

Article 6 Article (1): Are you in favor of the adoption of Article (1) as proposed by citizens of The Town of Lyndeborough for Town of Lyndeborough Zoning Ordinance as follows?

Amend section 702.00 to help preserve the rural character of Rural Lands One (RL1) and read as follows (language to be added shown in bold italics, language to be removed shown in bold ~~strikeout~~).

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702:01 Area. Minimum lot size ***5 acres which shall require a minimum of*** 2 contiguous acres of dry land undivided by wetland, pond or drainage way ***with "not limited" and/or "somewhat limited" rated soils as required by Section 408.00.***

702:02 Frontage. Minimum ~~**500**~~ ***250*** feet of continuous frontage.

Article (2): Are you in favor of the adoption of Article (2) as proposed by citizens of The Town of Lyndeborough for Town of Lyndeborough Zoning Ordinance as follows?

Amend section 408 to clarify soil based zoning requirements and to read as follows (language to be added shown in ***bold italics***, language to be removed in ~~**bold strikeout**~~):

408:00 Soil Based Zoning Requirements

All lots in the Rural Lands One (RL1) or Light Industrial zoning districts with less than 5 acres shall require a minimum of 2 contiguous acres of ***"not limited" "slight" and/or "somewhat limited" "moderate limitations"*** limitations rated soils for septic tank absorption fields, as determined by the USDA Natural Resource Conservation Service criteria and published ***at "Web Soil Survey (<https://websoilsurvey.nrcs.usda.gov/app/>)" in Table 11 of the "Soil Survey of Hillsborough County, New Hampshire", issued October 1985.*** A Site specific soil survey conducted by a NH Certified Professional Soil Scientist may be required by the Planning Board to ensure that the requirements of this section are met. Contiguous shall mean any area undivided by wetland, ponding (seasonal or perennial) or seasonal or perennial drainage ways. Lots of record shall not be affected by this soil-based zoning for residential usage.

All lots in the Rural Lands One (RL1) or Light Industrial zoning districts with less than 500 foot frontage shall require a minimum of 2 contiguous acres of ***"not limited" "slight" and/or "somewhat limited" "moderate limitations"*** limitations rated soils for septic tank absorption fields, as determined by the USDA Natural Resource Conservation Service criteria and published ***at "Web Soil Survey (<https://websoilsurvey.nrcs.usda.gov/app/>)" in Table 11 of the "Soil Survey of Hillsborough County, New Hampshire", issued October 1985.*** A Site specific soil survey conducted by a NH Certified Professional Soil Scientist may be required by the Planning Board to ensure that the requirements of this section are met. Contiguous shall mean any area undivided by wetland, ponding (seasonal or perennial) or seasonal or perennial drainage ways. Lots of record shall not be affected by this soil-based zoning for residential usage. (3/18/00) (3/16/19) ***(3/10/26)***

[Note of Clarification: This section 408.00 does not apply to the Village District, section 500.00; Rural Lands 2, section 800.00; Rural Lands 3, section 900.00; or the Large Tracts of Land, section 404.00.] (by petition)

Yes

No

Article 7

To see if the town will vote to amend Section 411 of the Zoning Ordinance to allow up to two Accessory Dwelling Units (ADUs) by right on lots greater than five acres. ADU's may be attached or detached from the primary dwelling. The combination of the two ADU's would not exceed 2,000 square feet. Currently Lyndeborough allows one ADU of up to 2,000 square feet by right.

Amend Section 411.00, subsection 1 to read as follows (language to removed shown in ~~bold strikeout~~, language to added shown in ***bold italics***):

An Accessory Dwelling Unit shall be allowed as a matter of right by the Building Inspector pursuant to RSA 674:71 and 674:72 in all zoning districts that permit single family dwellings. One accessory dwelling unit shall be allowed without additional requirements for lot size, frontage, space limitations, or other controls beyond what would be required for a single family dwelling without an accessory dwelling unit. ~~Not more than one accessory dwelling unit for any single family residence shall be allowed.~~ ***Up to two ADUs are allowed by right on lots greater than five acres provided that the total square footage of the two ADUs does not exceed 2,000 Square feet in area.*** (by petition)

Yes

No

SAMPLE