



TOWN OF STRATHAM

Incorporated 1716

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TO: Planning Board Members
FROM: Vanessa Price, Director of Planning & Building
FOR: May 20, 2026, Planning Board Meeting
RE: Zoning Ordinance Technical Corrections

Per Section 21.2 Technical Corrections of the 2026 Stratham Zoning Ordinance, the following technical corrections are submitted to the Planning Board for review.

1. 2020 Article 5, Section 5.4.3

It is believed that “or” was accidentally crossed out after “dwelling”. Staff requests to add “or”.

No more than one (1) accessory dwelling unit (ADU) will be permitted on a legal lot or property which is already approved for or developed with a detached single-family dwelling. Further, an ADU may be created within a single-family dwelling, or within an accessory structure, in accordance with these regulations. In cases where there is uncertainty that a proposed ADU will meet the zoning regulations, the Code Enforcement Officer shall be authorized to seek a determination from the Planning Board which will decide the matter as part of a public hearing.

2. Zoning Ordinance Sections 3.8.9.d.i and 3.8.9.e.v.1.

Staff requests to change “Central and Outer Zones” to the “Gateway District”.

Justification: Section 3.8 of the Zoning Ordinance was updated in 2021 to remove references to Central, Outer, and Open Space Zones in the Gateway District. It appears these sections were missed.

d. Land Use and Housing:

- i. Mixed Uses in the ~~Central Zone and Outer Zone~~ Gateway District shall provide commercial retail stores and shops, food service/bar/entertainment establishments, and professional offices and businesses on the first floor of buildings, with professional office and businesses, light commercial (such as artisanal manufacturing) and residential uses optionally on the upper floors.

v. Landscaping should consider use of native species of trees, shrubs, ground cover and flowering plants.

1. For all development within the ~~Central and Outer Zones of the~~ Gateway District, a Landscaping Plan shall be prepared and submitted following the requirements of this ordinance and Section 5.2.N of the Site Plan Regulations.

3. 2023 Article 9 Section 7.6

Duplicate language in the Town Report. Staff requests to delete the second reference and retain the first reference that existed and was revised in 2023. Note: copies of the 2023, 2024, and 2025 Zoning Ordinance were updated improperly to remove the second reference before the Technical Corrections amendment was passed. This request is to formalize approval.

7.6.p. Internally illuminated signs (Rev. 3/2023)

~~7.6.s. Internally illuminated signage.~~

4. 2023 Article 9, Section 7.9.vi.1.

Staff requests to delete the incomplete sentence below. The previous sentence allows lighted signage while a business is in operation. This typo was identified by the Chair of the Planning Board during the public hearing and corrections were suggested. In the former staff's red line/strikeout language drafted for the Town Report, that incomplete sentence was deleted; however, it was not incorporated into the final Town Report.

From Town Report:

1. Externally illuminated wall signage with a fully downcast light source is permitted. Internally illuminated, or backlit signage, is prohibited. Lighting for signage shall be turned off between the hours of 11 pm to 5 am, unless a business or use is in operation during those hours in which case sign lighting must be turned off within one hour of the closure or opening of the business. ~~Uses that operate 24 hours~~