

Madbury Zoning Ordinances

Section 8. Conflicting Provisions

In the event that the provisions of this ordinance are found to conflict with another provision of this ordinance, statute, or regulation, the more restrictive shall apply.

Section 9. Conditional Use Permits¹

A. Authority

The Town of Madbury adopts this Article pursuant to the authority granted under RSA 674:16 and more specifically RSA 674:16 II and 674:21 relative to innovative land use controls.

B. Purpose and Application

1. The purpose and intent of a Conditional Use Permit is to allow certain uses that are required to be reviewed by the Planning Board and are not normally permitted under conventional zoning provisions
2. Land uses requiring Conditional Use Permits are identified in the various districts and overlay district articles in this Zoning Ordinance.
3. Any use lawfully established prior to the adoption, extension or application of this Article that is now subject to a Conditional Use Permit may continue in the same manner and to the same extent as conducted prior to said adoption or extension of this Article. A Conditional Use Permit shall be secured from the Planning Board before the use or structure or building in which said use is conducted may be altered, added to, enlarged, expanded or moved from one location to another on the lot where said use is located.

C. Procedures

1. Application for Conditional Use Permit
 - a. Application for a Conditional Use Permit may be made by the owner of the affected property or his designated agent on a form available from the Planning Board. Applicants should include all relevant information for Planning Board consideration.
 - b. The completed application and nonrefundable fee shall be submitted to the Planning Board.
2. Procedure for Consideration.
 - a. The Planning Board shall consider the application at its next regular meeting following the public notice process.
 - b. A Conditional Use Permit application and review may be accomplished concurrently with Site Plan Review or Subdivision Application in accordance with relevant procedures and requirements.
 - c. The Planning Board shall determine what documentation and information is required to evaluate the application.

D. Approval Criteria

The Planning Board shall grant a Conditional Use Permit if it determines that the proposal conforms to all of the following criteria:

1. The site is suitable for the proposed use. Considerations include:
 - a. Adequate vehicular and pedestrian access for the intended use.
 - b. Adequate public services to serve the intended use including emergency services, schools, and other municipal services.
 - c. The absence of environmental constraints (e.g., floodplains, steep slopes).
 - d. Appropriate utilities to serve the intended use including water, sewage disposal, storm water disposal, electricity, and utilities.
2. External impacts:

The impacts of the proposed use on abutting properties and the neighborhood shall be no

¹ Section 9 added March 2015, references to this section in other Articles added concurrently

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greater than the impacts of adjacent existing uses or other uses permitted in the zone. Considerations shall include traffic, noise, odors, vibrations, dust, fumes, hours of operation, and exterior lighting and glare. The location, design, nature and intensity of the use shall not have an adverse effect on the surrounding environment.

3. Character of the site development:
The proposed layout and design shall be compatible with the established character of the neighborhood and shall mitigate any external impacts of the use on the neighborhood.
 4. Preservation of natural, cultural, historic, and scenic resources:
The proposed use including all related development activities shall preserve identified natural, cultural, historic, and scenic resources on the site and shall not degrade such resources identified on abutting properties.
 5. Other approval criteria and use restrictions specific to the district(s) (including overlay districts) applicable to the site.
- E. Limitations and Restrictions of Approved Use
1. A Conditional Use Permit shall stipulate any limitations or restrictions of use determined by the Planning Board to be necessary to further the objectives of this ordinance and the Master Plan, or which would otherwise allow the general conditions of this article to be satisfied.
 2. Conditional Use Permit limitations and restrictions shall ensure long-term compliance with these objectives. Periodic actions such as monitoring, reports, inspections, Planning Board review, or reapplication may be required.
- F. Approval of Application and Granting of Conditional Use Permit.
1. Upon approval, the Planning Board shall issue a Conditional Use Permit including the limitations or restrictions of use itemized in brief on the face of the permit. The Conditional Use Permit Notice of Decision and any Findings of Fact shall be recorded at the Strafford County Registry of Deeds.
- G. Termination and Transferability.
- Once granted, a Conditional Use Permit with its terms and conditions shall:
1. Run with the lot, building, structure or use and shall not be affected by changes in ownership.
 2. Terminate twelve (12) months from the date of authorization if the authorized use has not begun:
 - a. Unless otherwise specified in the conditions of approval; or
 - b. Unless the applicant can demonstrate good reason(s) at a public hearing before the Planning Board why the permit should be extended.
- H. Denial of application
1. If an application is denied by the Planning Board, no resubmittal of an application for a Conditional Use Permit for the same or similar use may be made for one (1) year from the date of denial.
 2. A resubmitted application shall be treated as a new application.
 3. A revised or updated application may be submitted at any time if the Planning Board determines that:
 - a. Revisions to the application are substantial and warrant reconsideration
 - OR
 - b. Relevant circumstances have changed to an extent that justifies reconsideration.
- I. Non-Compliance
- Failure to comply with the conditions of approval for a Conditional Use Permit shall be deemed a violation of this Ordinance and subject to enforcement by the Board of Selectmen as per RSA 676-15. Such enforcement may include revocation of the permit.

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Section 10. Document Reference

For any external document that is referred in this Zoning Ordinance, it is assumed for purposes of this Ordinance that such document is the latest revision or its successor document.

Article V General Residential and Agricultural District

Section 1. Purpose

The purposes of the Residential and Agricultural District are to provide for low-density residential development that can be served by private wastewater treatment systems and developed in such a manner to maintain the open, rural character of the land for agricultural purposes.

The Town of Madbury acknowledges its place in the region as a residential bedroom community to surrounding towns including Dover, Durham, Portsmouth, and Rochester. The adopted Madbury Master Plan further advances the Town's desire to maintain its rural character, and acknowledges the reality that based upon the Town's existing development pattern and the lack of public infrastructure necessary to support commercial or dense residential development, Madbury's future land use pattern will be a reflection of its past. The dimensional and spatial requirements set forth in the Zoning Ordinances are adopted by the Town to protect the public health, safety and welfare of our residences, and the communities surrounding Madbury that rely on the Town as a source of clean drinking water. In addition to environmental concerns related to lot sizing, the Town also seeks to advance the Master Plan goal and the desire of its residents to maintain and preserve the aesthetic and historic character engrained in the community. These principles apply also to the frontage requirements that are advanced for public safety and aesthetic purposes

Section 2. Uses Permitted

- A. It shall be a district of dwellings and farms. No other uses than those specified will be permitted except the special exception uses which may be granted by the Board of Adjustments as provided under Article XV, SECTION 2.
- B. A single-family or a two-family dwelling is permitted in this district.
- C. General farming, including horticulture, floriculture, dairying, livestock and poultry raising, and other agricultural uses, or the raising of animals for other purposes are permitted in this district. Agritourism is permitted but will be subject to the granting of a Conditional Use Permit as per Article IV, General Provisions; Section 9, Conditional Use Permits in addition to the following criteria:
 1. Sufficient off-street parking is provided to accommodate any employees and visitors;
 2. Any internal vehicular roadways can accommodate proposed traffic volumes;
 3. The proposed site design is configured in a manner that minimizes and mitigates any impacts to environmental resources and neighboring properties;
 4. The scale, size, frequency of events, and operating hours shall not produce unreasonable impacts or nuisances to the surrounding neighborhood.
- D. Home produce and home products and agricultural products may be bought and sold and exposed for sale in this district.
- E. Tourist homes may be maintained and operated in this district.