

## **STRATHAM PLANNING BOARD**

### **2021 ZONING AND BUILDING ORDINANCE AMENDMENT DESCRIPTIONS**

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#### **Article 2 - Gateway Commercial Business District**

The purpose of this article is to remove standards in the Gateway Commercial Business District that are dependent on the provision of public water and sewer service. Without this infrastructure in place, the existing standards cannot be met and consistently require relief from the Planning Board. This articles also simplifies the Gateway Commercial Business District zoning by regulating the three Special Districts identified in the 2009 Regulating Plan for the Gateway District as a single district with the same set of zoning, dimensional and architectural standards and regulations. This article also consolidates reviews of development applications in the Gateway District within the Planning Board.

*The Planning Board recommends this article by unanimous vote.*

#### **Article 3 - Town Center District**

The purpose of this article is to remove standards in the Town Center District that are dependent on the provision of public water and sewer service. This article also consolidates reviews of development applications within the Planning Board. This article also includes several minor changes to the district zoning language, including to permit drive-through service uses by Conditional Use Permit, and to change the maximum height of accessory structures from 1.5 stories to 2 stories.

*The Planning Board recommends this article by unanimous vote.*

#### **Article 4 - Table of Uses**

The purpose of this article is to ensure consistency between uses outlined in the Table of Uses, and those described in other sections of the Zoning Ordinance, including the Gateway Commercial Business District and Town Center District . This amendment also clarifies the standards under which light manufacturing uses are permitted.

*The Planning Board recommends this article by unanimous vote.*

#### **Article 5 - Historic Demolition Review Procedure**

The purpose of this article is to clarify the process to be followed during the Town's consideration of Demolition Permits. The article specifies that in the event of a change of property ownership or

the expiration of a demolition permit, full compliance with the permitting procedures for proposed demolitions of historic structures is required.

***The Planning Board recommends this article by unanimous vote.***

#### **Article 6 - Building Ordinance Statutory Reference**

The purpose of this article is to correct a statutory reference in the Preamble of the Building Ordinance to cite the correct enabling legislation.

***The Planning Board recommends this article by unanimous vote.***

#### **Article 7 - Third Party Reviews**

The purpose of this article is to clarify that the burden of paying for the costs associated with any necessary third-party reviews will be borne by the applicant and not the Town.

***The Planning Board recommends this article by unanimous vote.***