

MOUNTAIN LAKES DISTRICT

ZONING ORDINANCE

ADOPTED MARCH 16, 1996

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ARTICLE 1 **PREAMBLE AND TITLE**

Section 101 **Preamble**

In pursuance of authority conferred by New Hampshire Revised Statutes Annotated, Chapter 675, and Laws of 1994, chapter 363, as amended, including RSA 675:3, 674:16 and 674:21, for the purpose of promoting health, safety and general welfare of the inhabitants of the Mountain Lakes District, now therefore the following ordinance is hereby enacted by the voters of the Village District of Mountain Lakes District in the Town of Haverhill, New Hampshire.

Section 102 **Title**

The ordinance shall be known and may be cited as the “Mountain Lakes District Zoning Ordinance.”

Section 103 **Land Use Limited to Specific Listed Uses**

No structure shall be constructed, erected, placed, or enlarged and no land use commenced or continued within the Mountain Lakes District except as specifically or by necessary implication authorized by this Ordinance.

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 the existing use of any building or land. It shall, however, apply to any alteration which is substantially different from the existing use or from the existing structure prior to alteration. Non-conforming uses and structures shall be subject to the provisions of Article 6. Nonconforming Lots, Uses and Structures.

ARTICLE 3 **DISTRICTS AND DISTRICT REGULATIONS**

Section 301 **Zoning District**

The entire area within the Mountain Lakes District shall be within the Mountain Lakes Zoning District.

Section 302

District Objectives and Land Use Control

The following table establishes the objectives of the District established above and the provisions of the regulations that apply respectively in the District. Any use designated as a “Permitted Use” in the table may be commenced pursuant to Section 303. Any use designated as a “Special Exception” may be commenced pursuant to Section 304. Explanation of lots, dimensional requirements, accessory uses and application of District Regulations affecting all uses are found in Sections 305-307 inclusive.

Table 302.1
MOUNTAIN LAKES ZONING DISTRICT

Objective

Mountain Lakes was established as a set of subdivisions over a period of time and was intended to be a residential community with the exception of a few lots. It is the intent to allow uses of land consistent with that objective.

Uses

Permitted Uses

- 1. Single Family Dwelling
- 2. Accessory building and use

Special Exception Uses

- 1. Home Occupation
- 2. Recreation Business
- 3. Property management or property maintenance business, such as landscaping or rental agent
- 4. Boat houses, docks, wharves, decks and similar water-dependent structures accessory to the use of lots on the lakes
- 5. Accessory dwelling unit

Area and Dimensions

Minimum lot size

The greater of that required by the Town of Haverhill Subdivision Regulations or that required by NHDES for an on-site septic system.

Minimum road frontage

80 feet, 50 feet if on cul-de-sac

Front setback

65 feet

Side and Rear Setback

12 feet

Setback from the lakes and perennial streams

50 feet

Maximum Height

35 feet

Section 303 **Permitted Uses**

Permitted uses are only those uses that are specifically listed under Permitted Uses in Table 302.1 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 Commissioners or designee (see Section 1002).

Section 304 **Special Exceptions**

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

304.1 Such proposed Special Exception use shall not adversely affect:

- A. The character of the area in which the proposed use will be placed, including consideration of such impacts as, but not limited to, increased noise, vibration, lighting, glare, volume and type of traffic, hours of operation, amount of impervious surface, odor, or building/structure size and mass.
- B. The highway and sidewalks or use thereof located in the area, e.g., through excessive traffic or increased truck traffic.
- C. District services and facilities.
- D. Surface or groundwater quality, e.g., through increased stormwater runoff; the storage, handling or use of regulated substances; or blasting of bedrock.

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

304.3 If the Zoning 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. Setbacks 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. Limitation of the number of occupants or employees upon the premises, and restrictions on the method and/or time or occupation and use.
- E. Limitations upon the size, location and/or lighting of signs more restrictive than otherwise imposed by this ordinance.

- F. For uses that will render impervious more than 15 percent or 2,500 square feet of any lot, whichever is greater, a stormwater plan consistent with Volumes 1,2 and 3 of the *New Hampshire Stormwater Manual*, current edition, published by NHDES.
- G. For uses involving the storage, handling or use of regulated substances, a stormwater management plan consistent with Volumes 1,2 and 3 of the *New Hampshire Stormwater Manual*, current edition, published by NHDES and with *Developing Your Stormwater Pollution Prevention Plan: A Guide for Industrial Operators*, published by the US Environmental Protection Agency, and a spill control and countermeasure plan approved by the Haverhill Fire Chief and Haverhill Emergency Management Director.
- H. For uses involving blasting of bedrock, demonstration that the blasting activities shall be planned and conducted to prevent groundwater contamination.

Section 305 Lots

- 305.1** Frontage: Lots which abut on more than one public street shall provide the required frontage on only one street.
- 305.2** All structures, whether attached to the principal structure or not, and, whether open or enclosed, including porches, carports, balconies, or platforms above normal grade level, shall not project into any minimum front, side, or rear setback.
- 305.3** 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 Town of Haverhill 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.

Section 306 Dimensional Requirements

The following dimensional standards shall apply:

306.1 Minimum Road Frontage

For any use the minimum road frontage shall be as specified in Table 302.1.

306.2 Front Setback

- A. Any lot line contiguous to a street is deemed to be a front lot line. For the purposes of determining setbacks, a lot bordering on two streets shall be deemed to have two front yards and two side yards. A lot bordering on three streets shall be deemed to have three front yards and one side yard.

- B. No structure, except signs, fences, walls, mailboxes, lampposts and the like may be erected in a front setback.
- C. Measure of Front Setback. The front setback requirement shall be measured from the center line of the existing traveled way of the street.

306.3 Side and Rear Setback

No structure, except fences, walls and the like may be erected in a side or rear setback.

306.4 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 feet above the average grade.
- B. Flagpoles may exceed the height restriction.
- C. Chimneys, spires, lightning rods, solar panels, or like structures not used for human occupancy may exceed the height restriction on the building of main use.
- D. Radio, TV antennae, or satellite dish antenna systems for private, non-commercial reception may extend above the height limit.

Section 307 Accessory Uses

307.1 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 one vehicle maintained primarily for business or hire such as a taxi or light truck, provided, however, that no such vehicle whose empty weight exceeds 10,000 pounds shall be permitted, and provided, further, that the parking of any vehicle used for business or hire must meet the following criteria:
 - 1. Parking of such vehicles shall not be within the required front setback as set forth in Section 306.2 and Table 302.1.
 - 2. The parking area for such vehicles shall be adequately screened from the street, using a garage, fencing, vegetation or other means approved by the Commissioners or designee (see Section 1002).
 - 3. If such screening is to be provided by a garage or another building it must be in compliance with Section 509.11 of this Ordinance, and must remain subordinate to the dwelling located on the lot.

- C. The storage or parking of vehicle parts or an unregistered or uninspected vehicle shall be permitted only in an enclosed structure.
- D. In circumstances regarding the use of vehicles for work in progress refer to Section 509.2.
- E. The outdoor storage or parking of recreational equipment including travel trailers, pick-up campers, motor homes, pop-up campers, boats, and boat trailers, snowmobiles, or similar equipment is permitted provided that the criteria in subparagraphs 1. through 3. of paragraph B. above are met. The outdoor storage or parking of boats, boat trailers, snowmobiles and similar items is permitted without screening, except in the front setback as set forth in Table 302.1, provided such items are registered and in good working condition.
- F. Home recreational activities, including tennis courts, swimming pools and the like.
- G. Fences and mailboxes.
- H. An accessory dwelling unit (ADU) in a single-family dwelling subject to the following conditions:
 1. The landowner shall obtain a zoning permit for the installation of independent cooking facilities.
 2. The landowner shall comply with the requirements of Section 505 relating to increasing the load on a sewage disposal system.

ARTICLE 4 **OVERLAY DISTRICTS**

Section 401 **Shoreland Protection Overlay District**

401.1 Purpose

The purpose of the Shoreland Protection Overlay District is to establish regulations for the design of riparian buffers to protect the flowing streams and surface water bodies of Mountain Lakes District to protect the water quality of these resources; to protect Mountain Lakes’ riparian and aquatic ecosystems; and to provide for the environmentally sound use of the District’s land resources.

401.2 Findings

Mountain Lakes District finds that shoreland protection and riparian buffers adjacent to flowing waters and surface water bodies provide numerous environmental benefits. Shoreland forested buffers serve to:

- A. Restore and maintain the chemical, physical and biological integrity of the water resources;

- B. Provide infiltration of stormwater runoff;
- C. Remove pollutants delivered in stormwater runoff;
- D. Reduce erosion and control sedimentation;
- E. Stabilize lake and stream banks;
- F. Maintain base flow of streams;
- G. Contribute food and habitat for the aquatic ecosystem;
- H. Moderate the temperature of near shore waters
- I. Provide and enhance terrestrial wildlife habitat; and,
- J. Enhance scenic value and recreational opportunities

401.3 Applicability

The Shoreland Protection Overlay District is an overlay district superimposed over the existing conventional zoning district of Mountain Lakes District. It includes within its boundary all lands within 10 feet of the ordinary high water mark of all streams 2nd order or higher, and all lands within 25 feet from Upper Mountain Lake and Lower Mountain Lake, measured from the reference line.

401.4 Prohibited

Within the Shoreland Protection Overlay District there shall be no structures constructed or placed and no removal of vegetation except as otherwise provided for below.

401.5 Permitted

1. A property owner may remove, or may have removed, any dead, diseased, or unsafe trees, limbs, saplings, or shrubs from the waterfront buffer subject to the following conditions:
 - a. Prevent damage to surrounding healthy trees, limbs, saplings, and shrubs;
 - b. Minimize damage to ground cover;
 - c. Prevent soil erosion and sedimentation to the water body.
2. Normal trimming, pruning, and thinning of branches to the extent necessary to maintain the health of the planted area as well to protect structures, maintain clearances, and provide views is permitted provided such activity does not endanger the health of the plant.
3. A water dependent structure, meaning one which is a dock, wharf, pier, breakwater, or other similar structure, or any part thereof, built over, on, or in the waters of the state, may be constructed as approved by NHDES.

4. Hydroelectric facilities, including, but not limited to, dams, dikes, penstocks, and powerhouses, shall be recognized as water dependent, and may be constructed as permitted by NHDES.
5. Public utility lines and associated structures and facilities, public roads, and public water access facilities including boat ramps may be constructed as permitted by NHDES.
6. Public water supply facilities, including water supply intakes, pipes, water treatment facilities, pump stations, and disinfection stations may be constructed as permitted by NHDES.
7. Sewage treatment facilities may be constructed as permitted by NHDES.
8. A permanent 6-foot wide foot path as well as access to any docks, beaches, structures, existing open areas, and the water body, configured in a manner that will not concentrate stormwater runoff or contribute to erosion, are allowed.
9. Stream crossings necessary for forest management, including the transportation of forest products, in conformance with NHDES regulations and *Best Management Practices for Erosion Control on Timber Harvesting Operations in New Hampshire* (NH DNCR, latest edition).
10. Owners of lots and holders of easements on lots that were legally developed prior to the adoption of this amendment may maintain but not enlarge cleared areas, including but not limited to existing lawns, gardens, landscaped areas, beaches, and rights-of-way for public utilities, public transportation, and public access, and may repair existing utility structures within the waterfront buffer. Conversion to or planting of cleared areas with non-invasive species of ground cover, shrubs, saplings, and trees is encouraged but shall not be required

401.6 Additional Requirements

Within the Shoreland Protection Overlay District all of the following additional prohibitions and limitations shall apply:

1. No chemicals, including pesticides or herbicides of any kind, shall be applied to ground, turf, or established vegetation except if applied by horticultural professionals who have a pesticide application license issued by the Department of Agriculture or as allowed under special permit issued by the Division of Pesticide Control under rules adopted by the Pesticide Control Board under RSA 541-A, or fertilizers of any kind except those specified in RSA 483-B:9, II(d).
2. Rocks and stumps and their root systems shall be left intact in the ground unless removal is specifically approved by NHDES in conjunction with a permitted use.

- C. All stormwater measures in the plan shall adhere to Volumes 1,2 and 3 of the *New Hampshire Stormwater Manual*, current edition, published by NHDES, to the extent practicable.
- D. Post-development stormwater runoff volume, velocity, and pollutant loading at the downhill property line shall be equal to or lower when compared with pre-development conditions.

Section 403 Wetland Conservation Overlay District

403.1 Purpose

The purpose of the Wetlands Conservation Overlay District is to protect the public health, safety and general welfare by promoting the most appropriate use of land and the protection of wetland ecosystems and water quality in accordance with the goals and objectives of the master plan.

403.2 Findings

The wetlands and buffers in Mountain Lakes District are a valuable natural resource requiring careful management to maintain their usefulness to public health, safety and welfare. Mountain Lakes District finds that wetlands and buffers:

- A. Prevent the destruction of, or significant changes to, those wetland areas, related water bodies and adjoining land which provide flood protection.
- B. Protect persons and property against the hazards of flood inundation by ensuring the continuation of the natural flow patterns of streams and other watercourses.
- C. Provide for nutrient attenuation and augmentation of stream flow during dry periods.
- D. Preserve and protect important wildlife habitat and maintain ecological balance.
- E. Prevent the expenditure of municipal funds for the purposes of providing and/or maintaining essential services and utilities which might be required as a result of abuse or inharmonious use of wetlands.
- F. Protect the wetlands, watercourses, surface and groundwater supplies and waterbodies of the District from degradation.
- G. Preserve and enhance those aesthetic values associated with the Wetlands Conservation Overlay District.

403.3 Applicability

All proposed development, removal of vegetation, and alteration of the land surface within the Wetlands Conservation Overlay District is subject to these regulations.

403.4 Boundaries

- A. The Wetlands Conservation Overlay District includes:
 - 1. Wetlands of any size as shown on the latest USFWS National Wetlands Inventory.
 - 2. Buffers 50 feet wide around wetlands of any size adjacent to open water, and all other wetlands over 40,000 square feet.
- B. Wetlands constructed for stormwater treatment, agricultural use, waste treatment or other such purpose are exempt from the provisions of the Wetlands Conservation Overlay District.
- C. Boundary Disputes. When a boundary of the Wetlands Conservation Overlay District is disputed by either the Planning Board or an applicant, the Planning Board, at the applicant's request and the applicant's expense, may engage an independent certified wetlands scientist to determine the location of the Wetland Conservation Overlay District limit on the properties affected. The delineation shall be consistent with DES Wetlands Bureau Rules, as amended. The completion of a New England District Wetland Delineation Datasheet (US Army Corps of Engineers, 2000) by the certified wetland scientist can provide the appropriate level of documentation to address questions about the delineation. The Planning Board shall make the final determination of the wetlands limit based on its consultant's report. The Wetlands Conservation Overlay District Map shall be amended to incorporate the results of any such studies.

403.5 Permitted Uses

The uses listed below are presumed to be consistent with the protection of wetland functions and values when in accord with the following and so are allowed in the Wetlands Conservation Overlay District without a Conditional Use Permit. These uses will not:

- A. Require the erection or construction of any structure.
- B. Alter the natural surface configuration by re-contouring or grading of the land.
- C. Involve filling, dredging, or draining of the wetland.
- D. Change the flow of water.
- E. Result in the pollution of the wetlands, surface water, or groundwater.
- F. Involve substantial clearing of vegetation, except for the purposes of agriculture or forest management in accord with current best management practices.

Permitted uses include:

- 1. Passive recreation such as hiking, fishing, hunting on foot, non-motorized boating.
- 2. Wildlife or fisheries management.
- 3. Scientific research and educational activities.
- 4. Agriculture in the wetland buffer, consistent with best management practices published by the NH Department of Agriculture, Markets and Food.

5. Forest management in the wetland buffer, consistent with best management practices published by the NH Department of Resources and Economic Development and UNH Cooperative Extension.

403.6 Prohibited Uses

The following uses may not be established or expanded within the Wetlands Conservation Overlay District:

1. Structures, except as provided in Section 403.7, Conditional Uses.
2. Use of fertilizer on lawns, except lime or wood ash.
3. Bulk storage or handling of chemicals, petroleum products or hazardous materials.
4. Sand and gravel excavations.
5. Impervious surfaces, unless associated with a use approved as a Conditional Use.
6. Activities which result in soil compaction such as parking vehicles or heavy equipment, unless associated with a use approved as a Conditional Use.
7. Underground tanks.

403.7 Conditional Uses

All activities in the Wetland Conservation Overlay District not listed in Section 403.5, Permitted Uses, above are presumed to impair the wetland functions and values unless proven otherwise by the applicant as provided below. The following uses may be granted a Conditional Use Permit by the Planning Board:

1. Accessory structures in the wetland buffer associated with legally preexisting primary structures if it is demonstrated that no practicable alternative exists elsewhere on the lot.
2. One principal building in the wetland buffer on a preexisting lot of record with inadequate developable land outside the wetland buffer. When locating the structure outside the wetland buffer is not possible, the structure should be sited to maximize the distance from the wetland.
3. The construction, repair, or maintenance of streets, roads, and other access ways, including driveways, footpaths, bridges, and utility right of way easements including power lines and pipe lines, if essential to the productive use of land adjacent to the Wetlands Conservation Overlay District. These uses shall be located and constructed in such a way as to minimize any detrimental impact upon the wetlands and consistent with state recommended design standards (see Fish and Game Department 2008), and only if no viable alternative is available.
4. Agricultural activities consistent with best management practices as published by the NH Department of Agriculture, Markets and Food.
5. Forestry activities consistent with best management practices as published by the NH Department of Resources and Economic Development and NH Cooperative Extension. As specified in Logging Operations (Env-Wt 304.05), all skid trails, truck roads and log

landings shall be located 50 feet from streams or ponds and designed using appropriate erosion control devices. Stream and wetlands crossings shall be kept to a minimum in size and number.

6. Water impoundments for the purpose of creating a waterbody for wildlife, fire safety, or recreational uses. Conditional Use Permits may be granted for impoundments for on-site detention of stormwater runoff in buffers only.
7. Other uses that the applicant proves will not interfere with the wetlands functions and values, water quality or value as wildlife habitat, pursuant to Section 403.2, Findings.

403.8 Nonconforming Uses

The Zoning Board of Adjustment may grant a Special Exception for the expansion or replacement of a nonconforming use or structure in the wetland buffer provided that the encroachment upon the wetland is not increased and review by the Planning Board finds that any potential increased impact upon the wetland functions will be mitigated.

403.9 Conditional Use Permit

- A. Application for a Conditional Use Permit shall be made on forms supplied by the Planning Board and shall include a site plan containing the following information on one or more sheets at a scale of 1 inch = 100 feet or larger, and a report demonstrating compliance with the requirements listed below in Section 403.9.B:
 1. North arrow and date.
 2. Property lines.
 3. Locus map showing adjacent wetlands and other significant hydrological features.
 4. Names and addresses of abutting property owners and holders of conservation restrictions and easements.
 5. Wetland limit and wetland buffer.
 6. Soil types.
 7. Vegetation types.
 8. Topographic contours at no greater than 5 foot intervals.
 9. Surface drainage patterns, intermittent and year-round.
 10. Existing and proposed development, removal of vegetation, and alteration of the land surface.
 11. Computation of the area to be impacted, in square feet of surface area and cubic yards of cut and fill.
 12. Stormwater management proposed during and after construction.
- B. The Planning Board shall consider all relevant facts and circumstances in making its decision on any application for a permit and shall make findings that the project is both consistent with the purposes of this ordinance and appears to minimize impacts

to the wetland and buffers, including but not limited to the following:

1. The proposed activity minimizes the degradation to, or loss of, wetlands and wetland buffers, and compensates for any adverse impact to the functions and values of wetlands and wetland buffers, including but not limited to the capacity of the wetland to:
 - a. Support fish and wildlife
 - b. Prevent flooding
 - c. Supply and protect surface and ground waters
 - d. Control sediment
 - e. Control pollution
 - f. Support wetland vegetation
 - g. Promote public health and safety
 - h. Moderate fluctuations in surface water levels
 2. The proposed activity will have no negative environmental impact to abutting or downstream property and/or hydrologically connected water and/or wetland resources, including:
 - a. Erosion
 - b. Siltation
 - c. Turbidity
 - d. Loss of fish and wildlife
 - e. Loss of unique habitat having demonstrable natural, scientific, or educational value
 - f. Loss or decrease of beneficial aquatic organisms and wetland plants
 - g. Dangers of flooding and pollution
 - h. Destruction of the economic, aesthetic, recreational and other public and private uses and values of the wetlands to the community
 3. The proposed activity or use cannot practicably be located otherwise on the site to eliminate or reduce the impact to the wetland or its buffer.
 4. The proposed activity utilizes applicable best management practices.
 5. Federal and/or state permit(s) have been received for the proposed activity in accordance with N.H. Administrative Rules Env-Wt 100-800 and the Federal Clean Water Act Section 404 Permit.
 6. Where applicable, proof of compliance with all other state and/or federal regulations has been received.
- C. The Planning Board, in acting on an application for a conditional use permit in the Wetlands Conservation Overlay District, may attach conditions to its approval including but not limited to requirements for more extensive buffers, additional

plantings in areas to be revegetated, performance guarantees, and a reduction in proposed impervious surfaces.

403.10 Identification of Buffer

The entire length of the upland limit of the wetland buffer shall be marked with highly visible construction tape prior to, and maintained for the full duration of, any construction-related activities.

ARTICLE 5 GENERAL PROVISIONS

The following shall apply except where listed.

Section 501 Corner Lots

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

Section 502 Driveway Permit

All driveways that will intersect a Town highway must receive a permit from the Selectmen of the Town of Haverhill or their appointed representative, working in conjunction with the Road Agent as provided in RSA 236:13 as amended or such similar statute.

Section 503 Private Roads

503.1 All driveways that will intersect a private road require a special use permit from the Mountain Lakes District Planning Board prior to construction. In addition to the requirements of Section 1001.2, the Planning Board shall require sufficient information to find, and may attach sufficient conditions to ensure, that the following standards are met:

- A. That the intersection location being selected, and manner proposed for installation and construction, will adequately protect the safety of the traveling public, including both road and driveway users, both presently and in the future;
- B. That grades and drainage, including any drainage structures, are sufficient to prevent erosion or other damage to either the driveway or private road; and
- C. In cases where the private road involved has never been constructed to the Road Design and Construction Standards contained in the Town of Haverhill Subdivision Regulations, that the private road is, or with sufficient conditions attached will become, adequate to enable safe passage of emergency vehicles.

503.2 Prior to the issuance of a permit for construction of a private road, an agreement must be signed and recorded with the Grafton County Registry of Deeds providing for the landowner (or group of landowners) to provide both summer and winter maintenance of the road until or unless it is accepted by the town as a Class V highway.

Section 504

Abandonment of Structures & Excavations

504.1 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.

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.

504.2 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 505

Septic System Requirements

505.1 Operations and Maintenance

Protection of the two lakes at Mountain Lakes is essential for the indirect water supply, public health, District recreation, and land value purposes. Proper operation and maintenance of the subsurface sewage disposal system (septic tank and leaching field) is mandatory. Therefore, every four years all home owners at Mountain Lakes are required to submit written proof to the District Office within 60 days that:

1. Their septic tank has been pumped and the septic system has been verified to be functioning properly.

Or

2. That the septic system is functioning properly and the septic tank has a combined thickness of sludge and surface scum less than one third of the tank depth. (Required by NH Code of Administrative Rules Part ENV- WS 1023)

505.2 Increased Septic System Requirements

The expansion of any dwelling unit to increase the number of bedrooms, a change in occupancy of any dwelling unit from seasonal to a full-time basis, or the expansion or change of use of any structure which would increase the load on an existing sewage disposal system, 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 NHDES and shall obtain approval, and

2. The landowner shall obtain a zoning permit as provided in Article 10.

505.3 Administration and Enforcement

Administration and enforcement of these septic system requirements shall be in accordance with Sections 1002 and 1003 of this Ordinance.

Section 506 Motor Vehicle Storage

No unregistered motor vehicle, unless garaged, will be permitted on any lot.

Section 507 Outdoor Lighting

507.1 Statement of Need and Purpose

The benefits of good outdoor lighting are increased safety, energy efficiency; enhancement of the District's evening character; reduced light pollution and improved security. New technologies have created extremely powerful lights which can inadvertently lead to excessive glare, light trespass and higher energy use. Concerns resulting from excessive glare and light trespass include safety issues, loss of privacy and increased energy costs for everyone. The goal of this lighting ordinance is to recognize the benefits of outdoor lighting and provide clear guidelines for its installation. Appropriately regulated and properly installed, outdoor lighting will maintain and complement the character of Mountain Lakes District and contribute to the safety and welfare of the residents and visitors.

507.2 Regulations

All public and private outdoor lighting installed in Mountain Lakes District shall be in conformance with the following requirements:

- A. Any luminaire with a lamp or lamps rated at a total of MORE than 1800 lumens shall be fully-shielded so as to produce no light above a horizontal plane through the lowest direct-light-emitting part of the luminaire.
- B. Any luminaire with a lamp or lamps rated at a total of more than 1800 lumens, and all flood or spot lights with a lamp or lamps rated at a total of more than 900 lumens, shall be mounted at a height equal to or less than the value $3 + (D/3)$ where D is the distance in feet to the nearest property boundary. The maximum height of the luminaire shall not exceed 20 feet.

- C. Any luminaire with a lamp or lamps rated at 1800 lumens or less, and all flood or spot lights with a lamp or lamps rated at 900 lumens or less, may be used without restriction to light distribution or mounting height, except that, to prevent light trespass and glare, if any spot or flood luminaire is aimed, directed, or focused so as to cause light trespass to be a nuisance for neighboring properties, or to create glare for persons operating motor vehicles on public ways, the luminaire shall be redirected or its light output reduced or shielded as necessary to eliminate such conditions.
- D. Moving, fluttering, blinking or flashing lights shall be prohibited.

507.3 Exceptions

- A. All temporary lighting required for construction projects, related to road construction and repair, installation of sewer and water facilities, and other public infrastructure.
- B. All temporary emergency lighting needed by the police or fire departments or other emergency services, as well as all vehicular luminaires.
- C. All hazard warning luminaires required by Federal regulatory agencies, except that all luminaires used must be shown to be as close as possible to the federally required minimum lumen output requirement for the specific task.
- D. Seasonal holiday lighting and illumination of flags, providing that such lighting does not produce glare or light trespass on neighboring residential properties.
- E. Properties that share a driveway or other access way or have adjoining parking areas may have light trespass over the shared property line subject to agreement of all parties. Such agreement shall be in writing and filed with the District Office.

507.4 Conditional Use Permits for Lighting

The Planning Board may issue a Conditional Use Permit for outdoor recreation facility lighting that is not in conformance with Section 507.2. Appropriate conditions may be required to minimize glare and light trespass.

507.5 Temporary Outdoor Lighting

Nonconforming temporary outdoor lighting may be permitted by the Commissioners or their designee after considering the following:

- A. The public and/or private benefits that will result from the temporary lighting any annoyance or safety problems that may result from the use of the temporary lighting, and
- B. The duration of the temporary nonconforming lighting.

The applicant shall submit a detailed description of the proposed temporary nonconforming lighting to the Commissioners or their designee, who shall render a decision on the temporary lighting request within two weeks.

507.6 Nonconforming Luminaires

Except for those causing a public safety hazard or public or private nuisance, all luminaires lawfully in place prior to the date of the section or any amendments thereto may be continued. However, any luminaire that replaces a nonconforming luminaire must meet the standards of this section.

Section 508 Signs

No visible sign or advertising device of any kind shall be permitted, nor shall any other types of signs or advertising devices be permitted, except signs posted by the District or its agents, signs under Section 702.5 for Home Occupations which have been granted a Special Exception, signs under Section 802.5 for Commercial Uses which have been granted a Special Exception, or Temporary Signs as described in Paragraph F below.

- A. No sign shall be erected or maintained within the street right-of-way.
- B. No sign shall be placed in such a position as to endanger motor vehicle or pedestrian traffic.
- C. Signs may be illuminated only by continuous indirect white light, that is, light reflected from the surface of the sign. Any sign illuminated from within will be considered directly lit and not permitted.
- D. No banners or flashing or animated signs with visible moving parts or intermittent lighting to create the visual effect of movement are permitted.
- E. The above regulations shall not apply to a non-illuminated sign and window poster that are displayed from within a building.
- F. A temporary sign may be placed on the owner's lot upon receipt of a temporary sign permit from the District Office. Temporary signs must comply with the requirements of Paragraphs A, B and D above, and may be no larger than 450 square inches. Temporary signs may be displayed for no more than 14 days in any three (3) month period. Temporary signs may not be illuminated.

Section 509 Other Provisions

509.1 Any residence erected on any lot shall have a minimum ground floor area of 500 square feet.

509.2 All structures shall be completed on the exterior within six (6) months from the start of construction, including paint, stain, or varnish on any exterior wood surfaces. During periods of active construction work not exceeding six (6) months, vehicles other than those permitted under section 307.1 may be parked on the property, in conjunction with such construction work.

- 509.3** Exterior walls must be finished with approved siding material, or, if concrete block is to be used as an exterior surface, it must be painted with two coats of masonry paint.
- 509.4** Dwellings must be built on a continuous foundation wall. No posts, piers or combination of these where the outside of the building is exposed to light and air will be permitted except that this standard shall not apply to open porches and decks.
- 509.5** Alteration of shorelines, including the placement of a seasonal dock, is governed by state law. Permits must be obtained from the N.H. Department of Environmental Services. All permits and plans must be reviewed by the Commissioners or their designee (see Section 1002) to ensure that such plans comply with provisions of the Zoning Ordinance before construction or alteration of land may begin.
- 509.6** Owners of occupied or unoccupied lots shall at all times keep and maintain their property in an orderly manner. Accumulations of rubbish or debris are prohibited. Outdoor storage or accumulation of new, used or scrap construction materials, items of equipment, appliances, or parts are prohibited, except for as may be reasonably necessary for a limited period in conjunction with active construction on the property.
- 509.7** A lot owner may obtain a permit from the Commissioners or designee (see Section 1002) to live in a trailer or motorhome on the owner's lot for a period of six months during the active construction of a dwelling. The Zoning Board of Adjustment may grant a Special Exception for up to six additional months. Documentation of disposal of waste in compliance with NHDES regulations must be provided to the District Office each month.
- 509.8** No business, trade or enterprise of any kind or nature whatsoever shall be conducted or carried on upon any residential lot, except as permitted by these regulations.
- 509.9** No person shall keep any animals, birds, fowls or poultry, except common household pets.
- 509.10** There shall be no habitation in structures other than single family dwelling units or accessory dwelling units (ADUs).
- 509.11** Any garage or accessory structure shall conform in appearance to the residential structure on the lot it serves.
- 509.12** Buildings on any lot shall be connected to the Mountain Lakes District Water System where available, upon such terms and conditions as set forth in the Mountain Lakes District Water Department Tariff.
- 509.13** No person shall use or operate any power boat, snowmobile, all terrain vehicle, car or truck or any gasoline, diesel or electric powered conveyance on the waters or ice of the lakes in Mountain Lakes District or any wetlands in the Mountain Lakes District, nor on the Mountain

Lakes District lands except as authorized by the Mountain Lakes District Commissioners. District residents may operate snowmobiles on routes designated in writing by the Commissioners for the purpose of accessing approved snowmobile corridors outside the District.

ARTICLE 6 **NONCONFORMING LOTS, USES AND STRUCTURES**

Section 601 **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 “Nonconforming Structures” and such uses as “Nonconforming Uses.”

Section 602 **Nonconforming Lots**

The Zoning Board of Adjustment may grant a Special Exception for the construction of one single family dwelling on a legally existing nonconforming lot with the following conditions:

- A. The lot was a lot of record prior to the adoption of the ordinance or amendment.
- B. A permit for a state-approved septic system has been obtained.
- C. A source of water is available on the lot with a protective radius required by the New Hampshire Department of Environmental Services (NHDES) or an off-site water source suitable for a single family dwelling is available.
- D. All setbacks will be met to the fullest extent practicable.

Section 603 **Change or Expansion of Nonconforming Use**

No nonconforming use shall be changed to another nonconforming use. The Zoning Board of Adjustment may grant a Special Exception for the enlargement or extension of a nonconforming use not 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.

Section 604 **Abandonment of Nonconforming Use**

If a nonconforming use is changed to a conforming use and continued for a period of three (3) months or more, such change shall constitute the abandonment of the prior non-conforming use. A nonconforming use shall be presumed to be abandoned if the use has been discontinued for a period of eighteen (18) months or more. A determination shall in the first instance be made by the Commissioners or designee (see Section 1002), and any person aggrieved may appeal that decision to the Zoning Board of Adjustment.

Section 605 **Damage to a Nonconforming Structure**

If a nonconforming structure is damaged by fire, explosion or other catastrophe, the Commissioners or designee (see Section 1002) 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 607. Application for a building permit to restore the structure must occur within two years of the date of damage. Otherwise the nonconforming use shall be presumed to have been abandoned, except as to rights vested by law.

Section 606 **Damage to Nonconforming Use**

If a building housing a nonconforming use is damaged by fire, explosion or other catastrophe, the Commissioners or their designee (see Section 1002) 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 nonconforming use. Application for a zoning permit to restore the structure must occur within two years of the date of damage. Otherwise, the nonconforming use shall be presumed to have been abandoned.

Section 607 **Expansion of Nonconforming Structure**

The Zoning Board of Adjustment may grant a Special Exception for the enlargement or extension of a structure that is nonconforming as to one or more dimensional requirements (setbacks and/or height limit) provided such expansion does not further increase the level of noncompliance. For example, the portion of a building within the required setback may not be expanded. The portion of the structure in violation of a height limit may not be increased in height or expanded within the setback. The Zoning Board of Adjustment may grant a Special Exception to increase the footprint of a structure that is in excess of the height limit by 20% with approval of the Fire Chief.

ARTICLE 7 **HOME OCCUPATIONS**

Section 701 **Intent**

A home occupation accessory to a dwelling unit may be allowed as a Special Exception by the Zoning Board of Adjustment upon a finding that the proposed use will be in compliance with each of the Standards in Section 702 below in addition to those of Section 304.1.

Section 702 **Additional Special Exception Standards**

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

- 702.1** There shall be no exterior evidence of the conduct of a home occupation, including exterior storage of material used in the home occupation, except where other sections allow. The principal character of residential use shall not be changed by the home occupation.
- 702.2** A home occupation shall, except for gardening, 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% 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% of the total combined floor spaces of the main dwelling unit and accessory building.
 - C. The percent of floor area occupied may be increased by the Zoning 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, or areas of a similar nature.
- 702.3** Home occupations shall be carried on by persons who live in the home. In addition, no more than two on-site non-resident employees (2 FTEs) shall be permitted.
- 702.4** Adequate off-street parking must be provided for the employees, clients and residents. Parking shall not be allowed in the street.
- 702.5** One rectangular shaped sign, conforming to the requirements of the regulations contained in this Ordinance, not to exceed 450 square inches (each side), shall be allowed for the home occupation. Letters shall be black on a white background.
- 702.6** Incidental retail sales may be made in connection with the home occupation; however, the business of selling merchandise, supplies, or products shall not be conducted on the premises.
- 702.7** There shall be no offensive noise, vibration, smoke, dust, odor, heat, or glare noticeable at or beyond the property line as a result of the home occupation.
- 702.8** For purposes of this section, provided all requirements contained herein are met, the following by way of example shall be considered home occupations: professional offices; art studios; tutoring; home day care; assembly of product for offsite sales businesses conducted solely by telephone, computer or other personal communications device.

ARTICLE 8 **COMMERCIAL USES**

Section 801 **Intent**

The intent of allowing certain types of businesses which meet the Special Exception criteria, standards listed below, and other provisions of the Ordinance, is to allow low impact recreational and property management and maintenance businesses that augment and are consistent with the single family home character of the community as provided for in the Master Plan.

Section 802 Additional Special Exception Standards

The following standards, which must be met in addition to those of Section 304.1, define allowable commercial uses and are intended to minimize the potential conflict with residential uses in the area for the purpose of preserving the residential character of the District.

- 802.1** The number of employees shall not exceed four (4) unless specifically approved by the Zoning Board of Adjustment as part of the Special Exception application or amendment thereto.
- 802.2** The building shall comply with the front, side and rear setback requirements.
- 802.3** The lot shall front on a Town-maintained highway or a road which has been granted a Special Use Permit.
- 802.4** There shall be adequate off-street parking for customers and employees.
- 802.5** There shall be only one rectangular shaped on-premise sign, not to exceed 450 square inches (each side). Letters shall be black on a white background.
- 802.6** For businesses with activity or equipment storage on-site, there shall be an adequate buffer consisting of natural vegetation and trees and/or additional planted vegetation and trees so as to provide reasonable screening from adjoining abutting lots.
- 802.7** The building shall be residential in appearance.
- 802.8** The side and rear setbacks may be increased by the Zoning Board of Adjustment for the purpose of providing an additional separation between structures and the lot lines for the purpose of minimizing the impact on adjoining residential lots.

ARTICLE 9 **DEFINITIONS**

Section 901 **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*, or *arranged to be used* or *occupied*.

If a word is not defined herein, it shall be given its usual dictionary meaning.

Section 902 **Terms & Use Definitions**

1. Accessory Building or Use: A building or use subordinate and customarily incidental to the main building or use on the same lot.
2. Accessory Dwelling Unit (ADU): A dwelling unit that is within or attached to a one family dwelling or attached garage, and that provides independent living facilities for one family, including provisions for sleeping, eating, cooking, and sanitation, on the same parcel of land as the principal dwelling unit it accompanies; and contains an interior door between the principal dwelling unit and the accessory dwelling unit.
3. Adjacent: Bordering, contiguous, or neighboring. The term includes wetlands that directly connect to other Surface Waters of the State, or that are in reasonable proximity to these waters, but physically separated from them by man-made dikes or barriers, natural river berms, beach dunes, and similar obstructions.
4. Buffer: The protected upland areas adjacent to wetlands and surface waters in the Wetlands Conservation Overlay District.
5. 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*.”
6. Building Height: Vertical distance measured from the average elevation of the proposed finished grade to the highest point of the roof.

7. Certified Wetland Scientist: A person qualified to delineate wetland boundaries and prepare wetland maps who is certified by the State of New Hampshire Board of Natural Scientists, as defined by RSA 310-A:76, II-a.
8. Commercial Use: Low impact recreational business or property management or maintenance business which does not meet the criteria for a home occupation, but augments and is consistent with the single family home character of the community as provided for in the Master Plan.
9. Commissioners or designee: Board of Commissioners of Mountain Lakes District or designee for the purposes of administering this Zoning Ordinance. The designee may be an employee of the District such as a Zoning Officer and/or the Planning Board.
10. Conditional Use Permit: A permit which must be obtained by the Planning Board pursuant to RSA 674:21 for a specific category of use as identified in this Ordinance, in addition to any Special Exception requirements, prior to receiving a zoning permit.
11. Development: Any human-made change to improved or unimproved real estate, including but not limited to buildings or other structures, mining, dredging, filling, grading, excavation or drilling activities.
12. Dwelling, Single Family: A detached residential dwelling unit, designed for and occupied by one family only. Does not include manufactured home or recreational vehicle.
13. Dwelling Unit: A room or rooms connected together, constituting a separate, independent housekeeping establishment for owner occupancy, rental or lease, and physically separated from any other rooms which may be in the same structure, and containing independent cooking, sanitary and sleeping facilities.
14. Erosion: The wearing away of the ground surface as a result of the movement of wind, water, ice, and/or land disturbance activities.
15. Family: Any number of persons related by blood, marriage or adoption, or a group of persons not related by blood, marriage or adoption living together as a single housekeeping unit, the number of which shall be limited by the number of bedrooms contained in the dwelling unit. For a group of unrelated individuals living together as a single housekeeping unit, there shall be no more than two people per bedroom.
16. Fixture: The assembly that houses the lamp or lamps and can include all or some of the following parts: A housing, a mounting bracket or pole socket, a lamp holder, a ballast, a reflector or mirror, and/or a refractor or lens.
17. Flood or Spot Light: Any light fixture or lamp that incorporates a reflector or a refractor to concentrate the light output into a directed mean in a particular direction.

18. Frontage: The width of a lot measured along its common boundary with the street line.
19. Glare: Light emitting from a luminaire with intensity great enough to reduce a viewer's ability to see, and in extreme cases causing momentary blindness.
20. Ground cover: Any herbaceous plant or any woody seedling or shrub generally less than 3 feet in height. Ground cover shall not include lawns, landscaped areas, gardens, invasive species as listed by the department of agriculture, markets, and food in accordance with RSA 430:53, III, exotic species as designated by rule of the Department of Environmental Services in accordance with RSA 487:24, VII, imported organic or stone mulches, or other artificial materials.
21. Lamp: The component of a luminaire that produces the actual light.
22. Light Trespass: The shining of light produced by a luminaire beyond the boundaries of the property on which it is located.
23. Lot: A parcel of land occupied or to be occupied by a main building and accessory buildings or uses customarily incidental to it. A lot shall be of sufficient size to meet minimum zoning requirements for use, area and to provide such setbacks and other open spaces as are herein required. All lots shown on a subdivision plan which have received final plot approval from the Town of Haverhill Planning Board shall be separate lots regardless of whether there is separate ownership or common ownership of contiguous lots.
24. Lot Area: The horizontal area of the lot lying within the lot lines, exclusive of any area in a street.
25. Lot of Record: A lot which is part of a subdivision recorded in the Office of the Grafton 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, prior to the adoption of this Ordinance.
26. Lumen: A unit of luminous flux. One foot-candle is one lumen per square foot. For the purposes of this Ordinance, the lumen output values shall be the INITIAL lumen output ratings of a lamp.
27. Luminaire: This is a complete lighting system, and includes a lamp or lamps and a fixture.
28. Natural woodland: A forested area consisting of various species of trees, saplings, shrubs, and ground covers in any combination and at any stage of growth.
29. NHDES: New Hampshire Department of Environmental Services
30. Nonconforming Lot: A lot of record at the time this Ordinance or amendment becomes effective, but which does not conform with these regulations.

31. Nonconforming Structure: A structure, which was lawfully existing prior to adoption of this Ordinance, which does not now conform to the dimensional regulations for the District in which it was located.
32. Nonconforming 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.
33. Non-Residential Use: All uses of buildings, structures, and land except single- family dwellings and accessory uses and structures thereto.
34. Ordinary high water mark: The line on the shore, running parallel to the main stem of the river, established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the immediate bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas.
35. Outdoor Lighting: The nighttime illumination of an outside area or object by any man-made device located outdoors that produces light by any means.
36. Overlay District: An area where additional regulations apply. Where regulations in an overlay district conflict with the underlying District-wide regulations, or where two overlay districts overlap, the more restrictive regulation shall apply.
37. Perennial Stream: A stream that normally flows year-round because it is sustained by groundwater discharge as well as by surface water. A perennial stream exhibits the typical biological, hydrological, and physical characteristics commonly associated with the continuous conveyance of water.
38. Plat: A map or plan.
39. Power Boats: Vessel that can move across water as a result of action by an internal combustion or electric motor.
40. Recreation Business: A low impact recreational business consistent with the single family home character of Mountain Lakes District serving primarily Mountain Lakes homeowners and renters and their guests. May include food service or retail if accessory to primary use.
41. Reference line: The water surface elevation established by NHDES, 774 feet for Lower Mountain Lake and 775.6 for Upper Mountain Lake.
42. Regulated Substance: Petroleum, petroleum products, regulated contaminants for which an ambient groundwater quality standard has been established under RSA 485-C:6, and substances listed under 40 CFR 302, as amended, excluding substances used in the treatment of drinking water at NHDES-approved facilities.
43. Roads: See Streets.

44. RSA: New Hampshire Revised Statutes Annotated.
45. Sedimentation: The process by which sediment resulting from accelerated erosion has been or is being transported off the site of the land-disturbing activity or into a lake or natural watercourse or wetland.
46. Setback: The distance required between the property line, or center line of the existing traveled way of the street, and any structures other than those provided for within this Ordinance.
47. Slope: The degree of deviation of a surface from the horizontal, usually expressed in percent or degrees; rise over run.
48. 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.
49. Special Use Permit: A permit which must be obtained by the Planning Board pursuant to RSA 674:21 for a specific category of use as identified in this Ordinance, in addition to any Special Exception requirements, prior to receiving a zoning permit.
50. Stream order: Shall be determined using the New Hampshire hydrography dataset archived by the Geographically Referenced Analysis and Information Transfer System (GRANIT) at the Complex Systems Research Center of the University of New Hampshire, and developed by GRANIT in collaboration with the Department of Environmental Services.
51. Street: Shall mean a Class V or better highway, a private road on a subdivision plat approved by the Town of Haverhill Planning Board, or a Class VI highway provided that the requirements of RSA 674:41.I are met.
52. Structure: Anything constructed or erected with a fixed location on the ground, or attached to something having a fixed location on the ground.
53. Surface Waters of the State: Pursuant to RSA 485-A:2.XIV, perennial and seasonal streams, lakes, ponds, and tidal waters within the jurisdiction of the state, including all streams, lakes, or ponds bordering on the state, marshes, water courses, and other bodies of water, natural or artificial.
54. Temporary Outdoor Lighting: The specific illumination of an outside area or object by any manmade device located outdoors that produces light by any means for a period of less than 30 days, with at least 180 days passing before being used again.

55. Variance: Such departure from the terms of this Ordinance as the Zoning Board of Adjustment, upon appeal in specific cases, is empowered to authorize under the terms of Section 1005 and applicable statutes of the State of New Hampshire.
56. Vegetative Cover: Grasses, shrubs, trees, and other vegetation which hold and stabilize soils.
57. Wetland: Pursuant to RSA 482-A:2.X, an area that is inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal conditions does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.
58. Zoning Board of Adjustment: Zoning Board of Adjustment of the Mountain Lakes District.

ARTICLE 10 **PERMITS, ADMINISTRATION AND ENFORCEMENT**

Section 1001 **Zoning Permit**

1001.1 Written application for a zoning permit must be filed with the District for any of the following, and, except as provided in applicable statutes of the State of New Hampshire, until a permit has been approved in writing by the Commissioners or designee (see Section 1002) to assure conformity with the terms of this Ordinance (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.
- C. Any change in the use of any building or premises including addition of a home occupation or accessory dwelling unit, or any change in lot size or shape which would result in a violation of area or dimensional regulations.

1001.2 Application for a zoning permit shall be upon the appropriate form to be prescribed by the District and shall be accompanied by such of the following as the Commissioners or designee (see Section 1002) may require:

- A. Building plans, drawn to scale, showing the actual shape, dimensions, and location of the lot to be used, of existing buildings upon it, or alterations proposed for existing buildings, and of proposed new buildings.
 - 1. Name of project, names and addresses of owners of record, tax map and lot number.
 - 2. North arrow, date of the plat, scale appropriate to the scope of the building(s), name and address of person preparing the plat.
 - 3. Vicinity sketch at an appropriate scale showing the location of the building(s) in relation to the existing public streets.
 - 4. The shape, size, height, location and use of existing and proposed structures located on the site and those existing within 50 feet of the site.

5. A copy of an approved driveway permit from the Town of Haverhill, or, where the proposed driveway is to intersect a private road, an application for a Special Use Permit as set forth in Section 503.1 of this Ordinance, in which case the following provisions shall apply:
 - a. Plans and specifications shall be presented detailing any upgrades or changes to the private road which may be required by the Planning Board as part of its Special Use Permit review. The Board may also require a performance bond to secure such work.
 - b. The applicant shall sign a statement, to be recorded, acknowledging that neither the Town of Haverhill nor the Mountain Lakes District has any liability for maintenance of the private road, nor for any injury or damages that may occur due to the condition of the private road, and that neither the Town nor District is under any obligation to assume the maintenance of the road in the future.
 - c. No private road will be approved by the Planning Board unless adequate provision is made for all utilities serving the site. The plan submitted must show the location and size of necessary utility easements, and, if private lines are to be connected to public lines, a public "turn off" must be installed and maintained by the applicant at the end of an in use utility.
 6. Copy of the septic system design including detailed sketches and NHDES approvals.
 7. Location of any existing or proposed easements, deed restrictions or covenants.
 8. Such other information as deemed necessary in order to apply the regulations contained herein.
- B.** Information as to the existing and intended use of each building, lot, or a part thereof.
- 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 Commissioners or designee (see Section 1002), 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.

1001.3 The Commissioners or designee (see Section 1002) shall review an application for a permit to determine its compliance with this Ordinance. The Commissioners or designee will approve, conditionally approve or deny the application within 30 days.

1001.4 Issuance of a Zoning Permit pursuant to this Ordinance constitutes approval by the District of the proposed use only under the terms of this Zoning Ordinance.

1001.5 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 from the Town of Haverhill.

1001.6 A Zoning Permit shall become void if a building permit is not issued and construction is not begun hereunder 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 with twelve (12) months from the date of issue of the Zoning Permit. Zoning Permits may be extended for no more than an additional twelve (12) months by the Commissioners or their designee (see Section 1002) on receipt of a written request for extension at least thirty (30) days prior to the expiration of the original permit.

1001.7 No cutting or clearing of trees for purposes of enabling the erection of a building or structure, or change of use which requires a permit under Section 1001.1 of this Ordinance, shall begin until the zoning permit for the building, structure or conversion of use has been obtained. In addition, building construction must begin no later than 6 months after tree clearing begins, unless an extension has been received from the Mountain Lakes District Commissioners or their designee (see Section 1002).

Section 1002 **Administration and Enforcement**

The administration and enforcement of this Ordinance shall be by the Mountain Lakes District Board of Commissioners and/or their duly appointed representatives, which may include a Zoning Officer and/or the Planning Board.

Section 1003 **Enforcement and Penalty**

1003.1 This Ordinance shall be enforced by the Mountain Lakes Board of Commissioners or their duly appointed representatives. 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 Commissioners shall institute, in the name of the District, 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.

1003.2 A notice of violation shall be sent by mail to any person determined to have violated this Ordinance and such notice shall describe the acts constituting the violation and the section of this Ordinance. No enforcement action shall be initiated unless the alleged offender has had at least ten (10) calendar days from the date of the violation letter to correct the violation. Any person who violates this Ordinance shall be subject to a civil penalty not to exceed \$275 for each day for the first offence and \$550 for each day for subsequent offences that such violation is found to continue after the date on which the violator received written notice from the District of the violation. In any legal action brought by the District to enforce this Ordinance, the District may recover its costs and reasonable attorneys' fees. *See RSA 676:17.*

Section 1004 **Zoning Board of Adjustment**

There shall be a Zoning Board of Adjustment as provided by New Hampshire statutes and its members shall be appointed by the Board of Commissioners.

1004.1 The Zoning 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 Commissioners, Zoning Officer, Planning Board or other designee in the administration of this Ordinance.
- B. To hear and decide Special Exceptions to the terms of this Ordinance upon which the Zoning Board of Adjustment is required to pass as provided herein.
- C. To authorize upon appeal in specific cases Variances from the terms of this Ordinance as provided in Section 1005.
- D. To grant Equitable Waivers of Dimensional Requirements pursuant to RSA 674:16.

1004.2 In exercising the above-mentioned powers, the Zoning 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 Commissioners, Zoning Officer, Planning Board, or other designee from whom the appeal is taken.

1004.3 The concurring vote of a simple majority of the membership of the Zoning Board of Adjustment shall be necessary to reverse any action of the Commissioners, Zoning Officer, Planning Board, or other designee, 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.

1004.4 The following rules shall apply in all proceedings before the Board of Adjustment:

- A. All appeals and applications to the Zoning Board of Adjustment shall be in writing on forms prescribed by the 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 Zoning Board of Adjustment shall hold a public hearing and notice shall be given as required by law.
- C. The Board of Commissioners shall establish such appropriate fees as will compensate the District for the cost of processing and reviewing all appeals and applications submitted to the Zoning 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.

Section 1005 **Variance**

1005.1 The Zoning Board of Adjustment may, on an appeal, grant a Variance from the provisions of this Ordinance, if the Board determines that the following five standards as required by State Law, are met, namely:

- A. The variance will not be contrary to the public interest;
- B. The spirit of the ordinance is observed;
- C. Substantial justice is done;
- D. The values of surrounding properties are not diminished; and
- E. Literal enforcement of the provisions of the ordinance would result in an unnecessary hardship.
 - 1. For purposes of this subparagraph, "unnecessary hardship" means that, owing to special conditions of the property that distinguish it from other properties in the area:
 - a. No fair and substantial relationship exists between the general public purposes of the ordinance provision and the specific application of that provision to the property; and
 - b. The proposed use is a reasonable one.
 - 2. If the criteria in subparagraph 1. are not established, an unnecessary hardship will be deemed to exist if, and only if, owing to special conditions of the property that distinguish it from other properties in the area, the property cannot be reasonably used in strict conformance with the ordinance, and a variance is therefore necessary to enable a reasonable use of it.

The definition of "unnecessary hardship" set forth in subparagraph E. shall apply whether the provision of the Ordinance from which a variance is sought is a restriction on use, a dimensional or other limitation on a permitted use, or any other requirement of the Ordinance.

1005.2 In authorizing a Variance, the Zoning 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.

Section 1006 **Equitable Waivers of Dimensional Requirements**

- A. When a lot or other division of land, or structure thereupon, is discovered to be in violation of a physical layout or dimensional requirement imposed by the Zoning Ordinance, the Zoning Board of Adjustment shall, upon application by and with the burden of proof on the property owner, grant an equitable waiver from the requirement, if and only if the Board makes all of the following findings:

1. That the violation was not noticed or discovered by any owner, former owner, owner's agent or representative, or municipal official, until after a structure in violation had been substantially completed, or until after a lot or other division of land in violation had been subdivided by conveyance to a bona fide purchaser for value;
 2. That the violation was not an outcome of ignorance of the law or ordinance, failure to inquire, obfuscation, misrepresentation, or bad faith on the part of any owner, owner's agent or representative, but was instead caused by either a good faith error in measurement or calculation made by an owner or owner's agent, or by an error in ordinance interpretation or applicability made by a municipal official in the process of issuing a permit over which that official had authority;
 3. That the physical or dimensional violation does not constitute a public or private nuisance, nor diminish the value of other property in the area, nor interfere with or adversely affect any present or permissible future uses of any such property; and
 4. That due to the degree of past construction or investment made in ignorance of the facts constituting the violation, the cost of correction so far outweighs any public benefit to be gained, that it would be inequitable to require the violation to be corrected.
- B. In lieu of the findings required by the Board under subparagraphs A.1. and 2., the owner may demonstrate to the satisfaction of the Board that the violation has existed for 10 years or more, and that no enforcement action, including written notice of violation, has been commenced against the violation during that time by the municipality or any person directly affected.
- C. Application and hearing procedures for equitable waivers under this section shall be governed by RSA 676:5 through 7. Rehearings and appeals shall be governed by RSA 677:2 through 14.
- D. Waivers shall be granted under this section only from physical layout, mathematical or dimensional requirements, and not from use restrictions. An equitable waiver granted under this section shall not be construed as a nonconforming use, and shall not exempt future use, construction, reconstruction, or additions on the property from full compliance with the ordinance. This section shall not be construed to alter the principle that owners of land are bound by constructive knowledge of all applicable requirements. This section shall not be construed to impose upon municipal officials any duty to guarantee the correctness of plans reviewed by them or property inspected by them.

Section 1007 Occupancy

No building may be occupied or used unless the Commissioners or designee (see Section 1002) have issued a successfully completed Zoning Compliance Checklist (ZCC). The Commissioners or designee (see Section 1002) shall not issue a Zoning Compliance Checklist until the Zoning Ordinance and Water Tariff regulations have been met.

Section 1008 **Fees**

The fee for any permit or appeal required under this Ordinance shall be established by the Board of Commissioners. Such fees shall be paid by the applicant in advance and shall accompany each application for permit.

ARTICLE 11 **MISCELLANEOUS PROVISIONS**

Section 1101 **Severability Clause**

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

Section 1102 **Effective Date**

This Ordinance and any amendments thereto shall take effect immediately upon adoption.

Section 1103 **Amendments**

The Ordinance may be amended in accordance with the provisions of the applicable statutes of the State of New Hampshire.

Section 1104 **Conflicts**

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

TOWN OF HAVERHILL HEALTH REGULATIONS

Reg. 101 Refuse Containers. Refuse stored outside of an enclosed structure shall be placed securely in covered containers of permanent construction. For the purpose of this Regulation, plastic bags or materials such as cardboard or paper shall not constitute “Permanent Construction”. This regulation shall apply only to the Mountain Lakes District.