

Items underlined and **bold** are to be deleted and the new text is in *Italics*.

Changes/Amendments to the 2006 Lee Zoning Ordinance is as follows:

Article V: Residential Zone, section D, Special Exception: To amend the item of Professional **Office** as listed to read; Professional *Offices*. Note: To allow for multiple office space needs.

The Lee Planning Board supports these changes.

YES

NO

Article XIV: Shoreland Conservation District, to add under section A, a number 1 which states: The intent of this district is to protect the water quality, visual character and the wildlife habitat of the Shoreland areas. 2. *When applications regarding this article are made to the Lee Zoning Board of Adjustment, all applications shall also be referred to the Lee Conservation Commission and the Health Officer for review and comment prior to the Zoning Board hearing.* Note: House-keeping to clarify a consistent review policy.

The Lee Planning Board supports these changes.

YES

NO

Article XV: Wet Soils Conservation Zone: to add number 8 under section A: Purpose and Intent to read: 8. *When applications regarding this article are made to the Lee Zoning Board of Adjustment, all applications shall also be referred to the Lee Conservation Commission and the Health Officer for review and comment prior to the Zoning Board hearing.* Delete part of section E. Special Exceptions in that the following is not needed now that number 8 is added. Delete: **when the application has been referred to the Conservation Commission, and to the Health Officer for review and comment prior to the Zoning Board hearing.**

The Lee Planning Board supports these changes.

YES

NO

Proposed amendment/change to Article XVII: Signs as follows

7. Agricultural Signs: Signs which identify an agricultural property (a farm sign) shall be permitted in any zone on any agricultural property under the same criteria as that for a Special Exception sign except that said sign shall not be illuminated. Only one (1) shall be permitted per parcel.

7. Farm Signs: This ordinance pertains to signs which identify agricultural

operations (Agricultural Signs) and signs which advertise farm products and/or services (Agricultural Product Signs). The scope of this ordinance is to regulate only those signs which are designed to be legible from the public traveled way. Farm Signs shall meet all relevant existing Town of Lee, NH Ordinances, and other existing applicable performance standards, including setbacks, illumination restrictions or standards, and others. Farm signs shall also conform to the criteria for such signs as listed in Section 7 a-d.

a. General Provisions:

- 1. The sign or signs shall not be placed within the State or Town rights of way or overhanging into the same.*
- 2. The top of the sign shall not be greater than eight (8) feet in height above the crown of the road directly in front of said sign location.*
- 3. The sign may be illuminated from the top area of the sign shining downward on the sign and only during open business hours and only by exterior light directly illuminating the sign from a light source(s) mounted on the sign or on a pole for housing said light within five (5) feet of said sign and no higher than two(2) feet above the sign structure without directing the light source as to create a potential hazard to traffic, pedestrians and others using the public traveled way to minimize "Light Trespass".*
- 4. Directional and Informational signs for pedestrian and vehicular traffic into and throughout the property shall be permitted. Signs of this type which are designed to be clearly legible from any adjacent public traveled way or from any property line not in the same ownership as the parent parcel shall not display any farm names, logos, designs or diagrams advertising products for sale. These types of signs may be illuminated only during times necessary for the safety of patrons.*
- 5. In cases where the product stand or activity is subordinate to the main farm property by being located on a separate parcel, whether under the same ownership or not, an Agricultural Product Sign as described in Section 7c below shall be permitted provided it is removed at the end of such activity. In this circumstance, signs may not be illuminated.*
- 6. A sign permit shall be required from the Office of Code Enforcement for permanent farm signs as defined below.*

b. Agricultural Sign (or Farmstead Sign): An Agricultural Sign is defined for the purposes of this ordinance as a permanent free-standing or attached sign on the premises of a farm, farm stand or other agricultural operation which primarily identifies an agricultural property. Agricultural Signs are restricted to a size no larger than twelve (12) square feet per side, limited to two sides, and only one Agricultural Sign per farm, farm stand, or other agricultural operation is allowed. Farm, Road Side Farm Stand, Farm Market, and related terms are defined in the Lee, NH Zoning Ordinance.

c. Agricultural Product Sign: An Agricultural Product Sign is defined for the purposes of this ordinance as a free standing or attached sign on the premises of a farm, and which is associated with a seasonal roadside farm stand, farm market, or other

agricultural operation as defined in the Town of Lee, NH Zoning Ordinance. The content of Agricultural Product Signs may change per available goods, services or activities, and such signs shall not have an aggregate size larger than eight(8) square feet per side, limited to two (2) sides. A combination of one (1) A- frame type sign and (1) one placard type sign display is allowed so long as the total aggregate area of both types of sign displays does not exceed (16) sixteen square feet total area.

i. Placard Type Signs: Goods, services, or activities may be displayed on Placard Type Signs not to exceed an aggregate total area (size) of eight (8) square feet per side, limited to two(2) sides.

ii. A-Frame Type Signs: Goods, services, or activities may be displayed on A-Frame Type Signs not to exceed an aggregate total area (size) of eight(8) square feet per side, limited to two(2) sides.

d. Exceptions: This ordinance excludes signs including but not limited to third party recognition or designation such as : American Tree Farm System, Conservation Easement property identification , Certified Organic Farm, Farm of Distinction, Heritage Farms and Barns Historic Structures, and others to be determined by the Code Enforcement Officer on a case by case basis.

The Lee Planning Board supports these changes.

YES

NO