



Town of Jaffrey
Office of Planning & Economic Development
10 Goodnow Street, Jaffrey, New Hampshire 03452
(603) 532-7880 x110 Fax (603) 532-7862
Email: jacarr@townofjaffrey.com

TOWN OF JAFFREY NEW HAMPSHIRE
PLANNING BOARD
Proposed Changes to the Land Use Code
March Town Meeting 2024

New Language is in red and deleted language is ~~strikethrough~~

1. Section VI – 6.4: Clarify that density in the General Business, General Business A and Residential B Districts where town water and sewer are available that multi-family is permitted.
2. Section VI: Add paragraph to Section 6.4 which allows for a Workforce or Senior Housing development to exceed the maximum number of units per building pending a financial statement from the developer indicating economic viability per RSA 674:58 (III).
3. Section VI: Areas and Setbacks for Buildings. Correct reference to Turnpike Road Industrial District, should read Section 4.7.2 rather than 3.6.2
4. Section XII: Guide to the Zoning Districts.

Correct reference to 12.13 Industrial District (Tack Shop), should read Industrial District (Knight Street)

Clarify reference to 12.14 Industrial District (Northeast), should read Industrial District (Stone Arch Bridge)

Exact text is available on the Town web site, Town Clerk and the Planning office.

The Town of Jaffrey prohibits discrimination on the basis of race, color, national origin, sex, sexual orientation, religion, age, disability, marital or family status.

The Town of Jaffrey is an equal opportunity employer

6.1 Dimensional Table (con't)

Explanatory notes:

- a) The lot sizes and dimensions in the Mountain, Rural, Residence A, and Residence B districts are intended for one and only one principal structure per lot unless specifically otherwise provided for elsewhere in this ordinance.
- b) "Frontage" means the horizontal distance measured along a lot line dividing a lot from a street that meets the minimum requirements of Appendix A, Section III, to the Jaffrey Rules and Regulations to Control Subdivisions. Driveways to interior lots shall not be construed as frontage for the front lot.
- c) "Setback" means the horizontal distance between a lot line and the nearest part of a structure.

6.1.1 During the Site Plan Review process, the Planning Board may waive up to 25% of the parking requirements, if deemed appropriate.

6.2 No lot on which a building is located in any district shall be reduced or changed in size or shape so that the building or lot fails to comply with the lot area, frontage, setback, yard or height provisions of this ordinance that are applicable to the construction or placement of the building on the lot unless a variance is obtained from the Zoning Board of Adjustment. This provision shall not apply, however, when a portion of the lot is taken for public purposes. (Amended March 2009)

6.3 Minimum lot sizes for multi-family buildings and apartment houses except in the General Business District where Section 6.1 shall control, whether units are rentals or single, cooperative, or condominium ownerships:

6.3.1 One acre for the first living unit in a building, plus one-half acre for the second living unit in a building, plus an additional five thousand (5,000) square feet for each additional living unit in a building.

6.3.2 There shall be a maximum of eight (8) living units in a building, except in the rural districts where the maximum number of units shall be limited to four (4) per building.

6.4 ~~Workforce and Senior Housing Multi-Family is permitted~~ in General Business, General Business A, and Residential B Districts where town water and sewer are available, there shall be a maximum of 6 units per acre base density and an additional 2 units per acre for Workforce and Senior Housing. Permitted by Conditional Use Permit (CUP provided for in RSA 674:21). (2021, 2023)

For Workforce and/or Senior Housing the Planning Board may waive the maximum number of units per building (8 per Section 6.3.2) in order to accommodate the opportunity to develop economically viable housing per RSA 674:58(III). Developer must submit a financial statement indicating need for increased density per building.

These developments are subject to Site Plan Review and Design Review as provided in the Subdivision Regulation, Section IV: Subdivision Procedures.

SECTION VI: AREAS AND SETBACKS FOR BUILDINGS - ALL DISTRICTS (Amended March 2002, 2005, 2008, 2012, 2014)

6.1 Dimensional Table

District	Lot Size (Sq. Ft.)	Frontage (linear feet)	Front Setback (linear feet)	Side Setback (linear feet)	Rear Setback (linear feet)	Off-street Parking
Mountain	130,680 / 3 ac	200	60	40	40	2/unit
Rural WOTW	130,680 / 3 ac	200	60	40	40	2/unit
Rural WTW	65,340 / 1.5 ac	150	60	30	30	2/unit
Residence A	43,560 / 1 ac	125	30	30	30	2/unit
Residence A- with town sewer (or community septic system within an OSDP)	20,000 / .46 ac	125	30	30	30	2/unit
Residence B	43,560 / 1 ac	125	30	30	30	2/unit
Residence B -with town sewer (or community septic system within an OSDP)	20,000 / .46 ac	125	30	30	30	2/unit
Main Street Program Area**	N/A	N/A	Align where possible, w/existing buildings, to preserve the streetscape edge.	15 feet from adjacent buildings	15 feet from adjacent buildings	See Section 6.11
General Business and General Business A	43,560	125	30	30	30	1 (8x18) per 400 sf gross floor area (amended 1992)
Industrial	2½ acres	200	100	30	50	1/employee
Turnpike Road Industrial District including "Tract A"	2 ½ acres	200	100	30	50	1/employee
Turnpike Road Industrial District "Tract A" see Z.O. Section 3-6.2 4.7.2	N/A	N/A Access Via Turnpike Rd.	N/A	100	100	1/employee

The Planning Board, during Site Plan Review, has the option of reducing front and rear setbacks, but not to be less than 30 feet, in order to accommodate flexibility in the siting of parking areas and other facilities; and to provide for reasonable vegetation within the setback areas.

*OSDP: *Open Space Development Plan*, (See Section XIII)

** All new building construction must conform to the ICC International Building Code, the NH State Building Code and the NFPA Life Safety Code.

12.12 General Business “A” Districts

General Business A shall be identified by parcel number.

North Main Street: Map 238, Lots 181, 180, 163, 162.1, 156, 155, 154.2, 154.1, 153, 152, and 151.

South Main Street: Map 238, Lots 36, 315, 38, 39, 40, 41, 42, 43, 72, 73, 74, 75, and 76.

Turnpike Road, Ellison Street, Stratton Road: Map 239, Lots 83, 84, 85, 86, 87, 88, 95.1, 95.2, 96, 97, 98, 99, 100, 110, 111, 210, and 211.

12.13 Industrial District (~~Tack shop~~ Knight Street) (Amended 2007)

Starting at the southwest corner of Lot 96 Map 244 then east along Route 124 crossing Knight Street to the southwest corner of Lot 97, Map 244, then northerly on the west side of said lot in a straight line to the southwest corner of Lot 71 Map 244, then easterly on said lot 200 feet then northerly 250 feet between Lots 71 and 101, Map 244, then easterly from said junction 194.67 feet to the northeast corner of lot 101 then northerly on the west side of Lots 102, 103, 104.01, 104 and 105 on Map 244 and lot 1 on Map 245 then westerly on Lot 70 224.29 feet, then southerly 249.11 feet, then westerly on the north side of Webster Street to the southeast corner of lot 12 Map 245 then crossing to the south side of Webster Street on the junction of lots 67 and 66, Map 244 then southerly on said junction and staying on the east side of lots 47, 64, 72, 73, 80 and 95 to the point of beginning.

12.14 Industrial District (~~Northeast~~ Stone Arch Bridge) (Amended March 2004, March 2006, March 2018)

From the intersection of Route 202 and Fitch Road, following the eastern edge of Fitch Road to a point at the southwest corner of Lot 135 Map 245 on the north side of Cheshire Road following the road to the southeast corner of Lot 137 Map 245, then northerly, crossing White Road to the southeast corner of Lot 133 Map 245, then westerly along the boundary of Lot 139 Map 245 then northerly along said lot to the northwesterly corner then easterly along said lot $\pm 289'$ to a corner then southeast a distance of $\pm 58'$ to the southwest corner of Lot 129.1 Map 245 then continuing to the northwest side of the Route 202 (Peterborough Street) ROW continuing to the south side of Nutting Road at the eastern corner of Lot 7 Map 254 then crossing Route 202 and continuing along the center line of Old Sharon Road to a point that is approximately 200' south of the intersection of the northerly end of Coll's Farm Road and Old Sharon Road (for further reference, this point is approximately 800' NNW of the intersection of Old Sharon Road and Chamberlain Road). Proceeding due east approximately 2800' to the Sharon/Jaffrey town line. Thence proceeding southerly to the southeast corner of lot 8 on map 255 dated April 1, 2002. The proceeding westerly along said boundary to the center of Old Sharon Road thence proceeding northerly along Old Sharon Rd. where the easterly extension of a line separating lot 2 of map 255 and lot 4 of map 256 intersects the Old Sharon Rd. Thence westerly running N60° 22'20" a distance of 1,900' to a drilled hole marking the SE end of the boundary between Lots 1 and 2/Map 255. Thence running on the same bearing an additional 2,549' more or less to a point intersecting with Lot 106 Map 244, continuing in a southeasterly direction along the boundary of said lot crossing Lot 152 Map 245 (former rail line) to the southern side of Route 202 (Peterborough Street) to the eastern side of Hillcrest Road, then crossing Route 202 to the point of beginning.

Starting at the center line of the Old Sharon Road, approximately 800 feet SE of the intersection of Old Sharon Road and Chamberlain Road, easterly along an extension of a line separating the land of Bross from the land of J. Sawyer and along that line a distance of 1,600 feet. Thence SSE 2,250' (and paralleling the Jaffrey/Sharon line) at a distance of 1,100 feet; thence SSW a distance of 700