

Voter's Guide to the 2024 Amendments to the Lyndeborough Zoning Ordinance as proposed by the Planning Board

Article 2

Amend Section 200.29 to update the definition of "Wetland" and Amend Section 1000.01 – (Wetland) District Boundaries to provide to the easiest way to identify the wetland areas of the town as the official source material becomes updated and to permit an analysis of a specific site in case of a dispute.

Intended to clarify how wetlands are defined and assist homeowners in determining

This amendment has been recommended by the Planning Board 7-0-0.

Article 3

Amend Section 410.00 - Fences to provide that no fence may be erected in a way that blocks safe sight distance.

Intended to prevent unsafe intersections.

This amendment has been recommended by the Planning Board 7-0-0.

Article 4

Amend Section 200.12 to provide a new definition for "Home Businesses" and create a new Section 200.13 to provide a definition for "Home Occupation." Amend Section 1200 to include updated definitions of Home Occupation and Home Business and to change the conditions for approval of home businesses.

Intended to clearly state the difference between Home Business and Home Business and to reduce the restrictions for each.

This amendment has been recommended by the Planning Board 7-0-0.

Article 5

Amend Section 200.02 to include a detached Accessory Dwelling Unit in the definition of an Accessory Dwelling Unit and Amend Section 411.00 to conform to the new definition.

Intended to allow a Detached Accessory Dwelling Unit by right. There has been an increased interest in this option for the past couple of years.

This amendment has been recommended by the Planning Board 5-2-0.

Article 6

Amend Sections 200 and 400 to provide definitions for "Short Term Rentals" and "Resident Owner" and to establish requirements to permit Short Term Rentals as a Conditional Use.

Intended to define short term rentals and provide standards.

This amendment has been recommended by the Planning Board 7-0-0.

Article 7

Amend Section 400 – GENERAL PROVISIONS to create a new Section 413.00 to authorize the use of a Conditional Use Permit (CUP) to allow the Planning Board to approve uses as defined within this ordinance and amend Section 302 (Table of Permitted Uses) and sections 503.00, 603.00, 703.00, 803.00, 1303.00 to replace the term “Special Exception” with the term “Conditional Use Permit”.

A method of permitting the Planning Board to approve uses that previously required a Zoning Board of Adjustment approval. This reduces the need to get approvals from two different boards for a given application.

This amendment has been recommended by the Planning Board 6-0-0.

Article 8

Amend Section 400 – GENERAL PROVISIONS to delete existing Section 404.00 Exclusive Optional Method of Developing Large Tracts of Land, and Section 404.10 - Conservation Lands to replace them with a new Section 404.00.

An updated version of the Large Lot subdivision option to remove existing ambiguity and prevent creation of back lots with no frontage.

This amendment has been recommended by the Planning Board 5-1-1.

Article 9

Amend Section 1400.00 to include an alternate member of the Zoning Board of Adjustment and to include Equitable Waivers under 185 the allowable actions for the Zoning Board of Adjustment.

An update to comply with state law.

This amendment has been recommended by the Planning Board 6-0-0.