (15%), provided by the applicant and certified by a professional civil engineer licensed in New Hampshire. The owner of the facility shall provide the Planning board with a revised removal cost estimate and structural evaluation prepared by a professional civil engineer licensed in New Hampshire every five (5) years from the date of the Planning Board's approval of the site plan. If the cost has increased more than fifteen percent (15%) then the owner of the facility shall provide additional security in the amount of the increase.

If the owner of the facility does not remove the facility upon the Zoning Administrator's order, then the Selectman shall, after holding a public hearing with notice to the owner and abutters, issue a declaration of abandonment. The owner of the facility shall dismantle and remove the facility within ninety (90) days of receipt of the declaration of abandonment by the Selectmen. If the abandoned facility is not removed within ninety (90) days, the Town may execute the security to pay for this action.

ARTICLE V MANUFACTURED HOUSING PARKS

Manufactured Housing Parks will be permitted in the Low Density Residential Zone and will require subdivision and if applicable, site plan review. All Manufactured Housing parks shall conform to the following minimum requirements:

- A. LOCATION** - All Manufactured Housing Parks shall have on-site sewage disposal and a group well(s), unless municipal water and sewer are available. All such parks shall also be located on a site graded to insure adequate drainage of surface and sub-surface water.
- B. BUFFER YARD** - There shall be not less than 50 feet plus a visual screen between an exterior lot line of the park and any mobile home space or other structure or parking area within the park. Where the buffer area is not naturally wooded, an appropriate wall, fence or hedge shall be provided as necessary to screen the park from view at all exterior lot lines.
- C. AREA** - The area of the park shall be large enough to accommodate:
 - 1. Manufactured Home lot spaces shall be a minimum of 21,870 square feet (1/2 acre). "Poorly" or "Very Poorly Drained" soils shall be excluded from the density calculation.
 - 2. Necessary streets, walkways, public utilities, parking areas for motor vehicles and service buildings to house necessary facilities as are prescribed by the Town of Milton Road Standards.
- D. PARKING SPACE** - Vehicle parking spaces shall be provided in sufficient number to meet the needs of the occupants of the park and their guests without interference with the normal movement of traffic. Such facilities shall be provided at the rate of at least two vehicle spaces for each Manufactured Home space.
- E. ADMINISTRATIVE AND/OR SERVICE BUILDINGS** - The administrative and/or service building shall be located on a space which remains as an integral part of the Manufactured Housing Park. For dimensional control purposes, however, it/they shall be treated as a building lot subject to the requirements of the zoning district in which it is located.
- F. SANITATION** - Manufactured Housing Parks shall meet all requirements relevant to sanitation as required by the Water Supply and Pollution Control Commission and Bureau of Environmental Health, Department of Health and Welfare, State of New Hampshire.
- G. SETBACK**- The setbacks shall be 30-feet from the Ordinary High Water Mark for any property having shore land frontage.

ARTICLE VI OPEN SPACE DEVELOPMENTS (Adopted 3/9/10, Revised 3/28/23)

1. Authority

This Section is enacted in accordance with the provisions of NH RSA 674:21 (Innovative Land Use Controls) and NH RSA 674: 16-20. This authority allows the Planning Board to grant conditional use permits, special use permits and waivers from specific requirements of this Article unless otherwise

indicated in specific sections.

2. Purpose

The purpose of this Open Space Development Section is to:

- Further the recommendations of the Milton Master Plan by encouraging flexibility in the design and development of land to preserve open space and traditional rural character.
- Retain and protect important natural, scenic and historic resources.
- Provide for more efficient use of land and town services and
- Promote the development of balanced residential communities in harmony with the natural landscape.

3. Objectives

Open Space Development (OSD) will promote the following objectives:

- a. Maintain rural character through preservation of farmland, forests and rural viewsapes and encouraging residential development that is sited in harmony with the environment and promotes a sense of neighborhood.
- b. Preserve those areas of the site that have high environmental or ecological value such as wildlife habitat (as identified in the Milton Master Plan and areas of high quality habitat as based on NH Fish and Game's Wildlife Action Plan), significant natural resources, and significant water resource value such as watersheds, wetlands, streams, and rivers.
- c. Minimize impact of development sprawl by reducing potential for consecutive lot development on major roadways.
- d. Locate buildings and structures on those portions of the site that are the most appropriate for development and avoid areas that have hydric soil conditions, are subject to flooding or have steep slopes.
- e. Preserve historic, archeological, and cultural features located on the site such as stone walls and cellar holes and other historically significant historical features.
- f. Create a permanently protected contiguous network of open spaces or "greenways" by linking the common open spaces within the open space subdivision and to open space on adjoining lands wherever possible.
- g. Reduce the number of roads, sidewalks, and stormwater management structures that must be built and maintained.
- h. Preserve undeveloped frontage along existing roads, protecting transportation corridors from encroachment of structures.

4. Definitions

For purposes of this Article, the following terms are defined as follows:

- a. **Applicant:** The owner of land proposed to be subdivided or his representative.

- b. **Buffer:** Land area within which adequate vegetation is maintained or provided to visibly separate or screen one use from another and/or to minimize potentially negative impacts on surrounding areas.
- c. **Common Area:** Land within or related to a development, exclusive of land dedicated as designated open space, not individually owned, which is designed and intended for the common use or enjoyment of the residents of the development and/or the town and may include such complementary structures and improvements as are necessary, appropriate, and approved by the Planning Board.
- d. **Conservation Easement:** A permanent legal restriction against future development and other activities as specified in the conservation easement deed. An easement may be worded to permit or restrict public access, allow or disallow recreational uses, allow or disallow other uses, such as limited development, agriculture, or forestry. Easements are tied to the title of the land, regardless of subsequent ownership and runs with the land in perpetuity.
- e. **Designated Open Space:** Reserved land that is permanently protected from further development and remains in a natural condition or is managed according to an approved management plan for natural resource functions, e.g., forestry, agriculture, habitat protection, passive recreation, or limited uses as approved by the Planning Board under this ordinance as part of an open space subdivision.
- f. **Homeowners Association:** A private corporation, association, or other legal entity organized in accordance with state law and established by the applicant or the member individuals for the benefit and enjoyment of its members, including oversight and management of common open space, designated open space, and/or shared facilities.
- g. **Open Space Development subdivision:** An alternative form of residential development where, instead of subdividing an entire tract into lots of conventional size, a similar number of housing units are arranged on lots of reduced dimensions, with the remaining area of the parcel permanently protected as designated open space.
- h. **Parent Parcel:** Any lot existing as of March 9, 2010, the date of the adoption of this ordinance.
- i. **Non-buildable Area:** Land area that cannot be counted toward the minimum lot size under a conventional subdivision, including areas with the following characteristics: wetlands or wetland soils as defined by NH RSA 482-A:2, X and associated 25-ft. buffer; vernal pools as identified by a NH Certified Wetland Scientist, and associated 100-ft. buffer; slopes greater than 25%; submerged areas; utility rights of way; land area within the 100-yr. floodplain; or land that is restricted from development by covenant, easement or other restriction.
- j. **Significant Natural Resources:** Features of the land that include wetlands, vernal pools as defined by NHDES Env-Wt 104.44 and 104.15, streams, ponds, rivers, riparian areas, floodplains, stratified drift aquifers, areas of significant wildlife habitat (i.e., areas identified by the NH Wildlife Action Plan as the highest ranked habitat in the state or region); habitats of endangered or threatened wildlife, other habitats of local significance, mast stands, boundary trees, heritage trees, scenic views or areas, significant geologic features, ridgelines, slopes in excess of 25 percent, agricultural soils of local or statewide significance, high quality forest soils, meadows, and any other identified important natural features.

- k. **Heritage trees:** A designated tree that is unique and important to the community because of its species, age, size, location, and/or historical significance.
- l. **Competent authority:** For this article, attorneys, professional engineers, certified wetland/soil scientists, archeologists, architects, and arborists.

5. Applicability

- a. In furtherance of the goals of the Milton Master Plan, any subdivision for residential use that is proposed on a parent parcel within the Low Density Residential Zoning Districts of 20 or more acres may be considered for the OSD Option.
- b. Sequential Subdivisions: The provisions of this ordinance shall apply to the sequenced development of a parent parcel over time through separate successive applications. When a subdivision is proposed that involves part of a larger parcel or includes lots that are capable of further subdivision, the Planning Board may require that a site inventory and a conceptual (non-binding) long-range plan be submitted for the entire parcel and used to evaluate the proposed subdivision.
- c. Review Process: OSD developments shall use the Milton Subdivision Regulation application and process. To the extent there is any conflict between the provisions of the OSD article and another article or section of the zoning ordinance, the OSD regulations control for applications within that district. The OSD application shall include both a narrative that defines the neighborhood and a sketch plan depicting it. The narrative shall include the approximate extent of the neighborhood and a survey of housing types and architectural styles. It shall include an inventory and plan of all significant natural and historic resources prepared by competent authority.
- d. Legal Review: Prior to final approval by the planning board, the applicant shall submit for review by the town counsel any deeds, restrictive covenants, condominium or cooperative agreements, conservation easement, deed restrictions, legal documents related to the Homeowners Association or other legal agreements proposed for use in the open space subdivision. The town counsel shall advise the Planning Board of the adequacy of such legal provisions. The applicant shall pay all associated costs of the legal review in accordance with NH RSA 676:4 I (g).

6. Authorization to Issue a Conditional Use Permit:

Notwithstanding other provisions of Milton's zoning ordinance, authority is hereby granted to the Planning Board, as allowed under RSA 674:21, II, to issue a Conditional Use Permit to modify the requirements of this Article unless otherwise indicated.

- 1) Such modifications shall be consistent with the purposes and objectives of this section.
- 2) All lots comply with the NH Department of Environmental Services for subsurface wastewater management.
- 3) In a defined residential neighborhood, the proposed use shall compliment the character of the existing neighborhood uses, and
- 4) Shall not be detrimental to public health, safety, or welfare.

7. Permitted Uses

Land within an OSD subdivision may be used for the following purposes:

- a. Single family and duplex residential dwellings, accessory uses and buildings, and customary home occupations as permitted in the zoning district in which the parcel lies. This requirement shall not be waivable, nor are Conditional Use Permits or Special Use Permits allowed.
- b. Uses permitted within the Designated Open Space as described in Section 11 of this Article.
- c. Manufactured housing, accessory recreation facilities (community building, clubhouse, swimming pool, etc.), accessory utility and facility maintenance.

8. Development Density

The total unit density allowed in an OSD Subdivision shall not exceed the number of dwellings that would be allowed under a conventional subdivision for the zoning district in which the site is located. In no case shall the density exceed the soils carrying capacity to accommodate a septic system for each dwelling unit as required by the NH DES consistent with RSA 485A:38.

The allowable unit density shall be determined upon submission by the applicant of a yield plan. A yield plan is a sketch plan for a conventional subdivision for the subject property that complies with all requirements of the Town's Subdivision Regulations.

9. Procedural Requirements

An OSD subdivision application under this Article shall comply with the application and review process specified in the Subdivision Regulations, except that sections of the Subdivision Regulations that are clearly not applicable to an open space subdivision design shall not be imposed on the applicant by the Planning Board.

10. Lot and Dimensional Requirements

- a. Open Space Developments are subject to the following lot, dimensional and building separation requirements.

Dimension	Low Density Residential District	
Minimum Lot Area	20,000	
Maximum Lot Area	150% ¹	
Frontage	100 ft	
Front Yard	25 ft	
Side Yard	20 ft	
Rear Yard	20 ft	
Height	35 ft ²	
Minimum Separation Between Buildings—Existing	50 ft	
Minimum Separation Between Buildings—New Lots	40 ft	

Note:

1. Unless otherwise required by NH DES for the OSD minimum lot size.
 2. Building Height shall not be subject to the 25% flexibility CUP in 10. f. below.
- b. Alternative Lot Sizing: The Planning Board may authorize variations from the minimum lot sizes specified above by a Conditional Use Permit, provided the Planning Board determines that the following conditions are met:
- All lots comply with the New Hampshire Department of Environmental Services requirements for subsurface wastewater management (developments may utilize individual or community wells and/or septic systems); and
 - The objectives and design standards of this article and the applicable sections of the Subdivision Regulations are otherwise achieved.
- c. Applicants are encouraged to vary lot sizes, lot dimensions, and the location of building envelopes and structures from the access road and from lot to lot within the subdivision to retain significant, natural vegetation along the access road or existing adjacent public road; provide increased privacy for residents on adjacent lots; and increase the visual variety provided by the arrangement of homes within the subdivision.
- d. Lots may be irregular in size and shape provided they conform to the natural topography and features of the parcel (e.g., the lot lines follow an existing stone wall, stream, or other natural dividing feature).
- e. The Planning Board may authorize variations from the above lot, dimensional and building separation standards, except for any requirement provided by state regulation, by up to 25 percent by a Conditional Use Permit issued pursuant to Section 6 for the purpose of providing flexibility in the design of the subdivision to meet the objectives of this Article.
- f. Common driveways providing access to two residential lots shall be allowed.
- g. Landscape Buffer: The Open Space Development shall have a vegetative buffer of 200 feet in depth at the property boundary measured along the length of abutting residential properties and along the frontage of public roadways to retain the community's rural character. The Board may authorize a buffer of less than 200-ft., but no smaller than 150-ft. by a Conditional Use Permit issued pursuant to the criteria in Section 6 for the purpose of providing flexibility in the design of the subdivision to meet the objectives of this Article. The buffer area shall remain free of buildings and whenever possible, the natural vegetation shall remain. The Board shall require vegetative plantings to supplement or replace inadequate natural buffers and the buffer vegetation shall be maintained in perpetuity by the Homeowners Association. Only the primary access road may be permitted in the landscape buffer.
- h. Design Standards for Developed Areas--Subdivision plans shall comply with any additional applicable standards governing the architectural design, landscaping, utility and street construction, and stormwater quality infrastructure design, maintenance and inspection as set forth in the Site Plan Review and Subdivision Regulations.

11. Permissible Uses of Open Space

- a. The total area of Designated Open Space shall equal at least 50 percent of the Open Space Development's gross tract area. Not more than 50 percent of the Designated Open Space may

consist of non-buildable areas, such as wetlands and land with slopes in excess of 25%. Such Designated Open Space shall consist of as much contiguous area as possible and should, when practical, connect with existing trails, conservation easements, parks and playgrounds and other types of open space.

- b. Portions of the parcel that comprise part of an individual house lot, roadway, driveway, access road, roadway right-of-way, other new or existing right-of-way, utility easement, private or community leachfields or other components of a wastewater management system, stormwater management structures, or are part of a required buffer between any new structure and an existing right-of-way shall not count toward the calculation of the Designated Open Space.
- c. The following uses generally are permitted in the Designated Open Space, unless specifically prohibited or restricted as a condition of subdivision approval for the purposes of protecting important natural features or characteristics of the parcel:
 - 1) Forest management activities, provided that all applicable best management practices are employed.
 - 2) Agricultural pastures and cultivation and harvesting of crops, provided that recognized soil conservation practices are employed, including the protection of wetlands from pollution caused by fertilizers, pesticides and herbicides used in such cultivation.
 - 3) Passive (non-motorized) trails and recreational uses such as walking, hiking, bird watching, skiing and snow shoeing.
 - 4) Snowmobile trails.
 - 5) Horseback Riding and Cycling
- d. Up to 50 percent of the Designated Open Space may be considered the Common Area and may be permitted by Conditional Use Permit to be used for the following. The Planning Board may impose specific criteria or restrictions on such uses as deemed necessary to support the goals of this section:
 - 1) Agriculture involving animal husbandry and/or boarding.
 - 2) Active outdoor recreation uses, including formal playgrounds and fields.
 - 3) Parking areas for access to the designated open space.
 - 4) Individual or community wells provided that this use was approved as part of the subdivision plan and that appropriate legal arrangements are established and approved by the Planning Board for the maintenance and operation of these facilities.
- e. The removal of soil, trees and other natural features from the designated open space is prohibited, except as consistent with conservation objectives or permitted uses as provided above.
- f. The Designated Open Space shall be retained in a natural, undisturbed state or as required for active management according to a conservation agreement and management plan written by a qualified natural resource professional.
- g. The use of pesticides, herbicides, and fertilizers are expressly forbidden in the Designated Open Space except for those activities permitted and approved as provided above unless allowed for the control or eradication of invasive species. This exception shall be addressed in the approved Management Plan.

12. Protection and Management of Open Space

1. Area Boundaries of the designated open space shall be clearly identified
 - a. Boundaries shall be clearly delineated on plans including plats.
 - b. Boundaries shall be clearly marked and identified as “No Disturbance” areas, except in areas identified for permitted uses, prior to commencing and during construction activities, including tree cutting, site clearing and grading; temporary markings are acceptable.
 - c. Boundaries shall be clearly and permanently marked in the field with signage approved by the planning board to identify the area as protected open space.
2. Future development in and/or subdivision of designated open space areas shall be prohibited and shall be so noted on the approved subdivision plan/plat.
3. Prior to the approval of the final plat, the designated open space shall be protected and controlled by one or more of the following methods subject to planning board approval:
 - a. Transfer to the municipality as open space, with public access and permanent deed restriction or conservation easement in place (subject to acceptance by the municipality).
 - b. Transfer, with permanent deed restrictions or conservation easement, to a land trust or other recognized conservation organization (subject to acceptance by the organization).
 - c. Ownership by one or more private individuals (separately or in common) or a cooperative legal entity, e.g., a homeowner’s association, with a conservation easement granted to the municipality and/or recognized conservation or land trust organization.
 - d. For designated open space areas of less than 50 acres, ownership by one or more private individuals (separately or in common) or a cooperative legal entity, e.g., homeowner’s association, with open space protection deed restrictions enforceable by any landowner within the subdivision, any owner of separate land parcels abutting the open space, or the municipality.
4. If the designated open space is owned by a cooperative legal entity for the benefit of the residents of the subdivision, all common open space shall be governed in accordance with the requirements of New Hampshire RSA 479-A:1-23 inclusive as amended.
5. Deed restrictions and/or conservation easement documents shall be placed on file with the Town Clerk upon receipt of Planning Board subdivision approval and duly recorded at the Strafford County Registry of Deeds, where appropriate. Such documents shall clearly indicate whether the property is open to the public, open only to residents of the municipality, or open only to residents of the subdivision. Because deed restrictions are considered a somewhat weaker form of long-term protection against future development, this approach is not recommended to protect large and/or significant parcels of open space. In these cases, every effort should be made to secure a conservation easement for the property to be held by the municipality and/or a recognized conservation organization. However, if no qualified entity or the municipality is not willing or able to accept the conservation easement and fulfill the stewardship responsibilities, it may be necessary to accept deed restrictions for larger parcels.
6. A management plan for the designated open space and facilities shall be prepared by the applicant and approved by the planning board, which includes the following:
 - a. Identifies the entity assuming responsibility for stewardship and management of the designated open space, including regular inspections to confirm continued compliance with the terms of the subdivision approval and conservation easement or deed restrictions.
 - b. Includes detailed standards and schedules for maintenance of the designated open space, including maintenance of vegetation.

- c. Allows for municipal maintenance if the maintenance specified under the agreement is not completed and recovery of costs incurred from the designated management entity or the owners of the designated open space within the subdivision.
- d. Provides that any amendments to the plan shall be reviewed and approved by the planning board.

7. For properties containing open space protected under a conservation easement to be held and enforced by the town or a third-party, a one-time stewardship and legal defense fee shall be collected and provided to that entity to be held in a separate trust account and used to support the monitoring and enforcement of the conservation restrictions. The amount of the stewardship/legal defense fee shall be determined by the town or third-party easement holder based on the size and restrictions in place on the open space and the requirements of the easement holder. In this same case, the applicant shall pay all transaction costs for the conservation easement to be completed, including but not limited to: legal costs, costs of conducting a survey, baseline documentation and title search, and real estate closing costs, including transaction costs incurred by the entity that will hold the easement.

8. At the discretion of the planning board, an applicant may be required to prepare a brochure identifying the development as a conservation subdivision and detailing the location and use restrictions of the designated open space and provided to all purchasers of property within the subdivision. Additional copies (hard copies and an electronic format) of the brochure shall be provided to the municipality to be distributed to future property owners.

9. All documents, including deed restriction language, conservation easements, and the management plan shall be reviewed and approved by town counsel prior to receiving subdivision approval from the planning board.

ARTICLE VII NON-CONFORMING USES AND LOTS

Any lawful non-conforming use in existence at the time of passage of this ordinance, or at the time of adoption of an amendment to this ordinance may continue unchanged. Minor expansion shall be allowed if the nature and intent of the use is not changed, and the expansion does not adversely affect the surrounding area.

- A.** Non-conforming structures or uses destroyed by fire, natural disaster or other means may be repaired or replaced within one (1) year if the degree of nonconformity is not increased.
- B.** Abandonment of a non-conforming use shall constitute the termination of the right to continue or reestablish the non-conforming use. A non-conforming use shall be considered abandoned if:
 - 1. There is the intention to abandon or relinquish the use, and
 - 2. There is some overt act or failure to act, which carries the implication that the owner neither claims nor retains any interest in the use.
- C. Nonconforming Lots in Any Zone.** The erection of a building or structure shall be permitted on any lot which has been duly recorded at the Strafford County Registry of Deeds on or before the effective date of adoption of this Ordinance, provided that:
 - 1. The lot shall support a land area of at least five thousand (5,000) square feet and a minimum width of fifty (50) feet. In such cases, the following side yard restrictions shall apply:

- (a) A lot with a width of one hundred ten (110) feet or less and greater than seventy-five (75) feet, shall have a minimum side yard of ten (10) feet.
- (b) A lot with a width of seventy-five (75) feet or less and fifty (50) feet or more shall have a minimum side yard of six (6) feet.

2. Individual lots which become non-conforming because of amendments to lot area requirements (from the effective date of adoption) in any district may be built upon, provided that they are of a minimum size to meet State requirements for the New Hampshire Water Supply and Pollution Control Commission for water and septic systems and can comply with A. above.

3. Sufficient off-street parking is provided within the lot boundaries. In this case, sufficient is defined as two spaces per dwelling.

4. Adjacent non-conforming lots under the same ownership may be merged to create a new, larger non-conforming lot, provided that the merger does not create any new nonconformity, other than lot size.

(Amended 3/13/19)

Article VIII ZONING BOARD OF ADJUSTMENT (Revised 3/11/09)

I. In accordance with the powers granted by RSA 674:33, Powers of the Zoning Board of Adjustment, the Town of Milton Zoning Board of Adjustment (ZBA) shall hold hearings and make decisions on the following:

- 1. Appeals of decisions of the Code Enforcement Officer;
- 2. Applications for special exceptions under the terms of this ordinance;
- 3. Appeals for variances from the terms of this ordinance;
- 4. Appeals of determinations of the Planning Board which are based on the terms of this ordinance, in accordance with RSA 676:5, Appeals to the Board of Adjustment;
- 5. Applications for equitable waivers of dimensional requirements pursuant to the provisions of RSA 674:33-a, Equitable Waiver of Dimensional Requirement;

A. Special Exceptions

Special exceptions shall be made in harmony with the general purpose and intent of the Zoning Ordinance. The Zoning Board of Adjustment shall affirmatively find that the following criteria exist in order to approve applications for a Special Exception:

- 1. That the specific site is an appropriate location for the proposed use or structure.
- 2. That the use will not be injurious, noxious, offensive, or detrimental to the neighborhood.
- 3. That there will be no undue nuisance or serious hazard to pedestrian or vehicular traffic, including the location and design of access ways and off-street parking.
- 4. That adequate and appropriate facilities and utilities will be provided to ensure the proper operation of the proposed use and structure so that the use will not be contrary to the public health, safety, or welfare.
- 5. That the proposed use or structure is consistent with the spirit of this ordinance and the intent of the Master Plan.

If the use or construction so authorized by the granting of a special exception has not commenced within a two-year period from the date of the decision of the ZBA, or in the event of an appeal to the courts of the special exception or the project to which it relates, within a two-year period from the date of the judgment of the court, then the special exception shall be deemed to have expired and the ZBA's decision rendered null and void. Upon request, submitted prior to the date of expiration, the ZBA may extend the period of validity of a special exception for one (1) additional year provided that the applicant presents evidence of a good faith effort made to commence the use or construction so authorized by special exception, that the delay in commencement was beyond the applicant's control, and that the circumstances relating to the property and the surrounding neighborhood have not changed substantially since the date of the original decision. Once an extension has been granted, should the use or construction so authorized by special exception not be commenced within the one-year extension period, then the special exception shall be deemed to have expired and the ZBA's decision rendered null and void.

If after commencement, a special exception is abandoned or discontinued for a period of two (2) years, or it is supplanted by another use, then the special exception shall be deemed to have expired and cannot be re-established without a new application process and the affirmative decision of the ZBA.

B. The ZBA may grant variances and equitable waivers if a majority of the Board makes a positive finding of fact on each of the following relevant items.

- (1) The variance will not be contrary to the public interest;
- (2) The spirit of the ordinance is observed;
- (3) Substantial justice is done;
- (4) The values of surrounding properties are not diminished; and
- (5) Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.

(A) For purposes of this subparagraph, “unnecessary hardship” means that, owing to special conditions of the property that distinguish it from other properties in the area:

- (i) No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and
- (ii) The proposed use is a reasonable one.

(B) If the criteria in subparagraph (A) are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

If the use or construction so authorized by a variance has not commenced within a two-year period from the date of the decision of the ZBA, or in the event of an appeal to the courts of the variance or the project to which it relates, within a two-year period from the date of the judgment of the court, then the variance shall be deemed to have expired and the ZBA's authorization shall be considered null and void. Upon request, submitted prior to the date of expiration, the ZBA may extend the period of validity of a variance for one (1) additional year provided that the applicant presents evidence of a good faith effort made to commence the use or construction so authorized by the variance, that the delay in commencement was beyond the applicant's control, and that the circumstances relating to the property and the surrounding

neighborhood have not changed substantially since the date of the original decision. Once an extension has been granted, should the use or construction so authorized by a variance not be commenced within the one (1) year extension period, then the variance shall be deemed to have expired and the ZBA's decision rendered null and void.

If after commencement, a variance is abandoned for a period of two (2) years, or otherwise replaced by a conforming use, and then the variance shall be deemed to have expired and cannot be re-established without a new application process and affirmative decision of the ZBA.

Equitable Waiver of a Dimensional Requirement.

1. The violation was not noticed or discovered until after a structure in violation had been substantially completed, or a lot or other division of land in violation had been conveyed to a bona fide purchaser for value.
2. The violation was caused by either a good faith error in measurement or calculation made by an owner or owner's agent, or by an error in the interpretation or administration of this ordinance by the Code Enforcement Officer. The violation does not constitute a nuisance, diminish the value of properties in the area, or adversely affect any present or permissible future uses of the premises.
3. Weighing the cost of past construction or investment made in ignorance of the facts constituting the violation, the cost of correction so far outweighs any public benefit to be gained in requiring the violation to be corrected.
4. In lieu of the findings required by the Board under items # 1 and # 2 above, the owner may demonstrate to the satisfaction of the Board that the violation has existed for ten (10) years or more and no enforcement action has been commenced against the violation during that time by the Town or any person directly affected.
5. In considering the request, the ZBA may request additional information such as a professionally prepared site plan. In granting a permit, the ZBA may attach appropriate conditions to the approval.

II Application Fees. At the time of application, a nonrefundable fee shall be submitted together with the application to cover the costs of the advertising, notification, and processing of the application. The applicant shall be required to pay for any special investigative studies deemed necessary by the ZBA. Any application that is withdrawn prior to consideration by the ZBA, deemed incomplete by the ZBA, or tabled for further consideration by the ZBA shall require the submission of another nonrefundable fee prior to further consideration of the application by the ZBA. A schedule of application fees is available at the Milton Town office.

(Amended 3/9/10)

ARTICLE IX PENALTIES

A violation of this ordinance shall be subject to fines or penalties as specified by NH RSA 676:17, as amended.

ARTICLE X SEVERABILITY

If any section, provision, portion, clause or phrase of this ordinance shall be held to be invalid or unconstitutional by any court of competent jurisdiction, such holding shall not affect, impair or invalidate any other section, provision, portion, clause or phrase of this ordinance.

ARTICLE XI THE GROUNDWATER USE RESTRICTION DISTRICT

- A. STATEMENT OF PURPOSE** - The purpose of this section is, in the interest of public health, safety and general welfare, to prohibit the use of groundwater potentially degraded by the Milton Municipal Landfill, through the establishment of a Groundwater Use Restriction District. All properties in the Groundwater Use District are in the service area of the Milton Water District. An additional purpose of this section is to require that all development within the Groundwater Use District be connected to that municipal water supply system.
- B. LOCATION** - The Groundwater Use Restriction District is an overlay Zoning District. The boundary of the District has been set to include lots that are down gradient of the Milton Municipal Landfill. The District shall be comprised of the following areas and lots.
1. Those areas defined and mapped as the Groundwater Use Restriction District, as may be amended in the future, included on Plate 1 (attached).
 2. The following lot numbers of Tax Map 32 are included in the Groundwater Use Restriction District. Lot #'s 30, 31, 73, 74, 75, 76, 133 through 153, 155, 156, and 157.
- C. DEVELOPMENT REGULATIONS AND PROHIBITIONS:**
1. Pumping of groundwater from any well, trench, sump, or other structure for residential, irrigation, agricultural, or industrial purpose is prohibited, unless it is for the specific purpose of pumping groundwater out of a sump to keep a cellar from flooding during periods of high groundwater conditions.
 2. All proposed residential, commercial, and industrial developments in the District shall be connected to and served by the municipal water supply system (Milton Water District).
 3. The requirements, restrictions, and prohibitions of the underlying zoning districts shall continue to apply to the extent that they are not inconsistent with the provisions of this section.

SEE ATTACHED: GROUNDWATER USE RESTRICTION DISTRICT MAP

RESERVED FOR GROUNDWATER USE RESTRICTION DISTRICT MAP

ARTICLE XII
INDUSTRIAL AND COMMERCIAL OUTDOOR LIGHTING ORDINANCE
(Adopted 3/13/01)

PURPOSE - Appropriate outdoor lighting increases safety, enhances the Town's nighttime character and helps provide security. Excessive light creates glare and sky glow and increases energy cost. Light trespass reduces privacy.

This ordinance is intended to minimize or eliminate the problems associated with light trespass, glare, and sky glow.

A. DEFINITIONS - For the purposes of this Ordinance, terms shall be defined as follows:

1. **Direct Light** - Light emitted directly from the lamp, off of the reflector or reflector diffuser, or through the refractor or diffuser lens, of a luminaire.
2. **Dark Sky Specification** - Specification of the International Dark-Sky Association, 3225 N. First Ave., Tucson AZ 85719, <http://www.darksky.org>, intended to control sky-glow.
3. **Fixture** - The assembly that houses the lamp or lamps and can include all or some of the following parts: a housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror and/or a refractor or lens.
4. **Flood or Spotlight** - Any light fixture or lamp that incorporates a reflector or a refractor to concentrate the light output into a directed beam in a particular direction.
5. **Glare** - Light emitting from a luminaire with an intensity great enough to reduce a viewer's ability to see, and in extreme cases causing momentary blindness.
6. **Height of Luminaire** - The vertical distance from the ground directly below the centerline of the luminaire to the lowest direct-light-emitting part of the luminaire.
7. **Indirect Light** - Direct light that has been reflected or has been scattered off other surfaces.
8. **Lamp** - The component of a luminaire that produces the actual light.
9. **Light Source** - Light source includes any reflector, refractor, or globe as well as the lamp.
10. **Light Trespass** - The shining of light produced by a luminaire or luminaires beyond the boundaries of the property on which it is located.
11. **Lumen** - A unit of luminous flux. One-foot candle is one lumen per square foot. For the purposes of this Ordinance, the lumen-output values shall be the INITIAL lumen output ratings of a lamp.
12. **Luminaire** - This is the complete lighting system, and includes a lamp or lamps, lenses, and a fixture.
13. **Outdoor Lighting** - The nighttime illumination of an outside area or object by any man-made device located outdoors that produces light by any means.
14. **Shielding** - Opaque attachment to a lighting fixture to prevent direct light from shining in a particular direction.
15. **Temporary Outdoor Lighting** - The specific illumination of an outside area or object by any man-made device located outdoors that produce light by any means for a period of less than 7 days, with a least 180 days passing before being used again.

B. REGULATIONS - All industrial and commercial outdoor lighting installed for industrial and commercial uses, in the Town of Milton shall be in conformance with the requirements established by this Ordinance.

1. EXTERIOR LIGHTING:

- a. **Lighting Plan:** A lighting plan shall be prepared indicating fixture specifications, placement, and area lighting intensities on the ground. This plan shall be submitted as part of the plat for site plan review.
 - (1) Fixture specification and placement will follow the concepts shown on Diagram A (Note that all light must shine in a generally downward direction).
 - (2) No direct light shall shine beyond the applicant's property boundaries.
 - (3) Although correct placement and specification should give desired distribution, shielding may be added to further control light distribution.
 - (4) Height of luminaire shall be limited to 25 feet unless waived by the Planning Board for specific applications.
- b. **Boundary Light Intensity:** All Lighting fixtures shall be specified, placed and directed so that total illumination intensities at all property boundaries does not exceed 1.0 foot candle per Diagram A.
- c. **Glare:** No operation or activity shall be conducted so as to cause or create unnecessary glare. Any operation or activity producing irremediable glare shall be conducted so that total illumination intensity does not exceed 1.0 foot candle at the property boundaries.
- d. **Appropriate Intensity for the Need:** Outdoor lighting illumination intensities shall be the minimum required to meet operational and safety standards. It is recommended that parking area and other non-secure area lighting be reduced or extinguished outside of business hours.
- e. **Entrance and Exit Lighting:** When building entrances and exits need to be lighted, minimum power fixtures that carry the dark sky specification shall be used. If these fixtures raise the property boundary illumination intensity above 1.0 foot candle, shielding shall be added.

2. RECOMMENDATIONS:

- a. **Fixture Type:** It is recommended that high-pressure sodium lighting not be used.
- b. **Reflective Surfaces:** Consideration should be given to utilizing material that reflects the minimum amount of light while meeting the surfacing needs of the particular area.

3. EXCEPTIONS:

- a. Lighting of the United States Flag.
- b. Customary holiday lighting.
- c. Emergency lighting required by a public agency in the performance of its duties.

4. EFFECTIVE DATE AND GRANDFATHERING OF NONCONFORMING LIGHTING:

- a. This ordinance shall take effect immediately upon approval by the voters of the Town of Milton at an annual or special Town Meeting and shall supersede and replace all previous ordinances pertaining to outdoor lighting.
- b. All lighting lawfully in place prior to the date of the Ordinance shall be grandfathered. A grandfathered fixture may be replaced with a similar fixture, but if the fixture is moved or relocated the requirements of this Ordinance must be applied.

5. AUTHORIZATION FOR INSTALLATION OF PUBLIC AREA AND ROADWAY

LIGHTING - Installation of any new public-area and roadway lighting fixtures, other than for traffic control, shall be specifically approved by the Board of Selectmen.

- 6. NOTIFICATION REQUIREMENTS** - The Town of Milton site plan application shall include a statement asking whether the planned project will include any outdoor lighting. A copy of this ordinance shall be attached to all electrical permits for this purpose.

7. VIOLATIONS, LEGAL ACTIONS AND PENALTIES:

- a. **Violations and legal actions:** If, after investigation the Code Enforcement Officer finds that any provision of the Ordinance is being violated, he shall give notice by hand delivery or by certified mail, return-receipt requested, of such violation to the owner and/or to the occupant of such premises, demanding that the be abated within thirty (30) days of the date of hand delivery or of the date of mailing of the notice. If the violation is not abated within the thirty-day period, the Code Enforcement Officer may institute actions and proceedings, legal and/or equitable, to enjoin, restrain, or abate any violations of the Ordinance and to collect the penalties for such violations.
- b. **Penalties:** A violation of this Ordinance, or any provision thereof, shall be punishable by a civil penalty of up to one hundred dollars (\$100) and each day of violation after the expiration of the thirty-day period provided in Paragraph 1 shall constitute a separate offense for the purpose of calculating the civil penalty.

**SEE ATTACHED DIAGRAM: MILTON LIGHTING ORDINANCE ACCEPTABLE
LIGHTING CONFIGURATIONS**

RESERVED FOR LIGHTING DIAGRAM

ARTICLE XIII
WETLAND CONSERVATION ORDINANCE
(Revised 3/12/2024)

These Regulations are intended to:

1. Control and regulate the development of structures and of land use on jurisdictionally occurring wetlands and wetland buffers which could contribute, if uncontrolled, to pollution of surface and ground water by wastewater or septic systems or toxic substances.
2. Prevent unnecessary or excessive expense to the Town in providing and maintaining essential services and utilities as a result of inharmonious use in or near wetlands.
3. Prevent the destruction of natural wetlands which provide flood protection and water storage, provide recharge of groundwater supply, and provide augmentation of stream flow during dry periods.
4. Encourage those uses that can be appropriately and safely located in or adjacent to wetland areas.
5. Protect presently existing natural wetland wildlife habitats and adjacent buffers.
6. Prevent damage to abutters' structures and properties.

A. Description.

1. A Wetland (also see "wetlands" and "wetland buffers and setbacks" definitions in Article II of the Milton Zoning Ordinance) is hereby determined to be an area which would be delineated as a wetland using the methodology required by the State of New Hampshire Department of Environmental Service Wetlands Bureau, surface waters, and including the Wetland buffer and setback requirements of section D of this Ordinance. The Department of Environmental Service Wetlands Bureau requires wetlands to be delineated using a combination of the Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1, Environmental Laboratory, Department of the Army, 1987 and the Field Indicators for Identifying Hydric Soils in New England, Latest Version. Hydric Soil Technical Committee. As of the writing of this Ordinance the approved wetlands delineation methodology uses three parameters or factors, hydric soils, hydrophytic vegetation, and wetland hydrology. The precise location of a wetland boundary in any particular case shall be determined by on-site inspection of soil types and vegetation by a certified wetland scientist using the methodology required by the New Hampshire Department of Environmental Service Wetlands Bureau.
2. In all cases where the rules of this Ordinance differ from those of the underlying zoning district in the Town of Milton, any conflict between such Regulations shall be resolved by applying the more-restrictive Regulation.
3. Areas to be excluded from this Ordinance are:

- a. Where the wetland or surface water is an "isolated wetland" smaller than 3,000 sq. ft.

Note: An **Isolated wetland** means those wetlands and their buffers that are outside of the following critical areas and their buffers, where applicable: 100-year floodplain, lake, river, stream, or wetland. Isolated Wetlands are not hydrologically connected to other surface water features, either by aboveground flows or shallow subsurface water features. These geographically isolated wetlands are surrounded by dry land.

- b. The wetland or surface water is a "vegetated swale" or roadside ditch, a

sedimentation/detention basin, an agricultural/irrigation pond, a septage lagoon, or a wetland on converted cropland.

Note: A vegetated swale is a shallow channel that slows runoff and directs it to an area where it can infiltrate. Swales use plants to stabilize the soil, reduce erosion, slow the flow and absorb runoff.

Note: A Detention Basin is an impoundment designed to temporarily store runoff and release it at a controlled rate, reducing the intensity of peak flows during storm events.

B. Purpose - The purpose of this Ordinance is to protect the public health, safety, and general welfare by controlling and guiding the use of land areas, which have been found to be subjected to high water tables for extended periods of time.

Wetlands are a critical natural resource, which affect water quality, flooding, wildlife, recreation, and aesthetics, and their protection is a goal of the Master Plan. Wetlands protect surface water quality by reducing the velocity of surface water runoff, allowing for the deposit of sediment and nutrients.

Wetlands protect shorelines from erosion. Wetlands absorb water during times of flooding, thus helping to reduce floodwater elevations. Wetlands help to maintain the quality of groundwater recharge. Wetlands provide habitat for a wide variety of wildlife, including fish, birds, deer and other animals. Wetlands contribute to a broad range of recreational opportunities, including canoeing, hunting, fishing, and bird watching.

Wetlands contribute to the aesthetic values of the Town, providing open space, natural vistas, landform contrasts, and early autumn foliage.

These purposes, in combination with the fact that wetlands are often ill suited to development activities, demonstrate why the long-term protection of wetlands contributes greatly to the welfare of the community.

The publication *Buffers for Wetlands and Surface Waters*, Chase, Deming and Latawiec, Revised. May 1997 recommends that buffers around wetlands also be protected since unbuffered wetlands may not be able to adequately fulfill their functions. The guidebook defines buffers as “a naturally vegetated upland area adjacent to a wetland or surface water.” In this definition, “naturally vegetated” includes the following: uncut or undisturbed forest, minimally disturbed or managed forest, and abandoned pasture or fields.

NH DES has authority for jurisdictional wetlands. "Jurisdictional area" means an area that is subject to regulation under RSA 482-A. Jurisdictional Wetlands are defined by using the “Army Corps of Engineers Wetland Delineation Manual”. NHDES does not provide wetland delineation services, so to confirm the presence of a wetland on your property, NHDES recommends contacting a NH Certified Wetland Scientist (CWS). Under New Hampshire Wetlands Law, a Wetlands Permit from the NHDES Wetlands Bureau is required for excavating, removing, filling, dredging, or constructing structures within:

- Surface waters, including the beds and banks of streams, rivers, lakes, and ponds.
- Wetlands, such as emergent wetlands, marshes, wet meadows, and bogs.

Under NH Wetlands Law, RSA 482-A, there are no buffers or setbacks. Many municipalities have more stringent standards and include wetlands buffers and setbacks. As such, this ordinance has authority over setbacks and buffers.

C. Procedural Requirements

1. Presence of Wetland Conservation Overlay District on site.
 - a. Where field investigation indicates that a Wetland Conservation Overlay District is present on a proposed development site, those wetlands shall be delineated on the basis of hydrophytic vegetation, hydric soils, and wetlands hydrology in accordance with the techniques outlined in the Corps of Engineers Wetlands Delineation Manual, Technical Report Y-87-1, (January 1987) or successor document. The hydric soils component of wetlands delineations shall be determined in accordance with the manual Field Indicators for Identifying Hydric Soils in New England (Version 2, July 1998, published by the New England Interstate Water Pollution Control Commission) or successor document. Pursuant to RSA 310-A:75 through 310-A: 87, a Certified Wetland Scientist shall conduct this delineation.
 - A Certified Wetland Scientist is defined as: “a person who, by reason of his or her special knowledge of hydric soils, hydrophytic vegetation, and wetland hydrology acquired by course work and experience, as specified by RSA 310-A:84, II-a and II-b, is qualified to delineate wetland boundaries and prepare wetland maps in accordance with standards for identification of wetlands adopted by the New Hampshire Department of Environmental Services or the United States Army Corps of Engineers or its successor, and who has been duly certified by the board.” (RSA 310A:76) If necessary, a botanist shall be used in conjunction with the wetlands scientist to identify wetland vegetation where required. The botanist shall have equivalent and practical experience to that of the wetland scientist.
 - b. Applications for a building permit, subdivision and site plan approval shall locate and depict on the survey/subdivision plat/site plan all Jurisdictional Wetlands, Wetland Buffers, and Wetland Setbacks on the subject parcel. Any applicant seeking said approval(s) shall be responsible for providing this information before the appropriate approval or permit can be granted.
 - c. The entire length of the upland limit of the wetland shall be marked at regular intervals with pink and black striped construction tape prior to, and maintained for the full duration of, any construction-related activities. The applicant may also be required to place and maintain wooden stakes and/or construction tape at appropriate intervals along the wetlands buffer boundary to provide sufficient visual evidence of the buffer boundary during construction, if development is proposed within twenty-five feet of the wetlands buffer. The applicant may be required to affix some form of marker or tag acceptable to the Town to permanently delineate the wetlands buffer boundary at appropriate intervals, as determined by the Conservation Commission and Planning Board, for the purpose of notifying future landowners of the presence of the wetlands buffer. The presence of wetlands on residential properties created as part of a major subdivision shall be documented in the parcel’s deed.
2. The Land Use Office and/or Code Enforcement Officer shall notify the Conservation Commission of all projects and construction proposed in wetland districts for the purpose of allowing the Commission to make recommendations prior to approval. Consistent with NH RSA 482-A:11 III, the Conservation Commission shall have up to 40 days for regular permits

and 21 days for expedited permits to make recommendations relative to the wetlands impact application. The Conservation Commission, in acting on an application for a conditional use permit in the Wetland Setback, may attach recommended conditions, including but not limited to recommendations for more extensive buffers, additional plantings in areas to be re-vegetated, performance guarantees, impact mitigation measures, and a reduction in proposed impervious surfaces.

3. In the event that the accuracy of the boundaries submitted by the applicant is in question, the Planning Board may call upon the services of a certified wetland scientist and/or botanist to reexamine said area and report the findings to the Planning Board for a boundary determination. The applicant shall pay the cost of said services.
4. The Building Inspector shall not issue a building permit for construction and the Planning Board shall not approve a site plan or subdivision plat unless such construction activity or proposal conforms to the provisions of this Chapter.
5. Standards established herein shall constitute the rules of overlay zones and shall be superimposed over other zoning districts or portions thereof. The provisions herein shall apply in addition to all other applicable ordinances and regulations. In the event of a conflict between any provision herein and any other regulation, the more-restrictive requirement shall control.
6. The Town shall have the power to enforce this section, and violations may be punishable by fines as provided by RSA 676:17.

D. Wetland Buffer and Wetland Setback Requirements:

1. No septic system, leach field or other waste-disposal facility shall be installed closer than fifty (50) feet of any point in a wetland. Any more stringent State rule shall supersede this Article.
2. Under RSA 485-A, the NHDES Subsurface Systems Bureau requires that new septic systems be installed at least 75 feet from wetlands that contain very poorly drained soils and 50 feet from wetlands having poorly drained soils.
3. Building structures, roads, and parking areas, shall not be allowed closer than fifty (50) feet from any point in a wetland. The area between the building structures and Wetland Buffer shall be stabilized with lawn or plantings.
4. A Wetland Buffer. Is a designated area of undisturbed land with a width of 25-ft. (unless significant wetlands [see Section M.] where said width shall be 50-ft.) that is contiguous or adjacent to a wetland that is required for the continued maintenance, function, and ecological stability of the wetland.
5. Wetland Setback. Is all of that landward land area defined by the minimum required horizontal setback distance of 25-ft. feet from a delineated wetland buffer, and a line parallel thereto. Includes but is not limited to those shrubs, trees and/or ground covers planted to create, replace, augment, or enhance any or all of those qualities of any "Wetland Buffer" as used and defined by this ordinance.

E. Permitted Uses.

1. **Within the Wetland Setback**

- a. Any use otherwise permitted by this Chapter, except on-site sewage disposal systems and principal structures, may be permitted in the Wetland Setback. Any use permitted under Section E (1) a. must first receive conditional use approval as provided for in Section F before any building permit for accessory structures, or subdivision/site plan can be approved.
- b. Crossing of the Wetland Setback as provided for in Section F (1) a.
- c. The construction or reconstruction of fences, footbridges, catwalks, boat docks and wharves does not require a conditional use permit, provided that:
 - Said structures are constructed on posts or pilings so as to permit unobstructed flow of water and are designed in compliance with the New Hampshire Wetlands Board Code of Administrative Rules (WT 400 and 600).
 - The natural contour of the wetland is preserved.
 - All other applicable provisions of the Zoning Ordinance have been met.

2. Within the Wetland Buffer

- a. Crossing of the Wetland Buffer as provided for in Section F (1) a.

F. Conditional Uses

1. Conditional use approval may be granted by the Planning Board (RSA 674:21 II) after proper public notice and public hearing, for construction within the Wetland Buffer or Wetland Setback as follows:
 - a. Constructed crossings may include but are not limited to a road or other accessway, utility right-of-way, communication lines, power lines and pipelines, accessory structures, and ancillary parking lots.
 - b. Uses proposed under Section E (1) a. above;
2. Provided that the proposed construction complies with the following standards:
 - a. Demonstration of Need: The proposed construction is essential to the productive use of land or water outside the Wetlands Conservation Overlay District.
 - b. Avoidance: The potential impacts have been avoided to the maximum extent practicable. The applicant will demonstrate by plan and example that the proposed construction represents the least impacting alternative.
 - c. Minimization: Any unavoidable impacts have been minimized. No reasonable Alternative to the proposed construction exists which does not impact a wetland, or which has less detrimental impact on a wetland. Design, construction, and maintenance methods will be prepared by a registered engineer to minimize detrimental impacts to the wetlands and will include restoration of the site as nearly as possible to its original grade.
 - Mitigation: If the applicant is required by State rules to prepare a compensatory mitigation plan, the applicant shall provide the Conservation Commission and Planning Board with one copy each of said plan for their review.
 - Approval for the wetlands impact has been received from the NHDES Wetlands Bureau pursuant to Section G (3), below.

3. The burden of proof that the conditions specified in Subsection F (2) above have been met shall be the responsibility of the person(s) requesting the conditional use approval, except as herein provided.
4. The conditional use approval shall apply only to the project specified at the time of approval and shall not be transferable to a different project.
5. If deemed necessary by the Planning Board, prior to the granting of a conditional use approval, the applicant shall agree to submit a performance security to ensure that all operations are carried out in accordance with an approved design. This security shall be submitted in an amount sufficient to complete all specified work and repair damage to any wetland area in which no work has been authorized. The security shall be submitted in an amount, with surety and conditions satisfactory to the Planning Board. The security shall be submitted and approved prior to issuance of any permit authorizing construction.
6. The Planning Board may assess the applicant reasonable fees to cover the costs of special investigative studies and for the review of documents required by applications.

G. Special Exceptions for Existing Lots:

1. On an existing lot, the erection of a structure or septic system within the wetland may be permitted by special exception if the Zoning Board of Adjustment, after due public notice and public hearing, finds that such exception complies with all other applicable requirements set forth in this Article and with each of the following:
 - a. The lot upon which the exception is sought was an official lot of record, as recorded in the Strafford County Registry of Deeds, or has been accepted and subsequently approved by the Planning Board prior to the date on which this Article was posted and published in the Town, August 20, 2003.
 - b. The use for which the exception is sought cannot reasonably be carried out on a portion or portions of the lot, which are outside the wetland.
 - c. The design and construction of the proposed septic system will, to the extent practical, be consistent with the purpose and intent of this Article.
 - d. The proposed septic system will not create a threat to individual or public health, safety and welfare, such as the degradation of ground or surface water, or damage to surrounding properties.
2. Prior approval shall be obtained from the Planning Board where site plan review is required. At the time of submission to the Zoning Board of Adjustment, the Conservation Commission, and the Code Enforcement Officer shall be informed of the application for special exception.
3. This Ordinance shall not prohibit the construction of principal and accessory structures within the Wetland buffer or Wetland Setback for unimproved lots that were approved for subdivision by the Planning Board or which otherwise legally existed on or before August 20, 2003.

H. Provisions for Existing Uses:

1. Structures and uses existing prior to the date on which this Article was enacted may be continued, provided that such uses shall not be expanded further to encroach upon the wetland, wetland buffer or setback.

2. Notwithstanding other provisions of this Article, the construction of attached additions to one to three-family dwellings shall be permitted within the wetland buffer or setback, provided that:
 - a. The dwelling lawfully existed prior to the date on which this Article was enacted.
 - b. The number of dwelling units is not increased.
 - c. The proposed construction conforms to all other applicable Ordinances and Regulations of the Town of Milton.
3. Where an existing building within the wetland buffer or setback is destroyed or in need of extensive repair, it may be rebuilt, provided that such rebuilding is completed within one (1) year of the event causing destruction, the new or rebuilt structure shall not extend further into the wetland buffer or setback than the original foundation and the result will not be a new or increased threat to the wetland.

I. Lot Size Determination in Wetlands:

1. Wetlands may be used to count for up to twenty-five percent (25%) of the minimum lot size or density requirements of Town Ordinances and Subdivision and Site Plan Review Regulations, provided that the non-wetland area is sufficient in size and configuration to adequately accommodate all buildings and required utilities, such as sewage disposal and water supply, including primary and auxiliary leach field locations, within required zoning setbacks from the wetland area.
2. Lots served by municipal water and sewer may use wetlands to count for up to fifty percent (50%) of the minimum required lot size.
3. No areas of surface water may be used to satisfy minimum lot sizes.

J. Reclassification of Wetlands - Challenge of classification. If the wetland classification is challenged by the applicant, an abutter, a landowner, the Code Enforcement Officer, the Conservation Commission or the Planning Board, petition shall be made, in writing, by the challenger to the Zoning Board of Adjustment. The Zoning Board of Adjustment shall determine whether a certified wetlands scientist shall conduct an on-site investigation and at the expense of the applicant. The certified wetland scientist's investigation shall be in accordance with Section A.1. of this Ordinance.

K. Restoration of Altered Soils - Any wetland altered in violation of this chapter shall be restored at the expense of the violator(s) within one year from violation notification. Proper restoration requires the submittal of a Certified Wetland Scientist approved Wetland Restoration Plan. Failure to comply shall result in the Town contracting the restoration and billing the landowner.

L. Additional Information - No approval or waiver of permits by State or Federal Agencies shall preempt the ability of the Planning Board or the Zoning Board of Adjustment to seek additional information or to make an independent judgment as to the acceptability of a lot or alteration of land.

M. Priority Wetlands - Certain of Milton's wetlands have both particularly valuable functions and a higher risk of degradation. Accordingly, the following high-value wetlands, prioritized by the Conservation Commission from the fifteen significant Milton wetlands of the 2005 Blue Moon Significant Wetlands Study and identified by number on the Official Milton

Priority Wetlands Map, are provided increased protection with a 50-ft Wetland Buffer and 25-ft Wetland Setback:

#4 – Lyman Brook “Heron Rookery”.

#7 – Fish Pond.

#13 - Miller Pond.

#8 –confluence area of Miller Brook and Salmon Falls River and downstream.

All other provisions of this Ordinance, including but not limited to permitted and conditional uses, lot size determinations and enforcement, shall remain the same with respect to these prioritized wetlands. This paragraph shall not apply where development preexists the date of adoption of this revision, and which is otherwise commensurate with the ordinance. (Section M. adopted 03/12/2024)

SEE ATTACHED: PRIORITY WETLANDS MAP

RESERVED FOR WETLANDS PROTECTION OVERLAY DISTRICT MAP

RESERVED FOR PRIORITY WETLANDS MAP

ARTICLE XIV
SEXUALLY ORIENTED BUSINESS ORDINANCE
(Adopted 3/09/05)

- A. AUTHORITY** - Pursuant to the authority conferred by chapter 674:16 of the New Hampshire Revised Statutes, the Town of Milton adopts the following ordinance regulating Sexually Oriented Business. This Ordinance shall be considered part of the Zoning Ordinance of the Town of Milton for the purpose of administration and appeals under State law. If any provisions of this Ordinance differ or appear to conflict with any provision of the Milton Zoning Ordinance or other ordinance or regulation, the provision imposing the greater restriction or more stringent standard shall be applied.
- B. PURPOSE** - It is the purpose of this Ordinance to regulate Sexually Oriented Businesses and related activities to promote the health, safety, and general welfare of the citizens of the Town of Milton and to establish reasonable and uniform regulations to prevent the deleterious location and concentration of Sexually Oriented Businesses within the Town of Milton. The provisions of this Ordinance have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative materials, including sexually oriented materials. Similarly, it is neither the intent nor the effect of this Ordinance to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent nor effect of this Ordinance to condone or legitimize the distribution of obscene materials.
- C. DEFINITIONS** - Pursuant to this Ordinance, the following definitions shall apply to Sexually Oriented Business:

- 1. ADULT BUSINESS BOOKSTORE OR ADULT VIDEO STORE** - A business that utilizes more than 15% of the total display, shelf, rack, table, stand and floor area, for the display and sale or rent of the following:
- a.** Books, magazine, periodicals or other printed matter, or photographs, films, motion picture, video cassettes, slides, tapes, records, CD-ROMs or other forms of visual or other audio representation which meet the definition of "harmful to minors" and/or "sexual conduct" as set forth in RSA 571-B:1; or
 - b.** Instrument, devices, or paraphernalia, which are designed for use in connection with "sexualconduct" as, defined in RSA 571-B:1, other than birth control devices.

AN ADULT BOOKSTORE OR ADULT VIDEO STORE DOES NOT INCLUDE AN ESTABLISHMENT THAT SELLS BOOKS AND PERIODICALS AS AN INCIDENTAL OR ACCESSORY PART OF ITS PRINCIPAL STOCK AND TRADE AND DOES NOT DEVOTE MORE THAN 15% OF THE TOTAL AREA OF THE ESTABLISHMENT TO THE SALE OF BOOKS AND PERIODICALS.

- 2. ADULT MOTION PICTURE THEATER** - An establishment with a capacity of five (5) or more person, where for any form of consideration, films, motion picture, video cassettes, slides or similar photographic reproduction are shown, and in which a substantial portion of the total presentation time is devoted to the showing material which meets the definition of "harmful to

minors" and/or "sexual conduct" as set forth in RSA 572-B:1 for the observation by patrons. For subsection 3, 4, 5, 6, 7, 8, and 9, a "substantial portion of the total presentation time" shall mean the presentation of films or shows described above for viewing on more than seven (7) days within any thirty (30) consecutive day period.

3. **ADULT MOTION PICTURE ARCADE** - Any place to which the public is permitted or invited wherein coin or slug-operated or electronically, electrically or mechanically controlled still or motion picture machine, projectors, or other image-producing devices are maintained to show images to five (5) or fewer persons per machine at any one time, in which a substantial portion of the total presentation time of the images so displayed is devoted to the showing of material which meets the definition of "harmful to minors" and/or "sexual conduct" as set forth in RSA 571-B:1.
4. **ADULT DRIVE-IN THEATER** - An open lot or part thereof, with appurtenant facilities, devoted primarily to the presentation motion pictures, films, theatrical production and other forms of visual productions, for any form of consideration to persons in motor vehicle or on outdoor seats, in which a substantial portion of the total presentation being presented for observation by patrons is devoted to the showing of material which meets the definition of "harmful to minors" and/or "sexual conduct" as set forth in RSA 571-B:1.
5. **ADULT CABARET** - A nightclub, bar, restaurant, or similar establishment which during a substantial portion of the total presentation time features live performances which meet the definition of "harmful to minors" and/or "sexual conduct" as set forth in RSA 571-B:1 and/or feature films, motion picture, video cassettes slides or other photographic reproductions, a substantial portion of the total presentation of which meets the definition of "harmful to minors" and/or "sexual conduct" as set forth in RSA 571-B:1.
6. **ADULT MOTEL** - A motel or similar establishment offering public accommodation for any form of consideration which provides patrons with closed circuit televisions, transmissions, films, motion pictures, video cassettes, slides or other photographic reproduction in which a substantial portion of the total presentation time of which are distinguished or characterized by an emphasis upon the depiction or description of materials which meet the definition of "harmful to minors" and/or "sexual conduct" as set forth in RSA 571-B:1.
7. **ADULT THEATER** - A theater, concert hall, auditorium or similar establishment either indoor or outdoor in nature, which, for any form of consideration, regularly features live performances, a substantial portion of the total presentation time of which are distinguished or characterized by an emphasis on activities which meet the definition of "harmful to minor" an/or "sexual conduct" as set forth in RSA 571-B:1.
8. **NUDE MODEL STUDIO** - A place where a person who appears in a state of nudity, whether male or female, and displayed in a state of sexual arousal and is observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any form of consideration or such display is characterized by an emphasis on activities which meets the definition of "harmful to minors" and/or "sexual nature" as set in RSA 571-B:1.
9. **NUDITY OR A STATE OF NUDITY** - Means the appearance of a human bare buttock, anus, anal cleft or cleavage, pubic area, male genitals, female genitals, or vulva, with less than a fully opaque covering; or a female breast with less than a fully opaque covering of any part of the areola; or human male genitals in discernibly turgid state even if completely and opaquely covered.
10. **SEMI-NUDE OR SEMI-NUDITY** - Means the appearance of the female breast below a horizontal line across the top of the areola at its highest point. This definition shall include the entire lower portion of the human female breast but shall not include any portion of the cleavage of the human female breast exhibited by a dress, blouse, skirt, leotard, bathing suit, or other wearing apparel provided the areola is not exposed in whole or in part.
11. **SEXUAL ENCOUNTER CENTER** - A business or commercial enterprise that as one of its

primary business purposes, offers for any form of consideration:

- a. physical contact in the form of wrestling or tumbling between persons of the opposite sex; or
- b. activities between male and female and/or persons of the same sex when one or more person is in the state of nudity, or where the activities in (a) or (b) is characterized by and emphasis on activities which meets the definition of "harmful to minors" and/or "sexual conduct" as set forth in RSA 571-B:1.

12. SEXUALLY ORIENTED BUSINESS - Means an adult arcade, adult bookstore or adult video store, adult cabaret, adult drive in theatre, adult motel, adult motion picture theater, adult theater, nude model studio, or sexual encounter center as those terms are defined herein.

13. SPECIFIED SEXUAL ACTIVITIES - Means and includes any of the following:

- a. The fondling or other erotic touching of human genitals, pubic region, buttocks, anus, or female breasts, whether covered or uncovered;
- b. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy;
- c. Masturbation, actual or simulated; or
- d. Excretory functions as part of or in connection with any of the activities set forth in (a) through (c) above.

D. LOCATION RESTRICTIONS - A Sexually Oriented Business may only be allowed in the Commercial/Residential Zone and Industrial/Commercial Zone. For a use to be established under this Ordinance the applicant must demonstrate that the proposed site satisfies all the site requirement of the Site Plan Review from the Planning Board and must obtain a Special Exception from the Zoning Board of Adjustment.

For existing businesses in any zone which sells sexually explicit goods, paraphernalia, or adult materials, but does not meet the 15% threshold outline in Section C, such goods and paraphernalia shall be located either behind a counter or in a separate room or enclosure where citizens under the age of eighteen (18) are not allowed to enter. Such sexually explicit goods and paraphernalia must be located so the materials in question are not within view of minors.

A Sexually Oriented Business use may only be allowed by the Zoning Board of Adjustment as a Special Exception, subject to the following conditions:

- 1. No Sexually Oriented Business shall be permitted within 1,000 feet of the property line of a church, synagogue, mosque, temple or building, which is used primarily for religious worship and related religious activities;
- 2. No Sexually Oriented Business shall be permitted within 1,000 feet of the property line of a public or private educational facility including, but not limited to, child day care facilities, nursery schools, preschools, kindergartens, elementary schools, private schools, intermediate schools, junior high schools, middle schools, high schools, vocational schools, secondary schools, continuation schools, special education school, junior colleges, and universities; school includes the school ground, but does not include the facilities used primarily for another purpose and only incidentally as a school;
- 3. No Sexually Oriented Business shall be permitted within 1,500 feet of the property line of a public park or recreational area which has been designated for park or recreational activities including, but not limited to, a park, playground, nature trails, swimming pool, reservoir, athletic field, basketball or tennis courts, skating rink, pedestrian/bicycle paths, or other similar public recreation land which is under the control, operation, or management of the Town or any of its Departments, Boards or Commission;
- 4. No Sexually Oriented Business shall be permitted within 500 feet of any posted school bus stop;

5. No Sexually Oriented Business shall be permitted within 500 feet of a town border.No Sexually Oriented Business shall be permitted within 500 feet of the property line of a lot used for residential purposes.
6. Sexually Oriented Businesses shall only be permitted in single use, freestanding structures. In no instances shall Sexually Oriented Business share premises, facilities, or buildings with businesses, which are not sexually oriented.
7. There shall be a minimum of 1,000 feet between any two Sexually Oriented Businesses. This shall be measured in a straight line.
8. The exterior of the site shall be maintained daily in a condition that is free and clear of any sexual paraphernalia or packaging.
9. No sexually explicit material or advertising shall be visible from outside the building.
10. No one under the age of eighteen (18) shall be permitted inside such a use, structure, or business, and a procedure shall be developed to keep those under eighteen (18) from entering the building.
11. All operators and employees shall be of good moral character. No operator or employee shall have been convicted of a misdemeanor or felony of sexually related nature.
12. No Sexually Oriented Business shall be permitted within 1,000 feet of the junction of Route 125 and Route 75 and Route 125 and Route 153.

E. SIGNAGE - Signage shall comply in all respects with all Town of Milton Ordinances, codes or regulations governing signs and in addition shall comply with the provisions of this section.

No signs, whether primary or secondary, shall contain photographs, silhouettes, drawings, images, or pictorial representation in any manner depicting or making linguistic reference to nudity, semi-nudity, specified anatomical areas, specified sexual activity, or any device or paraphernalia designed for use in connection with specified sexual activity and may contain only the name of the enterprise.

F. ADMINISTRATION - In addition to meeting the specific conditions set out in this Ordinance, no Sexually Oriented Business shall be established without first obtaining a Special Exception from the Zoning Board of Adjustment. Any such application shall be subject to all the Special Exception criteria and discretionary authority of the Zoning Board of Adjustment set out in Article XI of the general Zoning Ordinance.

G. PUBLIC NUISANCE - Violation of the use provisions of this Ordinance is declared to be a public nuisance per se, which shall be abated by the Town of Milton by way of civil abatement procedures.

Limiting Clause: Nothing in this Ordinance is intended to authorize, legalize, or permit the establishment operation or maintenance of any business, building or use which violates any Town of Milton Ordinance or statute of the State of New Hampshire regarding public nuisances, sexual conduct, lewdness, or obscene or harmful matter or the exhibition or public display thereof.

H. SEVERABILITY - The invalidity of any provision of this Ordinance shall not affect the validity of any other provisions of this Ordinance or of the Zoning Ordinance as a whole.

I. EFFECTIVE DATE - This Ordinance shall be effective immediately upon adoption by the **Milton Town meeting**.

ARTICLE XV
THE EXCAVATION OVERLAY DISTRICT
(Adopted 3/15/06)

A. STATEMENT OF PURPOSE - The purpose of this section is, in the interest of public health, safety and general welfare, to restrict excavation of earth as defined and regulated by RSA 155-E and this Ordinance to those areas defined and mapped by or from USGS/NH GRANIT data sources as likely to contain land(s) suitable for the commercial taking of earth.

B. LOCATION - The Excavation Overlay District is an overlay zoning district in which each excavation is a permitted use. The district shall comprise of the following areas and lots:

1. Those areas defined and mapped on the Sand and Gravel Excavation Overlay Map, as may be amended in the future, and

2. The following Tax Map and Lot #s of the present record:

Tax Map #1- Lot #3;

Tax Map #2- Lot #1, 2, 3, 4, 14.5;

Tax Map #4- Lot #2, 19, 21;

Tax Map #8- Lot #6, 7, 9;

Tax Map #9- Lot #1, 10, 100, 102, 106, 110, 111, 112, 113, 116, 117, 119, 120, 121, 122, 123, 124, 125, 125.1;

Tax Map #10- Lot #1, 3, 4, 5, 8, 9, 9.1;

Tax Map #11- Lot #7, 11, 12, 13, 14;

Tax Map #12- Lot #1, 2, 5, 6, 7, 8, 10, 13, 15, 16, 19, 20;

Tax Map #13- Lot #1, 3;

Tax Map #14- Lot #1, 2, 3, 6, 7, 8, 10, 14, 15, 17, 18, 19, 21, 22, 23, 25, 29, 30, 34, 36;

Tax Map #15- Lot #4;

Tax Map #17- Lot #22, 23, 24, 25;

Tax Map #18- Lot #4, 13, 14, 15;

Tax Map #19- Lot #2, 13;

Tax Map #20- Lot #1;

Tax Map #21- Lot #11, 12;

Tax Map #22- Lot #21, 31.1;

Tax Map #23- Lot #44;

Tax Map #26- Lot #23;

Tax Map #27- Lot #1, 2, 3, 4, 11, 12;

Tax Map #28- Lot #4, 21, 28.1, 49, 50, 50.2, 50.3, 51, 52;

Tax Map #30- Lot #25;

Tax Map #32- Lot #28, 30, 37A, 63, 67, 69, 75, 79, 117, 132;

Tax Map #33- Lot #86, 203, 211, 214, 251.1, 251.2, 251.3; 252;

Tax Map #34- Lot #11, 12;

Tax Map #37- Lot #100;

Tax Map #45- Lot #53, 54, 54A, 58, 59;

Tax Map #47- Lot #15, 15.1, 18, 21, 22, 24, 26, 27, 33, 35, 36, 38;

Tax Map #49- Lot #39, 40, 43, 45, 46, 49.

C. DEVELOPMENT REGULATIONS AND PROHIBITIONS- The requirements, restrictions and prohibitions of the underlying zoning districts shall continue to apply to the extent that they are not inconsistent with the provisions of this section.

SEE ATTACHED: SAND AND GRAVEL EXCAVATION OVERLAY MAP

RESERVED FOR SAND AND GRAVEL EXCAVATION OVERLAY MAP

ARTICLE XVI
GROUNDWATER PROTECTION OVERLAY DISTRICT
(Adopted 3/15/06, Revised 3/14/18)

I. AUTHORITY

The Town of Milton hereby adopts this ordinance pursuant to the authority granted under NH RSA 674:16, specifically RSA 674:16, II relative to innovative land use controls.

II. PURPOSE

The purpose of this ordinance is to preserve, maintain, and protect existing and potential groundwater supplies and related groundwater recharge areas within the Town and to prevent development and land use practices that would contaminate or reduce the recharge of the identified aquifers. The ordinance serves to provide for future growth and development of the Town, in accordance with the Master Plan, by ensuring the future availability of public and private water supplies and to encourage uses that can appropriately and safely be in the groundwater recharge areas.

III. DEFINITIONS

- A. Aquifer: for the purpose of this ordinance, a geologic formation composed of rock, sand, or gravel that contains significant amounts of potentially recoverable water. [*NHDES Model Groundwater Protection Ordinance, Chapter 2.5 Protection of Groundwater and Surface Water Resources, Innovative Land Use Planning Techniques*]
- B. Groundwater: subsurface water that occurs beneath the water table in soils and geologic formations. [*RSA 485-C (VIII), the Groundwater Protection Act*]
- C. Impervious surface: a surface through which regulated substances cannot pass when spilled. The term includes concrete and asphalt unless unsealed cracks or holes are present, but does not include earthen, wooden, or gravel surfaces that could react with or dissolve when in contact with the substances stored on them. [*Env-Wq 401.03(c), NH Code of Administrative Rules*]
- D. Junkyard: as defined under RSA 236:112.
- E. Public water system: a system for the provision to the public of piped water for human consumption, if such system has at least 15-service connections or regularly serves an average of at least 25-individuals daily at least 60-days out of the year. [*RSA 485:1-a, XV, New Hampshire Safe Drinking Water Act*]
- F. Regulated container: any device in which a regulated substance is stored, transported, treated, disposed of, or otherwise handled, with a capacity of greater than or equal to five gallons. [*Env-Wq 401.03(g), NH Code of Administrative Rules*]
- G. Regulated substance: any of the following, with the exclusion of all substances used for the treatment of drinking water or wastewater at department-approved facilities⁵ [*Env-Wq 401.03(h), NH Code of Administrative Rules*]:

⁵ These chemicals are excluded from the definition of regulated substances within state administrative rule Env-Wq 401, because they are used in the treatment of wastewater and drinking water supplies and are not considered to pose a significant risk to groundwater.

1. Petroleum products and their byproducts of any kind, and in any form including, but not limited to, petroleum, fuel, sludge, crude, oil refuse or oil mixed with wastes and all other liquid hydrocarbons regardless of specific gravity and which are used as motor fuel, lubricating oil, or any oil used heating or processing. Shall not include natural gas, liquefied petroleum gas or synthetic natural gas regardless of derivation or source. [*RSA 146-A:2(III), Oil Discharge or Spillage in Surface Water or Groundwater*]; or
 2. Any substance that contains a regulated containment for which an ambient groundwater quality standard has been established pursuant to RSA 485-C:6; or
 3. Any hazardous substance as listed in the 40 CFR Part 302, Table 302.4
- H. Sanitary protective radius: the area around a public water supply well, which must be maintained in its natural state as required by Env-Dw 301.06 for small community wells; and Env-Dw 302.06 (large community wells).
- I. Seasonal high water table: the depth from the mineral soil surface to the upper most soil horizon that contains 2% or more distinct or prominent redoximorphic features that increase in percentage with increasing depth as determined by a licensed Hydrologist, Soils Scientist, Wetlands Scientist, Engineer or other qualified professional approved by the Planning Board, or the shallowest depth measured from ground surface to free water that stands in an unlined or screened borehole for a period of one week or more.⁶[*NHDES-Wq 1502.49, NHDES Alteration of Terrain*]
- J. Snow dump: for the purposes of this ordinance, a location where snow is placed for disposal from any off-site location (i.e., cleared from roadways, and/or motor vehicle parking areas). [*NHDES Model Groundwater Protection Ordinance, Chapter 2.5 Protection of Groundwater and Surface Water Resources, Innovative Land Use Planning Techniques*]
- K. Stratified-drift aquifer: a geologic formation of predominantly well-sorted sediment deposited by or in bodies of glacial meltwater, including gravel, sand, silt, or clay, which contains sufficient saturated permeable material to yield significant quantities of water to wells. [*RSA 485-C (XIV), the Groundwater Protection Act*]
- L. Wellhead protection areas: the surface and subsurface area surrounding a water well or well field supplying a community public water system, through which contaminants are reasonably likely to move toward and reach such water well or well field. [*RSA 485-C (XVIII), the Groundwater Protection Act*]

IV. GROUNDWATER PROTECTION OVERLAY DISTRICT

The Groundwater Protection Overlay District is an overlay district which is superimposed over the existing zoning. The District shall impose additional requirements and restrictions beyond the base zoning. Boundaries of the District shall be referenced by the latest edition of the map entitled “Town of Milton Groundwater Protection Overlay District.” The District shall include:

⁶ This definition includes a focus on both soil morphology and groundwater hydrology.

1. All stratified-drift aquifer areas based on data developed by the United States Geological Survey, in cooperation with the New Hampshire Department of Environmental Services Water Division
2. All delineated wellhead protection areas around existing and potential municipal production water wells as defined under Article III (M), including a protective radial distance of 1,000ft⁷ around those wells.

V. APPLICABILITY

This ordinance applies to all uses in the Groundwater Protection Overlay District, except for those uses exempted under Article XI of this ordinance.

VI. PERFORMANCE STANDARDS

The following Performance Standards apply to all uses in the Groundwater Protection Overlay District unless exempt under Article XI of this ordinance.

- A. For any use that will render impervious more than 15%, or more than 2,500-square feet of any lot, whichever is greater, a storm water management plan shall be prepared which the Planning Board determines is consistent with New Hampshire Storm water Manual Volumes 1-3, December 2008, NH Department of Environmental Services;
- B. Storm water management plans prepared pursuant to paragraph A shall demonstrate that storm water recharged to groundwater will not result in violation of Ambient Groundwater Quality Standards Env-Or 603.03 at the property boundary;
- C. Animal manures, fertilizers, and compost must be stored in accordance with Manual of Best Management Practices for Agriculture in New Hampshire, NH Department of Agriculture, Markets, and Food, July 2008, and any subsequent revisions;
- D. Regulated substances within regulated containers must be used and stored in accordance with Env-Wq 401, Best Management Practices for Groundwater Protections.
- E. Projects that will excavate more than a total of 5,000 cubic yards of bedrock through rock blasting activities or are within a radial distance of 1,000 feet from a municipal production well must adhere to NHDES WD-10-12, Best Management Practices for Blasting – “Rock Blasting and Water Quality Measures That Can be Taken to Protect Water Quality and Mitigate Impacts,” prepared 2010, and any subsequent revisions.

VII. PERMITTED USES

All uses permitted by right or allowed by special exception in the underlying district are permitted unless they are Prohibited Uses (Article VIII) or Conditional Uses (Article IX) in the Groundwater Protection Overlay District. All uses must comply with the Performance Standards unless specifically exempt under Exemptions (Article XI).

VIII. PROHIBITED USES

⁷ The protective radius around the municipal production wells pertains to rock blasting activities.

The following uses are prohibited in the Groundwater Protection Overlay District:

- A. Development or operation of a solid waste facility;
- B. Outdoor storage of road salt or other deicing chemicals in bulk;
- C. Development or operation of a junkyard;
- D. Development or operation of a snow dump;
- E. Development or operation of a wastewater or septage lagoon;
- F. Development or operation of a petroleum bulk plant or terminal;
- G. Development or operation of gasoline stations;
- H. Use of powdered ammonium nitrate fuel oil and explosives that contain perchlorate during blasting activities

IX. CONDITIONAL USES

The Planning Board may vary the provisions herein by granting a Conditional Use Permit in accordance with RSA 674:21 (II) to allow for a use which is otherwise permitted within the underlying district. The following conditions shall apply to all uses in the Groundwater Protection Overlay District:

- A. Storage, handling, and use of regulated substances in quantities exceeding 55 gallons per container or 660 pounds per container⁸ dry weight at any one time, provided that an adequate regulated materials response plan has been submitted. This plan must address:
 - a. Description of the physical layout and a facility diagram, including all surrounding surface waters and wellhead protection areas.
 - b. Contact list and phone numbers for the facility response coordinator, cleanup contractors, and all appropriate federal, state, and local agencies who must be contacted in case of a release to the environment.
 - c. List of all regulated substances in use and locations of use and storage
 - d. Description of containment and/or diversionary structures or equipment to prevent regulated substances from infiltrating into the ground.
 - e. List of positions within the facility that require training to respond to spills of regulated substances.
 - f. Prevention protocols that are required after an event that causes large releases of any regulated substance.
- B. Any use that will render impervious more than 15% or 5,000-square feet of any lot, whichever is greater, provided that a storm water management plan has been submitted. This plan shall be prepared in accordance with the New Hampshire Storm water Manual Volumes 1-3, most recent edition, NH Department of Environmental Services.
- C. Project that will excavate more than a total of 5,000 cubic yards of bedrock through rock blasting activities or are within a radial distance of 1,000 feet from a municipal production well provided that an adequate groundwater monitoring plan has been submitted. This plan must address:
 - a. Identification of potential sensitive receptors and evaluation hydrogeological background information

⁸ According to the Pipeline and Hazardous Materials Safety Administration's [Emergency Response Guidebook](#), large spills are defined as containers that are greater than 55 US gallons (208 liters) for liquids and greater than 660 pounds (300 kilograms) for solids with regard to initial isolation and protection action distances. This is a standard that is used by the bulk of the voluntary first responder organizations.

- b. Identification of monitoring well locations and install monitoring wells, where appropriate.
- c. Collection of background water quality samples to identify, or rule out, pre-existing groundwater contamination issues and to establish background chemistry levels and performance criteria for groundwater quality.
- d. Collection of periodic groundwater samples, including but not limited to nitrite/nitrates, as well as standard analysis for inorganic chemical, volatile organic chemical, and synthetic organic chemical contaminants as designated in [Env-Dw 703 through Env-Dw 705](#), and ambient groundwater quality standards as designated in [Env-Or 603](#), from the groundwater monitoring points during blasting, as well as collect water level data, when pertinent.
- e. Collection of post-blast groundwater samples (conducting multiple rounds of sampling may be prudent, and/or sampling could be ongoing for extended periods if contamination is detected as a result of the blasting).

The Planning Board may, at its discretion, require a performance guarantee or bond, in an amount and with surety conditions satisfactory to the Board, to be posted to ensure completion of construction of any facilities required for compliance with the Performance Standards.

X. EXISTING NONCONFORMING USES

Existing nonconforming structure and uses are exempt from this zoning ordinance under RSA 674:19. Any existing nonconforming uses may continue without expanding or changing to another nonconforming use but must be in compliance with all applicable State and federal requirements, including Env-Wq 401, Best Management Practices Rules.

XI. EXEMPTIONS

The following uses are exempt from the specified provisions of this ordinance as long as they are in compliance with all applicable local, State, and federal requirements:

- A. All permitted residential uses are exempt from all Performance Standards;
- B. Any business or facility where regulated substances are stored in containers with a capacity of 5 gallons or less is exempt from Performance Standard D;
- C. Storage of heating fuels for on-site use or fuels for emergency electric generation, provided that storage tanks are indoors on a concrete floor or have corrosion control, leak detection, and secondary containment in place, is exempt from Performance Standard D;
- D. Storage of motor fuel in tanks attached to vehicles and fitted with permanent fuel lines to enable the fuel to be used by that vehicle is exempt from Performance Standard D;
- E. Storage and use of office supplies are exempt from Performance Standard D;
- F. Temporary storage of construction materials on a site where they are to be used is exempt from Performance Standard D if incorporated within the site development project within six months of their deposit on the site;
- G. The sale, transportation, and use of pesticides as defined in RSA430:29 XXVI is exempt from all provisions of this ordinance;
- H. Any non-reoccurring household hazardous waste collection projects regulated under NH Code of Administrative Rules Env-Wm 401.03(b)(1) and 501.01(b) are exempt from Performance Standard D;

- I. Underground storage tank systems and aboveground storage tank systems that are in compliance with applicable State rules are exempt from inspections under Maintenance and Inspection (Article XIII).

XII. RELATIONSHIP BETWEEN STATE AND LOCAL REQUIREMENTS

Where both the State and the municipality have existing requirements the more stringent shall govern.

XIII. MAINTENANCE AND INSPECTION

- A. For uses requiring Planning Board approval for any reason, a narrative description of maintenance requirements for structures required to comply with Performance Standards, shall be recorded so as to run with the land on which such structures are located, at the Registry of Deeds for Strafford County. The description so prepared shall comply with the requirement of RSA 478:4-a.
- B. Inspections may be required to verify compliance with Performance Standards. Such inspections shall be performed by the Code Enforcement Officer at reasonable times with prior notice to the landowner.
- C. All properties within the Groundwater Protection Overlay District known to the Code Enforcement Officer as using or storing regulated substances in containers with a capacity of 5-gallons or more, except for facilities where all regulated substances storage is exempt from this ordinance under Article XI, shall be subject to inspections under this Article.
- D. A fee schedule shall be established by the Board of Selectmen as provided for in RSA 41-9: A. The Board of Selectmen shall require a fee for compliance inspections. The fee shall be paid by the property owner.

XIV. ENFORCEMENT PROCEDURES AND PENALTIES

Any violation of the requirements of this ordinance shall be subject to the enforcement procedures and penalties detailed in RSA 676 or RSA 485-C.

XV. SAVING CLAUSE

If any provision of this ordinance is found to be unenforceable, such provision shall be considered separable and shall not be construed to invalidate the remainder of the ordinance.

XVI. EFFECTIVE DATE

This ordinance shall be effective upon adoption.

RESERVED FOR GROUNDWATER PROTECTION MAP

ARTICLE XVII
SHORELAND PROTECTION OVERLAY DISTRICT
(Revised & Adopted 3/11/14)

- A. AUTHORITY** - Pursuant to the authority granted by RSA 483-B:8, RSA 674:16 - RSA 674:21, this Ordinance is adopted by the Town of Milton, New Hampshire in order to protect the public health, safety and general welfare.
- B. PURPOSE** - This Ordinance establishes standards for the subdivision, use and development of shoreland adjacent to public waters as defined herein for the purpose of minimizing degradation of shoreland and assuring retention of the benefits provided by such shoreland. These benefits include:
1. Maintenance of safe and healthy conditions;
 2. Prevention and/or control of water pollution;
 3. Reduction or elimination of flooding and accelerated erosion;
 4. Protection of wetlands and their important natural functions;
 5. Maintenance of water quality and related stream flows during low flow periods;
 6. Protection of shoreland cover as a means of protection of natural beauty and the scenic qualities, which are critical attributes of the Town of Milton.
 7. Protection of water resources and their related watersheds to insure an adequate quantity/supply of the highest quality water,
 8. Protection of water resources by managing the use of land resources and balancing their use and development consistent with conservation and development needs.
 9. Preservation of shore-side (riparian) buffers that filter out pollutants before water discharges into lakes, streams and wetlands,
- C. DEFINITIONS** - Shall be in accordance with RSA 483-B: 4, except as listed below:
1. **Boat Slip** - An area of water 20-feet long and at least 2-feet deep and 6 feet in width measured at and located adjacent to a structure to which a watercraft may be secured.
 2. **Protected Shoreland** - For natural freshwater bodies without artificial impoundments, for artificially impounded freshwater bodies and for streams, brooks and rivers, all land located within 250-feet of the reference line of waters shown on the Milton Wetlands Map.
 3. **Public Waters** - All freshwater bodies listed in the official list of public waters published by the department pursuant to RSA 271: 20, II, whether they are great ponds or artificial impoundments. Rivers, streams, and brooks, meaning all-year-round flowing waters of first order or higher, as shown on the current version of the U.S. Geological Survey 7 ½' topographic maps and the Milton Wetlands Maps. Public waters include but are not limited to:
 - (a). **Lakes/Ponds:** Allan Hasting Way Pond, Willey Pond, Gould Pond, Milton Pond, Depot Pond, Northeast Pond, Spaulding Pond, Sunrise Lake and Town House Pond.
 - (b). **Rivers/Streams:** Branch River, Dames Brook, Great Brook, Hart Brook, Jones Brook, Lyman Brook, Miller Brook, Salmon Falls River and Teneriffe Mountain Stream.
 4. **Reference Line**- For natural freshwater bodies without artificial impoundments, the natural mean high water level as determined by the Division of Water Resources. For artificially impounded freshwater bodies, the waterline at full pond as determined by the elevation of the top of the impoundment structure. For rivers, streams and brooks, the ordinary high water mark.

5. **Shoreland Frontage** - The average of the distances measured along the public boundary and along a straight line drawn between the points at which the public boundary intersects the sidelines of the property.
6. **Shrub** - Multi-stemmed woody plant, which normally grows to a mature height of less than 20-feet.
7. **Water Dependent Structure** - Dock, wharf, pier, breakwater, or other similar structure or any part thereof built over, on, or in the waters of the Town.

D. SHORELAND PROTECTION OVERLAY DISTRICT - The Shoreland Protection Overlay District is an overlay, which is superimposed over the conventional existing zoning and includes within its boundary the protected shoreland adjacent to all waters within the municipality which encompasses all land within 250-feet of the public boundary line of the waters.

E. PERMITTED USES -

1. **Water Dependent Uses and Structures** - The following uses and structures are permitted within the Shoreland Protection Overlay District in compliance with all applicable local, State, and Federal regulations.
 - (a) Water dependent structures including, but not limited to, docks, wharfs, swimming floats and boat ramps. Other water dependent uses and structures upon issuance of a conditional use permit approved by the Planning Board per Innovative Land Use Controls, RSA 674:21 and after recommendations from the Conservation Commission, provided the proposal complies with the general conditional use permit criteria and also complies with the following criteria:
 - (1) The use would be in keeping with the purpose and intent of these regulations;
 - (2) The least impacting route and methodology for the use have been selected and represent the best practicable alternative; canopies and seasonal covers shall extend only over the boat slips and shall be removed during the non-boating season.

F. PROHIBITED USES - The following uses are prohibited in the Shoreland Protection Overlay District:

1. Establishment or expansion of an automobile junkyard, solid or hazardous waste facilities;
2. Use of fertilizer, except lime and/or wood ash;
3. Bulk storage of chemicals;
4. Bulk storage of petroleum products or hazardous materials;
5. Processing of excavated materials;
6. Dumping or disposal of snow and ice collected from roadways or parking areas within 400-feet of a community well or planned community water.

G. RESTRICTED USES - The following uses may be conducted within the Shoreland Protection Overlay District only in accordance with the conditions listed herein:

1. Construction of water dependent structures shall be constructed only as approved by the State Wetlands Board pursuant to RSA 482-A.
2. Public water supply facilities as permitted by the Department of Environmental Services (DES).
3. Public water and sewage treatment facilities as permitted by DES.

4. Hydro-electric facilities, including, but not limited to dams, dikes, penstocks, and powerhouses, shall be recognized as water dependent, as permitted by DES.
5. Public utility lines and associated structure and facilities as permitted by DES.
6. An existing solid waste facility, which is located within 250-feet of the public boundary line of protected waters under this chapter may continue to operate under an existing permit, provided it does not cause degradation to an area in excess of that area under DES permit.
7. No solid waste facility shall place solid waste within 250-feet of the reference line of protected waters under this chapter except as expressly permitted under RSA 483-B: 9, IV-c.
8. All new and existing excavations within the Protected Shoreland Protection District shall be designed and constructed in accordance with rules adopted by the department under RSA 541-A for terrain alternations under RSA 485:17, to manage stormwater control and sediment, during and after construction.

However, any solid waste facility may be allowed, subject to permitting conditions under RSA 149-M: 9, to erect accessory structures and conduct other activities consistent with the operation of the facility within 250-feet of the reference line of protected waters under this Ordinance, such as filling, grading, and installing monitoring wells and other drainage structures as is consistent with its solid waste permit as issued by the Department of Environmental Services. Under no circumstances shall the toe of any slope encroach within 150-feet of the reference line.

H. MINIMUM LOT REQUIREMENTS:

1. The minimum lot size for new lots in areas dependent on on-site septic systems shall be determined by all soil type using the model developed by the Ad Hoc Committee for Soil Based Lot Size for the DES.
2. New lots requiring on-site water and sewage systems within this Overlay District shall have a minimum of shoreland frontage of 150-feet.
3. Lots with shoreland frontage, which are serviced by municipal sewers, shall meet the area and width requirements of the underlying Overlay District or minimum size requirements of the Zoning Ordinance.
4. Setback - No primary structure shall be located within 50-feet of the public boundary. Accessory structures such as storage sheds and gazebos but excluding automobile garages may be located within the 50-foot setback upon issuance of a conditional use permit by the Planning Board, after recommendations from the Conservation Commission, provided the proposal complies with the general conditional use criteria and also complies with the following criteria:
 - (a) The location and construction of the structure is consistent with the intent of the Ordinance to maintain a vegetated buffer;
 - (b) The structure is required as a shelter either for humans, equipment, or firewood;
 - (c) The structure is usually customary and incidental to a legally authorized use located within the Shoreland District.
5. Building Height - No structure within the Shoreland Overlay District shall exceed 2 ½ stories or 35-feet in height as measured from the average ground level around the structure to the highest point on the roof excluding chimneys.
6. Building Placement - Buildings should be placed in such a manner as to minimize impact on habitat and at such a location as to have the least impact on the watershed.
7. Parcel coverage by impervious cover shall not exceed 20-percent.

I. DEVELOPMENT STANDARDS:

1. Natural Woodlands Buffer:

- (a) Where existing, a natural woodland buffer shall be maintained within 150-feet of the reference line, the purpose of this buffer shall be to protect the quality of public waters by minimizing erosion, preventing siltation and turbidity, stabilizing soils, preventing excess nutrients and chemical pollution, maintaining natural water temperatures, maintaining a healthy tree canopy and under story, preserving fish, bird and wildlife habitat, and respecting the overall natural condition of the protected shoreland.
- (b) Within the natural shoreland buffer of the protected shoreland under conditions defined in RSA 483-B: 9, V the following shall apply:
 - (1) Not more than a maximum of 50-percent of the basal area of trees, and a maximum of 50-percent of the total number of saplings shall be removed for any purpose in a 20-year period. A healthy, well-distributed stand of trees, saplings, shrubs and ground covers and their living, undamaged root systems shall be left in place. Replacement planting with native or naturalized species may be permitted to maintain the 50-percent level.
 - (2) Trees, saplings, shrubs, and ground covers that are removed to clear an opening for building construction, accessory structures, septic systems, roadways, pathways, and parking areas shall be excluded when computing the percentage limitations under section I-1-(b)(1).
 - (3) Dead, diseased, unsafe, noxious, or fallen trees, saplings, shrubs, or ground cover may be removed. Their removal shall not be used in computing the percentage limitations under section I-1-(b)(1). Stumps and their root systems which are located within 50-feet of the reference line shall be left intact in the ground. Dead and living trees that provide dens and nesting places for wildlife are encouraged to be preserved. Plantings of natural native vegetation that are beneficial to wildlife are encouraged to be undertaken.

2. Subsurface Waste Disposal Systems:

- (a). Pursuant to RSA 483-B:9, V(b), all new lots, including those in excess of 5-acres, created within the protected shoreland are subject to subdivision approval by the department of environmental services under RSA 485-A:29.
- (b). All subsurface waste disposal systems must be designed and installed in accordance with the DES, Division of Water Supply and Pollution Control publications, Subdivision and Individual Sewage Disposal System Design Rules.
- (c). Septic tanks and leach fields adjacent to ponds, lakes, streams, brooks, rivers, and open areas shall be set back from the public boundary at least the following distances based on information contained in the Order 1-soil map or High Intensity Soil (HIS) map prepared by a certified Soil Scientist.
 - (1) 125-feet where the soils map indicates the presence of porous sand and gravel materials with a permeability faster than 2-minutes per inch;
 - (2) 100-feet where the soils map indicates the presence of soils with restrictive layers within 18-inches of the natural soil surface;
 - (3) 75-feet where the soils map indicates the presence of all other types of soils.

A minimum of one extra percolation test midway between the septic system and the reference line shall be performed by a Soil Scientist to determine the presence of excessively drained sand and gravel materials, and a minimum of 2-test pits, (one down slope from the septic system 35-feet, and one down slope from the septic system 75-feet) shall be dug and witnessed by a permitted subsurface disposal system designer to determine if restrictive layers exist within 18-inches of the natural soil surface.

3. Erosion and Sediment Control:

- (a) All construction and/or development activities shall incorporate design standards for erosion and sedimentation control which at a minimum reflect the recommendations of the publication Stormwater Management and Erosion and Sediment Control Handbook for Urban and Developing Areas in New Hampshire, prepared by the Rockingham County Conservation District for the DES in cooperation with the USDA Soil Conservation Service, August 1992.
- (b) Disturbance of a contiguous area in excess of 50,000-square feet requires a permit from the DES pursuant to RSA 485-A: 17 (I).
- (c) The Towns' Model Stormwater Erosion Control Regulation listed in the Site Plan Regulation and Federal EPA rules also apply.

4. Cluster or Open Space Developments - The grouping of residential units on a parcel within the Shoreland Overlay District is permitted and encouraged to the extent that valuable shoreland resources and open spaces are retained. Such developments should meet the following provisions:

- (a) Densities should not exceed those permitted under the soil based lot size density plus a bonus of 2-percent, which recognizes the open space advantages of clustering.
- (b) A minimum of 60-percent of the total parcel shall remain as permanent open space, which shall be in a conservation easement in perpetuity.
- (c) Parcel coverage by impervious cover including building footprint, impervious roadway, or other impervious cover shall not exceed 20-percent of the parcel.

5. Leach Field Setbacks - All leach fields shall meet the setback requirements of this Overlay District. In the event that the leach field cannot physically be located on the lot in conformity with this Ordinance the owner shall be required to acquire additional land or a permanent easement to such land for this purpose in so far as practicable. Should additional undeveloped land not be available, allowable sewage loading shall be reduced by decreasing the number of bedrooms, toilet facilities, and other wastewater generating facilities to bring the proposed development as close to compliance with this Ordinance as feasible.

6. Common Owners or Users of Waterfront Parcels or Lots - Shorefront lots/parcels which are intended for use for common access by the non-shoreland property owners within the development or subdivision which owns or has control over the common land, shall:

- (a) Contain a minimum of one acre;
- (b) Have a minimum shoreland frontage of 150-feet for the first ten residential units and an additional ten feet for each additional unit;
- (c) Have no structures other than toilet facilities, picnic shelters and/or recreational facilities.

Necessary leach fields shall be located at least:

- (1) 125-feet where the soils map indicates the presence of porous sand and gravel materials with a permeability faster than 2-minutes per inch;
- (2) 100-feet where the soils map indicates the presence of soils with restrictive layers within 18-inches of the natural soil surface;
- (3) 75-feet where the soils map indicates the presence of all other types of soils.

- (d). Half the shoreland frontage shall be designated for swimming and shall be separated from boating areas by ropes and appropriate marks, subject to the approval of the Safety Services Division of the NH Department of Safety.
- (e). Off street parking shall be provided on the basis of 300-square feet for each residential unit located ¼ mile or more from the common area, which has use of the area.
- (f). Toilet facilities shall be provided on the basis of one facility each for men and women for each 25-residential units.
- (g). Impervious cover for roof area, parking lots, access roads, sidewalks, and any other similar cover over or on the parcel or lot shall not exceed 10-percent of the area of the parcel or lot.

7. Land Clearing for Agriculture - All agricultural activities and operations in the State as defined in RSA 21:34-a and as governed by RSA 430, including the use of animal manure, lime, wood ash, irrigation and clearing of land for agricultural utilization, and other agricultural technologies, shall be exempt from the provisions of this Ordinance, provided such activities and operations are in conformance with the most recent best management practices determined by the United States Department of Agriculture Soil Conservation Service, the United States Department of Agriculture Cooperative Extension Service and the Department of Agriculture. Persons carrying out such agricultural activities and operations in the protected shoreland shall work directly with local representatives of the above agencies for their particular property.

J. Conditional Use Permit: The Planning Board, after a public hearing, may issue a conditional use permit for Section E-1 and Section H-4.

K. CONFLICTS OF ORDINANCE - In the event that the requirements of this Ordinance differ from another federal, state or local statute, ordinance or regulation, the more stringent requirement shall apply. In the event that the requirements within this Ordinance are in conflict with one another, the more stringent requirement shall apply.

RESERVED FOR THE SHORELAND PROTECTION OVERLAY DISTRICT MAP

ARTICLE XVIII
TRANSFER OF DEVELOPMENT RIGHTS
(Adopted 3/14/07)

- A. Authority.** By the authority granted under NH RSA 674:21, this section creates overlay district(s) for the purpose of transferring development rights (TDR) within said districts.
- B. Purpose and Intent.** Within the Town of Milton there are certain lands that possess highly valued, significant conservation features, including but not limited to wetlands, groundwater recharge zones, forested areas, wildlife habitat, farmland, scenic view sheds, historic landmarks, and linkages to other such areas. Because of their singular and distinctive assemblages of flora and fauna and their significant contribution to the ecological system and/or the cultural identity of our community, these lands are worthy of permanent protection. The Town of Milton, furthermore, has a limited supply of land suitable for development. The purpose of this overlay district is to promote intensive development on the developable land possessing the least conservation value and to permanently protect lands possessing significant and noteworthy conservation features that provide unique values in their undisturbed condition.
- C. Applicability.** Upon request by an applicant for subdivision or site plan approval and at the discretion of the Planning Board, the provisions of this subsection may apply to the district(s) defined in this subsection E below.
- D. Definitions.** The terms contained within this section shall have their meaning as defined herein in the context of the Town of Milton Zoning Ordinance or as defined in NH RSA's. In any dispute of interpretation, the more restrictive definition consistent with Section B. above shall apply.

Development Rights - The legal claim to construct or develop specified land uses within specified densities and/or dimensional limits as granted by the Town of Milton Zoning Ordinance.

Landscaped Area - An area unoccupied by pavement or structures and open to the sky in either a landscaped or grassed condition. May include recreational fields, lawns, and public parks that do not possess significant conservation features.

Open Space – Land that is not built upon or substantially altered by human activity including open fields, such as meadows and farmland, and forest as well as undeveloped shorelands and waterbodies. Lands so transferred shall not be further altered or degraded.

Sending Area - A defined area within a TDR district from which development rights are transferred, resulting in the permanent preservation of lands possessing significant conservation features (shall include natural and built features).

Receiving Area - A defined area within a TDR district to which development rights are transferred resulting in more efficient and intense use of suitable development sites.

Transfer of Development Rights - The conveyance of the development rights of a parcel of land by deed or other legal instrument approved by the Planning Board to the developer of another parcel. Said legal instrument shall be recorded at the Strafford County Registry of Deeds.

TDR District - An area defined as a zoning overlay district, which includes a sending area and a receiving area for the purpose of transferring development rights from a parcel within the sending area to a parcel within the receiving area.

E. Districts Defined.

1. The Industrial TDR District is hereby determined to be any Industrial-Commercial and Low Density Residential Zoning district as shown on the Zoning Map for the Town of Milton, New Hampshire, adopted date, March 2006. The sending area is defined to be open space and related setbacks as defined by the Town of Milton Wetland Protection District, which are located in any Low Density Residential Zoning district. The receiving area is defined to be all remaining land in any Industrial-Commercial Zoning district.
2. The Residential TDR District is hereby determined to be any Commercial-Residential and Low Density Residential district as shown on the Zoning Map for the Town of Milton, New Hampshire, adopted date, March 2006. The sending area is defined to be all Low Density Residential zoning districts. The receiving area is defined to be all Commercial-Residential zoning districts east of the Spaulding Turnpike which allow residential development.

F. Procedural Requirements.

1. At the discretion of the Planning Board, an applicant for subdivision or site plan approval within the receiving area of the defined TDR district may apply the performance standards specified in subsection G and H below in return for the acquisition of land or development rights from the sending area within the same TDR district. The performance standards for the Industrial TDR district are outlined in subsection H below. The performance standards for the Residential TDR district are outlined in subsection G below.
2. A certified boundary survey of the associated land in the sending area shall be submitted as a supplement to the site plan or subdivision plan for development within the receiving area.
3. The owner of the subject open space within the sending area of the TDR district shall sign all application materials as a co-applicant of the subdivision or site plan application.
4. A sketch plan estimating layout of the development site and identifying the open space associated with the plan shall be submitted to the Planning Board for review at a regularly scheduled meeting. The Planning Board, within thirty (30) days of its review of the sketch plan, shall determine if waivers will be granted as allowed in Subsections G and H below. Following this decision, a final application will be prepared. The final application for development approval shall be reviewed in accordance with the standard plan review process and subjected to all applicable development regulations, except as provided in this section.
5. A perpetual easement or restrictive covenant shall be recorded at the Strafford County Registry of Deeds that preserves the designated open space within the sending area. Said easement or covenant may allow for the continuance of existing residential, agricultural and silvicultural activities, and may allow for utility and access crossings in accordance with subsection I below. The designation of the land protection agency to hold the easement shall be approved by the Planning Board.

G. Industrial Performance Standards.

1. Land within a sending area, when surveyed, approved by the Planning Board and preserved by easement or covenant as specified in subsection F above, may be counted for the open space requirement for a development site in a receiving area. The amount of land preserved in a sending area shall equal or exceed the open space requirement for the development site, but in

no case be less than two (2) acres. Additionally, development sites within the Industrial-Commercial zoning districts shall maintain open space or landscaped area on at least ten (10) percent of the site. The design of the development site shall locate the open space or landscaped area to maximize the aesthetic value of the site.

2. The minimum lot size requirement in the underlying zoning district may be waived by the Planning Board for land subjected to the transfer of development rights.
3. The minimum frontage requirement may be waived by the Planning Board for land subjected to the transfer of development rights provided that paved access to all developed areas suitable for emergency vehicles is approved by the Planning Board.
4. Setbacks for parking, paved areas, and buildings may be waived by the Planning Board, and be consistent with the intent to promote intensive development of suitable development sites. In addition, buildings shall be at least 150 feet from residential structures that exist on the date of enactment of this Chapter, and 75 feet from the lot line of a disagreeing residential abutter.
5. The developer shall record Planning Board approved covenants that address architectural considerations for structures, signage, and lighting, that are designed to promote the highest possible aesthetic quality of the development site.
6. A landscaping plan shall be submitted with a subdivision or site plan application that depicts landscaping or open space around the perimeter of the site, near the proposed buildings, and within the parking lot that promotes the highest possible aesthetic quality of the development.

H. Residential Performance Standards.

1. For land in the sending district to be eligible to transfer development rights, it must be a parcel of at least 5 acres, and developable under the existing land use regulations.
2. Land within a sending area, when surveyed, approved by the Planning Board and preserved by easement or covenant as specified in subsection F above, may be counted for the minimum lot size requirement for a development site in a receiving area. The amount of land preserved in a sending area shall equal or exceed the minimum lot size requirement for the sending site.
3. The square footage being transferred shall be divided by the minimum lot size needed in the receiving area, or by 5000 square feet, whichever is larger to determine the transferred right.
4. The minimum lot size requirement in the underlying zoning district may be waived by the Planning Board for land subjected to the transfer of development rights.
5. The minimum frontage requirement may be waived by the Planning Board for land subjected to the transfer of development rights provided that paved access to all developed areas suitable for emergency vehicles is approved by the Planning Board.
6. Notwithstanding any other provision in this chapter to the contrary, the density or intensity of development of a receiving parcel may be increased by the transfer of development rights so long as the increase in density or intensity:
 - (a) Is consistent with the Master Plan.
 - (b) Is not incompatible with the land uses on neighboring lots.

I. Conditional Uses. The Planning Board may grant conditional use permits to allow streets, roads, utilities, or other infrastructure improvements to cross wetlands within the receiving area of the TDR District provided said infrastructure is essential to the productive use of land within the receiving area of a TDR District, and further provided that no possible location exists for said infrastructure in non-wetland areas.

ARTICLE XIX
IMPACT FEE ORDINANCE
(Adopted 3/14/07)

A. PURPOSE

The following ordinance shall govern the assessment of impact fees for public capital facilities in order to accommodate increased demand on the capacity of these facilities due to new development. This ordinance is authorized by RSA 674:16 and 674:21, V, as an innovative land use control to: promote public health, safety, convenience, welfare, and prosperity; ensure that adequate and appropriate public facilities are available; and provide for the harmonious development of the Town and its environs.

B. FINDINGS

In review of the impact of growth relative to the existing and planned capital facility capacity available to the Town of Milton for its capital facility's needs, the Town of Milton hereby finds that:

1. As documented by the Master Plan and the Capital Improvements Program of the Town of Milton, recent and anticipated growth rates in public enrollment and associated improvements and costs would necessitate an excessive expenditure of public funds in order to maintain adequate capital facility standards and to promote and protect the public health, safety, and welfare.
2. The imposition of impact fees is one of the methods available to ensure that public expenditures are not excessive, and that new development will bear a proportionate share of the capital costs necessary to accommodate such development.
3. An impact fee ordinance for public capital facilities is consistent with the goals and objectives of the Master Plan and the Capital Improvements Program of the Town of Milton.

C. AUTHORITY

1. Impact fees may be assessed to new development to compensate the Town of Milton for the proportional share of capital facilities generated by new development in the Town of Milton. Any person who seeks a building permit for new development may be required to pay an impact fee in the manner set forth herein.
2. Public capital facilities have been and will be provided by the Town utilizing funds allocated through the Capital Improvements Program, which has been reviewed by the Planning Board and adopted and regularly updated by the Board of Selectmen.
3. The Planning Board may, as a condition of approval of any subdivision, site plan, or change of use, and when consistent with applicable Board regulations, require an applicant to pay an impact fee for the applicant's proportional share of off-site improvements to public facilities affected by the development.
4. Nothing in this section shall be construed to limit the existing authority of the Planning Board, in accordance with RSA 674:36.11(a) and the regulations of the Board, to disapprove proposed development which is scattered or premature or which would require an excessive expenditure of public funds, or which would otherwise violate applicable ordinances and regulations. Nothing in this section shall be construed to limit the Planning Board's authority to require off-site work to be performed by the applicant, in lieu of paying an impact fee, or the Board's

authority to impose other types of conditions of approval. Nothing in this section shall be construed to affect types of fees governed by other statutes, ordinances or regulations.

D. DEFINITIONS

For the purposes of this chapter, the following terms shall have the meanings indicated:

1. **Capital Facilities** – Facilities and associated structures, including and limited to water treatment and distribution facilities; wastewater treatment and disposal facilities; sanitary sewers; storm water, drainage and flood controls facilities; public road systems and rights-of-way; municipal office facilities; public school facilities; public safety facilities solid waste collection, transfer, recycling, processing and disposal facilities; public library facilities; and public recreational facilities not including public open space.
2. **Gross Floor Area** – The sum of the areas of all floors of main and accessory buildings on the property as measured to the outside surfaces of the exterior walls. The gross floor area shall include basements, lobbies, and stair openings, porches, balconies and open-sided roofed-over areas, elevator shafts and storage. The gross floor area shall exclude open wells (atriums), mechanical rooms, crawl spaces and attics without floors, attics used only for mechanical services.
3. **Impact Fee** – A fee or assessment imposed upon development, including subdivision and site plan review, building construction or other land use change, in order to help meet the needs occasioned by that development for the construction or improvement of capital facilities owned or operated by the Town of Milton, including and limited to water treatment and distribution facilities; wastewater treatment and disposal facilities; sanitary sewers; storm water, drainage and flood control facilities; public road systems and rights-of-way; municipal office facilities; public school facilities; public safety facilities; solid waste collection, transfer, recycling, processing and disposal facilities; public library facilities; and public recreational facilities not including public open space.
4. **New Development** - An activity that results in:
 - (a) creation of a new dwelling unit or units; or
 - (b) conversion of a legally existing use, or additions thereto, which would result in a net increase in the number of dwelling units or number of bedrooms; or
 - (c) construction resulting in a new non-residential building or a net increase in the gross floor area of any non-residential building; or
 - (d) conversion of an existing use to another use if such change creates a net increase in the demand on public capital facilities that are the subject of impact fee assessments. New development shall not include the replacement of an existing mobile home, or the reconstruction of a structure that has been destroyed by fire or natural disaster where there is no change in its gross floor area, density, or type of use, and where there is no net increase in demand on public capital facilities.
 - (e) A new or modified service connection to the public water system or the public wastewater disposal system of the Town that would result in a net increase in demand on the capacity of these facilities.

E. ASSESSMENT METHODOLOGY

1. **Computation:** Prior to assessing an impact fee required by the Planning Board for one or more

of the public capital facilities listed above, the Planning Board shall adopt such studies or methodologies and related fee schedules that provide for a process or method of calculating the proportionate share of capital improvement costs that are attributable to new development. Such calculations shall reasonably reflect the capital cost associated with the increased demand placed on capital facility capacity by new development.

2. **Proportionality:** The amount of the impact fee shall be calculated by the Planning Board to be a proportional share of municipal capital improvement costs that are reasonably related to the capital needs created by the development, and to the benefits accruing to the development from the capital improvements financed by the fee.
3. **Conversion or Modification of Use:** In the case of new development created by conversion or modification of an existing use, the impact fee shall be based upon the net increase in the impact fee assessed for the new use as compared to the highest impact fee that was or would have been assessed for the previous use in existence on or after the effective date of this ordinance.
4. **Existing Deficiencies:** Upgrading of existing facilities and infrastructures, the need for which is not created by new development, shall not be paid for by impact fees.

F. ADMINISTRATION

1. Accounting

(a) In accordance with RSA 673:16, II and RSA 674:21, V(c), impact fees shall be accounted for separately, shall be segregated from the Town's general fund, may be spent upon order of the Board of Selectmen, and shall be used solely for the capital improvements for which it was collected, or to recoup the cost of capital improvements made in anticipation of the needs which the fee was collected to meet.

(b) In the event that bonds or similar debt instruments have been or will be issued by the Town of Milton or the Milton School District for the funding of capital improvements that are the subject of impact fee assessment, impact fees from the appropriate related capital facility impact fee accounts may be applied to pay debt service on such bonds or similar debt instruments.

(c) The Town Treasurer shall record all fees paid, by date of payment and the name of the person making payment and shall maintain an updated record of the current ownership, tax map and lot reference number of properties for which fees have been paid under this Ordinance, for each building permit so affected for a period of at least nine (9) years from the date of receipt of the impact fee payment associated with the issuance of each permit.

(d) Impact fees collected may be spent from time to time by order of the Board of Selectmen and shall be used solely for the reimbursement of the Town and the School District for the cost of public capital improvements for which they were collected, or to recoup the cost of capital improvements made by the Town or District in anticipation of the needs for which the impact fee was collected.

(e) In the event that bonds or similar debt instruments have been, or will be, issued by the Town or the District for the funding of capacity-related facility improvements, impact fees may be transferred to pay debt service on such bonds or similar debt instruments.

(f) At the end of each fiscal year, the Town Treasurer shall make a report to the Board of Selectmen, giving a particular account of all impact fee transactions during the year.

2. **Assessment:** All impact fees imposed pursuant to this section shall be assessed at the time of planning board approval of a subdivision, site plan or change of use as per the Planning Board approved Schedule of Fees. When no planning board approval is required or has been made prior to adoption or amendment of this ordinance, impact fees shall be assessed prior to, or as a condition for, the issuance of a building permit or other appropriate permission to proceed with development as determined by the Board of Selectmen.
3. **Security:** In the interim between assessment and collection, the Board of Selectmen may require developers to post bonds, issue letters of credit, accept liens, or otherwise provide suitable measures of security so as to guarantee future payment of assessed impact fees.
4. **Collection:** Impact fees shall be collected as a condition for the issuance of a certificate of occupancy. If no certificate of occupancy is required, impact fees shall be collected when the development is ready for its intended use. The collection of impact fees shall be the responsibility of the Board of Selectmen. In projects where off-site improvements are to be constructed simultaneously with a project's development, and where the Town has appropriated the necessary funds to cover such portions of the work for which it will be responsible, the Town may advance the time of collection of the impact fee to the issuance of a building permit. Nothing in this section shall prevent the Board of Selectmen, with the review by the Planning Board, and the assessed party from establishing an alternate, mutually acceptable schedule of payment.
5. **Refund of Fees Paid:** The current owner of record of property for which an impact fee has been paid shall be entitled to a refund of that fee, plus accrued interest under the following circumstances:
 - (a) When either the full or partial portion of the impact fee, whichever is applicable, has not been encumbered or legally bound to be spent for the purpose for which it was collected within a period of six (6) years from the date of the full and final payment of the fee; or
 - (b) When the Town of Milton, or in the case of school impact fees, the Milton School District, has failed, within the period of six (6) years from the date of the full and final payment of such fee, to appropriate their proportionate non-impact fee share of related capital improvement costs.

G. APPEALS

A party aggrieved by a decision made by the Building Inspector regarding the assessment or collection of impact fees authorized by this Section may appeal such decision to the Planning Board. In accord with RSA 676:5, III, appeals of the decision of the Planning Board in administering this ordinance may be made to Superior Court, as provided in RSA 676:5, III and RSA 677:15, as amended.

H. WAIVERS

The Planning Board may grant full or partial waivers of impact fees where the Board finds that one or more of the following criteria are met with respect to the particular public capital facilities for which impact fees are normally assessed.

- (a) An applicant may request a full or partial waiver of school impact fees for those residential units that are lawfully restricted to occupancy by senior citizens aged 62 or over in a development that is also maintained in compliance with the provisions of RSA 354-A: 15, Housing For Older Persons. The Planning Board may waive school impact fee assessments on such age-restricted units where it finds that the property will be bound by lawful deeded

restrictions on occupancy by senior citizens aged 62 or over for a period of at least 20 years. Upon expiration of the specified waiver period, any proposed change in use or conversion of residential units from age-restricted occupancy, may be subject to assessment of impact fees.

- (b) A person may request a full or partial waiver of impact fees for construction within a subdivision or site plan approved by the Planning Board prior to the effective date of this ordinance. Prior to granting such a waiver, the Planning Board must find that the proposed construction is entitled to the four year exemption provided by RSA 674:39, pursuant to that statute. This waiver shall not be applicable to phases of a phased development project where active and substantial development, building and construction has not yet occurred in the phase in which construction is proposed.
- (c) The Planning Board may agree to waive all or part of an impact fee assessment and accept in lieu of a cash payment, a proposed contribution of real property or facility improvements of equivalent value and utility to the public. Prior to acting on a request for a waiver of impact fees under this provision that would involve a contribution of real property or the construction of capital facilities, the Planning Board shall submit a copy of the waiver request to the Town Council for its review and consent and hold a public hearing prior to its acceptance of the proposed contribution. The value of contributions or improvements shall be credited only toward facilities of like kind and may not be credited to other categories of impact fee assessment. The applicant shall pay all costs incurred by the Town for the review of such proposal, including consultant and counsel fees.

I. ADDITIONAL ASSESSMENTS

Payment of the impact fee under this article does not restrict the Town or the Planning Board from requiring other payments from an applicant, including such payments relating to the cost of the extensions of water and sewer mains or the construction of roads or streets or other infrastructure and public capital facilities specifically benefiting the development as required by the subdivision or site plan review regulations, or as otherwise authorized by law.

ARTICLE XX SIGN ORDINANCE (Adopted 3/13/12)

1. Purpose: Signs perform important functions that are essential for public safety and general welfare, including communicating messages, providing information about goods and services, and orienting and directing people. The purpose of the Milton Sign Ordinance is to:

- a) Promote the public, health, welfare and safety by regulating existing and proposed outdoor advertising and outdoor signs of all types;

- b) Protect property values;
- c) Enhance and protect the physical appearance of the Town of Milton;
- d) Preserve the Town's scenic and natural beauty;
- e) Prevent hazards to vehicular and pedestrian traffic safety by controlling the number, location, and placement of signs;
- f) Provide easy recognition and legibility of permitted signs and uses and promote visual order and clarity on streets;
- g) Support business and community vitality through informing the public of available goods, services, and activities; and
- h) Provide the Planning Board with discretion and flexibility when reviewing sign permit applications for businesses that serve the traveling public, national retail chains, high value businesses and the like.

2. Sign permit required.

No sign shall be placed, erected, moved, replaced, or reconstructed without a permit unless specifically exempted in this section. Such permit shall be issued by the Code Enforcement Officer provided the sign meets all the requirements of this section. Applications for a sign permit shall be made to the Code Enforcement Officer on the form provided by him and shall include a set of plans (to scale), showing site location, sign size, colors, the design, type, and size of lettering, method of illumination, (if any), and the type of materials to be used in construction and the required fee. The Code Enforcement Officer shall record the plans in the CEO office prior to the issuance of the permit.

3. Allowed without a sign permit. The following signs are allowed in all zoning districts without a sign permit:

- a) One (1) temporary nonilluminated sign no greater than nine (9) square feet in area advertising the sale, rent or lease of the premises.
- b) Political signs as regulated by NH RSA 664.
- c) Temporary nonilluminated signs pertaining to yard, garage, and similar special sales or events. These signs shall only be displayed while such sale or special event is actively in progress.
- d) Directional signs indicating entrance and exit driveways, parking regulations and signs deemed essential to protect the public health, safety, and welfare. Such signs shall be no larger than four square feet.
- e) Temporary signs and decorations displayed as part of the celebration of holidays, or

national, state, or local citywide events or festivals.

- f) Temporary special promotional signs for public, institutional, cultural, or civic events occurring within or relative to the Town of Milton.
 - g) Bulletin or announcement boards not exceeding thirty-two (32) square feet in total area on the premises of schools, churches, or other public facilities.
 - h) One (1) temporary sign not exceeding thirty-two (32) square feet on a building or project under construction identifying the architect, owner, and/or contractor.
 - i) One (1) directory sign of the principal occupants of a building may be affixed to the exterior wall at each entrance to the building. Such directory shall not exceed one (1) square foot for each occupant.
 - j) One (1) sign not exceeding two (2) square feet identifying the name and/or address of the occupant.
 - k) One (1) temporary non-illuminated sign not exceeding thirty-two (32) square feet advertising the sale, rent, lease of an existing commercial or industrial use or land located in the Industrial Commercial (IC) zone.
 - l) One (1) off premise directional signs indicating the general location of a business. Such signs shall be no larger than four (4) square feet. One such sign per business is allowed.
4. Signs allowed only by permit. A permit shall be required for signs in the following zoning districts:
- a) In the HDR zoning district, one (1) exterior affixed, hanging or freestanding sign not exceeding four (4) square feet in area identifying a permitted use.
 - b) In the LDR zoning district one (1) exterior affixed, hanging, or freestanding sign not exceeding thirty-two (32) square feet in area identifying a permitted use except that signs for home occupations shall be limited to four (4) square feet in area.
 - c) In the CR and IC zoning districts, exterior affixed signs shall not exceed thirty-two (32) square feet. For every 25 feet of additional setback, the square footage of the sign can be increased by three (3) square feet. One (1) hanging sign on each frontage provided that such sign has no more than two (2) faces and projects no more than eight (8) feet from the building face. Hanging signs shall not exceed thirty-two (32) square feet in area.
 - d) Freestanding or ground signs subject to the following conditions:

1. Signs shall not exceed sixteen (16) feet in height nor obscure vision for

traffic movement.

2. The area of a sign area shall not exceed thirty-two (32) square feet.
3. One (1) freestanding sign allowed per lot.

- e) A business in the CR and IC zoning districts shall be allowed either a one (1) affixed sign or one (1) hanging sign.

5. Planning Board Review.

For businesses such as those serving the traveling public, national retail chains, high value businesses and the like, the Planning Board shall have the authority to allow an increase in the square footage of signs in the CR and IC zoning districts up to a maximum of 250 square feet and to make other appropriate modifications regarding signage requirements. In making its determination, the Planning Board shall consider the abutting land uses, the visual impact, the site location and the signage requirements of the business given its location and size.

6. General Provisions

- a) Two-faced signs shall be considered as a single unit, and only one surface shall be considered in determining the area.
- b) The material and construction of any sign shall be in accordance with the building code and other Town requirements. All signs shall be maintained in a safe condition and, in good repair.
- c) Except for directional signs, off-premises signs advertising a business are not allowed.
- d) Internally illuminated, flashing signs and scrolling signs are not permitted.
- e) Signs shall conform to all dimensional requirements of the Milton Zoning Ordinance.

7. Definitions

- a. Internally illuminated sign: A sign that is lighted by a source concealed behind a translucent sign panel.
- b. Sign: Any device, fixture, placard, or structure that uses color, form, graphic, illumination, symbol, or writing to advertise, announce the purpose of, or identify the purpose of a person or entity, or to communicate information of any kind to the public.
- c. Sign Area: The area of the smallest rectangle or circle within which the entire sign can fit and which excludes structural supports which do not contribute through shape, color, or otherwise to the sign's message. Any separate surface, board, frame or shape on or within which the sign is displayed shall be included. The height of a sign shall be measured to the highest point of the sign, including any structural or ornamental projections above the sign proper, from the average ground level above which the sign is located.

d. Temporary signs: Signs of a temporary nature such as political posters, signs giving notice of a non-profit or charitable event or function, notice of a public or non-profit type of meeting, yard sales, a real estate sign, construction sign identifying a project, a sign announcing a new business or a relocated business provided the sign is less than eight (8) square feet. Temporary signs shall not be placed on fences, trees, utility poles or the like or a place that will obstruct or impair the vision of traffic or create a hazard or nuisance. Temporary signs shall be removed within ten (10) days of the event or function.

8. Violations

Any violation of this sign ordinance shall be subject to fines or penalties as indicated in Article IX Penalties of the Milton Zoning Ordinance.

ARTICLE XXI ACCESSORY DWELLING UNITS (Adopted 3/14/18)

I. Authority. NH RSA 674:71-73, Accessory Dwelling Units

II. Purpose. In accordance with NH RSA 674:71-73 and 674:21, expand the mix of affordable housing opportunities throughout the Town by permitting the creation of secondary dwelling residences as an accessory use to existing single-family detached dwellings while maintaining the visual and functional character of single-family residential neighborhoods for the following reasons:

- A. There is a growing need for more diverse affordable housing opportunities for the citizens of New Hampshire.
- B. Demographic trends are producing more households where adult children wish to give care and support to parents in a semi-independent living arrangement.
- C. Elderly and disabled citizens need independent living space for caregivers.
- D. There are many important societal benefits associated with the creation of accessory dwelling residences, including:
 - 1. Increasing the supply of affordable housing without the need for more infrastructure or further land development.
 - 2. Benefits for aging homeowners, single parents, recent college graduates who are saddled with significant student loan debt, caregivers, and disabled persons.
 - 3. Integrating affordable housing into the community with minimal negative impact.

4. Providing elderly citizens with the opportunity to live in a supportive family environment with both independence and dignity.

III. Definitions.

- A. “Accessory dwelling unit (ADU)” means a subordinate dwelling residence with complete and independent living facilities on the same lot attached to or contained within an existing single-family dwelling. The Town shall not restrict the area of the ADU to less than 750 sq. ft. as per NH RSA 674:72 VII. Every accessory dwelling residence shall be deemed a residence of workforce housing for purposes of satisfying the municipality’s obligation under RSA 674:59.
- B. “Rental occupancy” means non-ownership including long term lease ownership.

IV. Designation.

- A. One accessory dwelling unit shall be permitted only on parcels which meet the following conditions:
 1. Is a legally created lot of record;
 2. Contains one existing single-family detached dwelling which is a conforming use;
 3. Contains no other accessory dwelling residence(s).

V. Procedure.

- A. Each accessory dwelling unit shall require compliance with zoning, an issued building permit and an occupancy permit and meet the standards contained in the section below.

VI. Standards.

- A. New construction for an accessory dwelling unit shall comply with all the development standards for a single-family detached dwelling including, but not limited to, setbacks, height limits and lot coverage (for lots in the Comprehensive Shoreland Protection Zone) and shall not increase any nonconforming aspect of any existing structure unless otherwise addressed by this chapter.
- B. The following standards shall also apply:
 1. The maximum size of an ADU shall not exceed 1,000 sq. ft. area.
 2. Both the ADU and the primary residence shall comply with the state Building Code and Fire Code regulations for construction, minimum living space, fire exits and smoke alarms.

3. An interior door shall be provided between the principal dwelling unit and accessory dwelling unit. There is no requirement for said interior door to remain unlocked.
 4. The architecture of the ADU shall match that of the primary residence.
 5. One off-street parking space shall be provided in addition to those required for the primary residence for a minimum total of three.
 6. There shall be no exterior stairway leading to the ADU on the front of the house.
 7. There shall be no more than two bedrooms in an ADU.
 8. The applicant shall make adequate provisions for water supply and sewage disposal in accordance with NH RSA 485-A: 38, however, separate utility connections are not required by the Town.
 9. Any additions to the ADU shall meet the requirements of this chapter.
- C. An accessory dwelling unit which conforms to the standards in this chapter shall not be considered to exceed the allowable density for the lot upon which it is located and shall be considered a residential use which is consistent with the master plan and zoning designation for the lot.

VII. Additional requirements.

- A. Accessory dwelling units shall be subject to the following requirements:
1. Sale or ownership of such unit separate from the primary residence is prohibited.
 2. The occupant of either the ADU or the primary residence shall be the owner of the entire property. Only one unit shall be used for rental occupancy.
 3. No more than four persons shall occupy an ADU.
 4. NH DES requirements for septic loading shall be met.

ARTICLE XXII SOLAR FACILITIES (Adopted 3/12/2021)

I. Purpose and Authority

- A. The purpose of this ordinance is to accommodate solar energy collection systems and distributed generation resources in appropriate locations, while protecting the public's health, safety, and welfare. The Town intends to facilitate the State and National goals of developing clean, safe, renewable energy resources in accordance with the enumerated policies of NH RSA 374-G

and 362-F that include national security and economic and environmental sustainability. This solar collection system ordinance is enacted in accordance with NH RSA 674:17(I)(j) and the purposes outlined in NH RSA 672:1-III-a as amended.

II. General Definitions:

- A. **Rated Nameplate Capacity** – Maximum rated alternating current (“AC”) output of solar collection system based on the design output of the solar system.¹
- B. **Solar Land Coverage** – is defined exclusively for the purposes of calculating the footprint of the land area occupied by the components of a solar array. The Solar Land Coverage is the land area that encompasses all components of the solar collection system including but not limited to mounting equipment, panels, and ancillary components of the system. This definition does not include access roads or fencing and is not to be interpreted as a measurement of impervious surface as it may be defined in this ordinance.²
- C. **Solar Collection System** - Includes all equipment required to harvest solar energy to generate electricity. The Solar Collection System includes storage devices, power conditioning equipment, transfer equipment, and parts related to the functioning of those items. Solar Collection Systems include only equipment up to (but not including) the stage that connection is made to the utility grid or site service point.

¹ While the sum of the DC output of the modules may be more causally related to the physical size of the system and number of panels used, we have elected to use the AC output as the benchmark. AC capacity is used for system sizing with respect to incentives and regulatory requirements. This conclusion balances the nature of the array’s purpose (residential, commercial etc.) and provides a consistent use of terms across other regulations that apply to solar systems. This connection (AC capacity to zoning definitions) allows the community to communicate and regulate with a consistent and familiar set of system sizes and categorize them as a land use appropriately.

² This is an important distinction since the nature of the coverage is not consistent with other lot coverage approaches. While panels and other accessory components may be impervious themselves, they are either of limited area or not affixed directly to the ground. In addition, the nature of the installation hardware always includes gaps and slopes to facilitate water and snow filtration to ground cover that is dispersed evenly throughout the site.

- D. **Roof Mount** – A solar collection system that is structurally mounted to the roof of a building or other permitted structure, including limited accessory equipment associated with system which may be ground mounted. It is installed parallel to the roof with a few inches gap. If the rooftop is flat, then the racking system is installed so the solar array is aligned at an angle. For purposes of calculating array sizes or solar land coverage under the solar definitions in this section, roof mounted portions shall not be included if the system is made up of both roof and ground mounted systems.
- E. **Ground Mount** – A solar collection system and associated mounting hardware that is affixed to or placed upon (such as ballasted systems) the ground

including but not limited to fixed, passive, or active tracking racking systems.

- F. **Commercial Carport Mount** – Any solar collection system of any size that is installed on the roof structure of a carport over a parking area.

III. Use Definitions:

- A. **Accessory Residential Solar:** Any ground mounted or roof mounted solar collection system primarily for on-site residential use, and consisting of one or more free-standing, ground or roof mounted, solar arrays or modules, or solar related equipment, intended to primarily reduce on-site consumption of utility power.
- B. **Community Solar:** A use of land that consists of one or more free-standing, ground or roof mounted solar collection systems regardless of nameplate capacity that is up to 100 kW AC and that is less than 1 acre of solar land coverage.
- C. **Accessory Agriculture Solar:** Any ground mounted or roof mounted solar collection system designed to primarily reduce on-site consumption of utility power and without a limit to the rated nameplate capacity or solar land coverage provided the existing agricultural use is preserved at the time of installation.³
- D. **Primary Agriculture Solar:** Any ground mounted solar collection system that is partially used to reduce on-site consumption of utility power and with a rated nameplate capacity up to 1 MW AC in size or has a solar land coverage more than 5 acres provided the existing agricultural use is preserved at the time of installation where the excess power is sold to the utility company.

³ Specific Definitions for Agriculture: This approach is meant to permit some freedom for existing agricultural uses to have their own systems with minimal regulation and larger systems with a balanced approach. It is tied to the preservation of the existing agricultural use to minimize conversion. There is no limit to future conversion of the property. This approach supports agriculture without promoting the conversion of agriculture to solar.

- E. **Commercial Solar:** A use of land that consists of one or more free-standing, ground mounted solar collection systems with a rated nameplate capacity of up to 1 MW AC and that is less than 5 acres in solar land coverage.
- F. **Large Commercial Solar:** A use of land that consists of one or more free-standing, ground mounted solar collection systems with a rated nameplate capacity of between 1 MW and 5 MW that is between 5 and 25 acres in solar land coverage.
- G. **Industrial Solar:** A use of land that consists of one or more free-standing, ground mounted solar collection systems regardless of nameplate capacity that is between 25 acres and 50 acres in solar land coverage.
- H. **Utility Solar:** A use of land that consists of one or more free-standing, ground mounted solar collection systems regardless of nameplate capacity that is over 50 acres in solar land coverage and less than 30 MW in rated nameplate capacity.
- I. **Solar Power Generation Station:** Any solar collection system that is over 30 MW in nameplate capacity. In no case shall a Solar Power Generation Station exceed 150 acres.

IV. Table of Permitted Solar Uses:

Solar Facility Type	Zoning District			
	High Density Residential	Low Density Residential	Commercial Residential	Industrial Commercial
Accessory Residential Solar	P	P	P	P
Community Solar	X	P	CUP	CUP
Accessory Agricultural Solar	X	P	P	P
Primary Agricultural Solar	X	P	CUP	CUP
Commercial Solar	CUP	P	CUP	P
Large Commercial Solar	X	CUP	X	CUP
Industrial Solar	X	CUP	X	CUP
Utility Solar	X	CUP	X	CUP
Solar Power Generation Station	X	CUP	X	CUP

- P = Use permitted by right with building and electrical permit.
- CUP = Use permitted by Conditional Use Permit.
- X = Use prohibited.
- Site plan review is required for all solar uses except for Accessory Residential Solar and Accessory Agricultural solar in accordance with the Site plan Review Regulations.

V. Specific Solar System Requirements and Exemptions:

- A. A ground-mounted Accessory Residential Solar system over 25 feet in height at any point shall be in the rear yard between the primary structure and rear lot line.
- B. Non-residential Carport Mounted solar collection systems over parking areas are permitted in all zones without a Conditional Use Permit – site plan review is required in accordance with the Site plan Review Regulations.
- C. Roof Mounted solar collection systems of any size are permitted in all zones without a conditional use permit.
- D. When adding solar panels to historic properties, it is recommended that the roof or ground mounted solar panels be mounted in inconspicuous locations when possible and be screened to limit visibility.
- E. Municipal Systems: All solar collection systems for municipal use are exempt from land use regulations pursuant to NH RSA 674:54.

VI. Additional Provisions Regarding Solar Collection Systems:

- A. Building Height: Roof mounted solar collection systems shall be exempt from building height limitations.
- B. Lot Coverage: Ground-mounted solar collection systems shall not be considered as part of the maximum required lot coverage limitations and shall not be considered impervious surface. Impervious surface limitations as related to stormwater management for solar collection systems shall be addressed in accordance with this ordinance.

VII. Additional Permitted Sites:

- A. Solar Collection Systems of any size or type shall be permitted on the following sites if they remain Town-owned and comply with the requirements of this ordinance:
 - 1. Transfer Station / Capped Landfill: Map 32 Lot 30.
 - 2. School Facilities: Map 42 Lot 17, Lot 19, Lot 15.
 - 3. Police Station land: Map 28 Lot 49.
 - 4. Lockhart Field: Map 32 Lot 79.
 - 5. Fire Station land: Map 32 Lot 76.
 - 6. Town Office: Map 45 Lot 36, Lot 37.
 - 7. Water District Properties: Map 37 Lot 103, Map 42 Lot 9, Map 38 Lot 103.

VIII. Solar Collection System Conditional Use Permit:

- A. The Planning Board encourages the use of tax maps, GIS, USGS, Google Earth and other resources that provide enough detail to create a hand drawn or computer-generated site plan for local land use board review. The use of Engineers and Surveyors is required for larger projects or when critical environmental areas are present. Landscape architects or professional

landscapers may be engaged to address aesthetic concerns.

IX. General Application Criteria:

- A. System Layout Requirements
 - 1. A detailed sketch or plan showing the installation area of the site.
 - 2. A detailed sketch of any land clearing or grading required for the installation and operation of the system.
 - 3. The location of all equipment to be installed on site including utility connection point(s), storage battery and equipment structures and equipment. To the maximum extent practical all wiring associated with the utility connection shall be underground.
 - 4. All equipment and structure locations, except for utility connections, shall comply with required setbacks.
- B. Equipment Specification
 - 1. All proposed equipment or specifications must be included with the application.
 - 2. Such information can be supplied via manufacturer's specifications or through detailed description.
- C. Emergency Response
 - 1. Access to the site for emergency response shall be provided and detailed on the plan.
 - 2. A narrative or manual for municipal Fire Department detailing response guidance and disconnection locations necessary for fire response.
 - 3. Additional industry guidance documents that provide information about safety procedures for specific equipment on site shall be provided as needed to ensure adequate public safety.
 - 4. Contact information for the solar collection system owner/operator shall be posted on site at the access way and provided and updated to the Town.
- D. Natural Resource & Views/Viewsheds Impacts and Buffers
 - 1. Solar collection systems shall be visually screened through the preservation of existing vegetation or through a landscaped buffer in accordance with the following.
 - a. Plan: The buffering plan shall indicate the location, height and spacing of existing vegetation to be preserved, areas where new planting will be required, and a statement that the buffering shall be maintained for the lifespan of the project.
 - b. All solar systems shall have a reasonable visual buffer as required in the site plan review regulations from public ways and neighboring commercial/residential uses based on the viewsheds, contours of the land and abutting land uses.
 - c. Areas that are within the viewshed of significant value as identified in the Master Plan shall include additional reasonable mechanisms to

mitigate from a continuous and uninterrupted view of the system.

- E. Fencing shall be installed, if required, by the electric code or the utility. Additional security or fencing may be required if the location of the system presents a safety concern for abutting land uses.
- F. Primary Agriculture Solar should minimize impacts to farmland activities and Prime Farmland Soils (as defined and delineated by soil survey and definition of NH NRCS). Dual use arrangements (solar and farming activities are encouraged where practical).
 - 1. Land clearing shall be limited to what is necessary for the installation and operation of the system and to insure sufficient all-season access to the solar resource given the topography of the land.
 - 2. Following construction, cleared land areas must be restored with native species that are consistent with the use of the site as a solar collection system (such as slow growth or low ground cover).
 - 3. Erosion control measures during construction shall be detailed as required.
- G. Additional Requirements for Large Commercial, Industrial and Utility (LC/I/U) Solar:
 - 1. All submitted plans, reports and documentation shall be prepared and stamped by a licensed NH Professional Engineer.
 - 2. A detailed pre-construction and post-construction plan identifying existing vegetation and areas to be cleared with specific identification of locations of buffer areas adjacent to neighboring uses and public ways.
 - 3. LC/I/U systems that disturb more than 10 acres of previously undisturbed land shall provide a natural resource inventory that details site conditions and habitat and mitigation efforts to reduce impacts to important species and habitat.
 - 4. Efforts and practices that can provide for a dual use of the site should be explored if feasible and encouraged where appropriate.
 - 5. The applicant shall demonstrate effective stormwater infiltration along with erosion control measures and soil stabilization.
- H. Electrical Requirements.
 - 1. All systems not connected to the grid shall be approved by the electrical inspector or Building Inspector, as required.
 - 2. Grid-tied systems shall file a copy of a final approved interconnection shall be filed with the Town prior to operation of the system.
- I. Glare
Glare is measured by an index– the included standard is lower than the index of water and standard anti-glare windows in most houses. Many panels already are manufactured with this coating as it increases output and reduces O&M costs.
 - 1. All proposed solar collection systems except for Accessory Residential Solar systems shall notify the Regional Federal Aviation Authority (FAA)

Office and the local airport operator to inform the FAA & operator about the proposed project and public hearing dates so that the agency can determine if the project, especially if large, presents any safety or navigational problems.

2. A statement or study detailing potential significant glare onto abutting structures and roadways estimating the interaction of sun to panel angle, time of year and visibility locations.
3. Based on the above information, the Planning Board may require reasonable mitigation. Mitigation may include angle of panels, details on the anti-reflective nature of the panel coating or any additional specific screening to minimize resulting impacts.
4. Mitigation through anti-reflective coatings shall have an index of refraction equal to or less than 1.30.

J. Noise

1. Estimates of any equipment noise on the site based on equipment specification materials (such as inverters).
2. Noise levels at the property line shall be at reasonable levels given the location of the facility with due consideration to the surrounding land uses and zone.

K. Setbacks

1. Solar collection systems shall be considered structures, shall require building permits, and shall comply with building setback requirements from lot lines for the entire system – including the panels. Tracking systems shall have the setback measured from the point and time where the array is closest to the lot line. No portion of a system may cross into the setback.

L. Stormwater

1. Ground mounted systems that are required to secure a New Hampshire Department of Environmental Services Alteration of Terrain (AoT) Permit in accordance with NH RSA 485:17 shall secure such permit and submit with the site plan application.
 - a. The final Permit issued by NH DES shall be incorporated by reference into the final Town approval and shall be enforceable by the Town in accordance with this zoning ordinance.
 - b. No further local review of stormwater and erosion control shall be required where a project is required to secure the NH DES AoT Permit.
2. Ground mounted systems not requiring NH DES AoT Permit. Where a ground mounted system does not require an AoT permit the following shall apply:
 - a. Ground mounted systems that require land clearing and grubbing of mature forested cover to accommodate more than 30% of the solar land coverage area, provided such area of clearing and grubbing is also

larger than 1 acre, the proposed system shall include a management plan for stormwater that is directly related to the impact of the solar collection system.

- b. Ground mounted systems where the solar land coverage area is larger than 1 acre and located on slopes of greater than 5% shall include a management plan for stormwater.
3. The stormwater management plan shall include the following.
 - a. The stormwater study shall consider the nature of the solar panel installation and how the spacing, slope and row separate can enhance infiltration of stormwater. Percolation tests or site-specific soil information may be provided to demonstrate recharge can be achieved without engineered solutions.
 - b. Additional information, if required, shall calculate potential for concentrated flows of runoff due to the panels, slope, soil type and the impacts of other true impervious areas (such as equipment pads and roadways).
4. Required for all systems:
 - a. All ground mounted systems shall be constructed in accordance with NH DES and UNH Cooperative Extension Best Management Practices for erosion and sedimentation control during the pre-construction, construction, and post- construction restoration period.
 - b. Post construction: For purposes of enhancing natural stormwater management, site conditions and plantings post-construction shall include ensure that areas of soil compaction have been restored to more natural conditions. Plantings shall be native species and are recommended to beneficial habitat to songbirds, pollinators and/or foraging species to maintain a healthy surface and subsurface habitat that can attenuate stormwater on the site.

M. Lighting

1. On-site lighting shall be minimal and limited to access and safety requirements only. All lighting shall meet the requirements in Article XII (Industrial and Commercial Outdoor Lighting) of the Zoning Ordinance and be downcast and shielded from abutting properties.

N. Buffer Plan

1. As deemed appropriate, all applications shall submit a detailed buffering plan demonstrating how the proposed ground mounted solar installation will be incorporated into the local landscape so that effective screening is provided along public ways and from abutting views. The use of evergreens is strongly recommended. The use of existing or created topography is encouraged to reduce visual impacts.

O. Abandonment and Decommissioning

1. Solar Collection Systems shall be deemed to be abandoned if operations

have discontinued for more than 12 months without written consent of the Town (such as for reasons beyond the control of the owner/operator). An abandoned system shall be removed, and the site restored within 12 months of abandonment.

2. The Planning Board requires the applicant to post a surety in an amount approved by the Board to guarantee that an abandoned system is removed, and the site restored within the required 12-month timeframe. A licensed NH Professional Engineer shall calculate said surety amount for review and approval by the Board that secures for the Town the guarantee of satisfactory removal and restoration. This calculation work shall be at the expense of the applicant/owner.

X. Requirements for granting a Conditional Use Permit (CUP):

A. CUP Criteria

1. Standards of Review: Following a fully noticed public hearing on the proposed use, the Planning Board may issue a Conditional Use Permit, if it finds, based on the information and testimony submitted with respect to the application, that:
 - a. The use is specifically authorized by the Table of Principal and Accessory Uses as a conditional use.
 - b. The development in its proposed location will comply with all applicable requirements of the Site Plan Review Regulations not otherwise covered in this section, as well as specific conditions established by the Planning Board.
 - c. The use will not materially endanger the public health or safety.
 - d. Required adequate screening shall be installed and maintained during the operative lifetime of the Solar Collection System Conditional Use Permit. An agreement to maintain shall be required.
 - e. In granting a conditional use permit pursuant to this section, the Planning Board may impose any reasonable conditions or restrictions deemed necessary to carry out the intended purpose of this ordinance.

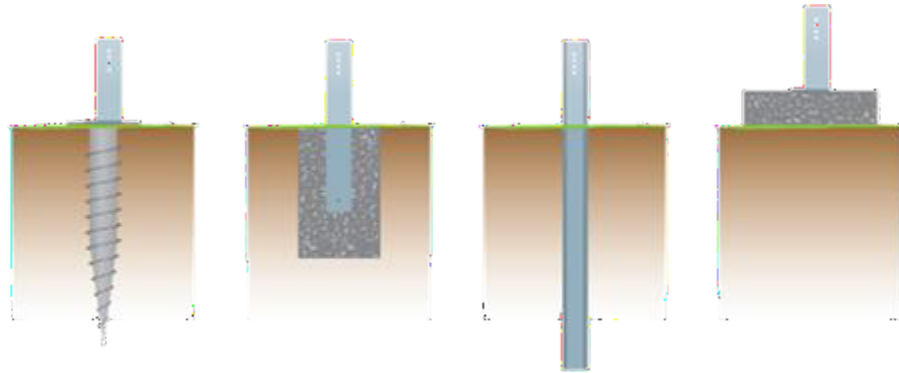
B. Site Plan Review Regulations Applicable

1. The specific requirements for a Conditional Use Permit shall preempt any similar requirement in the Site Plan Review Regulations.

Appendix:

This appendix includes images and information about several types of solar installations and equipment.

Mounting Hardware:



Screw piles Concrete piles Driven piles Ballast

Source: Ionvia Technologies: Different types of mounting hardware and ground impacts.



Completed installation showing gaps between panels



Ballasted system, showing distance between rows and the ballast blocks.



Racking equipment – prior to panel installation.



Commercial Carport Mounting



Residential Ground mounted system.



Pole mounted system – agricultural site.



Tracker Mounted Residential System: Courtesy Revision
Energy

Note: Examples of buffered systems:





Great Hill Farm barn in Tamworth

ARTICLE XXIII
GATEWAY BUSINESS OVERLAY DISTRICT (GBOD)
(Adopted 3/9/2022)

I. Authority:

- A. The action of the Town of Milton, New Hampshire in the adoption of this Ordinance is authorized under RSA 674:21. II Innovative Land Use Controls and RSA 674:16 Grant of Power.
- B. This Ordinance was adopted to promote the health, safety, and general welfare of the Town of Milton and its citizens, including protection of the environment, conservation of land, energy and natural resources, reduction in vehicular traffic congestion, more efficient use of public funds, health benefits of a pedestrian environment, preservation of community character, education and recreation, reduction in sprawl development, and improvement of the built environment.
- C. The purpose of the gateway business overlay district is to provide an environment that encourages efficient and attractive commercial development along NH Rte. 125 that is a gateway to the village. The minimum lot size of twenty thousand (20,000) square feet encourages a mix of various sized commercial uses. The district provides economic development opportunities for a mix of land uses, including retail sales, personal and professional services, restaurants, vehicle refueling/recharging station, automobile sales, hotels, offices, banks, and theaters.
- D. The purpose of the Gateway Business Overlay District (GBOD) is to enhance the economic vitality, business diversity, accessibility, and visual appeal of Milton's Gateway Business District, in a manner that is consistent with the landscape and architecture of the Town's agricultural tradition.
- E. The intent of the GBOD is to foster development of a vibrant mixed-use district with a cohesive street layout and architectural character that includes commercial, residential, and civic uses and integration of open spaces, transit, bicycle, and pedestrian accommodations.

II. Applicability:

- A. This Ordinance shall establish the Gateway Business Overlay District (the "District" or "GBOD"). The boundaries of the district are shown on the Official Zoning Map of the Town of Milton, NH (as amended).
- B. The provisions of the GBOD shall be mandatory for development projects within the Gateway Business Overlay District. Development projects submitted for approval under this zoning district shall be subject to applicable requirements of the Subdivision and Site Plan Review Regulations of Milton.
- C. When in conflict, the provisions of the GBOD shall take precedence over those of other ordinances, regulations, and standards except the Local Health and Fire & Safety Ordinances and Building Codes.

III. Objectives and Characteristics

The Gateway Business Overlay District (GBOD) is intended to allow for the development of the main gateway to the Town of Milton.

It is the desire of the Town of Milton that all these activities be developed in a manner that both serves the business interests contained in the district, and in a manner that that conveys a campus atmosphere to those arriving here. Traffic circulation and alternate modes of transportation need to be provided for, as does parking for employees and visitors alike. A wide variety of industrial, supporting commercial development, and open space & recreational amenities are desired, in accordance with the various planning efforts undertaken by the Town in recent years (primarily the 2017 Master Plan amendment to the Land Use Chapter, and any other planning efforts as completed and applicable). All these activities are envisioned as being developed in a manner that involves quality design of landscaping, a high level of quality in individual building and site design which considers the context of the site in its natural environment, and flexibility on the part of the Town to achieve the design suggested in those documents.

IV. General Standards

Within the GBOD the following regulations and controls are required for the development and continued use of the area:

A. Permitted Uses: See use table, section 9.0 of this article.

B. Setbacks - No building shall be located on a lot nearer to the front, side, or rear lot line than the minimum setback set forth below.

1. Minimum Setback Distances for Structures from Property Line:

i. Front - 30 feet

ii. Side - 20 feet

iii. Back - 20 feet

2. Setbacks may be reduced by the Planning Board as set forth in Section 7.0 (B).

3. If a property abuts more than one existing and/or proposed right-of-way, the building setback will be 30 feet from each right-of-way. The Planning Board, during site plan review, may allow certain signs, utility systems (including power and communication), or related facilities within the setback areas.

C. Minimum Lot Size - Minimum lot size in the GBOD is subject to Planning Board approval based on such requirements as parking, lighting, building size, sewage disposal requirements, soil types, topography, vehicular and non-vehicular access, intended use and compatibility with adjacent areas, but shall be not less than one acre (20,000 sq. ft.) with at least one hundred fifty (150) feet of frontage on a Class V or better road.

D. Building Height - Except for structures not intended for human occupancy (chimney, water tower, etc.) height of buildings shall not exceed 35 feet, or as specified by the Federal Aviation Administration as part of their permitting process.

E. Minimum Green Space - The parcel must contain a minimum of 25% of the total land in the parcel dedicated as green space (landscaping or undeveloped areas).

F. Development Standards- Any re-use of existing structures where no major external changes are made, parking requirements do not exceed current available spaces, no increase in current septic

discharge occurs and traffic impacts are not increased from the previous use shall be treated as a minor site review by the Planning Board with expedited review and approval.

G. Any proposed new development shall require full site plan review by the Planning Board and comply with the following standards:

1. All drainage shall be entirely controlled and reintegrated on-site, and stormwater infrastructure shall conform to MS4 requirements in the site plan and subdivision regulations.
2. Site layout should attempt to reflect a compact village style.
3. All new site work shall implement Low Impact Development (LID) BMP's.

H. In addition, the Planning Board through its Site Plan Review and Subdivision application process, may require any additional standards, which shall mitigate adverse impacts from any proposed uses. The Board may require additional buffers or performance standards, which will reduce or eliminate any objectionable activities or impacts.

I. Transportation Demand Management/Sustainable Site & Building Design

1. Development within the GBOD shall be required to meet one of the two following requirements, unless waived by the Planning Board as outlined in Section IV. (I)(2):

- i. Transportation Demand Management. The proposed development shall incorporate Transportation Demand Management (TDM) techniques in the proposed operation of the facility (Such as car/vanpooling or rideshare programs, establishment of a Transportation Management Authority, establishment of bus or transit service or contribution towards the establishment of a bus or transit service, flex-time work schedules, etc. For more examples of TDM strategies see <http://www.vtpi.org/tdm/> . The applicant shall provide documentation to the Town outlining the types of TDM methods proposed, and documentation to ensure the continued use of the TDM methods meeting the approval of the Planning Board; or
- ii. Sustainable Site & Building Design. The proposed development of the property shall be determined to meet the "Certified" level of LEED (Leadership in Energy and Environmental Design) Certification or higher (Silver, Gold, or Platinum). The project need not actually receive LEED certification but must be able to demonstrate that the project would meet the "certified" level of certification criteria.

2. Waiver of TDM/Sustainable Site & Building Design Requirement

- i. The Planning Board, may, with sufficient justification presented, waive the requirements of Section IV. (I)(1) where it is shown that the Transportation Demand Management or Sustainable Site & Building Design standards impose an unreasonable burden on development of property within the GBOD.

J. Storage Areas

1. No outdoor storage is allowed in the GBOD unless specifically approved as part of a site plan approved by the Planning Board.

2. All outdoor storage shall be visually screened from access streets, arterials and adjacent property. Outdoor storage shall be meant to include parking of all company owned and operated motor vehicles, except for passenger vehicles. No storage shall be permitted between a frontage street and the building line.

3. Bulk storage of gasoline, chemicals, petroleum products, and flammable materials shall not be permitted except as accessory to a principal use, accessory to a service station, laboratory, production operation, airport service or the servicing of company owned or leased vehicles.

K. Parking, Loading, & Vehicle Access Standards - See Section of the Site Plan Regulations

L. Landscaping Standards - All landscape designs shall comply with the Town of Milton Site Plan Regulations.

M. Sign Standards - All signs, their quantity and location, shall comply with the permitted Sign regulations as outlined in the Zoning Ordinance, except as provided below:

1. Off Premises Directory Signs - An off-premises directory sign which identifies the name and location of business located in the GBOD may be allowed by Conditional Use Permit from the Planning Board provided the following conditions are met:

i. Such off premises directory signs in the GBOD shall only be permitted at intersections of roadways where at least one of the streets is an arterial or connector roadway, as defined in the appendix of this ordinance.

ii. No more than one (1) off-premises sign shall exist on an individual parcel.

iii. No business shall be advertised on more than two (2) off premises signs within the GB District.

iv. Off-premises signs located in the GBOD shall have a maximum surface area of twenty-five (25) square feet and a maximum height of ten (10) feet from grade.

v. Appropriate setbacks from property lines shall be determined by the Planning Board and shall in no way obstruct proper sight distance from any intersecting roads or driveways.

vi. The off premises sign must be reviewed and approved by the Planning Board for aesthetic design, landscaping, and method of illumination.

vii. The sign must otherwise conform to other applicable regulations of this ordinance.

viii. Any other conditions or restrictions as the Planning Board may deem to be in the public interest.

N. Lighting Standards - All lighting shall comply with the Town of Milton Site Plan Regulations and the Zoning Ordinance.

V. Building and Site Design Standards

A. Purpose: In order to provide for harmonious and aesthetically pleasing development in the built environment [RSA 674:44, II(b)], the Planning Board will apply the following Building and Site Design Standards in its review of all applications in the district.

B. Intent: Maintaining the quality and character of the community is dependent upon the quality and character of the architecture and development that is allowed to occur. Poorly planned and executed development detracts from the character and function of the built environment, while well-planned development enhances community character, quality of life, and value of the surrounding properties and the community overall.

Design standards are a tool to help guide development and redevelopment assuring that community priorities are an integral part of the design process. Design Standards, implemented as part of the application review and approval process, are a set of design principles that offer a positive direction for building and site level design. The guidelines and interpretations are based upon maintaining and enhancing the character of the community. They are not intended to specify any particular architecture or style.

Design Standards address a wide range of design issues including such elements as: pedestrian and traffic circulation, building mass and scale, architectural details, signs, landscaping, lighting, open space, and natural features. When integrated, these elements will create a project that is functional, attractive, and an asset to the community.

C. Building and Site Design Evaluation: The evaluation of the following factors will inform the Planning Board's decisions on whether proposed site and building designs achieve the purpose and intent of these Design Standards and of this Ordinance. The Planning Board shall develop a GBOD guidance document to further illustrate and provide details of the design standards stated below. This document shall be utilized by applicants when designing projects within the district.

1. Within a development project, site design elements should be compatible with small New England Village character and the town's agricultural history.
2. Building architecture should demonstrate the cohesive planning of the development and present a clearly identifiable, attractive design feature and appearance throughout. It is not intended that buildings be totally uniform in appearance or that designers and developers be restricted in their creativity. Rather, cohesion, and identity can be demonstrated in harmonious building style, scale or mass; consistent use of facade materials; similar ground level detailing, color or signage; consistency in functional systems such as roadway or pedestrian way surfaces, signage, or landscaping; public amenities; the framing of outdoor open space and linkages, or a clear conveyance in the importance of various buildings and features on the site.
3. Building architecture should be designed to provide an attractive appearance. Franchise or corporate style architecture and/or highly contrasting color schemes are strongly discouraged. If proposed, such building styles should be substantially modified to create a project that complements the small New England Village character. All architectural details should be related to an overall architectural design approach or theme.

4. Diversity of architectural design is encouraged. Buildings that are characteristic of a historic period are encouraged, particularly if a building style or the site is historically appropriate for the community or necessary for architectural harmony.
5. Multiple buildings on the same site should be designed to create a cohesive visual relationship, as well as efficient circulation and access for pedestrians and vehicles. Accessory buildings should be designed to complement the primary building and/or use on the site in design and material expression.
6. Building placement should take best advantage of solar orientation, climatic and other environmental conditions, should encourage safety and use of adjacent public spaces and public open spaces, and should minimize the impact of activity and light upon and from the project.
7. Buildings adjacent to public open space should generally be oriented to that space, with access to the building opening onto the public open space.
8. Implementation of Low Impact Development techniques is strongly encouraged, including, but not limited to, storm water management practices, alternative surfacing materials, building and site design elements, and landscaping features.
9. The practice of creating structures and using processes that are environmentally responsible and resource-efficient throughout a building's life-cycle from siting to design, construction, operation, maintenance, renovation, and deconstruction are strongly encouraged.
10. All electrical utilities shall be located underground.

VI. Conditional Use Permits

A. Uses Permitted by Conditional Use Permit: Some developments (see Use Table, Section 8.0) in the GBOD will require a conditional use permit from the Planning Board, in addition to any other necessary subdivision or site plan approvals. The conditional use permit is meant to provide flexibility, minimize adverse impacts, and allow the Board to participate jointly with the applicant in preparing a development proposal that is consistent with this ordinance, local regulations, and the Master Plan.

B. Dimensional Relief by Conditional Use Permit: The Planning Board may through the granting of a Conditional Use Permit adjust standards of any dimensional requirement of the district (including but not limited to setback, density, green space, or frontage) for projects that are truly supportive of the goals of the GBOD as noted above, and where such adjustments would allow the developer to meet these goals and objectives more fully.

C. The Planning Board shall have the authority to grant or deny a request for a Conditional Use Permit, pursuant to the provisions of RSA 674:16 and RSA 674:21. A Conditional Use Permit, for relief from the requirements of this Ordinance, after proper public notice and public hearing where the Planning Board finds that an application complies with standards 1. and 2. below.

1. Consistent with the Gateway Business Overlay District Purpose, Objectives and Characteristics in Section III and V, including but not limited to:

- i. Both public and private buildings and landscaping shall contribute to the physical definition of streetscapes and public spaces; and
- ii. Development shall adequately accommodate automobiles and emergency vehicles, while respecting the pedestrian and the spatial form of public spaces; and
- iii. Design of streets and buildings shall reinforce safe environments, but not at the expense of accessibility and efficient traffic flow; and
- iv. Architecture and landscape design shall complement climate, topography, community character, and building practice; and
- v. Open space and public gathering places shall be provided as locations that reinforce the identity and activity of the district and the community; and
- vi. New development and redevelopment shall be otherwise consistent with the intent and purpose of this ordinance; and
- vii. Does not unduly impact adjacent properties and uses in the district.
- viii. Improves public safety within the district and/or in adjacent zoning districts; or provides environmental and natural resource protection; or provides a measurable public benefit (such as increased public space, open space, or public amenities. i.e., pocket parks).

2. The granting or denial of a Conditional Use Permit by the Planning Board may be appealed to the Superior Court, as provided for in RSA 677:15. A Planning Board decision on the issuance of a Conditional Use Permit cannot be appealed to the Zoning Board of Adjustment (RSA 676:5 III).

VII. District Defined

A. The GBOD shall be comprised of the following parcels:

- 1. On Map 45, Lots 63, 64, 64-1, 66, 67, 68 and 69
- 2. On Map 45, Lots 53, 55, 51, 50, 49, 48, 47, 46, 45, 21-1, 56, 62
- 3. On Map 47, Lots 18, 21, 22, 22-1, 23, 26, 27, 27-1

VIII. GBOD USE TABLE

Type of Use	Gateway Business Overlay District
Agriculture and Forestry	<u>By Conditional Use Permit</u> Agriculture and agritourism as defined in Zoning Ordinance. Agricultural structures greater than four hundred (400) square feet require a Conditional Use Permit from the Planning Board.
Civic/ Institutional	<u>By Conditional Use Permit</u> Includes private schools, nursery through college schools; day care facilities; senior citizen centers; outpatient clinics and treatment facilities; non-profit lodges and fraternal organizations; place of worship including customary ancillary facilities; public utilities; museums, and municipal buildings
Commercial	<u>Permitted</u> Includes retail sales and service, business and professional services, banking and lending institutions, food service/bar/entertainment, special promotional sales and displays, conference centers, movie and performance theatres, indoor entertainment complexes, and veterinary hospitals.
Drive-through Service	<u>By Conditional Use Permit</u>
Light Manufacturing Facility³	<u>By Conditional Use Permit</u>
Food Service/Bar/ Entertainment¹	<u>Permitted</u>
Mixed Use²	<u>Permitted</u>
Residential – multi-family and other residential uses⁴	<u>By Conditional Use Permit</u> Includes multi-family (4+ units), workforce housing, manufactured housing, home occupations, accessory dwelling units, bed and breakfast inns, hotels, motels, and hostels
Recreational	<u>Permitted</u> Includes public parks and playgrounds; passive, non-motorized recreation; natural resource management and research

¹**Food Service/Bar/Entertainment** includes all food service and entertainment related uses such as restaurants, dinner theatres, bars, pubs, cafes, and coffee shop/diners.

²**Mixed Use** includes Residential and Commercial and/or Professional Business uses in combination in one or several structures; non-residential use shall comprise >50% of the gross floor area.

³**Light Manufacturing Facility**^a includes facilities that produce and sell 1) artisanal products derived from materials such as paper, wood, metal and ceramic, food products, and fine art, or 2) light manufacturing determined by the Board to not have negative impacts on traffic, circulation, or similar neighborhood impacts.

⁴**Multi-family Uses** shall not be permitted unless proposed with other permitted or CUP uses of land.

RESERVED FOR ZONING MAP