

TOWN OF  
TEMPLE, NEW HAMPSHIRE  
PLANNING BOARD

**2024 TEMPLE PLANNING BOARD PROPOSED ZONING AMENDMENTS**

**Proposed Zoning Amendment #1**

Are you in favor of adoption of Amendment #1 to the Temple Zoning Ordinance as proposed by the Planning Board as follows:

Amend **Article I: Authority and Purpose** to allow the planning board to renumber the Zoning Ordinance without additional town meeting approval, provided no substantive changes are made as a result of the renumbering.

*Planning Board recommends (6-0)*

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**Article I: Authority and Purpose** (page 1)

**Section 4: Numbering**

The Planning Board has the authority to assign such section numbers to the Zoning Ordinance as it may deem appropriate provided that no substantive change to the Ordinance shall occur as a result of the renumbering.

***Explanation:*** *The purpose of the amendment is to allow the Planning Board to use a consistent labeling system for the different sections of our zoning ordinance. It does not allow for any substantive changes to the content.*

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**Proposed Zoning Amendment #2**

Are you in favor of adoption of Amendment #2 to the Temple Zoning Ordinance as proposed by the Planning Board as follows:

Amend **Article VIII, Administration (page 66)** by adding NEW

**Section 8 – Building and Fire Code Enforcement**

The Town of Temple, pursuant to RSA 674:51, hereby adopts enforcement of the NH State Building Code.

The Code to be enforced includes the State Building Code currently adopted by the State of NH under RSA 155-A, as well as all codes currently adopted by the State of NH Fire Marshal's Office and as contained in Chapter Saf-C 6000 State Fire Code.

*Planning Board recommends (6-0)*

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***Explanation:*** *The purpose of this amendment is to allow for more efficient enforcement of the State Building Code and Fire Code. The amendment was requested by the Select Board.*

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**Proposed Zoning Amendment #3**

Are you in favor of adoption of Amendment #3 to the Temple Zoning Ordinance as proposed by the Planning Board as follows:

Amend Article IV General Provisions, Section 28 Aquifer Protection (page 51) by amending the current definition of Impermeable Surface to refer to the definition found in RSA 483-B:4.

*Planning Board recommends (6-0)*

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*Current: Impermeable Surface:* A surface that will not allow any substance to penetrate into the ground and is free from cracks.

*Revised: Impermeable Surface:* *As defined in NH RSA 483-B:4, as amended (Shoreland Water Quality Protection).*

*For reference only:*

**NH RSA 483-B:4**

Impermeable Surface: Any modified surface that cannot effectively absorb or infiltrate water. Examples of impervious surfaces include, but are not limited to, roofs, and unless designed to effectively absorb or infiltrate water, decks, patios, and paved, gravel, or crushed stone driveways, parking areas, and walkways.

***Explanation:*** *The purpose of this amendment is to comply with the State of NH definition of Impermeable Surface, for consistency.*

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**Proposed Zoning Amendment #4**

Are you in favor of adoption of Amendment #4 to the Temple Zoning Ordinance as proposed by the Planning Board as follows:

Amend Article V Districts and Uses to adopt a Tables of Uses for each district. There are no changes to the permitted uses as a result of the adoption of the Tables of Uses.

*Planning Board recommends (6-0)*

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***Explanation:*** *The purpose of this amendment is to provide clarity on the permitted uses in our Zoning Ordinance by uses and conditions in an easy to read table. There are no changes to the current zoning regulations in this table.*

*See proposed Tables of Uses on next page*

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*There are NO CHANGES to the current zoning regulations as a result of adding these tables.*

Article V Districts and Uses (pages 62-63) by adding:

**V. A. Village and Historic District**

**New Section 4: Table of Uses**

<b>Village &amp; Historic Preservation District</b>			
Permitted Uses		Permitted By Special Exception	
Use	Conditions	Use	Conditions
One-Family Year Round Dwelling		Home Businesses	Article IV, Section 11-C
Seasonal Dwellings		Garage-Public	Article IV, Section 11-D
Farms, Farming, and Related Rural Pursuits		Filling Station	Article IV, Section 11-D
One (1) Attached Accessory Dwelling Unit	Article IV, Section 7A	Retail Business	Article IV, Section 11-D
One (1) Detached Accessory Dwelling Unit	Article IV, Section 7B	Industry	Article IV, Section 11-D, 13
Home Businesses, Article IV, Section 11-A	Article IV, Section 11-A	Commercial	Article IV, Section 11-D, 13
Home Businesses, Article IV, Section 11-B	Article IV, Section 11-B	Non-Commercial	Article IV, Section 11-D, 13

**V. B. Rural Residential and Agricultural District**

**New Section 5: Table of Uses**

<b>Rural &amp; Agricultural District</b>			
Permitted Uses		Permitted By Special Exception	
Use	Conditions	Use	Conditions
One-Family Year Round Dwelling		Garage-Public	Article IV, Section 11-D
Seasonal Dwellings		Filling Station	Article IV, Section 11-D
Farms, Farming, and Related Rural Pursuits		Retail Business	Article IV, Section 11-D
One (1) Attached Accessory Dwelling Unit	Article IV, Section 7A	Industry	Article IV, Section 11-D, 13
One (1) Detached Accessory Dwelling Unit	Article IV, Section 7B	Commercial	Article IV, Section 11-D, 13
Home Businesses, Article IV, Section 11-A	Article IV, Section 11-A	Non-Commercial	Article IV, Section 11-D, 13
Home Businesses, Article IV, Section 11-B	Article IV, Section 11-B	Manufactured Housing Park	Article IV, Section 11-D, 13
Home Businesses, Article IV, Section 11-C	Article IV, Section 11-C		
Manufactured Housing, One dwelling per lot			

**V. C. Mountain District**

**New Section 5: Table of Uses**

<b>Mountain District</b>			
Permitted Uses		Permitted By Special Exception	
Use	Conditions	Use	Conditions
One-Family Year Round Dwelling		Home Businesses, 11-B & 11-C	Article IV, Section 11-B & 11-C
Seasonal Dwellings		Garage-Public	Article IV, Section 11-D
Farms, Farming, and Related Rural Pursuits		Filling Station	Article IV, Section 11-D
One (1) Attached Accessory Dwelling Unit	Article IV, Section 7A	Retail Business	Article IV, Section 11-D
One (1) Detached Accessory Dwelling Unit	Article IV, Section 7B	Industry	Article IV, Section 11-D, 13
Home Businesses, Article IV, Section 11-A	Article IV, Section 11-A	Commercial	Article IV, Section 11-D, 13
		Non-Commercial	Article IV, Section 11-D, 13

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**Proposed Zoning Amendment #5**

Are you in favor of adoption of Amendment #5 to the Temple Zoning Ordinance as proposed by the Planning Board as follows:

*Amend*

**Article II DEFINITIONS (pages 1-4)** – by adding *NEW* definitions for:

**Industry/Industrial:** *The manufacture, fabrication, processing, reduction or destruction of any article, substance or commodity, or any other treatment thereof in such a manner as to change the form, character or appearance thereof, and including storage elevators, truck storage yards, warehouses, wholesale storage and other similar types of enterprise.*

**Non-Commercial:** *Non-Commercial means not intended for or directed towards commercial advantages or monetary compensation. Non-Commercial Use means any use or activity where a fee is not charged and the purpose is not the sale of a good or service, and the use or activity is not intended to produce a profit.*

**Enterprise:** *A unit of economic organization or a systematic purposeful activity.*

**Transient:** *Transient use of residential property means the commercial use of residential property for lodging uses where the term of occupancy is less than 90 consecutive calendar days (NH RSA 540:1-a, IV (a)).*

**Right-of-Way:** *Any state, town and federal highways and the land on either side of the same as covered by statutes to determine the width of right of ways.*

**Year-Round Dwelling:** *A building of a design or character suitable for year-round purposes, or more than 180 days occupancy in any one calendar year.*

**Setback:** *The minimum distance between two points as prescribed by this ordinance.*

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*And Amending **Current definitions** for:*

*\*Text struck through would be removed, italicized text would be added.*

**Lodging House or Boarding Houses:** Any dwelling, other than a hotel or motel, in which living accommodations without kitchen facilities are rented to ~~five or more~~ non-transient guests.

**Family:** One or more persons, ~~no more than four of whom are unrelated~~, occupying a dwelling and living as a single housekeeping unit, as distinguished from a group occupying a boarding house, lodging house, or hotel as herein defined.

**One-Family Dwelling:** A detached residential dwelling unit, ~~other than a mobile home~~, designed for one family only.

~~Multiple~~ **Multi-Family Dwelling:** A residential building designed for occupancy by ~~two or more than two~~ families dwelling units. (RSA 674:43)

*Planning Board recommends (6-0)*

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**Explanation:** The purpose of this amendment is for clarity and to comply with the State of NH definitions for consistency.

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**VOTE IN PERSON ON MARCH 12<sup>th</sup> AT THE TEMPLE TOWN HALL**

**POLLS OPEN FROM 7 AM TO 7 PM**