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ZONING ORDINANCE

TOWN OF FREEDOM, NEW HAMPSHIRE

ADOPTED OCTOBER 6, 1987

AMENDMENTS:

March 13, 1990
March 12, 1991
March 8, 1994
March 11, 1997
March 10, 1998
March 13, 1999
March 14, 2000
March 13, 2001
March 12, 2002
March 11, 2003
March 8, 2005
March 14, 2006
March 11, 2008
March 10, 2009

See Also:

*The Zoning Board of Adjustment Rules of Procedure regarding appeals
and
The Subdivision Regulations, and Site Plan Review Regulations*

FREEDOM ZONING ORDINANCE
FREEDOM, NEW HAMPSHIRE

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FREEDOM ZONING ORDINANCE
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ARTICLE 1 PREAMBLE AND TITLE

Section 101 Preamble

In pursuance of authority conferred by New Hampshire Revised Statutes Annotated, Chapter 674, Section 16, for the purpose of promoting the health, safety and general welfare of the inhabitants of the Town of Freedom, now therefore the following ordinance is hereby enacted by the voters of the Town of Freedom, New Hampshire.

Section 102 Title

This ordinance shall be known and may be cited as the "Zoning Ordinance of the Town of Freedom, New Hampshire, 1987."

Section 103 Land Use Limited to Specific Listed Uses

No structure shall be constructed, erected, placed, or maintained and no land use commenced or continued within the Town of Freedom except as specifically or by necessary implication authorized by this Ordinance. There is no provision for any private solid waste facility. Only a municipal solid waste facility may exist in Freedom to serve the Town. In the adoption of this Ordinance, which excludes certain uses of land, the voters have considered the unique topography of the Town, its soils, the lack of central water and sewer systems, and the present character of the Town.

ARTICLE 2 EXISTING USES

Section 201

Any lawful building, or use of a building, or land, or parts thereof in existence at the time of the adoption of this Ordinance, or of any amendment thereto, may be continued although such building or use does not comply with the provisions herein. Such building or use shall be lawful if there was compliance with existing Regulations in effect. This Zoning Ordinance shall not apply to existing structures or to the existing use of any building or land. It shall, however, apply to any alteration of an existing structure or for a use which is substantially different from the existing use or from the existing structure prior to alteration. Nonconforming uses and structures shall be subject to the provisions of Article 5, Non-Conforming Uses and Structures.

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ARTICLE 3 DISTRICTS AND DISTRICT REGULATIONS

Section 301 Establishing Districts

The Town of Freedom is hereby divided into the following districts as shown on the official zoning map:

VR	Village Residential District
GR	General Residential District
RR	Rural Residential District
R/LC	Residential/Light Commercial District
SF	Shorefront Overlay District
W	Wetland Conservation Overlay District
SFWH	Single Family Workforce Housing Overlay District
MFWH	Multi-family Workforce Housing Overlay District

Amended 3/13/90; Amended 3/10/09

Section 302 Zoning and Wetland Maps

The districts as established in Section 301 are shown on maps on file in the offices of the Town of Freedom which maps are a part of this Ordinance. There is a map entitled "Town of Freedom Zoning Map" which has been identified by the signatures of the members of the Planning Board and the date of adoption and any further amendments. See also Appendix A for a word description of the boundaries shown on the Zoning Map. There are also two (2) maps relating to the Wetlands Conservation Overlay District, namely the Freedom Wetlands Map and the Wetlands Conservation Map. Both of these maps are on file in the offices of the Town.

Section 303 District Boundaries

A district boundary shown on the zoning map or described on Appendix A as approximately following the center line of a street or road, or a shoreline of a body of water, shall be construed as following such line. If the district classification of any land is in question, it shall be deemed to be in the most restrictive adjoining district.

Section 304 District Objectives and Land Use Control

The following tables establish the objectives of each of the districts established above and the provisions of the regulations that apply respectively in each district. Any use designated as a "Permitted Use" in the table referring to a particular district may be commenced in such district pursuant to Section 305. Any use designated as a "Special Exception" in the table referring to a particular district may be commenced in such district pursuant to Section 306. Explanation of lots, dimensional requirements, accessory uses and application of District Regulations affecting all uses are found in Sections 307-312 inclusive.

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304.1 TABLE "VR" VILLAGE RESIDENTIAL

Objective

In our community with a respect for its historic past, and its tradition of single family houses, it is necessary to make provisions for the conservation of these values. This District is centered around the area of Freedom, known as the Village. (See map).

USES

Permitted Uses

Special Exception Uses

- | | |
|--|---|
| 1. Single family dwelling | 1. Tourist home |
| 2. Agriculture | 2. Church |
| 3. Forestry | 3. Home occupation |
| 4. Produce Stand | 4. Private school |
| 5. Water Storage Facility Amended 3/10/98 | 5. Use accessory to special exception use |
| 6. Use accessory to permitted use | |

Area and Dimensions

- | | |
|-----------------------|----------|
| Minimum Lot Size | 1.0 acre |
| Minimum road frontage | 200 feet |
| Minimum front yard | 50 feet |
| Minimum side yard | 30 feet |
| Minimum rear yard | 40 feet |

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304.2 TABLE "GR" GENERAL RESIDENTIAL DISTRICT

Objective

Our community is based in great measure on its scenic beauty. It is also necessary to make provisions for the conservation of these scenic vistas while at the same time, allowing for controlled growth. This District is centered around those areas of Freedom where the greatest amount of development has already taken place. The existing highways make this area more readily accessible for police and fire protection and other emergency services.

USES

Permitted Uses

Special Exception Uses

- | | |
|---|--|
| 1. Single family dwelling | 1. Tourist home |
| 2. Agriculture | 2. Church |
| 3. Forestry | 3. Home occupation |
| 4. Produce stand | 4. Private school |
| 5. Cluster development | 5. Office Amended 3/13/90 |
| 6. Manufactured housing | 6. Clinic |
| 7. Water Storage Facility_Amended 3/10/98 | 7. Community building |
| 8. Use accessory to permitted use | 8. Hospital |
| | 9. Hotel |
| | 10. School |
| | 11. Residence Camp Amended 3/10/98 |
| | 12. Recreational Campground or
Camping Park Amended 3/10/98 |
| | 13. Use accessory to special
Exception use. |

FREEDOM ZONING ORDINANCE
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Table 304.2 (continued)
"GR" GENERAL RESIDENTIAL DISTRICT

Area and Dimensions

Minimum lot size	2 acres
Minimum road frontage	200 feet
Minimum front yard	50 feet
Minimum side yard	30 feet
Minimum rear yard	40 feet

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304.3 TABLE "RR" RURAL RESIDENTIAL DISTRICT

Objective

The Rural Residential District is made up of those areas within the Town where access is relatively difficult. These areas are remote from the developed area and services of the Town. With large undeveloped tracts of land, this area of Town lends itself well to agriculture and forestry.

USES

Permitted Uses

1. Single family dwelling
2. Agriculture
3. Forestry
4. Manufactured housing
5. Water Storage Facility Amended 3/10/98
6. Produce stand Amended 3/13/90
7. Use accessory to permitted use

Special Exception Uses

1. Home Occupation
2. Camps and campgrounds
3. Outdoor recreational facility
4. Animal hospital
5. Tourist Homes Amended 3/08/05
6. Use accessory to special exception use.

Area and Dimensions

Minimum lot size	5 acres
Road frontage	400 feet
Minimum front yard	50 feet
Minimum side yard	30 feet
Minimum rear yard	40 feet

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304.4 TABLE "R/LC" RESIDENTIAL/LIGHT COMMERCIAL DISTRICT

Objective

There is a need for the Town to provide for services and employment opportunities for Town residents. This type of development requires optimum access from well maintained roadways and therefore is located in those areas of the Town with best access. However, the Town wishes to limit the size and effect of light commercial uses to help preserve the Town's residential and scenic character.

Permitted Uses

Special Exception Uses

- | | |
|--|---|
| 1. Single family dwelling | 1. Tourist home |
| 2. Agriculture | 2. Church |
| 3. Forestry | 3. Home occupation |
| 4. Manufactured housing | 4. Light Commercial |
| 5. Retail Store | 5. Multi-family |
| 6. Produce Stand | 6. Use accessory to special exception use |
| 7. Automobile Service Station | |
| 8. Office | |
| 9. Water Storage Facility | |
| 10. Use accessory to permitted use
Amended 3/13/90
Amended 3/10/98 | |

Areas and Dimensions

- | | |
|------------------|----------|
| Minimum lot size | 1 acre |
| Road frontage | 200 feet |
| Front yard | 50 feet |
| Side yard | 30 feet |
| Rear yard | 40 feet |

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304.5 TABLE "SF" SHORE FRONT DISTRICT
for Lakes & Ponds over 10 acres & Ossipee River

Objective

Most of the land immediately adjacent to Freedom's lakes, ponds and rivers is overlaid by soil types which are characterized by erosion and drainage hazards. These lands require conservation and land management practice which minimize environmental and aesthetic degradation.

The following restrictions are applicable to land within the designated Shore Front District. They are designed to protect and enhance water quality, prevent overcrowding of shore land in the interest of public health and safety, and to preserve the natural beauty and wildlife habitat of the waterfront areas in the Town.

Location of the Shore Front District

The Shore Front District is an environmental overlay district super-imposed over the zoning district shown on the zoning map. This overlay district extends from the normal high water level on all lakes and ponds over 10 acres and the Ossipee River, to a point 300 feet inland. The following uses are allowed in addition to the uses allowed in the underlying district.

Shore Front District

USES

Permitted Uses

1. Outdoor recreational facilities
2. Accessory uses such as beach, dock, driveway
3. Water Storage Facility Amended 3/10/98

Special Exception Uses

1. Marina
2. Shore front common area
3. Erosion control
4. Cutting & removal of trees and natural vegetation
5. Use accessory to Special Exception

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Table 304.5 (continued)

Area and Dimensions:

Minimum lot size	same as underlying district
Minimum road frontage	same as underlying district
Minimum shore frontage (if applicable)	200 feet
Minimum front yard	same as underlying district
Minimum side yard	same as underlying district
Minimum rear yard (from normal high water level)	75 feet
Leach field (from normal high water level)	125 feet
Driveway (from normal high water level)	75 feet

Uses which are permitted or special exception uses allowed in the underlying District are allowed in SF District subject to the additional requirements as described herein.

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Section 304.6 SHORE FRONT DISTRICT - OTHER REQUIREMENTS

The following special exception standards shall apply in the Shore Front District. No other special exception standards shall apply notwithstanding any other provision of this Ordinance.

304.6.1 Shore Front Common Areas - Special Exception Standards

Shore front common areas which provide access to the lake, pond or river by lots which do not front on the shore shall meet the following minimum requirements:

- 304.6.1.1 The shore front common area shall contain a minimum of two acres.
- 304.6.1.2 The shore front common area shall have a minimum of 200 feet of shore frontage for the first dwelling unit and an additional 20 feet of shore frontage for each additional unit more than one. The reference to dwelling units is with regard to those dwelling units located on lots which do not have shore frontage and have the legal right to use the shore front common area.
- 304.6.1.3 No building other than toilets and changing facilities, picnic shelters and suitable recreation facilities shall be constructed on a shore front common area.
- 304.6.1.4 No more than 25% of the total shore frontage may be used to locate docks or other structures designed to accommodate boating.
- 304.6.1.5 One off-street parking space (18' x 12') shall be provided for each dwelling unit situated more than 1/4 mile from the shore front common area. Parking areas shall be set back a minimum of 75 feet from the normal high water level. A buffer of natural vegetation shall be maintained between the beach and/or docking area and the parking area. The buffer may include facilities permitted within the shore front area.
- 304.6.1.6 Toilet facilities approved by the New Hampshire Water Supply and Pollution Control Commission shall be provided at the rate of a separate toilet facility for males and females, for each 25 dwelling units or a portion thereof, granted legal right of access. The Zoning Board of Adjustment may reduce this requirement where fewer than 15 units have access to the shore front common area if it is determined that a lesser facility shall provide adequate facilities. With regard to this special exception, no other standards contained in this Zoning Ordinance shall apply.

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Section 304.6.2 Special Exception Standards for Marinas:

The term "Marinas" shall include but not limited to condominium docking facilities, community docking facilities and commercial docking facilities. A Marina shall be subject to the following minimum standards:

- 304.6.2.1 A Marina shall contain a minimum lot area of 1 acre plus 3,000 square feet per boat slip or dry storage space to be used during the boating season.
- 304.6.2.2 Adequate recreation and/or play area shall be provided.
- 304.6.2.3 The Board of Adjustment shall approve the plan and design for any winter boat storage area.
- 304.6.2.4 Off-street parking shall be provided at the rate of one space for each boat slip and for each dry storage space but not for those spaces used exclusively for winter storage.
- 304.6.2.5 There shall be provided a separate toilet facility and one shower and sink for males and females, for each 25 boat slips or dry storage space or fraction thereof, but not including for spaces used exclusively for winter storage.
- 304.6.2.6 A pumping facility for the removal of holding tank waste shall be provided. Such facility shall meet all standards as established by the New Hampshire Water Supply and Pollution Control Commission and any other applicable State regulations.
- 304.6.2.7 The Zoning Board of Adjustment may reduce the requirements for Marinas with accommodations for 8 or fewer boats.

Section 304.6.3 Special Exception Standards for Erosion Control

- 304.6.3.1 Construction: Erosion and sedimentation control plans shall be filed with the ZBA for all filling, grading, dredging and other activities regarding land disturbance less than 100,000 square feet. The plan shall describe the nature and purpose of the land disturbing activity, the amount of grading involved, a description of soils, topography, vegetation and drainage. The Zoning Board of Adjustment shall review all plans before construction begins and determine that erosion and sedimentation will be reasonably controlled to avoid undue adverse impact. The ZBA may require the applicant to post a bond or other security to assure conformance with approved plans. The bond shall not be released until the Zoning Board of Adjustment has certified completion of the required improvements in accordance with the plan. If the applicant obtains a RSA 485-A:17 permit from the New Hampshire Water Supply and Pollution Control Commission, then the requirements herein shall be deemed to have been satisfied.

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304.6.4 Agriculture: To prevent runoff of fertilizers, pesticides and erosion of soils and sedimentation of surface water, a buffer strip of at least 75 feet consisting of permanent, native vegetation shall be maintained between any agricultural uses such as farming, pasturing, nurseries and horticulture and the normal high water level.

304.6.5 Special Exception Standards for Cutting and Removal of Trees and Natural Vegetation: A cutting or clearing plan shall be approved by the Zoning Board of Adjustment for any cutting of trees or removal of natural vegetation within 75 feet of the normal high water level. The Zoning Board of Adjustment may request the Conservation Commission to review the plan and make recommendations. Where cutting extends to the shore line, no more than one opening 30 feet in width shall be permitted for each 100 feet of natural shore line. Otherwise, a natural buffer of 75 feet in width shall be maintained. Where natural vegetation is removed, it shall be replaced with other vegetation that is equally effective in retarding runoff and erosion in preserving natural beauty.

Section 304.6.6 deleted 3/13/90

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304.7 TABLE “SFWH” Single Family Workforce Housing Overlay District

Objective

In order to comply with RSA 674:59-61 requiring that all towns with land use regulations provide “reasonable and realistic opportunities for the development of workforce housing” “be located in a majority, but not necessarily all, of the land area that is zoned to permit residential uses within the municipality,” this overlay district will allow single family workforce housing in a manner that protects the rural character of the town.

Location of the Single Family Workforce Housing Overlay District

The Single Family Workforce Housing District is a district superimposed over parts of the General Residential, Residential/Light Commercial, and Rural Residential Districts as shown on the map attached as part of Appendix A.

USES

Permitted Uses

1. Single family workforce housing
2. Use accessory to permitted use

Area and Dimensions

	General Residential and Residential/Light Commercial Districts	Rural Residential District
Minimum lot size	1 acre	2.5 acres
Road Frontage	200 feet per five (5) dwellings	400 feet per five (5) dwellings
Front yard	same as underlying district	
Side yard	same as underlying district	
Rear yard	same as underlying district	

Adopted 3/10/09

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304.8 TABLE “MFWH” Multi-family Workforce Housing Overlay District

Objective

In order to comply with RSA 674:59-61 requiring that all towns with land use regulations provide “reasonable and realistic opportunities for the development of workforce housing,” this overlay district will allow multi-family workforce housing in a manner that protects the rural character of the town.

Location of the Multi-family Workforce Housing Overlay District

The Multi-family Family Workforce Housing District is a district superimposed over the Residential/Light Commercial District and part of the Rural Residential District along Route 153 as defined in Appendix A.

USES

Permitted Uses

1. Multi-family workforce housing
2. Single Family Workforce Housing
3. Use accessory to permitted use

Area and Dimensions

Minimum lot size 1 acre for the first dwelling unit and ½ acre for each additional unit for the first building
 ½ acre for each dwelling unit for additional buildings on the same lot of record

Road Frontage 200 feet per building

Front yard	same as underlying district
Side yard	same as underlying district
Rear yard	same as underlying district

2. Single Family Workforce Housing

Area and dimension requirements for single-family workforce housing are the same as listed in the single family workforce housing overlay district. (See 304.7 Table).

Adopted 3/10/09

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Section 305 Permitted Uses

Permitted Uses are ONLY those uses that are specifically LISTED UNDER PERMITTED USES IN TABLES 304.1 THROUGH 304.6 AND are allowed only providing the standards established within this ordinance are met. Unless a Variance, a Special Exception, or action on an appeal from an administrative decision is required, the necessary permit may be issued by the Zoning Administrator(s). Permitted uses are subject to Article 4. "General Provisions."

Section 306 Special Exceptions

Amended 3/10/98

Certain uses of land and buildings may be allowed as a Special Exception only by approval of the Board of Adjustment, if general and specific standards contained in this ordinance are complied with. Before allowing such Special Exception, the Board of Adjustment shall first determine that the proposed use will conform to the following general standards unless otherwise specifically exempted by other provisions.

306.1 The Board of Adjustment shall make findings of fact that the proposed application for a Special Exception satisfies the following general standards, and the applicant must provide information as to each of these standards at the public hearing.

Section 306.1

- A. The character of the area in which the proposed Special Exception use will be placed shall not be adversely affected by the proposed Special Exception use.
- B. The proposed Special Exception use shall not adversely affect the highways and sidewalks or the use thereof located in the area.
- C. The proposed Special Exception shall not adversely affect Town services and facilities.
- D. The public highways providing access to the lot shall be sufficient and have adequate capacity for the safety of vehicles and pedestrians.
- E. The traffic pattern on the lot shall be coordinated so as to compose a convenient system of any internal road intersecting with the access to the public highway.
- F. There shall be a proper arrangement of roadways, sidewalks, loading areas and parking areas within the lot so the proposed development shall not endanger the safety of vehicles, pedestrians or bicyclists.
- G. There shall be a safe driveway access to the public highway including safe sight distances in each direction.

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- H. There shall be adequate access from the public highway and sufficient maneuvering room on the lot for fire, police and emergency vehicles. The applicant shall also provide information as to plans for fire protection.
- I. All loading areas shall be designed so as not to interfere with other planned circulation on the lot and so as to provide adequate space and facilities.
- J. Provision shall be made for handling water drainage on the lot to prevent flooding of the lot or of another property.
- K. On-site lighting shall be designed to assure adequate illumination for the safety of vehicles and pedestrian travel. Exterior lighting shall be installed and operated in such a manner that adjacent residential uses are not adversely affected. Such lighting shall not shine onto roads and public highways so as to interfere with the operation of motor vehicles.
- L. Adequate landscaping.
- M. Proposed signs shall comply with the sign requirements contained in this ordinance.

306.2 Information for the Application for a Special Exception: The application for this Special Exception shall include a plan which shall show:

- A. The perimeter boundaries of the lot including compass bearings, distances, lot areas, north arrow and zoning setbacks, and frontage on a public highway.
- B. The width and location of any and all rights-of-way and easements on the lot.
- C. The shape, size, height and location of all existing and proposed structures located on the lot.
- D. The location of natural features such as streams, marshes, lakes, ponds or wetlands and manmade features such as existing roads, paths, trails, sidewalks and structures on the lot.
- E. The abutting properties within 100 feet of the boundaries of the lot for which a Special Exception is requested, and their use; and roads and driveways within 200 feet of the boundaries of the lot shall be shown on the plan.
- F. The plan shall show proposed internal roads, driveways, parking spaces and sidewalks; the width of all internal roads, driveways and sidewalks and the location and number of parking spaces. Loading spaces and loading facilities used in connection with any structures on the lot shall be shown.
- G. A plan showing existing and proposed exterior lighting, including the direction

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of the lighting, and proposed signs with location.

- H. If any portion of the lot is within a special flood hazard area the plan shall show: the Basic Flood Elevation, and special flood hazard area.
- I. Existing and proposed landscaping.
- J. The zoning designation and dimensional requirements under the Freedom Zoning Ordinance for the lot and for abutting properties within 100 feet of the boundaries of the lot.
- K. All existing and proposed surface and subsurface storm drainage facilities.

These plan requirements and information may be waived or modified by the Board of Adjustment.

306.3 Such proposed Special Exception use shall comply with all other applicable specific standards in this ordinance.

306.4 If the Board of Adjustment approves an application for a Special Exception, it shall have the authority to impose relevant conditions as to the use of the land as it finds reasonable and appropriate to safeguard the neighborhood or otherwise serve the purposes of this ordinance, including, but not limited to, the following:

- A. Yards larger in area or in any specified dimension than those required by the ordinance.
- B. Screening of all or part of the premises of the proposed use by walls, fencing, or planting.
- C. Off-street parking facilities greater than those otherwise required under this ordinance.
- D. Limitations upon the size, location, and/or lighting of signs more restrictive than otherwise imposed by this ordinance.

Section 307 Lots

307.1 Frontage: Lots which abut on more than one public street shall provide the required frontage on only one street.

307.2 No structures may project into any minimum front, side or rear yard except: Amended 3/8/94

- (1) Signs as provided in Article 15;
- (2) One accessory building as provided in Section 310.1.E; and

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- (3) Fences, lamppost, rose arbor, fountain, bird feeder.

307.3 Lot Access: The street giving access to any lot shall be as follows:

- A. Shall have the legal status of a Class V or better highway; or
- B. Corresponds in its location and lines with a street on a subdivision plat approved by the Planning Board. This includes a street which is a private road; or
- C. A Class VI Highway, provided that the requirements as contained in RSA 674:41 as it may be amended from time to time or such similar statute, are complied with.

A lot which has access to a street as described above by means of a private right-of-way which is appurtenant to the lot shall satisfy the requirements herein.

Section 308 Dimensional Requirements

(Sections 308.2.B, 308.3 and 308.4 deleted by amendment 3/8/94 and subsequent paragraphs renumbered)

The following dimensional standards shall apply:

308.1 Minimum Road Frontage: For any use the minimum road frontage shall be as specified in Section 304.

308.2 Front Yard

- A. Any lot line contiguous to a street is deemed to be a front lot line. A lot bordering on two streets shall be deemed to have two front yard and two side yards. A lot bordering on three streets shall be deemed to have three front yards and one side yard.
- B. Measurement of Front Yard. The front yard requirement shall be measured from the street right-of-way line, if known. If not known, then 25 feet shall be added to the required front yard and measured from the center line of the existing traveled way of the street. Amended 3/13/90

308.3 Height Restrictions

- A. The height of any building shall be measured from the average finished grade. In no instance shall a building be more than thirty-five (35) feet above the average grade.
- B. Flagpoles may exceed the height restriction.
- C. Chimneys, spires, lightning rods, or like structures not used for human occupancy may exceed the height restriction on the building of main use.

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- D. Radio, TV antennae, or satellite dish antenna systems for private, non-commercial reception may extend above the height limit.

Section 309 Accessory Uses

309.1 Accessory uses are uses customarily incidental to the main (primary) use and shall include but not be limited to the following:

- A. Garage or parking space for occupants and visitors.
- B. The outdoor parking of vehicles maintained primarily for hire. Such vehicle to be parked in the side or rear yard and not to exceed a Gross Vehicle Weight of 12 tons in the residential zone. Amended 3/08/05
- C. The outdoor storage or parking of recreational equipment including travel trailers, pick-up coaches, motor home, boats and boat trailers, snowmobiles, or similar equipment provided said equipment is parked or stored in the side or rear yard.
- D. The raising of domestic animals, not for gainful business.
- E. Home recreational activities, including tennis courts, swimming pools and the like.
- F. Fences and mailboxes.
- G. An accessory apartment in an owner-occupied single-family dwelling limited to use of related family members subject to the following conditions:
 - (1) The landowner shall obtain a zoning permit for the installation of independent cooking facilities solely for the use of related family members.
 - (2) The landowner shall comply with the requirements of Section 407 relating to increasing the load on a sewage disposal system.
 - (3) The accessory apartment shall not be used by persons other than related family members regardless of whether or not rent is charged. Section 309.1.G. Amended 3/13/90

Section 309.2 deleted 3/13/90

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Section 310 Lot of Record

1. Any lot of record may be used for a single family dwelling on the following conditions:
 - A. The lot is a lot of record.
 - B. A numbered approval for construction of a Subsurface Disposal System is obtained from the Water Supply and Pollution Control Division.
 - C. There is compliance with the Freedom Wetlands Ordinance (see Article A3 of this Ordinance) and the 1977 Town Ordinance requiring a 125 foot septic setback from ponds and streams.
 - D. A source of water is available on the lot with a protective radius required by the Water Supply and Pollution Control Division or an off-site water source suitable for a single family dwelling is available.
 - E. The total footprint area of all structures on the same lot of record, including attached structural porches and decks, shall not exceed 10% of the total area of the lot. Footprint area calculation includes portions of the lot covered by roof overhangs.
 - F. The main building and accessory building on a lot of record shall comply with the minimum yard requirements, with the following exception. Lots containing one-half acre or less may locate one accessory building in a required side yard or rear yard (but excluding the rear yard in the Shore Front District) provided the accessory building:
 - (1) Is not closer than 15 feet to the property line; and
 - (2) Does not exceed 100 square feet in area; and
 - (3) Does not exceed 14 feet in height.

The Zoning Officer may issue a permit for the accessory building meeting these standards. Amended 3/8/94 Amended 3/11/2008

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ARTICLE A3 WETLANDS CONSERVATION OVERLAY DISTRICT

Article A3 amended 3/13/90

Section A301 Purpose and Intent

The purpose of these regulations is to protect the public health, safety and general welfare by controlling and guiding the use of land areas which have been found to be subjected to high water tables for extended periods of time.

It is intended that these regulations shall:

1. Prevent the development of structures and land uses on naturally occurring wetlands which will contribute to pollution of surface and ground water by sewage or toxic substances.
2. Prevent the destruction of, or significant changes to, natural wetlands which provide flood protection.
3. Protect unique and unusual natural areas.
4. Protect wildlife habitats and maintain ecological balances.
5. Protect potential water supplies and existing aquifers (waterbearing stratum) and aquifer recharge areas.
6. Prevent expenditure of municipal funds for the purposes of providing and/or maintaining essential services and utilities which might be required as a result of misuse or abuse of wetlands.
7. Encourage those low-density uses that can be harmoniously, appropriately and safely located in wetlands.

Section A302 Wetlands Defined

Wetlands are areas where a significant part of the vegetational community, and soil and land types consist of, but do not necessarily include all, of the following:

1. Swamps are areas where the water table is at or near the ground surface for a significant part of the year. The vegetational community consists mostly of trees and woody shrubs, such as:

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Section A302 (continued)

Alders	Poison Sumac
Arrow-wood	Red Maple
Atlantic White Cedar	Rhodora
Black Ash	Sphagnum Moss
Black Gum	Spicebush
Black Spruce	Sweet Pepperbush
Buttonbush	Tamarack (Larch)
Common Elder	Willows
High-bush Blueberry	Winterberry
Marsh Rose	

2. Marshes are treeless wetlands dominated by soft-stemmed herbaceous plants. The surface of the marsh is covered with water year-round, though seasonal fluctuations in water depth are expected. Marshes range from the wet meadows variety to deep marshes which can be covered with several feet of water. The vegetational community is made up of some or all of the following:

Arums	Pickerel Weeds
Bladderworts	Rushes
Bur-reeds	Sedges, including
Cat-tails	Bulrushes, Cotton-grasses
Duckweeds	Wool-grasses
Eelgrass	Smartweeds
Frog's-bits	Sweet Gale
Horsetails	Water-lilies
Hydrophylus Grasses	Water Milfoil
Leatherleaf	

3. Bogs consist of peat or muck deposits of significant depths and are characterized by a distinct group of trees and plants which are adapted to the bogs highly acidic conditions. The water in a bog is practically devoid of oxygen and nutrients. Bogs usually develop in undrained glacial depressions. Typical plants are:

Atlantic White Cedar	Pale Laurel
Black Spruce	Pitcher-plants
Bladderworts	Rhodora
Bog or Buckbean	Sedges
Bog-laurel	Sheep Laurel
Bog-rosemary	Spagnum Moss
Cotton Grass	Sundews
High-bush Blueberry	Sweet Gale
Leatherleaf	

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Section A302 (continued)

4. Soil series and land types commonly associated with wetlands, as described in the Soil Survey of Carroll County, New Hampshire, dated December, 1977, include the following "very poorly drained" and "poorly drained soils":

"Very Poorly Drained" soils include:

Alluvial land, west (AW)	Muck and Peat (MU)
Chocorua mucky peat (CM)	Ossipee mucky peat (OT)
Fresh water marsh (FA)	Whitman very stony loam (Wc)
Greenwood mucky peat (GW)	

"Poorly Drained" soils include:

Limerick silt loam (Lk)
Limerick variant (Lm)
Naumburg loamy sand (Na)
Raynham variant (Ra)
Ridgebury series (Rg) (Rl)

Section A303 District Boundaries

1. Wetlands Conservation Overlay District Defined

The Wetlands Conservation Overlay District is an environmental overlay district superimposed over the Zoning districts shown on the Zoning Map. The Wetlands Conservation Overlay District is defined as those areas delineated as very poorly and poorly drained soils by the U.S. Department of Agriculture, Soil Conservation Service, in the Soil Survey of Carroll County, New Hampshire, dated December, 1977. The Wetlands Conservation Overlay District also includes those areas such as swamps, marshes and bogs that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support a prevalence of vegetation adapted for life in saturated soil conditions.

2. Establishment of a District

The limits of the Wetlands Conservation Overlay District are hereby determined to be areas of one acre or more in size, or of any size if contiguous to surface waters such as lakes, ponds and streams, subjected to high water tables for extended periods of time and includes, but are not necessarily limited to, all such areas delineated as wetlands on the current Freedom Wetlands Map, which is on file at the Town Hall.

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Section A303 (continued)

3. Wetlands Incorrectly Delineated

In the event an area is alleged to be incorrectly delineated as being poorly drained or very poorly drained soils in the Wetlands Conservation Map, or that an area not so designated meets the criteria for wetlands designation, and evidence to that effect is satisfactorily presented to the Zoning Board of Adjustment, the Zoning Board of Adjustment may determine that the restrictions contained in this Ordinance shall or shall not apply. Such evidence may be obtained either by revision by the Soil Conservation Service of its soil maps or by adequate on-site soils investigation and analysis conducted by a Soils Scientist qualified in field analysis with such investigation and analysis to be reviewed by the Soil Conservation Service and presented in writing to the Zoning Board of Adjustment along with the findings of the Soil Conservation Service.

Section A304 Permitted Uses

1. Permitted uses are those which will not require the erection or construction of any structures or buildings, will not alter the natural surface configuration by the addition of fill or by dredging and uses that otherwise are permitted. Such uses may include the following:
 - a. Forestry-tree farming, using best management practices in order to protect streams from damage and to prevent sedimentation.
 - b. Cultivation, harvesting and fertilization of crops according to recognized soil conservation standards as established by the Soil Conservation Service. The protection of wetlands from pollution caused by fertilizers, pesticides and herbicides shall be of prime importance.
 - c. Wildlife refuges.
 - d. Parks and recreation uses consistent with the purpose and intent of this Ordinance.
 - e. Conservation Areas and nature trails.
 - f. Open spaces as permitted or required by the Subdivision Regulations and/or this Ordinance.

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Section A305 Special Exceptions

Special exceptions may be granted by the Zoning Board of Adjustment for undertaking the following uses in the Wetlands Conservation Overlay District when the application has been referred to the Zoning Board of Adjustment, the Conservation Commission, and to the Health Officer for review and comment at least twenty (20) days prior to the hearing.

1. Streets, roads and other access ways and utility right-of-way easements, including power lines and pipe lines, if essential to the productive use of land and if so located and constructed as to minimize any detrimental impact of such uses upon the wetland.
2. Water impoundments.
3. The undertaking of a use not otherwise permitted in the Wetlands Conservation Overlay District, if it can be shown that such proposed use is not in conflict with any and all of the purposes and intentions listed in Section A301 of this Ordinance.

Section A306 Septic Tank or Leach Field Setback

No septic tank or leach field may be constructed or enlarged closer than one hundred twenty-five (125) feet to any wetland. In the case of a failed system, the septic tank may be a minimum of fifty (50) feet from any wetland providing all joints are sealed and approval of Water Supply & Pollution Control Division is obtained to the extent required by law.

Section A307 Wetland Not Part of Minimum Lot

No part of a wetland may be considered as part of the minimum lot size under this Ordinance or the Subdivision Regulations.

Section A308 Conflict with Other Regulations

Where any provision of the Wetland Conservation Overlay District is in conflict with State law or other local regulation, the most stringent provision shall apply.

(Information Only: The adoption of this Zoning amendment repealed the Wetlands Conservation Ordinance adopted by the Town Meeting on March 11, 1979, effective March 13, 1990.)

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ARTICLE 4 GENERAL PROVISIONS

The following shall apply to all districts except where listed.

Section 401 Lots in Two Zoning Districts

Where a district boundary divides a lot of record at the time such boundary is adopted, a use allowed in the less restricted part of such lot shall be allowed provided that such use does not extend more than thirty feet into the more restricted part.

Section 402 Reduction of Lot Area

When a lot is subdivided, no resulting lot shall be so reduced that the area, yards, frontage, or other requirements of these regulations shall be smaller than herein prescribed for each district. The provisions of this section shall not apply when a portion of a lot is taken for a public purpose.

Section 403 Yards on Corner Lots

Any yard adjoining a street shall be considered a front yard for the purposes of these regulations.

Section 404 Projection in Yards

Every part of a required yard shall be free of all structures from grade level to the sky. Accessory buildings or structures may not project into the required front, side or rear yards. Fences, mailboxes and similar structures are permitted in a required yard. Amended 3/13/90. Signs which conform to Section 1501 are permitted in the front yard provided that the signs do not interfere with the public's use of the highway, including any sidewalk. Amended 3/11/97.

Section 405 Driveways Permit

All driveways that intersect a Town highway must receive a permit from the Selectmen or their appointed representative, working in conjunction with the Road Agent as provided in RSA 236:13 as amended or such similar statute. If the driveway intersects a State highway, then a permit must be obtained from the Department of Transportation under RSA 236:13. Amended 3/13/90

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Section 406 Abandonment of Structures & Excavations

- 406.1 Within six months after work on excavation for a building has begun, the excavation thus remaining shall be covered, such as with building construction or filled to normal grade by owner and piles of unused or excess excavated material are to be removed.
- 406.2 Within six months after a permanent or temporary building or structure has been destroyed, demolished or abandoned, all structural materials shall be removed from the site and the excavation thus remaining shall be covered over as with building construction or filled to normal grade by the owner.
- 406.3 No structure in the process of completion or demolition and no ruins from fire or other casualty shall be abandoned in a hazardous or disorderly state. Such structure shall be considered to be abandoned when work to remedy the improper condition shall not have been initiated within 90 days of the occasion of the casualty, or if initiated work shall have been discontinued with the owner's consent for 30 or more consecutive days.

Section 407 Septic System Requirements for Increasing the Number of Bedrooms in an Existing Dwelling Unit, Change from Seasonal Occupancy to Full-time Occupancy or Increasing Load on Existing Septic System

Amended 3/13/90

The expansion of any dwelling unit to increase the number of bedrooms or a change in occupying any dwelling unit from seasonal to a full-time basis, or the expansion of any structure which would increase the load on an existing sewage disposal system, in all districts shall comply with the following:

1. The landowner shall comply with RSA 485-A:38 "Approval to Increase Load on a Sewage Disposal System". The landowner shall submit an application for approval of the sewage disposal system to the Water Supply & Pollution Control Division and shall obtain approval, and
2. The landowner shall obtain a zoning permit as provided in Article 18, and
3. The landowner shall obtain a building permit from the Selectmen as provided in Section 1802.

Section 408 Motor Vehicle Storage

A maximum of two unregistered motor vehicles may be stored on any lot. Amended 3/13/90

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Section 409 Water Storage Facility

A water storage facility shall be enclosed by a fence at least four feet high adequate to prevent uncontrolled access by small children. This condition may be waived by the Zoning Board of Adjustment if the Board decides that the water storage facility does not pose a threat to health and safety. Private swimming pools which are an accessory use to a residential dwelling are expressly exempted from the requirements of this Section. Amended 3/10/98

Section 410 Utilities and Communication Deliveries

410.1 All utilities and communication lines and systems in a major subdivision shall be placed underground in conformity with the terms and specifications of the utility company and communication company involved. Added March 13, 2001

410.2 All communication and utility pedestals to be a minimum of 25 feet from the edge of the traveled way. Added 3/08/05

ARTICLE 5 NON-CONFORMING USES AND STRUCTURES

Section 501 Definition

Any lawful structure or use of a building in existence at the time of the adoption of this Ordinance, or of any amendment hereto, may be continued although such structure or use does not comply with the provisions of this Ordinance. Such structures shall be known as "Non-Conforming Structures" and such uses as "Non-Conforming Uses".

Section 502 Change Or Expansion of Non-Conforming Use

No non-conforming use shall be changed to another non-conforming use and no such non-conforming use shall be enlarged or extended in excess of twenty percent (20%) of the gross floor area of the main building existing at the time the non-conformance commenced. The expanded 20% use shall comply with all other provisions of this Ordinance, including but not limited to dimensional requirements, sign regulations, and off-street parking requirements. Amended 3/13/90

Section 503 Abandonment of Non-Conforming Use

If a non-conforming use is changed to a conforming use and continued for a period of four (4) months or more, such change shall constitute the abandonment of the prior non-conforming use.

A non-conforming use shall be presumed to be abandoned if the use has been discontinued for a period of two years or more. A determination shall in the first instance be made by the Zoning Officer, and any person aggrieved may appeal that decision to the Zoning Board of Adjustment. Rights vested by applicable law shall not be affected.

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Section 504 Damage to a Non-Conforming Structure

If a non-conforming structure is damaged by fire, explosion or other catastrophe, the Zoning Officer may issue a zoning permit for the rebuilding and restoration of such building which may not be greater in size or floor space and in the original location of the original structure except as provided in Section 506. Application for a building permit to restore the structure must occur within two years of the date of damage. Otherwise the non-conforming use shall be presumed to have been abandoned, except as to rights vested by law.

Section 505 Damage To A Non-Conforming Use

If a building housing a non-conforming use is damaged by fire, explosion or other catastrophe, the Zoning Officer may issue a zoning permit for the resumption of such use in the rebuilt or restored structure limited to the original size and floor space utilized by the non-conforming use. Application for a zoning permit to restore the structure must occur within two years of the date of damage. Otherwise, the non-conforming use shall be presumed to have been abandoned.

Section 506 Expansion of Non-Conforming Structure

A structure which is non conforming as to one or more dimensional requirements (setback and height limit or either) may be enlarged or expanded with the following conditions:

506.1 No portion of the enlargement or expansion of a structure shall further encroach on the front yard setback beyond the existing overhang of the main structure.

506.2 The expansion or extension shall not violate the side yard setback or rear yard setback requirements for the district in which the lot is located.

506.3 No portion of the enlargement may exceed the height of the existing non-conforming structure.

Amended 3/14/00 Amended 3/12/02 Amended 3/11/2008

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Section 507 Expansion of Pre-Existing Non-Conforming Seasonal Dwellings

507.1 Purpose and Intent

It is the purpose of this section to acknowledge the existence of non-conforming seasonal dwellings, the use of which pre-date the original adoption of these zoning ordinances in 1987. It is further the purpose of this section to permit the continued use of these non-conforming dwellings within the requirements enumerated in Article 5; to permit expansion of certain non-conforming seasonal dwellings to year-round use under limitations enumerated in Section 507.4; and to prohibit expansion to year-round use of more than one (1) seasonal dwelling per lot, while limiting their pre-existing use to their continuous, uninterrupted and unenlarged seasonal nature, as enumerated in Sections 507.3 and 507.5. It is the purpose of these ordinances to regard the temporal expansion of more than one (1) non-conforming seasonal dwelling per lot to year-round use as a substantial change in use such that the vested right to the non-conforming use is discharged and the lot and its use must conform with current requirements of these ordinances.

507.2 Definition – Seasonal Dwelling

A structure that is designed to be used, or is actually used, as a temporary dwelling for less than twelve (12) months per year, or primarily for a specific or distinct season. This term includes, but is not limited to, lake house, hunting or snowmobile lodge or camp, and summer camp, cottage or lodge.

507.3 Scope of Use

All pre-existing non-conforming seasonal uses shall be permitted to be used to the same temporal extent as they have been used on a continuous and uninterrupted basis until abandoned or discharged. The burden shall be on the property owner to establish the season or periods of the year in which the use has existed. In the absence of evidence to the contrary, seasonal summer use shall be presumed to be May 15 through October 14; and seasonal winter use shall be presumed to be October 15 through March 1 for each calendar year.

It is in the interest of public health, safety and welfare and in furtherance of the goals of the Town of Freedom Master Plan that uniformity of the application of these ordinances to all dwellings within the town be achieved. To this end, pre-existing non-conforming seasonal uses shall be permitted to the temporal extent presumed in this Section, or actually established through evidence by the property owner, whichever may be greater. Any greater temporal use must comply with Sections 507.4 and 507.5.

507.4 Permitted Expansion of Pre-existing Non-conforming Seasonal Dwellings

One (1) pre-existing non-conforming seasonal dwelling per lot may be expanded to year-round use as long as the expansion complies with the following requirements:

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- a. The lot size must be a minimum of ten thousand (10,000) square feet.
- b. A Subsurface Disposal System permit approval is obtained from the New Hampshire Department of Environmental Services Subsurface Systems Bureau;
- c. A source of water is available on the lot with a protective well radius required by the New Hampshire Department of Environmental Services, or an off-site water source suitable for a single-family dwelling is available;
- d. The expansion complies with the most recent edition of the Life Safety Code (RSA Chapter 155-A);
- e. The expansion complies with the Code for Energy Conservation in New Building Construction (RSA Chapter 155-D).

507.5 Prohibited Expansion of Pre-existing Non-conforming Seasonal Dwellings

Multiple seasonal dwellings on one (1) non-conforming lot shall not be expanded in dimension or temporal use without complying with all provisions of these ordinances including, but not limited to, lot size, setback, frontage and height requirements. However, in the case of multiple seasonal dwellings per lot, one (1) such seasonal dwelling may be expanded to year-round use as long as all of the provisions of Section 507.5 are met and as long as all of the other dwellings on the lot are eliminated.

The provisions of Section 310 (10% expansion rule) shall not apply to multiple seasonal dwellings on one (1) lot.

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ARTICLE 6 CLUSTER DEVELOPMENT

Section 601 Intent

Cluster development is intended to enable and encourage flexibility of design in single-family subdivisions in the GR district. By allowing reduced lot sizes, housing areas shall be developed so as to promote the most appropriate use of land; to facilitate economical and efficient provision of public services; to allow land use patterns which preserve trees, outstanding natural topography and geologic features and to prevent soil erosion; and, to preserve the natural and scenic qualities of the open land in the Town for conservation and recreation.

Section 602 Issuance of a Zoning Permit

Cluster development is a permitted use in the GR district as set forth in Table 304.2. As cluster development is a subdivision, then the review of the proposed cluster development is by the Planning Board as provided in the Subdivision Regulations for the Town of Freedom. The Zoning Officer may issue a Zoning Permit for a Cluster Development only after the Subdivision has been approved by the Planning Board. Amended 3/13/90

Section 603 Area and Dimensions

A Cluster Development shall be subject to the following minimum lots of land and yard requirements. The requirements listed herein supersede those of Section 304.

603.1 General Residential District

Minimum Lot Size:	1 acre
Minimum Road Frontage	100 feet
Minimum Front Yard	50 feet
Minimum Side Yard	30 feet
Minimum Rear Yard	40 feet
Minimum Number of Lots	5 lots

Section 604 Maximum Density

The maximum number of dwelling units in a Cluster Subdivision shall be based on and not exceed the minimum area requirement of 2 acres for GR in Table 304.2. The minimum lot size of 1 acre shall not be used for determining density.

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ARTICLE 7 OUTDOOR RECREATIONAL FACILITIES

SECTION 7A

WIRELESS TELECOMMUNICATION SERVICE FACILITIES

7.1 PURPOSE. It is the express purpose of this Section to set forth the Site Plan Review requirements for wireless telecommunication service facilities (WTSF), which includes radio and TV towers, and personal wireless service facilities (PWSF) within particular areas of the Town of Freedom consistent with appropriate land use regulations designed to ensure compatibility with the visual and environmental features of the Town. Compatibility with the visual features of Freedom is measured based on the change in community scale and character in relation to the height, mass, materials, contrasts, or proportion within the surroundings of a proposed WTSF. This Section enables the review of the locating and citing of WTSF by the Town of Freedom so as to eliminate or mitigate the visual and environmental impacts of WTSF. This Section is structured to encourage owners/carriers to locate on existing buildings and structures whenever possible. New ground-mounted WTSF are permitted, but only when the use of existing structures and buildings is found to be impracticable. Co-location is encouraged for all WTSF applications and the review of a WTSF shall be on the basis of the site being built using all positions on the mount.

7.2 DEFINITIONS. The terms used for WTSF Site Plan Review, by the Board, are defined as follows:

ANTENNA. The surface from which wireless radio signals are sent and/or received by a personal wireless service facility.

ANTENNA ARRAY. A collection of antennas attached to a mount to send and receive radio signals.

AVERAGE TREE CANOPY HEIGHT. An average height found by inventorying the height at above ground level (AGL) of all trees over twenty (20) feet in height for a defined area, such as the area delineated in Section 7.8.2.2.

CAMOUFLAGED. A personal wireless service facility that is disguised, hidden, part of an existing or proposed structure, or placed within an existing or proposed structure.

CARRIER. A Company that provides personal wireless services, also sometimes referred to as a provider.

CO-LOCATION. The use of a single mount on the ground by more than one carrier (vertical co-location) or the same carrier with multiple licenses, and/or the use of several mounts on an existing building or structure by more than one carrier or

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the same carrier with multiple licenses.

ENVIRONMENTAL ASSESSMENT (EA). An EA is a document required by the Federal Communications Commission (FCC) and the National Environmental Policy Act (NEPA) when a personal wireless service facility is placed in certain designated areas.

EQUIPMENT SHELTER. An enclosed structure, cabinet, shed, vault or box near the base of the mount within which are housed equipment for personal wireless service facilities such as batteries and electrical equipment. Equipment shelters are sometimes referred to as base transceiver stations.

FACILITY. See Personal Wireless Service Facility.

FALL ZONE. The area on the ground from the base of a ground-mounted personal wireless service facility that forms a circle with a radius equal to the height of the facility, including any antennas or other appurtenances, as set forth in Figure 2. The fall zone is the area within which there is a potential hazard from falling debris (such as ice) or collapsing material.

GUYED TOWER. A tower that is secured to the ground or other surface by diagonal cables for lateral support.

HEIGHT. The height above ground level (AGL) from the natural grade of a site to the highest point of a structure.

LATTICE TOWER. A type of mount with multiple legs and structural cross-bracing between the legs that is self-supporting and free-standing.

MAST. A thin pole that resembles a street light standard or a telephone pole. A dual-polarized antenna is typically deployed on a mast.

MONOPOLE. A thicker type of mount than a mast that is self-supporting with a single shaft of wood, steel, concrete, or other material, that is designed for the placement of antennas and arrays along the shaft.

MOUNT. The structure or surface upon which antennas are mounted, including the following four types of mounts:

Roof-mounted. Mounted on the roof of a building.

Side-mounted. Mounted on the side of a building.

Ground-mounted. Mounted on the ground.

Structure-mounted. Mounted on a structure other than a building.

PERSONAL WIRELESS SERVICE FACILITY (PWSF). A facility for the provision of personal wireless services, as defined by the Telecommunications Act of 1996, as amended. Personal Wireless Service Facilities include a mount, antenna, equipment shelter and other related equipment.

PERSONAL WIRELESS SERVICES. The three types of services regulated by Section XIII of this Ordinance: commercial mobile radio services, unlicensed wireless services, and common carrier wireless exchange access services as described in the Telecommunications Act of 1996, as amended.

RADIO FREQUENCY (RF) ENGINEER. An engineer specializing in electrical or microwave engineering, especially the study of radio frequencies.

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RADIO FREQUENCY RADIATION (RFR). The emissions from Personal Wireless Service Facilities.

SECURITY BARRIER. A wall, fence or berm sufficient to restrict an area from unauthorized entry or trespass.

SEPARATION. The distance between one carrier's array of antennas and another carrier's array.

WIRELESS TELECOMMUNICATION FACILITY (WTSF). Any facility and associated structure used for the wireless transmission/reception of data/information. Personal residential satellite antenna are not included.

7.3 APPLICABILITY. The terms of this Section and the Site Plan Review Regulations shall apply to WTSF proposed to be located within the boundaries of the Town of Freedom, on property owned by the Town of Freedom, on privately-owned property, and on property that is owned by any other governmental entity that acts in its proprietary capacity to lease such property to a carrier.

7.4 DISTRICT REGULATIONS

7.4.1 Location—Wireless telecommunication service facilities shall be permitted in all zoning districts. Applicants seeking approval for WTSF shall first evaluate existing structures for the citing of WTSF. Any WTSF proposed for the Village Residential (VR) and Shore Front (SF) Districts must be fully camouflaged. Only after finding that there are no suitable existing structures pursuant to Section 7.4.2 herein, shall a provider propose a new ground-mounted facility.

7.4.2. Existing Structures:

7.4.2.1 Policy—WTSF shall be located on existing structures, including but not limited to buildings, water towers, existing telecommunications facilities, utility poles or towers, and related facilities, provided that such installation preserves the character and integrity of those structures.

7.4.2.2 Burden of Proof—The applicant shall bear the burden of proving that there are no existing structures which are suitable to locate its WTSF and/or transmit or receive radio signals. To meet that burden, the applicant shall take all the following actions to the extent applicable:

- A.** The applicant shall submit to the Planning Board a list of all contacts made with owners of potential sites regarding the availability of potential space for a WTSF. If the Planning Board informs the applicant that additional existing structures may prove satisfactory, the applicant shall contact the property owner(s) of those structures.
- B.** The applicant shall provide copies of all letters of inquiry made to owners of existing structures and letters of rejection. If letters of rejection are not provided, at a minimum, unanswered "Return Receipt Requested forms

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from the US Postal Service shall be provided for each owner of existing structures that was contacted.

- C. If the applicant claims that a structure is not capable of physically supporting a WTSF, this claim must be certified by an independent licensed professional civil engineer. The certification shall, at a minimum, explain the structural issues and demonstrate that the structure cannot be modified to support the personal wireless service facility without unreasonable costs. The estimated cost shall be provided to the Planning Board.

7.5 Ground Mounted Facilities: Policy—If the applicant demonstrates that it is not feasible to locate on an existing structure, ground-mounted WTSF shall be designed so as to be camouflaged to the greatest extent possible, including but not limited to: use of compatible building materials and colors, screening, landscaping, and placement within trees. See also Sections 7.7.1 and 7.7.2.

7.6 Use Regulations. WTSF shall require a building permit in all cases and may be permitted as follows:

7.6.1 Existing Tower Structures: Subject to the issuance of a building permit that includes review by the Planning Board, which review shall be limited to issues relating to access, bonding, and security for removal, structural integrity and appropriate camouflage of such siting, carriers may locate a WTSF on any guyed tower, lattice tower, mast or monopole in existence prior to the adoption of this Ordinance, or on any WTSF previously approved under the provisions of this Ordinance so long as the co-location complies with the approved site plan. All the Performance Standards from this Ordinance shall be met. This provision shall apply only so long as the height of the mount is not increased, a security barrier already exists, and the area of the security barrier is not increased, otherwise, Site Plan Review procedure is required.

7.6.2 Reconstruction of Existing Tower Structures: An existing guyed tower, lattice tower, monopole or mast in existence prior to the adoption of this Ordinance may be reconstructed with a maximum 20 foot increase in height so as to maximize co-location so long as the standards of this Ordinance are met and so long as this 20 foot increase in height does not cause a facility previously existing at less than 175 feet to exceed 175 feet in height. The mount shall be replaced with a similar mount that does not significantly increase the visual impact on the community. Site Plan Review Procedure is required.

7.6.3 Existing Structures: Subject to the provisions of this Ordinance and minor Site Plan Review under RSA 674:43:III and except as otherwise permitted under Section 7.6.1, a carrier may locate a WTSF on an existing structure, building, utility tower or pole, or water tower. For the purpose of this section, new structures that are

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conforming to all other district zoning requirements shall be considered as existing structures.

7.6.4 Ground-Mounted Facility: A WTSF involving the construction of a ground mount shall require Site Plan Review and be subject to the provisions of this Ordinance.

7.7 DIMENSIONAL REQUIREMENTS

7.7.1 General. Wireless Telecommunication Service Facilities shall comply with Freedom Zoning Board Regulations and the following requirements:

- A. Maximum Height:** In no case shall a WTSF exceed 175 feet in height, unless the mount for the facility was greater than 175 feet in height prior to the adoption of this Ordinance.
- B. Height—Existing Structures and Utility Poles:** Carriers that locate new WTSF on water towers, electric transmission and distribution towers, utility poles and similar existing utility structures, guyed towers, lattice towers, masts, and monopoles may be permitted to increase the height of those structures no more than 15 feet at the discretion of the Planning Board, if the additional height will not materially impair the visual impacts of the site. This increase in height shall only be permitted once for each structure.
- C. Height—Other Existing Structures:** The height of a WTSF shall not increase the height of a structure by more than 15 feet, unless the facility is completely camouflaged; for example, a facility completely within a pre-existing flagpole, steeple or chimney. The increase in height of the structure shall be in scale and proportion to the structure as originally configured. A carrier may locate a WTSF on a building that is legally nonconforming with respect to height, provided that the provisions of this Ordinance are met.
- D. Height—Ground-Mounted Facilities:** Ground-mounted WTSF shall not project higher than 10 feet above the average tree canopy height within a 150 foot radius of the mount, security barrier or designated clear area for access to equipment, whichever is greater.
- D. Setbacks:** All WTSF and their equipment shelters shall comply with the building setback provisions of the zoning district in which the facility is located. Fences shall comply with setback provisions of the zoning district in which the facility is located if the fence is six feet or more in height.
- E. Fall Zone for Ground Mounts:** In order to ensure public safety, the minimum distance from the base of any ground-mount of a WTSF to any property line, public road, habitable dwelling, business or institutional use, or public recreational area shall be, at a minimum, the distance equal to the fall zone, as defined in Section 1.5. The fall zone may cross property lines, so long as the applicant secures a fall zone easement from the affected property owner(s). The areas of the easement shall be shown on all applicable plans submitted to the Town and the terms of the easement shall be provided as part of the Site Plan Review.

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F. Fall Zone for Non-Ground Mounts: In the event that an existing structure is proposed as a mount for a WTSF, a fall zone shall not be required, but the setback provisions of the zoning district shall apply. In the case of pre-existing nonconforming structures, WTSF and their equipment shelters shall not increase any non-conformities.

7.7.2 Planning Board Flexibility: Heights—In reviewing s Site Plan application for a WTSF, the Planning Board may permit an increase in the height of a ground-mounted facility up to 40 feet above the average tree canopy height, if no material increase in visual or environmental impacts will result. The visual and environmental criteria of this Ordinance and the Site Plan Review Regulations shall be the guidelines in making this determination.

7.8 PERFORMANCE AND DESIGN STANDARDS.

7.8.1 Visibility.

A. Visual impacts are measured on the basis of:

1. Change in community scale, as exhibited in relative height, mass and/or proportion of the WTSF within their proposed surroundings.
2. New visible elements proposed on a contrasting background.
3. Different colors and textures proposed against a contrasting background.
4. Use of materials that are foreign to the existing built environment.

B. Enhancements are measured on the basis of:

1. Conservation of opportunities to maintain community scale, e.g., buffering areas and low-lying buildings should not be compromised so as to start a trend away from the existing community scale.
2. Amount and type of landscaping and/or natural vegetation.
3. Preservation of view corridors, vistas and view sheds.
4. Continuation of existing colors, textures and materials.

C. Visibility focuses on:

1. Protecting, continuing and enhancing the existing environment.

7.8.2 Camouflage.

7.8.2.1 WTSF on Existing Buildings or Structures

A. Roof Mounts. When a WTSF extends above the roof height of a building on which it is mounted, every effort shall be made to conceal or camouflage the

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facility within or behind existing or new architectural features to limit its visibility from public ways. Facilities mounted on a roof shall be stepped back from the front façade in order to limit their impact on the building's silhouette.

B. Side Mounts. WTSF which are side-mounted shall blend with the existing building's architecture and, if individual antenna panels are over five square feet, the panels shall be painted or shielded with material consistent with the design features and materials of the building.

7.8.2.2 Camouflage for Ground-Mounted Facilities. All ground-mounted WTSF shall be surrounded by a buffer of dense tree-growth that extends continuously for a minimum distance of 150 feet from the mount, security barrier or designated clear area for access to equipment, whichever is greatest, and screens views of the facility in all directions, as set forth in *Figure 1*. These trees must be existing on the subject property, planted on site or be within a landscape easement on an adjoining site. The Planning Board shall have the authority to decrease, relocate or alter the required buffer based on site locations. The 150-foot vegetative buffer area shall be protected by a landscape easement or be within the area of the carrier's lease. The easement or lease shall specify that the trees within the buffer shall not be removed or topped, unless the trees are dead or dying and present a hazard to persons or property.

Figure 1.

7.8.3. Color. To the extent that any WTSF extend above the height of the vegetation immediately surrounding it, they shall be of a color which blends with the background or surroundings.

7.8.4 Equipment Shelters. Equipment shelters for WTSF shall be designed consistent with one of the following design standards:

- A. Equipment shelters shall be located in underground vaults; or
- B. Equipment shelters shall be designed so that the shelters are architecturally consistent, with respect to materials and appearance, to the buildings in the area of the WTSF; or
- C. Equipment shelters shall be camouflaged behind an effective year-round landscape buffer, equal to the height of the proposed building, and/or wooden fence. The Planning Board shall determine the style of fencing and/or landscape buffer that is compatible with the neighborhood; or
- D. If mounted on a rooftop, the equipment shelter shall be concealed or camouflaged so that the shelter either is not visible at grade or appears to be a part of the original structure.

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7.3.5.1 7.8.5 Lighting, Signage and Security

7.8.5.1 7.8.5.1. Lighting. The mounts of WTSF shall be lighted only if required by the Federal Aviation Administration (FAA). Lighting of equipment structures and any other facilities on site shall be shielded from abutting properties. Foot-candle measurements at the property line shall be 0.0 initial foot-candles.

7.8.5.2. Signage: Signs shall be limited to those needed to identify the property and the owner and to warn of any danger. All signs shall comply with the requirements of Section 1501 of the Freedom Zoning Ordinance.

7.8.5.3. Security Barrier: The Planning Board shall have final authority on whether a security barrier should surround a ground-mounted WTSF.

7.8.6. Historic Buildings and Districts

- A.** Any WTSF located on or within an historic structure shall not alter the character-defining features, distinctive construction methods or original historic materials of the building.
- B.** Any alteration made to an historic structure to accommodate a WTSF shall be fully reversible.
- C.** WTSF authorized by this subsection shall be concealed within or behind existing architectural features or shall be located so that they are not visible from public roads and viewing areas.
- D.** WTSF located in the Town of Freedom Historic District shall comply with the provisions of the Historic District Commission.

7.8.7 Scenic Landscapes and Vistas. Ground-mounted facilities shall not be located within open areas that are clearly visible from public roads, recreational areas or abutting properties. A buffer of dense tree growth, as per Section 7.8.2.2 shall surround all ground-mounted WTSF.

7.8.8 Driveways. If available, existing entrances and driveways to serve a WTSF shall be utilized, unless the applicant can demonstrate that a new entrance and driveway will result in less visual, traffic and environmental impact. New driveways to serve a WTSF shall not exceed 12-feet in width. A gravel or crushed stone surface is encouraged.

7.8.9 Antenna Types. Any antenna array placed upon an existing or proposed ground mount, utility pole or transmission line mount shall have a diameter of no more than 4 feet, exclusive of the diameter of the mount. A larger diameter antenna array may be permitted after a finding by the Planning Board that the visual impacts of a larger antenna array are negligible.

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7.8.10. Ground and Roof Mounts. All ground mounts shall be of a mast type mount. Lattice towers, guyed towers and roof-mounted monopoles are expressly prohibited, unless constructed as apart of a reconstruction project permitted under Section 7.6.2

7.8.11 Hazardous Waste No hazardous waste shall be discharged on the site of any WTSF. If any hazardous materials are to be used on site, there shall be provisions for full containment of such materials. An enclosed containment area shall be provided, with a sealed floor, designed to contain at least 110% of the volume of the hazardous materials stored or used on the site.

7.8.12. Radio Frequency Radiation (RFR) Standards. All equipment proposed for a WTSF shall be fully compliant with the FCC Guidelines for Evaluating the Environmental Effects of Radio Frequency Radiation (FCC Guidelines), under Report and Order, FCC 96-326, published August 1, 1996, and all subsequent amendments.

7.9 ABANDONMENT OR DISCONTINUATION OF USE

7.9.1. Maintenance. The owner of the facility shall maintain the WTSF in good condition. Such maintenance shall include, but shall not be limited to, painting, structural integrity of the mount and security barrier and the maintenance of the buffer areas and landscaping.

7.9.2. Monitoring . As part of the issuance of the Site Plan approval or Building Permit, the property owner shall agree that the Town of Freedom may enter the subject property to obtain RFR measurements at the expense of the carrier. The Town shall provide reasonable written notice to the carrier and landowner and provides them the opportunity to accompany the Town representatives when the measurements are conducted.

7.9.3. Security for Removal Recognizing the hazardous situation presented by abandoned and unmonitored telecommunications facilities, the Planning Board shall set the form and amount of security that represents the cost for removal and disposal of abandoned telecommunications facilities in the event that a facility is abandoned and the facility owner is unwilling or unable to remove the facility in accordance with Section 7.10. The amount of the security shall be based upon the removal cost plus 15 %, provided by the applicant and certified by an independent professional structural engineer licensed in New Hampshire. The owner of the facility shall provide the Planning Board with a revised removal cost estimate and structural evaluation prepared by an independent professional structural engineer licensed in New Hampshire every five years from the date of the Site Plan approval by the Planning Board. If the cost has increased more than 15%, the owner of the facility shall provide additional security in the amount of the increase.

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7.9.4 Notification. At such time that a carrier plans to abandon or discontinue operation of a WTSP, such carrier will notify the Town of Freedom by certified US mail of the proposed date of abandonment or discontinuation of operations. Such notice shall be given no less than sixty days prior to abandonment or discontinuation of operations. In the event that a carrier fails to give such notice, the WTSP shall be considered abandoned upon such discontinuation of operations.

7.9.5 Removal. Upon abandonment or discontinuation of use, the owner of the facility shall physically remove the WTSP within 90 days of the date of abandonment or discontinuation of use. "Physically remove" shall include but not be limited to:

A. Removal of antennas, mount, equipment shelters and security barriers from the subject property.

B. Proper disposal of the waste materials from the site in accordance with local and state solid waste disposal regulations.

C. Restoring the location of the WTSP to its natural condition, except that any landscaping and grading shall remain in the after-condition.

7.9.6. Failure to Remove. If the owner of the facility does not remove the facility upon the order of the chairman of the Planning Board, then the Board of Selectmen shall, after holding a public hearing with notice to the owners and abutters, issue a declaration of abandonment. The owner of the facility shall dismantle and remove the facility within 90 days of receipt of the declaration of abandonment by the Board of Selectmen. If the abandoned facility is not removed within 90 days, the Town of Freedom may execute the security to pay for this action. Adopted 3/12/02

Section 701 Intent

Outdoor recreational facilities are allowed in order to promote a diversity of recreational options for both residents and the seasonal population. At the same time, it is desirable to protect and maintain the quiet, residential nature of the town.

Section 702 Special Exception Standards

Outdoor Recreational Facilities may be allowed by Special Exception provided that the following conditions are met:

702.1 The use shall not generate unreasonable effects from traffic, parking, noise, vibration, glare, fumes, and odors.

702.2 No structures shall be allowed as part of the facility except playing surfaces, maintenance buildings, and locker rooms or restrooms and office.

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- 702.3 The use shall make only incidental use of motor driven equipment, lights, and noise generating or amplifying equipment.
- 702.4 There shall be only one on-premise sign subject to all of the provisions contained in Article 15 of this ordinance.

Section 703 Home Recreational Facilities

Recreational facilities which are for an accessory use to a residential dwelling are exempted from the requirements of this Article.

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ARTICLE 8 TOURIST HOMES

Section 801 Special Exception Standards

Tourist homes may be allowed as a Special Exception provided that the following conditions are met:

A tourist home shall be considered an accessory use on a residential lot. The sleeping rooms for the guests shall not exceed six. Such rooms shall be part of the primary residential building or contained within a smaller accessory building. The essential residential appearance of the lot shall not be affected.

ARTICLE 9 was deleted by amendment on March 10, 1998.
This Article is reserved for future use.

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ARTICLE 10 HOME OCCUPATIONS

Section 1001 Intent

Home occupations may be allowed as a Special Exception by the Board of Adjustment in order to provide diversity in the employment available to Town residents; to support the variety of uses characteristic of small towns, and allow for reasonable growth. At the same time, the ordinance intends to insure that the quiet, uncrowded, and scenic features of the Town are preserved, and that neighborhood character is maintained.

Section 1002 Special Exception Standards

The following standards define acceptable home occupations, and are intended to insure compatibility with other uses, and to make clear that the home occupation is to be an accessory use to the primarily residential use of the main building.

- 1002.1 There shall be no exterior evidence of the conduct of a home occupation, except where other sections allow. The principal character of residential use shall not be changed by the home occupation.
- 1002.2 A home occupation shall be conducted only within the enclosed area of the dwelling unit or within an accessory structure, limited in area by the following:
- A. The home occupation located in a dwelling unit shall not occupy more than 25 percent of the total floor area of the dwelling unit.
 - B. The home occupation located within an accessory structure shall occupy an area not to exceed 50 percent of the combined floor spaces of the main dwelling unit and accessory structure.
 - C. The percent of floor area occupied may be increased by the Board of Adjustment for accessory structures which exist on the effective date of this Ordinance.
 - D. Total floor area is defined as follows: The sum of the horizontal area of all floors of a building, measured from the interior surfaces of the walls, and not including cellars, attics, porches, etc.
- 1002.3 Home occupations shall be carried on by persons who live in the home full time. Two non-resident employees are permitted.

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- 1002.4 Adequate off-street parking must be provided for employees, customers and residents. Article 16 of this ordinance details the requirements for off-street parking.
- 1002.5 One sign, not to exceed six square feet, shall be allowed for the home occupation. This requirement supersedes the provisions for signs contained in Article 15 of this Ordinance.
- 1002.6 No unreasonable storage or display of materials, goods, supplies, or equipment related to the home occupation shall be visible from abutting properties or roads. Proposed storage and/or display area shall be included in the application.

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ARTICLE 11 LIGHT COMMERCIAL USES

Section 1101 Intent

A light commercial use may be allowed by the Board of Adjustment as a Special Exception. The purpose of this use is to provide for services and employment opportunities for Town residents.

Section 1102 Special Exception Standards

The following standards define allowable light commercial uses and are intended to minimize the potential conflict with other uses in the neighborhood. By limiting the size and effect of light commercial uses, the Town intends to preserve its residential and scenic character. These standards shall be in addition to the standards for special exceptions set forth in Section 306. Amended 3/13/90

- 1102.1 The number of employees shall not exceed ten (10), subject to the right to request an increase by application to the Board of Adjustment. Any increase shall not adversely affect any of the requirements set forth in this Ordinance and shall be subject to all provisions herein.

- 1102.2 The building (or buildings) shall not occupy more than ten percent (10%) of the area of the lot but not to exceed 10,000 square feet of floor area on any lot unless otherwise permitted by the Zoning Board of Adjustment as part of this special exception. Amended 3/13/90

- 1102.3 The lot shall front on a Class V highway or better.

- 1102.4 There shall be adequate off-street parking for residents, customers and employees. The proposed use must meet all of the applicable requirements set forth in Article 16 of this Ordinance.

- 1102.5 There shall be only one on-premise sign, subject to all of the provisions contained in Article 15 of this Ordinance.

- 1102.6 There shall be an adequate buffer consisting of natural vegetation and trees and/or additional planted vegetation so as to provide reasonable screening from adjoining abutting lots. Amended 3/13/93

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ARTICLE 12 MANUFACTURED HOUSING

Section 1201 Intent

Amended 3/13/99

In order to allow for a broad range of housing types within the Town, manufacturing housing for single family dwelling units is allowed as a permitted use on individual lots in all Districts except the Village Residential District. Such manufactured housing located on individual lots shall comply with lot size, frontage requirements and other reasonable controls that conventional single family housing in the same District must meet.

- a. **Definition:** In order to more harmoniously integrate manufactured homes into the overall New England Style ambiance of the Town of Freedom, all manufactured homes not placed in manufactured home parks shall be of a combined transportable structure constructed on a permanent chassis with a combined structural width of not less than fifteen (15') wide and not less than thirty-eight feet (38') wide in length and placed on a minimum of a full frost wall foundation and designed to be used as a dwelling connected to required utilities which include plumbing, heating, electric and septic.
- b. **Flood Plain:** Manufactured homes installed in the Flood Plain Area shall meet all requirements to satisfy all laws, ordinances and regulations pertaining to Flood Plain Areas.
- c. **Installation:** Manufactured homes installed after the adoption of this ordinance shall meet construction requirements of, and be certified by, the U.S. Department of Housing and Urban Development.

Section 1202 Temporary Housing

The use of manufactured housing or any other type of housing as temporary housing (defined as housing for twelve (12) months or less) during the construction of primary housing is not permitted in any district unless the primary housing on the lot has been destroyed by fire or other catastrophic event, in which case manufactured housing may be utilized as temporary housing for a period not to exceed one year from the loss. Amended 03/11/03

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ARTICLE 13 CAMPS AND CAMPGROUNDS

Section 1301 Intent

Amended 3/10/98

Campgrounds play an important role in the Town of Freedom, making good use of undeveloped land and water frontage without unduly burdening the Town. These provisions are intended to preserve and maintain the traditional camping atmosphere while, at the same time, complying with the standards contained in Article 13. Campgrounds are allowed in the Rural Residential District and the General Residential District by Special Exception, provided that the following conditions are met, which are in addition to the General Special Exception Standards contained in Section 3.06.

- 1301.1 All Residence Camps, Recreational Campgrounds or Camping Parks shall be licensed by the appropriate State agency if applicable, and shall comply with all applicable requirements of State agencies.

- 1301.2 The minimum lot size for Residence Camp, Recreational Campground or Camping Park shall be 25 acres.

- 1301.3 Dimensional requirements for Residence Camp, Recreational Campground or Camping Park: The dimensional requirements provided for all land uses in the GR and RR Districts shall apply to all Residence Camps, Recreational Campgrounds or Camping Parks.

- 1301.4 Conditions for Special Exception: The Zoning Board of Adjustment shall find that the proposed application for a Special Exception satisfies the following conditions (*See also Section 1301.6*):
 - A. The public highways providing access to the lot shall be sufficient and have adequate capacity for the safety of vehicles, pedestrians and bicycles.

 - B. The traffic patterns on the lot shall be coordinated so as to compose a convenient system of internal roads intersecting with the access to the public highway.

 - C. There shall be a proper arrangement of roadways, sidewalks, paths, trails, loading areas and parking areas within the lot so the proposed development shall not endanger the safety of vehicles, pedestrians or bicyclists.

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Section 1301.4 (continued)

- D. There shall be adequate traffic access to and from the public highway to the Residence Camp, Residential Campground or Camping Park to ensure the safety of vehicles, pedestrians or bicycles including safe sight distances in each direction.
- E. There shall be adequate access from the public highway and sufficient maneuvering room on the lot for fire, police and emergency vehicles.
- F. All loading areas shall be designed so as not to interfere with other planned circulation on the lot and so as to provide adequate space and facilities.
- G. Provision shall be made for handling water drainage on the lot to prevent flooding of the lot or of another property.
- H. On-site lighting along roadways, walkways and parking areas shall be designed to assure adequate illumination for the safety of vehicles and pedestrian travel. Exterior lighting shall be installed and operated in such a manner that adjacent residential uses are suitably protected. Such lighting shall not interfere with traffic on nearby public highways.
- I. Directional signs may be allowed for the operation of the camp, if restricted to the purpose of directing pedestrian and vehicular travel in the campground and such signs are in keeping with the traditional camping atmosphere. The Zoning Board of Adjustment may limit the number of directional signs.

1301.5 Information for the Application for a Special Exception: The application for this Special Exception shall include a plan and the following information:

- A. The perimeter boundaries of the lot including compass bearings, distances and lot areas.
- B. The width and location of any and all rights-of-way and easements as determined by a property survey.
- C. The shape, size, height and location of all existing and proposed structures located on the lot.
- D. The location of natural features such as streams, marshes, lakes, ponds or wetlands and manmade features such as existing roads, paths, trails, sidewalks and structures.

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Section 1301.5 (continued)

- E. The abutting properties within 100 feet of the boundaries of the lot and their use shall be shown on the plan; roads and driveways within 200 feet of the boundaries of the lot.
- F. Proposed internal roads, driveways, parking spaces and sidewalks. The width of the traveled way of all internal roads, driveways and sidewalks and the total number of parking spaces shall be shown. Loading spaces and facilities used in connection with any structures on the lot shall be shown.
- G. A plan showing existing and proposed exterior lighting and signs with location.
- H. If any portion of the Residence Camp, Residential Campground or Camping Park is within a special flood hazard area the plan shall show: the Basic Flood Elevation, and special flood hazard area.
- I. Existing and proposed landscaping.
- J. The zoning designation and dimensional requirements under the Freedom Zoning Ordinance for the lot and for abutting properties within 100 feet of the boundaries of the lot.
- K. All existing and proposed surface and subsurface storm drainage facilities.
- L. A circulation plan of the interior of the lot showing provisions for both auto and pedestrian circulation.
- M. Plans for fire protection.
- N. Limitation on Information Required for an Amendment of an Existing Special Exception: The information required for an amendment of an existing Special Exception for a Residence Camp, Recreational Campground or Camping Park existing as of March 10, 1998, shall be limited to the subject matter of the amendment. The information requirements of subsection A through M are not all intended to apply to each individual amendment. Instead, the information required would include the proposed location of the subject matter of the amendment in relation to: existing buildings, parking, internal roadways, loading space if appropriate, fire protection plan, lighting and signs.

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Section 1301.5 (continued)

- O. A through M above shall not apply to any building replacement.
- P. All new construction other than described in paragraph O and Section 1301.6, is required to conform to Sections 1301.4 (Conditions for Special Exception) and 1301.5 (Information for Application for a Special Exception).

1301.6 Special Exception for All Residence Camps, Recreational Campgrounds, Camping Parks Existing on March 10, 1998: All Residence Camps and Recreational Campgrounds or Camping Parks existing on March 10, 1998, shall be deemed to have a Special Exception conforming to the requirements of Article 13 as amended on March 10, 1998. That Special Exception may be amended in conformity with the applicable conditions of Section 1301.4 applicable to the subject of the amendment. Existing accessory buildings may be expanded without any amendment of this Special Exception. Existing accessory buildings may be removed and replaced with a new accessory building without any amendment of this Special Exception.

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ARTICLE 14 WORKFORCE HOUSING

SECTION 1401 PURPOSE

The purpose of this Article is to accommodate the development of affordable workforce housing within the town of Freedom as provided by RSA 674:58-61, which seeks to ensure the continued availability of a diverse supply of home ownership and rental opportunities for affordable and workforce housing. This Article was established in order to meet the goals related to the affordable housing provision set forth in the Freedom Master Plan (updated in May 2008). Additionally, in implementing this Article, Freedom has considered the region's affordable housing need as defined in the Lakes Region Planning Commission's September 2004 Housing Needs Assessment.

SECTION 1402 AUTHORITY

This workforce housing Article is adopted under the authority of RSA 674:58-61.

SECTION 1403 APPLICABILITY

A. In accordance with the provisions of this Article, workforce housing is permitted under the following conditions:

1. Single Family Workforce Housing Overlay District

To meet the requirements of RSA 674:59, single family workforce housing will be permitted under the following conditions:

- a) Each single family dwelling will require 2.5 acres in the Rural Residential District and 1 acre in the General Residential and Residential/Light Commercial Districts.
- b) Developments of five (5) or more single family dwellings must be built in open space cluster developments.
- c) All lots on which these dwellings are constructed must have an opaque wooded buffer along the road. If the lot does not have a natural wooded buffer of a mix of trees and shrubs, the developer will plant vegetation to provide such a barrier.
- d) Undeveloped land must be left in its natural state. Approval of the final plat will include restrictions on further building within the development.
- e) Road frontage requirements per five (5) single family dwellings will be four hundred (400) feet in the Rural Residential District and two hundred (200) feet in the General Residential and Residential/Light Commercial Districts.

2. Multi-Family Workforce Housing Overlay District:

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To meet the requirements of RSA 674:59, multi-family workforce housing will be permitted under the following conditions:

- a) Buildings must be inside the Multi-family Workforce Housing Overlay District. Other facilities (parking, septic, etc.) are permitted outside this district. The entire lot of record does not have to fall within the Multi-family Workforce Housing Overlay District.
- b) Residential buildings must contain a minimum of five dwelling units and a maximum of eight dwelling units.
- c) Minimum lot size requirement will be one (1) acre for the first dwelling unit, plus one-half (½) acre for each additional dwelling unit (for a minimum of three (3) acres for the initial building). Additional multi-family buildings would require one-half (½) acre for each dwelling unit on the same lot of record (for a minimum of two and one-half (2.5) acres for each additional building).
- d) Retention of existing vegetation will be based on a review by and agreement with the Planning Board.
- e) All lots on which these buildings are constructed must have an opaque wooded buffer along the road. If the lot does not have a natural wooded buffer of a mix of trees and shrubs, the developer will plant vegetation to provide such a barrier.
- f) Minimum road frontage of two hundred (200) feet along Route 25 or Route 153 is required for each building.

SECTION 1404 DEFINITIONS (FROM RSA 674:58)

- A. “Affordable” means housing with combined rental and utility costs or combined mortgage loan debt services, property taxes, and required insurance that do not exceed 30 percent of a household’s gross annual income as published annually by the Department of Housing and Urban Development (HUD).
- B. “Multi-family housing” for the purpose of workforce housing developments, means a building or structure containing five to eight dwelling units, each designed for occupancy by an individual household.
- C. “Workforce housing” means single-family and multi-family dwellings which are affordable through sale or rent to households that meet specific income requirements as stated in RSA 674:59. (For housing intended for sale, purchaser’s income may be no more than 100 percent of the area median income for a 4-person household. For rental housing, renter’s income may be no more than 60 percent of the area median income for a 3-person household for the metropolitan area or county. Housing developments that exclude minor children from more than 20 percent of the units, or in which more than 50 percent of the dwelling units have fewer than two bedrooms, shall not constitute workforce housing for the purposes of this subdivision.)

SECTION 1405 ELIGIBILITY REQUIREMENTS

- A. To ensure that the application is completed as permitted, the dwellings qualifying as affordable housing shall be made available for occupancy on approximately the same

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schedule as a project's market rate units, if any, except that the certificates of occupancy for the last 10 percent of the market rate units shall be withheld until certificates of occupancy have been issued for all the affordable and workforce housing units. A schedule setting forth the phasing of the total number of units in a project under this Article, along with a schedule setting forth the phasing of the required affordable and workforce housing units shall be established prior to the issuance of a building permit for any development subject to the provisions of this Article.

- B. To ensure that only eligible households purchase/rent the designated workforce housing units, the purchaser/renter of an affordable and workforce housing unit must submit copies of their last three years' federal income tax returns and written certification verifying their annual income level, to document that they do not exceed the maximum level as established by this ordinance in sections IV of this Article. The tax returns and written certification of income must be submitted to the developer of the housing units, or the developer's agent, prior to the transfer of title. A copy of the tax return and written certification of income must be submitted to all parties charged with administering and monitoring this ordinance, as set forth in sections VII A through VII D of this article, within 30 days following the transfer of title.
- C. All applicants under this article must submit the following data to ensure project affordability:
 - 1. Number of units of workforce housing proposed for the project.
 - 2. Project Cost Estimate including land, development and construction costs; financing, profit, and sales costs; and other cost factors.
 - 3. Description of each unit's size, type, estimated cost and other relevant data.
 - 4. Documentation of household eligibility as required in section V A and V C of this Article.
 - 5. All agreements established as part of sections VI A through VI C of this Article.

SECTION 1406 ASSURANCE OF CONTINUED AFFORDABILITY

In order to qualify as workforce housing under this Article, the developer must make a binding commitment that the workforce housing units will remain affordable as required by the New Hampshire Housing Finance Authority (NHHFA) subsidy lien and restrictive covenant. The subsidy lien and restrictive covenant established to meet this criterion must make the following continued affordability commitments:

- A. Workforce housing units offered for sale (single family dwellings) shall require a lien, granted to the Town of Freedom, be placed on each affordable unit. The value of the lien shall be equal to the difference between the fair market value of the unit and its reduced "affordable" sale price, which is indexed according to the qualifying income standards. The municipality's lien is inflated over time at a rate equal to the Consumer Price Index (CPI). Future maximum resale values shall be calculated as the fair market value minus the CPI adjusted lien value. The workforce housing units will comply with the affordability standards as specified in Section IV A and IV C.
- B. Affordable and workforce housing rental dwelling units (dwelling units) shall limit annual rent increases to the percentage increase in the area median income, except to the

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extent that further increases are made necessary by hardship or other unusual conditions.

- C. Deed restrictions, restrictive covenants, or contractual arrangements related to workforce housing units established under this Article must be documented on all plans filed with the Freedom Planning Board and the Registry of Deeds.

SECTION 1407 ADMINISTRATION, COMPLIANCE AND MONITORING

- A. This article shall be administered by the Planning Board or local planning department. Applications for the provisions provided under this Article shall be made to the Planning Board and shall be part of the submission of an application for site plan or subdivision plan approval.
- B. No certificate of occupancy shall be issued for any workforce housing unit without written confirmation of the income eligibility of the tenant or buyer of the workforce housing unit and confirmation of the rent or price of the workforce housing unit as documented by an executed lease or purchase and sale agreement.
- C. Monitoring for compliance with resale and rental restrictions on workforce units shall be the ongoing responsibility of the New Hampshire Housing Finance Authority or their designee.
- D. The owner of a project containing affordable and workforce units for rent shall prepare an annual report, in compliance with NHHFA requirements, certifying that the gross rents of affordable and workforce units and the household income of tenants of affordable units have been maintained in accordance this Article. Such reports shall be submitted to the New Hampshire Housing Finance Authority or their designee and shall list the contract rent and occupant household incomes of all affordable and workforce housing units for the calendar year.

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ARTICLE 15 MULTI-FAMILY DWELLINGS

Section 1501 Purpose

Provision is made for the use of land for multi-family dwellings by locating this land use in the LC District which includes state highways. There is little or no demand for multi-family dwellings in the Town of Freedom. Amended 3/13/90

Section 1502 Special Exception Standards

Multi-family dwellings are allowed in the Light Commercial District as a special exception use provided that the following requirements are met:

- 1502.1 The minimum area of the lot shall be equal to 1.25 acres multiplied by the number of individual single family units in the building.
- 1502.2 There shall be a maximum of four dwelling units in any multi-family dwelling.
- 1502.3 Adequate off-street parking shall be provided as specified in Article 15 of this Ordinance.
- 1502.4 If more than one building is placed on a lot, the separation between the buildings shall be at least the requirements for front, side and rear yard setbacks.
- 1502.5 Adequate playground area shall be provided.

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ARTICLE 16 SIGNS

Section 1601 Standards For Signs

- 1601.1 The following signs are allowed by permit:
- A. One on-premise sign relating to the sale or use of the land. Such sign not to exceed 32 square feet with any additional signs affixed to the building being limited to no more than 32 square feet in the Light Commercial District and shall not exceed nine square feet in all other districts.
 - B. Off-premise directory signs. Such signs shall be rectangular in shape and shall not exceed four square feet each. *Amended 3/11/97*
 - C. Signs shall be no closer than 15' from the edge of the traveled way.
 - D. Signs shall be no higher than 10' from the grade of the traveled way.
- 1601.2 Signs shall not be placed in nor project over public rights-of-way. Excluded from this requirement are official street signs and traffic directions.
- 1601.3 Signs shall not be illuminated in any manner which causes undue distraction, confusion, or hazard to pedestrian or vehicular traffic.
- 1601.4 Flashing signs shall be prohibited.
- 1601.5 Signs shall be constructed of durable materials and maintained in good repair.
- 1601.6 Sign Area: Where a sign has two or more faces and where two such faces are placed back to back and are at no point more than two feet from one another, the area of the sign shall be taken either as the area of one face - if the two faces are of equal area, or the area of the larger face - if the two faces are of unequal area. Except as otherwise provided herein, the area of all faces of a sign shall be included in determining the area of the sign. *Adopted 3/11/97*

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ARTICLE 17 OFF-STREET PARKING REQUIREMENTS

Section 1701 Intent

To insure the free movement of traffic, at all times, to reduce congestion, to permit the rapid but safe passage of fire fighting equipment, as well as other emergency vehicles of all sorts, to facilitate the maneuvering of public emergency equipment, to facilitate the removal of snow, and for all similar related purposes, it is the intent of this Article that all structures and land uses be provided with sufficient off-street parking space to meet the parking needs of all persons making use of the premises.

Section 1702 Required Spaces to be Shown on Plan

No zoning permit shall be issued for the erection of a new building, the expansion of an existing building, the change of use of any existing building, or the development or expansion of a land use, unless the plans show the location and size of the off-street parking space required to comply with the regulations as set forth in Section 1604, and the means of access to such space from public streets.

Section 1703 Existing Structures and Uses

The off-street parking requirements as set forth in Section 1604 shall apply to all buildings and land uses except those in existence at the effective date of this Ordinance;

This exemption shall apply only as long as there has been no change, addition, or modification of the building or use exempted.

Section 1704 Schedule of Requirements

1704.1 In all districts, the off-street parking facilities shall be provided as follows:

<u>Use</u>	<u>Minimum Requirement</u>
Single Family Dwelling	2 per unit
Multi-family Dwelling	1.5 per unit for the first bedroom and 0.5 for each additional bedroom with the total equaling the next highest full space.

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Section 1704.1 (continued)

Agriculture	2 plus 1 additional for each accessory building.
School	1 per employee based upon the highest expected average employee occupancy, plus 1 for each 10 students.
Church	1 for every four seats.
Tourist Home	1 per employee based upon the highest expected average employee occupancy, plus 1 per lodging unit.
Restaurant	1 for every 2 seats.
Home Occupation	1 per employee based upon the highest expected employee occupancy plus 1 per 150 square feet of floor space plus 2 per dwelling unit.
Light Commercial	1 per employee based upon the highest expected employee occupancy plus 1 per 150 square feet of floor space plus 2 per dwelling unit.

1704.2.2 For buildings and land uses which fall into more than one of the categories listed in 1604.1, reasonable and appropriate off-street parking requirements shall be determined by the Zoning Officer by applying the requirements of 1604.1 to the individual component parts of such building or land use, the sum of which shall be the total amount of parking facilities to be provided.

1704.2.3 For buildings and land uses which do not fall within any of the categories listed in 1604.1, reasonable and appropriate off-street parking requirements shall be determined by the Zoning Officer by applying the closest applicable categories of 1604.1 to such building or land use.

1704.2.4 The administrative decision of the Zoning officer in either 1604.2.2 or 1604.2.3 may be appealed to the Zoning Board of Adjustment, which shall consider all factors entering into the parking needs of each such building or land use.

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Section 1705 Location of Off-Street Parking Facilities

Required off-street parking facilities shall be provided on the same lot or premises with the building or land they serve. In addition, they shall meet all local and state requirements regarding the location and placement of driveways. Any off-lot parking facility must be approved by the Zoning Board of Adjustment under Section 306.

Section 1706 Parking Space Dimensions

Each parking space shall measure at least 12 feet wide by 18 feet long. Larger dimensions may be required for some uses.

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ARTICLE 18 DEFINITIONS

Section 1801 Word Definitions

The word person includes a firm, association, organization, partnership, trust, company, or corporation as well as an individual.

The present tense includes the future tense, the singular number includes the plural, and the plural number includes the singular.

The word shall or will is mandatory, the word may is permissive.

The words used or occupied include the words intended, or arranged to be used or occupied.

Section 1802 Term & Use Definitions

1. Accessory Building or Use: A building or use subordinate and customarily incidental to the main building or the permitted use or Special Exception use on the same lot. The term "accessory building" when used in conjunction with a farm, shall include all buildings customarily used for farm purposes. Amended 3/10/98
2. Agriculture: The science or art of cultivating the soil, producing crops, and raising livestock and in varying degrees the preparation of these products for man's use. Agriculture is a permitted use on any lot in any district.
3. Animal Hospital: A facility for the medical care of animals.
4. Automobile Service Station: A facility for selling fuel, repairing and maintaining the automobiles of others. This use is a light commercial use. The maintenance and repair of one's own vehicle on one's property is allowed as an accessory use provided that the main use of the property is allowed under the terms of this ordinance.
5. Banner: Any sign of lightweight fabric or similar material that is permanently mounted to a pole or a building by a permanent frame at one or more edges. National flags, state, or municipal flags, or the official flag of any institution or business shall not be considered banners.
6. Building: A constructed unit forming a shelter for persons, animals, or property and having a roof and being permanently located on the land. Where the context allows, the word "building" shall be construed as though followed by the words "or part thereof".
7. Building Height: Vertical distance measured from the average elevation of the proposed finished grade to the highest point of the roof.

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Section 1802 (continued)

8. Bump out: An integral part of a trailer; factory installed. Added 3/08/05
9. Camping Trailer: A non self-propelled structure mounted on wheels, requiring for occupancy the unfolding or erection of articulated parts, and designed for travel, recreation, and vacation use.
10. Campground:
 - A. Residence Camp: A camp operation for four (4) or more consecutive twenty-four (24) hour days, at a place which is continuously or periodically used for a portion of a day by camp management whether or not it includes temporary or permanent structures and installed facilities.
 - B. Recreational Campground or Camping Park: A parcel of land on which five (5) or more campsites are occupied or are intended for temporary occupancy for recreational dwelling purposes only. Amended 3/10/98
11. Child Care Center: A facility for providing day care for young children. May be allowed as a home occupation by Special Exception in any district.
12. Church: A place of public worship.
13. Clinic: An office building used by members of the medical professions for the diagnosis and outpatient treatment of human ailments.
14. Cluster Development: A residential subdivision of a tract where, instead of subdividing the entire tract into house lots of minimum lot area, a similar number of single family dwelling units may be clustered on lots of reduced dimensions. The remaining land in the tract which has not been built upon is reserved as open space.
15. Community Building: A structure owned and/or maintained by a recognized Freedom organization for use by the community.
16. Coverage: That percentage of the lot area covered by the building. Where no coverage is specified, coverage of a lot shall be limited by front, side, and rear yard requirements.
17. Dwelling, Single-Family: A detached residential dwelling unit other than manufactured housing, designed for and occupied by one family only.
18. Dwelling, Multi-Family: A residential building designed for and occupied by two or more families with the number of families in residence not exceeding the number of dwelling units provided.

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Section 1802 (continued)

19. Dwelling Unit: A room, or rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy, rental or lease, and physically separated
20. Family, related: Any number of persons related by blood or marriage.
21. Family, unrelated: Any number of persons not related by blood or marriage living together s a single non-profit housekeeping unit. The number of unrelated family members shall be limited by the number of bedrooms contained in the dwelling unit. There shall be one bedroom for the first two persons and one bedroom for each additional persons. There shall be two parking spaces for the first two persons, and one space for each additional person thereafter. Where there are more than four persons living together as an unrelated family, there must be established to the satisfaction of the Zoning Officer that the septic system and water system is capable of handling more than four persons.
22. Frontage: The width of a lot measured along its common boundary with the street line.
23. Group Home: See Halfway House.
24. Halfway House: A center for formerly institutionalized individuals that is designed to facilitate their readjustment to private life. May be allowed as a special exception under Clinic, provided that the facility is operated and/or maintained by a recognized agency of the State of New Hampshire.
25. Home For The Aged: A residential facility designed to provide normal care for the elderly. May be allowed as a Special Exception under Clinic.
26. Hospital: A place for the diagnosis, treatment, and care of human ailments.
27. Hotel: A building which contains living accommodations and may constitute the temporary abode for a person or persons whose primary residence is elsewhere. This shall include hotel, motel, and inn. There shall be included in this use all uses customarily and historically accessory thereto for the comfort, accommodation and entertainment of guests including the service of alcoholic beverages.
28. Inn: See Hotel.
29. Kennel: An establishment for the care, boarding, and breeding of dogs. May be allowed as a light commercial or home occupation use by Special Exception.
30. Kindergarten: A school or class for young children. See School.

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Section 1802 (continued)

31. Laboratory: A place equipped for experimental testing in a science or for testing and analysis. May be allowed as a Light Commercial use.
32. Library: A place in which books, manuscripts, musical scores, or other literary and artistic materials are kept for use and only incidentally for sale, operated for non-profit, on-commercial purposes. Allowed as a municipal building in all Districts.
33. Light Commercial: An operation of a commercial nature which includes business and professional offices, retail stores, light assembly and fabricating operations, facilities for the storage of construction equipment and/or building supplies, and service establishments.
34. Lodging Facilities: Sleeping facilities with or without cooking facilities. (See specifically Motels, Hotels, and Tourist Homes.)
35. Lot: A lot of record used for one permitted use or one special exception use. A lot shall be of sufficient size to meet minimum zoning requirements for use, coverage, area and provide such yards and other open spaces as herein required. All lots shown on a subdivision plan which has received final plat approval from the Planning Board shall be separate lots regardless of whether there is separate ownership or common ownership of contiguous lots. Amended 3/10/98
36. Lot Area: The horizontal area of the lot lying within the lot lines, exclusive of any area in a street.
37. Lot Of Record: The term "lot of record" applies to lots in existence at the time of the adoption of a zoning regulation, October 6, 1987, establishing a minimum lot size. A lot is in existence which is part of a subdivision recorded in the office of the Carroll County Registry of Deeds, or a lot or parcel described as a separate lot or tract or parcel in a deed recorded in the Registry of Deeds as of the date of the adoption of a zoning regulation establishing a minimum lot size. Amended 3/8/94
38. Motor Home: A portable, temporary dwelling to be used for travel, recreation, and vacation. It shall be construed as an integral part of a self-propelled vehicle.
39. Non-Conforming Structure: A structure which was lawful prior to the adoption of this Ordinance which does not now conform to the dimensional regulations for the district in which it is located.
40. Non-Conforming Use: A use which was legal prior to the adoption of this ordinance which does not now conform to the use regulations for the district in which it is located.

Section 1802 (continued)

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41. Non-Residential Use: All uses of buildings, structures, and land except single-family dwellings and multi-family dwellings.
42. Nursing Home: an establishment where maintenance and personal or nursing care are provided to individuals who are unable to properly care for themselves. Allowed by Special Exception as Hospital use.
43. Office: Place where the business of a commercial, industrial, service, or professional organization is transacted. Allowed by Special Exception as a Light Commercial use or allowed by Special Exception as a Home Occupation depending on the zoning district.
44. Produce Stand: A Structure designed for use in selling flowers, garden supplies, and agricultural produce. Allowed as an accessory use.
45. Restaurant: Restaurant shall include diner, cafe, and cafeteria and shall not include drive-in restaurants. It shall be an eating establishment which is primarily designed for its patrons to eat at tables, booths, or a counter. Take-out refreshments are only incidental to the main purpose of the establishment as is the serving of alcoholic beverages. Allowed by Special Exception as a Light Commercial use.
46. Retail Store: Includes a shop or store for the sale of retail goods or personal service shop. Allowed by Special Exception as a Light Commercial use.
47. Roads: See Streets.
48. School: A private facility for teaching students and allowed by Special Exception.
49. Service Establishment: Shall include barber, hairdresser, beauty parlor, shoe repair, photographic studio, and other similar business that primarily provide service to customers. Allowed by Special Exception as a Light Commercial use and as a Home Occupation use.
50. Sign: Any structure or part thereof or device attached thereto or painted or represented thereon, which displays or includes any letter, word, model, banner, flag, pennant, insignia, device, or representation used as, or which is in the nature of, an announcement, direction or advertisement. Any device, fixture, banner, flag, etc. that uses any color, graphic, lighting, symbol, or writing to advertise, announce the purpose of, or identify the purpose of person or entity, or communicate any information of any kind to the public. For the purposes of this Ordinance, the word "sign" shall not include street, or traffic signs or warnings, or the flag, insignia, or pennant of any nation, state, city, or other governmental unit. (See Article 13.)

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51. Special Exception: A use of a building or lot or other requirement allowed under this ordinance only by the issuance of a special exception by the Zoning Board of Adjustment. The landowner has the burden of establishing that the proposed requested special exception meets the requirements of general and/or specific standards for the issuance of that special exception as contained in this Ordinance.
52. Sports Club: A facility for individuals to take part in a sports activity whether indoors or outdoors, public or private. May be allowed by Special Exception as a Light Commercial use.
53. Stable: A building in which domestic animals are sheltered and fed. Allowed as an accessory use to an agricultural use. Allowed as an accessory use to a residential use provided that the animals are the property of the residents and not used for monetary gain. A stable may also be allowed by Special Exception as a Home occupation or as a Light Commercial Use.
54. Storage Facility: See Warehouse.
55. Street: Shall mean a Class V or better highway, a private road on a subdivision plat approved by the Planning Board; or a Class VI highway provided that the requirements of RSA 674:41, I(c) are met.
56. Structure: Anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground.
57. Tourist Home; A lodging facility which is primarily a residential use but includes lodging facilities as an accessory use and includes "bed and breakfast."
58. Travel Trailer: A vehicular, portable, non self-propelled structure built on a chassis and designed to be used as a temporary dwelling for travel, recreation, and vacation use. Identified as "Travel Trailer" by the manufacturer and having a body not exceeding 8 feet in width and 32 feet in length.
59. Variance: Such departure from the terms of this Ordinance as the Board of Adjustment, upon appeal in specific cases, is empowered to authorize under the terms of Section 1801 and applicable statutes of the State of New Hampshire.
60. Warehouse: A structure for the storage of merchandise or commodities. May be allowed by Special Exception as a Light Commercial Use.
61. Water Storage Facility. A facility for the storage of water for a pool, pond or reservoir

Adopted 3/10/98

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Section 1802 (continued)

62. Workforce Housing Multi-family Dwelling Unit An apartment in a multi-family residential building designed for one family and designated as workforce housing under Article 14 of this zoning ordinance. Adopted 3/10/09

63. Workforce Housing Single Family Dwelling A detached residential dwelling designed for and occupied by one family and designated as workforce housing under Article 14 of this zoning ordinance. Adopted 3/10/09

64. Workforce Housing Open Space Cluster Development A residential subdivision (designated as workforce housing under Article 14 of this zoning ordinance) of a tract where, instead of subdividing the entire tract into house lots of minimum lot area, a number of single family dwellings may be clustered on a portion of the tract with no lot line delineation between each single family dwelling. The minimum distance between each single family dwelling shall not be less than twenty feet. The remaining land in the tract which has not been built upon is reserved as open space. Adopted 3/10/09

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ARTICLE 19 ADMINISTRATION AND ENFORCEMENT

Section 1901 Zoning Permit

- 1901.1 Written application for a zoning permit must be filed with the Town for any of the following, and except as provided in applicable statutes of the State of New Hampshire, until a permit has been obtained from the Zoning Officer (or, if the permit is denied, until the Zoning Board of Adjustment has directed that a permit be issued), none of the following shall be commenced:
- A. The erection or use of any new building, exterior sign, or other structure.
 - B. The alteration, restoration, moving, or demolition of any building, or part thereof, excluding alteration constituting normal maintenance.
 - C. Any use of the premises which would constitute a departure from the terms of this Ordinance, including, but without limiting the generality of the foregoing, a change in the nature of the use of any building or premises to a non-conforming use except as provided in Section 506, or any change in lot size or shape which would result in a violation of area or dimensional regulations.
- 1901.2 Application for a zoning permit shall be upon an appropriate form to be prescribed by the Town and shall be accompanied by such of the following as the Zoning Officer may require:
- A. Plans, drawn to scale, showing the actual shape, dimensions, and location of the lot to be used, of existing building upon it, or alterations proposed for existing buildings, and of proposed new buildings.
 - B. Information as to the existing and intended use of each building, lot, or part thereof, and as to the number of families, lodgers, or other occupants any building upon the premises is designed to accommodate.
 - C. Any other information with respect to the lot and the applicant's use thereof, as well as relative to other lots in the neighborhood which, in the judgment of the Zoning Officer, is necessary to determine whether the action or use for which a permit is sought is a conforming action or use under the terms of this Ordinance.

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- 1901.3 The Zoning Officer shall determine whether an application for permit is in compliance with a permitted use or action as defined by this Ordinance. If the Zoning Officer determines that it is, the application for permit shall be granted. If the Zoning Officer determines that it is not or is uncertain, the application shall be denied. The Zoning Officer shall act upon any application within 30 days after it has been filed.
- 1901.4 Issuance of a zoning permit pursuant to this Ordinance constitutes approval by the Town of the proposed use only under the terms of this Zoning Ordinance.
- 1901.5 The issuance of a zoning permit for any use for which it is required shall precede or be in conjunction with the issuance of a building permit.
- 1901.6 A zoning permit shall become void if a building permit is not issued and construction is not begun there under within twelve (12) months from the date of issue of the zoning permit, or, if no building permit is required, a zoning permit shall become void if the rights conferred thereby are not exercised within twelve (12) months from the date of issue of the zoning permit. Zoning permits may be extended for no more than an additional 12 months by the Zoning Officer on receipt of a written request for extension at least fourteen (14) days prior to the expiration of the original permit.
- 1901.7 On approval by the Zoning Board of Adjustment of a Variance or Special Exception, the Zoning Officer may issue a zoning permit.

Section 1902 Building Permit

- 1902.1 A building permit shall be required for any new construction and shall be signed by the landowner and the contractor if used. In addition, normal non-structural maintenance requirements “in-kind” type of replacements (windows, roofing and siding) will be exempt. Maintenance that effect structural load beam changes or changes “in-kind” shall require the issuance of a Building Permit. The Permit shall be issued by the Board of Selectmen or their approved representative provided that the following conditions are met. Amended 3/13/90, 3/12/91, 03/11/03
- A. A valid zoning permit has been obtained from the Zoning Officer.
 - B. If the buildings require sewage, the applicant shall supply an approval for construction from the Water Supply and Pollution Control Division. Amended 3/13/90
- 1902.2 A building permit shall be void if:
- A. Operations are not begun within twelve (12) months from the date of issuance of the permit.
 - B. At the end 12 months from the date of the building permit, the exterior of the building remains in an uncompleted condition, the Board of Selectmen or duly authorized agent shall order completion or removal at the expense of the owner of such uncompleted buildings, unless an extension of the zoning permit is granted from the Zoning Board of Adjustment.

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1902.3 Septic System Plan Requirements:

- A. All plans for septic system to be installed in the Town of Freedom shall be submitted to the Board of Selectmen, or their designee, for review. Upon approval by the Town of Freedom, plans shall be forwarded to the State of New Hampshire, Department of Environmental Services for approval.

- B. No septic system in Freedom shall be installed unless approved by the Town of Freedom and the State of New Hampshire. Adopted 3/12/02

Section 1903 Zoning Officer

The administrative and enforcement officer for this Ordinance shall be known as the Zoning Officer and shall be the Board of Selectmen or their duly appointed representative. The Zoning Officer shall administer the Zoning Ordinance literally and shall not have the power to permit any use of land or buildings which is not in conformance with this Ordinance.

Section 1904 Enforcement and Penalty

- 1904.1 This Ordinance shall be enforced by the Board of Selectmen if any building or use of land is, or is proposed to be, erected, constructed, reconstructed, altered, converted, maintained, or used in violation of this Ordinance. The Selectmen shall institute, in the name of the Town, any appropriate action, injunction, or other proceeding to prevent, restrain, correct or abate such construction or use or to prevent in or about the premises any act, conduct, business, or use constituting a violation.
- 1904.2 Any person who violates this Ordinance shall be fined as provided by applicable law. No action may be brought under this provision unless the alleged offender has had at least seven (7) days notice by certified mail that a violation exists.

Section 1905 Board of Adjustment

There shall be a Board of Adjustment as provided by New Hampshire statutes and its members shall have terms and powers hereby conferred upon the Board of Adjustment by law. (The members of the ZBA are appointed by the Board of Selectmen.)¹ Amended 3/12/91

- 1905.1 The Board of Adjustment shall have the following powers as conferred by law.
- A. To hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by the Zoning officer in the administration of this ordinance.

¹ See confirming vote of the Town Meeting, Article 19, March 11, 1997.

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- B. To hear and decide Special Exceptions to the terms of this Ordinance upon which the Board of Adjustment is required to pass as provided herein.
- C. To authorize upon appeal in specific cases such Variances from the terms of this Ordinance as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the Ordinance will result in unnecessary hardship and so that the spirit of the Ordinance will be observed and substantial justice done. In so doing, The Board of Adjustment may attach such conditions and safeguards as it deems necessary to protect the neighborhood and the community.
- D. In exercising the above-mentioned powers, the Board of Adjustment may reverse or affirm wholly or in part or may modify the order, requirement, decision, or determination appealed from and may make such order or decision as ought to be made and to that end shall have all the powers of the Zoning Officer from whom the appeal is taken.
- E. The concurring vote of a simple majority of the membership of the Board of Adjustment shall be necessary to reverse any action of the Zoning Officer or to decide in favor of the applicant on any matter upon which the Board is required to pass under this Ordinance or to affect any variation in this Ordinance.

1905.2 The following rules shall apply in all proceedings before the Board of Adjustment:

- A. All appeals and applications to the Board of Adjustment shall be in writing on forms prescribed by that Board. Every appeal or application shall refer to the specific provision of the Ordinance involved, and shall set forth the interpretation, the Special Exception, or Variance for which application is made.
- B. Whenever a notice of appeal is filed for a Variance or an application made for a Special Exception, the Board of Adjustment shall hold a public meeting and notice shall be given as required by law.
- C. The Board of Selectmen shall establish such appropriate fees as will compensate the Town for the cost of processing and reviewing all appeals and applications submitted to the Board of Adjustment. The applicant shall pay the established fee upon submission of the appeal or application.
- D. The provisions contained herein are intended to comply with applicable provisions of New Hampshire Revised Statutes Annotated, Title LXIV, as amended. Any such amendment shall constitute a similar amendment herein without further action.

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Section 1906 Variance

1906.1 The Board of Adjustment may, on an appeal, grant a Variance from the provisions of this Ordinance, if the Board determines that the following five requisite standards are met, namely:

- A. No diminution in value of surrounding properties would be suffered;
- B. Granting the permit would be of benefit to the public interest;
- C. Denial of the permit would result in unnecessary hardship to the owners seeking it;
- D. By granting the permit, substantial justice will be done;
- E. The use must not be contrary to the spirit of this Ordinance.

In determining whether or not these standards are met, the Zoning Board of Adjustment shall find the following facts and so specify in its decision:

- 1. That there are unique physical circumstances or conditions including irregularity, narrowness, or shallowness of lot, size or shape, or exceptional topographical or other physical conditions peculiar to the particular property, and that unnecessary hardship is due to such conditions and not the circumstances or conditions generally created by the provisions of this Ordinance in the neighborhood or district in which the property is located.
- 2. That because of such physical circumstances or conditions the property cannot be used in strict conformity with the provisions of this Ordinance and that the authorization of a Variance is therefore necessary to enable the reasonable use of the property.
- 3. That the Variance if authorized will not diminish the value of surrounding properties.
- 4. That the Variance if authorized will represent the minimum Variance that will afford reasonable relief.

1906.2 In authorizing a Variance, the Board of Adjustment may attach such conditions and safeguards as it deems necessary to protect the neighborhood and community, as to the use of the land.

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Section 1907 Fees

The fee for any permit or appeal required under this Ordinance shall be established by the Board of Selectmen. Such fee shall accompany each application for permit.

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ARTICLE 20 MUSCELLANEOUS PROVISIONS

Section 2001 Separability Clause

The invalidity of any section or provision of this Ordinance shall not invalidate any other section or provision thereof.

Section 2002 Effective Date

This ordinance shall take effect immediately upon its adoption.

Section 2003 Amendments

This ordinance and its accompanying maps may be amended in accordance with the provisions of the applicable statutes of the State of New Hampshire.

Section 2004 Validity

Whenever the provisions of this ordinance or rulings made under the authority hereof differ from those of other ordinances or regulations of the Town, that provision or ruling which imposes greater restriction or higher standard shall govern.

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APPENDIX A DISTRICT BOUNDARIES

Village Residential District: Amended 03/14/06

The length of Freedom Village Road from Lots #4 and #7 on Tax Map 3;

And then to a point 500 feet beyond Scarboro Road;

And 500 feet to Andrews Hill Road and 500 feet to Moulton Road.

General Residential District: Amended 3/13/90

(1) All land West of Route 153 - except that portion lying within the LC district described, and South of Bennett and Ossipee Lake Road to the intersection of Babcock Road and Ossipee Lake Road and South to Ossipee Lake, Broad Bay, Leavitt Bay, Berry Bay and the Ossipee River;

Plus 1000 feet North of the center lines of Bennett Road and Ossipee Lake road to a point opposite the intersection of Babcock Road and Ossipee Lake Road;

Plus North along East Danforth Pond Road and 1000 feet East of the center line of that road; plus 1000 feet North and East of Independence Drive;

Plus easterly along the West Danforth Pond Road to Danforth Pond and westerly 1000 feet from the center line of that road.

(2) 1000 feet either side of center line of Cushing Corner and Andrews Hill Road from the intersection of Route 153 to the intersection of Moulton Hill Road with the exception of the LC District and the Village District.

(3) All land East of the LC District on Route 153, and easterly along Freedom Village road to a point 500 feet West of Elm Street;

Plus all land from 1000 feet North of the Freedom Village road South to the LC District on Route 25 - this North-South description is bounded by the Ossipee River, Loon Lake, and Round Pond.

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Rural Residential District: All land not described in the other named Districts.

Residential/Light Commercial District:

The length of Route 153 from the Town line at Effingham Falls North to its intersection with Bennett Road and the Cushing Corner Road, and extending 500 feet each side of the center line of the road;

Five hundred (500) feet from the center line of either side of that portion of Route 25 from the Ossipee River Bridge to the Maine State border, South to the Ossipee River.

From the center line of Route 25 from the Ossipee River Bridge to the Maine State border north 500 feet on each side.

Shore Front District: Refer to Section 304.5 - Location of Shore Front District.

Wetlands Conservation Overlay District:

(1) Wetlands Conservation Overlay District Defined

The Wetlands Conservation Overlay District is an environmental overlay district superimposed over the Zoning districts shown on the Zoning Map. The Wetlands Conservation Overlay District is defined as those areas delineated as very poorly and poorly drained soils by the U.S. Department of Agriculture, Soil Conservation Service, in the Soil Survey of Carroll County, New Hampshire, dated December, 1977. The Wetlands Conservation Overlay District also includes those areas such as swamps, marshes and bogs that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support a prevalence of vegetation adapted for life in saturated soil conditions. Amended 3/13/90

Wetlands Conservation Overlay District (continued)

(2) Establishment of a District

The limits of the Wetlands Conservation Overlay District are hereby determined to be areas of one acre or more in size, or of any size if contiguous to surface waters such as lakes, ponds and streams, subjected to high water tables for extended periods of time and includes, but are not necessarily limited to, all such areas delineated as wetlands on the current Freedom Wetlands Map, which is on file at the Town Hall.

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(3) Wetlands Incorrectly Delineated

In the event an area is alleged to be incorrectly delineated as being poorly drained or very poorly drained soils in the Wetlands Conservation Map, or that an area not so designated meets the criteria for wetlands designation, and evidence to that effect is satisfactorily presented to the Zoning Board of Adjustment, the Zoning Board of Adjustment may determine that the restrictions contained in this Ordinance shall or shall not apply. Such evidence may be obtained either by revision by the Soil Conservation Service of its soil maps or by adequate on-site soils investigation and analysis conducted by a Soils Scientist qualified in field analysis with such investigation and analysis to be reviewed by the Soil Conservation Service and presented in writing to the Zoning Board of Adjustment along with the findings of the Soil Conservation Service.

Multi-family Workforce Housing Overlay District

That portion of Route 25 from the Ossipee River Bridge to the Maine State border, south to the Ossipee River, extending five hundred (500) feet each side from the center line of the road;

The length of Route 153 from the Town line at Effingham Falls north to Bennett Road, extending five hundred (500) feet each side of the centerline of the road;

The length of Route 153 from Bennett Road to the Madison town line, extending five hundred (500) feet each side of the centerline of the road. Adopted 03/10/09

Single Family Workforce Housing Overlay District

The limits of the Single Family Workforce Housing Overlay District are delineated on the Single Family Workforce Housing Overlay District Map, which is on file at the Town Office. Adopted 03/10/09