

2019 Major Zoning Proposals on RPC Region Municipal Warrants

Bold = Passed

(Note: Not all zoning proposal are listed. Minor changes are not included in this listing.)

Atkinson	Adopt Illicit Discharge Detection and Elimination (IDDE) ordinance to comply with to MS4 Stormwater Permit requirements.
Brentwood	Eliminated split zoned lots within the Commercial/Industrial zone.
Danville	Simplifying requirements for home occupation and home-based businesses; Change when residential uses are allowed within Commercial district; Change uses allowed with Village District. <i>*Results not available yet.</i>
East Kingston	<i>No zoning proposals.</i>
Epping	1) Require all variances and special exemptions granted prior to August 2013 must be acted upon by 2022 or they will be considered no longer valid. 2)No longer allow multifamily housing within the Residential District. 3) Reorganization of requirements for duplex and multifamily housing. 4) Allow light industrial uses in the Commercial/Residential District. 5) Require new residential developments on Route 125 to have driveways on a road that is not Route 125.
Exeter	Amendments to fertilizer application restrictions in Aquifer and Shoreland Districts; Amending Professional/Technology Park to Corporate Technology Park to allow additional commercial uses in area; Remove Assisted Living Facilities in Epping Road commercial district.
Fremont	Add definitions section; Change to zoning district locations and add Conditional Use criteria for some uses; Amend table of allowed uses for all zoning districts; Amend Aquifer Protection District and establishment of inspection program; Change Accessory Dwelling Unit approval from Special Exemption to just building permit.
Greenland	<i>No zoning proposals.</i>
Hampstead	Clarify sign permit requirements; Update soil-based lot sizing requirements; Rezone portions of Route 121 from residential to commercial (citizens petition).
Hampton	Add a demolition review process for historic resources; Increase construction standards in tidal wetland flood zones; Amend minimum lot size requirements in Wetlands District; Increase elevation requirements of structures within floodplain; Amend accessory dwelling requirements; Sign ordinance modifications; Disallow stacked parking.
Hampton Falls	Allow lots under 2 acres (non-conforming) to have reduced structure setback from 50 ft to 25 feet; Allow mixed use development in the Business North District.
Kensington	Adopt a 25-foot setback from wetlands for structures less than 400 sq. feet.

Kingston	State agriculture definition adoption; Multiple changes to allowed agricultural uses, including allowing chickens in single family residents, but no roosters; Aquifer protection impervious coverage to increase from maximum of 60 percent (up from 50) if stormwater management implemented.
New Castle	<i>Town meeting is held in May.</i>
Newfields	<i>No zoning proposals.</i>
Newington	Define warehouses and self-storage; Remove air pollution mitigation ordinance; Remove residential uses in Waterfront Commercial District; Require businesses with onsite residential use to certify residency annually; Prohibiting small wind energy systems in residential districts.
Newton	<i>No zoning proposals.</i>
North Hampton	Amend outdoor lighting standards; Clarify where essential services are allowed; Add maximum lot coverage criteria; Add limits of accessory structure placement, size and setbacks based on lot size.
Plaistow	<i>No zoning proposals.</i>
Portsmouth	<i>Not applicable.</i>
Raymond	Clarify allowed usage table; Expansion of Shoreland Protection District; Clarifications to Wetlands Ordinance and Conservation Commission input; Amend density requirements for multi-family dwellings; Rezone specific parcels from commercial to residential (two citizen petitions).
Rye	Expansion of wireless telecommunications district; Amend lot access requirements; Amend requirements for corner lots, structural setbacks and adding principle and accessory structure definitions; Amend lot coverage requirements; Update Floodplain Ordinance with state model ordinance.
Salem	Sign setback requirements; Rezone Sand Hill/Hampshire Roads intersection from Rural to Residential.
Sandown	<i>No zoning proposals.</i>
Seabrook	Amend prohibited and permitted use with Conditional Use Permits (automotive repair and multi dwelling); Amend structure definition; Allow solar farms in specific districts.
South Hampton	Manufactured storage containers requirements; Short-term rental requirements; Building ordinance updates.
Stratham	Clarify lot frontage requirements; Amend areas allowed for home occupation and application process; Establish solar systems ordinance and requirements; Amend sign permit regulations; Amend Wetland Ordinance requirements and procedures; Expanding Town Center District along Portsmouth Avenue (citizen petition).

