



TOWN OF MILFORD, NH

COMMUNITY DEVELOPMENT DEPARTMENT
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STAFF MEMO

Date: January 22, 2015

Subject: Zoning Amendments Proposed for the March 2015 Ballot Vote

The Milford Planning Board will present thirteen (13) Zoning Ordinance amendments to the Milford Voters on March 10th. The Office of Community Development would like to thank the members of the Planning Board and the Zoning Board of Adjustments, for their dedication and assistance in developing this year's zoning amendments.

As this is the highly condensed version of the proposed changes please see the full warrant or information posted on the Planning Departments website for more information. *The Planning Board supported all thirteen amendments unanimously (7-0).*

In accordance with the requirements of NH RSA 675:3, the Milford Planning Board has proposed amendments to the Town of Milford Zoning Ordinance as follows:

1. **Revisions to Article IV, Definitions**, proposes to amend the definitions of Groundwater and Manufactured Housing and remove the definitions of Animal Feed Lot, Independent Senior Housing Units, and Leachable Wastes. *The proposed definition revisions were proposed by Staff and are to clarify and streamline the Zoning Ordinance and to remove definitions as they are no longer used in the Zoning Ordinance.*
2. **Revisions to Article V: Section: 5.02.2:A.12, 5.03:E, 5.05.1:V, 5.07.1:K, and 5.08.2:A.6**, proposes to remove Senior Housing Developments from these sections as an acceptable or special exception use. *This is an administrative clean-up from the repeal of the Senior Housing Ordinance in 2014. Although, the Senior Housing Ordinance (SHO) has met the needs of the town, the Planning Board, in its efforts to implement the 2009 Housing Chapter of the Master Plan began concentrating efforts on how to provide housing choice, affordability, and neighborhood creation for all ages. In 2014 the Milford voters passed the repeal of the Senior Housing Ordinance and following the rescinding of the Ordinance there are several section of the Zoning Ordinance that reference the SHO and therefore need to be addressed. There remain opportunities for continued residential development for seniors throughout Town.*
3. **Revisions to Article VI: Section: 6.02.4 Wetland Conservation District, Definitions**, proposes to amend definition of Surface Water. *This change proposes to clarify the definition of Surface Water to be consistent with the definition used in Section 6.01.0 and to reference the State RSA to help with consistency of the ordinance.*
4. **Revisions to Article VI: Section: 6.03.2 Floodplain Management, Definitions**, proposes to remove definition of Manufactured Home and replace in its entirety with definition of Manufactured Housing. *This definition change proposes to clarify the definition of Manufactured Housing to be consistent with the revised definition of Manufactured Housing used in Article IV. This change will help prevent the same term having multiple definitions throughout the ordinance.*

5. **Revisions to Article VI: Section: 6.04.5:C Open Space Conservation District**, proposes to amend paragraph relative to Senior Housing Developments. *This is an administrative clean-up from the repeal of the Senior Housing Ordinance in 2014. This change proposes to remove a reference to the former SHO relative to open space requirements of senior housing developments. In 2014 the Milford voters passed the repeal of the Senior Housing Ordinance and following the rescinding of the Ordinance there are several section of the Zoning Ordinance that reference the SHO and therefore need to be addressed.*
6. **Revisions to Article X: Section 10.06.0 Expiration**, proposes to amend paragraph relative to a 2013 RSA change. *This change proposes to update the Zoning Ordinance to comply with revisions to the State's Revised Statutes Annotated (RSA). The change will now allow 2 years after the granting of a variance or special exception by the Board of Adjustment, to complete work required by a building permit. Formerly 1 year.*
7. **Revisions to Article VII: Section 7.06.3 Definitions**, proposes to amend Banner Sign, Changing Sign (electronic), Flag, Flashing Sign, Portable Sign, Temporary Sign, and Wall Sign and add definition of Storefront. *The proposed definition changes were suggested by Staff to help clarify sign related definitions in Milford, and bring the Zoning Ordinance in line with current Town enforcement and regulation procedures for signage.*
8. **Revisions to Article VII: Section 7.06.4 Prohibited Signs**, proposes to amend paragraph 7.06.4:E, and 7.06.4:H and remove 7.06.4:K. *Proposes to revise language to allow additional signage types around town and prevent the over-regulation of temporary and portable signs. The revised Prohibited Signs language was proposed to the Planning Board by the Community Development office to offer more signage options to local business.*
9. **Revisions to Article VII: Section 7.06.5 General Administration**, proposes to amend paragraph 7.06.5:C.17. *This change proposes clarification that permits are not required for temporary and/or portable signs less than 6 SF in area and less than 6 feet high. The revised language was proposed to the Planning Board by the Community Development office to reflect current regulating practices and to offer more signage options to local business.*
10. **Amend Article VII: Section 7.06.7:D Awning Signs/Canopy Signs/Marquee Signs/Projecting and Suspended Signs** to revise Section 7.06.7:D.3. *Proposes to remove language for clearer interpretation This is an administrative clean-up for consistency.*
11. **Amend Article VII: Section: 7.06.7:E Wall Signs (Fascia Sign Or Façade Sign)** proposes to remove in its entirety and replace with revised language. *This change proposes to add language to allow storefronts located at a greater distance from the street with additional wall sign area. The revised wall sign language was proposed to the Planning Board by the Community Development office to offer more signage options to local business specifically those located at a greater distance.*
12. **Amend Article VII: Section: 7.06.7:I Temporary On-Premise Signs**, proposes to remove in its entirety and replace with revised language and tables. *Proposes to revise language to allow additional signage types around town and prevent the over-regulation of temporary and portable signs such as sandwich and message boards, 'open' and other flags, and small business-related portable signs. The revised wall sign language was proposed to the Planning Board by the Community Development office to offer more signage options to local business.*
13. **Amend Article VII: Section: 7.06.8:D General Provisions**, to revise paragraph 7.06.8:D.5 to add language relative to portable signs in the Oval Sub-District. *This is an administrative clean-up to continue to allow A-frame signs within the Oval Sub-District where approved by Code Enforcement provided they do not obstruct or interfere with pedestrian traffic.*