

**PUBLIC NOTICE
TOWN OF HOOKSETT**

The Hooksett Planning Board will hold a public hearing on **Monday, January 08, 2024**, at 6:00 pm at the Hooksett Town Hall Chambers, Room 105, 35 Main Street, Hooksett, NH, for the purpose of discussing and recommending proposed amendments to the Hooksett Zoning Ordinance.

Copies of the full text are available on the Town's website, www.hooksett.org/planning-board, and at the Community Development Department or the Town Clerk's Office at Hooksett Town Hall, 35 Main Street, Hooksett, NH, 8:00am to 4:30pm, Mon, Tuesday, and Thursday, 8:00am-6:30pm Wednesday, and 8:00am-12:00pm Friday.

The proposed amendment is as follows:

AMEND the Town of Hooksett Zoning Ordinance, Article 1, Preamble, to revise the existing preamble statement.

AMEND the Town of Hooksett Zoning Ordinance, Article 4, Low Density Residential District, to add a purpose statement to the beginning of the Article.

AMEND the Town of Hooksett Zoning Ordinance, Article 5, Medium Density Residential District, to add a purpose statement to the beginning of the Article.

AMEND the Town of Hooksett Zoning Ordinance, Article 5A, Urban Density Residential District, to add a purpose statement to the beginning of the Article.

AMEND the Town of Hooksett Zoning Ordinance, Article 6, High Density Residential District, to add a purpose statement to the beginning of the Article.

AMEND the Town of Hooksett Zoning Ordinance, Article 9, Manufactured Housing Parks, to add a purpose statement to the beginning of the Article.

AMEND the Town of Hooksett Zoning Ordinance, Article 10, Commercial Districts, to add a purpose statement to the beginning of the Article.

AMEND the Town of Hooksett Zoning Ordinance, Article 11, Industrial Districts, to add a purpose statement to the beginning of the Article.

AMEND the Town of Hooksett Zoning Ordinance, Article 20, Signs, to add a purpose statement to the beginning of the Article, AND to amend Section A, Permit Required, to clarify waivers for signs located in the Route 3 Corridor Performance Zone District are granted by the Planning Board.

AMEND the Town of Hooksett Zoning Ordinance, Article 27, Accessory Dwelling Units to amend where access to the ADU is permitted.

AMEND the Town of Hooksett Zoning Ordinance, to create a new Article titled Portable Storage Structures.

Posted: December 27, 2023

Hooksett Town Hall

Hooksett Public Library

Town of Hooksett Website

Union Leader for publication December 28, 2023

ARTICLE 1

PREAMBLE

~~Pursuant to the authority conferred by RSA Chapters 672-677 and for the purpose of promoting the health, safety, morals, prosperity, convenience of the development of the inhabitants of the incorporated Town of Hooksett, New Hampshire, for security, for safety from fire, for the avoidance of panic and other dangers, for the provision of adequate area between buildings and various rights of way, for the preservation of the rural charm now attached to our town, for the promotion of good civic design and arrangements, for the wise and efficient expenditure of public funds, and for the adequate provision of public utilities and other public requirements, and for other means;~~

The Town of Hooksett has adopted its Zoning Ordinances for the following purposes, including but not limited to:

1. Protecting and promoting the public safety, convenience, comfort, aesthetics, prosperity, health, and general welfare of the inhabitants of the Hooksett, New Hampshire;
2. Secure safety from fires, panic, explosion, noxious fumes, and other such hazards and dangers, and to control nuisance-producing uses of land;
3. Promote adequate light, air, privacy, and convenience of access to property;
4. Avoid undue concentration of population, to prevent the overcrowding of land, and to lessen congestion in the streets;
5. Facilitate the adequate provision of transportation, solid waste facilities, water, sewerage, schools, parks, child day care, and other public requirements;
6. Assure the proper use of natural resources, to prevent pollution of air and water, to protect property from flooding and accelerated erosion, to protect historic and archeological resources, to protect wetlands, and to conserve natural beauty and open space;
7. Conserve property values by preventing the harmful encroachment of incompatible uses, and by providing for the elimination of those uses which adversely affect the neighborhood character, development, and value of property, and to insure that any proposed development is compatible in use, scale and building design within the neighborhood in which the development is proposed; and
8. Encourage the most appropriate use of land, and to allow for planned, orderly, and beneficial growth as envisioned by the Master Plan.

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Now therefore, the following Ordinance is hereby enacted by the voters of the Town of Hooksett, New Hampshire, in official Town Meeting convened May 12, 2015 (1957 – original authorization).

(End of Article 1)

The purpose of this amendment is to revise the Preamble statement to more accurately capture the intent of the Ordinance.

ARTICLE 4
LOW DENSITY RESIDENTIAL DISTRICT – LDR

Add a purpose statement to the beginning of the Article and renumber the Article accordingly.

- A. The purpose of this residential district is to provide for conventional single-family neighborhoods on lots not less than two acres (87,120 square feet). The homes in this district may be served by municipal sewer and water, but there are some areas that still have on-site septic systems and wells. These districts are located further away from major roadways. Agriculture and farming are promoted in this district.

A building may be erected, altered or used and a lot may be used or occupied for any of the following purposes and in accordance with the following provisions.

The purpose of this amendment is to define the intent of the Article.

ARTICLE 5
MEDIUM DENSITY RESIDENTIAL DISTRICT – MDR

Add a purpose statement to the beginning of the Article and renumber the Article accordingly.

- A. The purpose of this residential district is to provide an environment suitable for a variety of moderate density housing types, including single-family, two family, and multi-family dwellings on lots not less than 65,340 square feet.

A building may be erected, altered, or used and a lot may be used or occupied for any of the following purposes and in accordance with the following provisions:

The purpose of this amendment is to define the intent of the Article.

ARTICLE 5-A
URBAN DENSITY RESIDENTIAL DISTRICT – URD
(Adopted 05/08/07)

Add a purpose statement to the beginning of the Article and renumber the Article accordingly.

—The purpose of this residential district is to provide for conventional single-family neighborhoods that may contain some historic homes. The properties in this district may be built close to sidewalks and intersecting streets. The homes in this district are all served by municipal sewer and water and the lot area shall not be less than 9,000 square feet.

A building may be erected, altered, or used and a lot may be used or occupied for any of the following purposes and in accordance with the following provisions:

The purpose of this amendment is to define the intent of the Article.

ARTICLE 6

HIGH DENSITY RESIDENTIAL DISTRICT - HDR

Add a purpose statement to the beginning of the Article and renumber the Article accordingly.

A. The purpose of this residential district is to provide an environment suitable for a variety of higher density housing types, including multi-family dwellings. These districts are closest to the Town's main arteries, including Routes 3, 3A and 28, and contain many homes that are built close together with access to sidewalks and traffic lights. The homes in this district are all served by municipal sewer and water.

A building may be erected, altered, or used and a lot may be used or occupied for any of the following purposes and in accordance with the following provisions:

The purpose of this amendment is to define the intent of the Article.

ARTICLE 9

MANUFACTURED HOUSING PARKS

Add a purpose statement to the beginning of the Article and renumber the Article accordingly.

A. The purpose of this ordinance is to establish minimum standards for the construction and maintenance of mobile home parks. The intent of the ordinance is that mobile home parks provide a healthful, safe, pleasant, and attractive residential atmosphere for their occupants, while at the same time being compatible with existing and anticipated future development in the surrounding areas.

The purpose of this amendment is to define the intent of the Article.

ARTICLE 10

COMMERCIAL DISTRICTS - COM

Add a purpose statement to the beginning of the Article and renumber the Article accordingly.

A> This Article shall govern the erection and alteration of buildings, structures, and the use of land in the Commercial District. All site plans in this district should ensure that the architectural style and the development maintains the historical character of Hooksett, including complying with the Town's architectural design standards. This district promotes a pedestrian-friendly design while maintaining efficient traffic circulation and safety.

-A building may be erected, altered, or used and a lot may be used or occupied for any of the following purposes and in accordance with the following provisions:

The purpose of this amendment is to define the intent of the Article.

ARTICLE 20 SIGNS

(Amended 5/13/14)

Add a purpose statement to the beginning of the Article and renumber the Article accordingly.

This Article encourages the effective use of signs as a means of communication in the Town of Hooksett. All signs should strive to maintain and enhance the aesthetic environment of the Town while retaining the Town's ability to attract and encourage economic development and growth. This Article also seeks to minimize possible adverse effects of signs on nearby public and private property, improve pedestrian and traffic safety, and enable fair and consistent enforcement of these sign regulations.

A. Permit Required

No sign shall be permitted in the Town of Hooksett, except in accordance with this Ordinance. No sign, other than those specified in Sections E.1., E.3., and E.6. of this Article, shall be erected or placed, nor shall any existing sign be altered in structure or material, relocated or replaced, in the Town without issuance of a permit by the Code Enforcement Officer after he has satisfied himself that the sign will meet all the requirements of this Article. Application for a sign permit shall include plan, sketches, photographs, and written information adequate to clearly identify the size, materials, message, and location of the sign. For signs location in the U.S. Route 3 Corridor Performance Zoning District that do not meet the provisions of this Article, a waiver is required to be granted by the Planning Board.

The purpose of this amendment is to define the intent of the Article and to clarify waivers for signs located in the Route 3 Corridor Performance Zone District are granted by the Planning Board.

ARTICLE 27

ACCESSORY DWELLING UNITS

(Amended 3/14/18)

C. General

1. Only one (1) ADU shall be permitted for each single-family dwelling.
2. The ADU must provide independent living facilities for one or more persons containing the four elements of sleeping, eating, cooking, and sanitation.
3. The ADU shall have a means of ingress and egress. This access can be through a common space such as a shared hallway ~~to-or~~ an exterior door. An interior door shall be provided between the principal dwelling unit and the accessory dwelling unit.
4. The ADU shall be within or attached to the principal dwelling unit. In order to be considered an attached ADU, there must be a common wall between the principal dwelling unit and the ADU. Detached accessory dwelling units are prohibited.
5. Either the ADU or the principal dwelling unit shall be the principal residence and legal domicile of the owner of the property.
6. If the primary single family dwelling unit is less than or equal to 2,500 square feet in habitable living area, then the ADU may be a maximum of 700 square feet in habitable area. If the primary single family dwelling unit is greater than 2,500 square feet in habitable living area, then the ADU may be a maximum of 30 percent of the primary single family dwelling unit.
11. An ADU shall be provided a minimum of one (1) off-street parking space.
11. An ADU shall make provision for adequate water supply and sewage disposal service in compliance with RSA 485-A: 38 and regulations adopted by the New Hampshire Department of Environmental Services. Separate systems shall not be required for the principal and accessory dwelling units.
11. The structure and lot shall not be converted to a condominium or any other form of legal ownership distinct from the ownership of the principal single-family dwelling.
10. Every Accessory Dwelling shall be deemed a unit of workforce housing for purposes of satisfying the municipality's obligation under RSA 674:59.
11. The aesthetic continuity with the principal dwelling unit as a single-family dwelling shall be maintained.

The purpose of this amendment is to amend where access to the ADU is permitted.

ARTICLE 11

INDUSTRIAL DISTRICTS - IND

Add a purpose statement to the beginning of the Article and -renumber the Article accordingly.

This district is intended to provide for industrial uses suitable for location in areas of close proximity to non-industrial development. An environmentally friendly design with resource-efficient structures is encouraged.

The purpose of this amendment is to define the intent of the Article.

CREATE A NEW ARTICLE PORTABLE STORAGE STRUCTURES

A. Purpose

The Town of Hooksett acknowledges a landowner may have a need for a means to provide temporary on site storage. The purpose of this Article is to provide guidance on the use of such structures.

B. General

1. This Article governs all Portable Storage Structures, intended to be temporary or permanent, delivered to any property in the Town of Hooksett.
2. Any Portable Storage Structures associated with construction at a property must be indicated on the building permit, is only permitted for the duration of construction activities on the property, and shall be removed from the property prior to the issuance of a certificate of occupancy.
3. Failure to comply with the provisions of this ordinance is subject to penalties as noted in Article 36, Penalty.

C. Portable Storage Structures in Residential Districts

1. There shall be no permanent Portable Storage Structure on any residential property located within a residential district. However, temporary use of such a structure may be allowed for no longer than 6 months. Its use must be reported to the Town's Code Enforcement Officer on a form provided by that office.

D. Portable Storage Structures in Commercial Districts

1. There shall be no more than one portable storage structure allowed per property.
2. The portable storage structure must be no larger than ten feet wide, forty feet long, and 10 feet high.
3. A portable storage structure shall not remain at any property in excess of six (6) consecutive months, unless otherwise approved as part of a site plan.
4. The portable storage structure shall be set back a minimum of 30 feet from any side or rear lot lines, and 60 feet from any front property line.

5. The portable storage structure shall be set back a minimum of ten (10) feet from the nearest wall of a building.
6. The portable storage structure shall be required to be placed on pavement, concrete, other appropriate impervious surface, and shall not obstruct any required parking spaces on the site. For those containers which will utilize required onsite parking spaces, a waiver from the Planning Board is required.
7. Portable storage structures associated with construction at a property where a building permit has been issued are permitted for the duration of construction activities on the property and shall be removed from the property prior to the issuance of a certificate of occupancy.

E. Portable Storage Structures in Industrial Districts

1. There shall be no more than one portable storage structure per property.
2. The portable storage structure must be no larger than ten feet wide, forty feet long, and 10 feet high.
3. A portable storage structure shall not remain at any property in excess of six (6) consecutive months unless otherwise approved as part of a site plan.
4. The portable storage structure shall be set back a minimum of 20 feet from any side or rear lot lines, and 30 feet from any front property line.
5. The portable storage structure shall be set back a minimum of ten (10) feet from the nearest wall of a building.
6. The portable storage structure shall be required to be placed on pavement, concrete, other appropriate impervious surface, and shall not obstruct any required parking spaces on the site. For those containers which will utilize required onsite parking spaces, a waiver from the Planning Board is required.

The purpose of this amendment is to define how temporary and permanent portable storage structures are utilized within the Town of Hooksett, with regard to the length of time the structure can be on a property, and the permitting process.