

# ATTENTION FRANCONIA RESIDENTS

The Franconia Planning Board will hold the 2nd public hearing regarding the proposed Zoning Ordinance amendments on Wednesday, January 22, 2025, at 6:00 pm, in the Franconia Town Hall.

The Planning Board proposes to repeal the existing Zoning Ordinance, Wireless Telecommunications Facility Ordinance, and Solar Ordinance and replace the three documents with a single unified Zoning Ordinance document revised to update references to state laws and agencies; make minor editorial corrections; clarify language; add elements in accordance with state laws and court decisions; recodify and reorganize the Ordinance to have all of the Permitted uses and uses allowed by Special Exception in one table rather than scattered throughout the Ordinance, and would also include the following changes:

- Add definitions for the following terms used in the Ordinance: Accessory building or use; Building coverage; Campground; Conditional Use Permit; Dwelling unit; Frontage; Gross Floor Area; Hotel, Motel or Inn; Kindred Group; Light Industry; Lot Coverage; Setback; Short Term Rental; Small Wind Energy System; Special Use Permit; Structure; Transient; and Wetland; and would revise definitions for Bed and Breakfast, Manufactured Housing, and One-Family, Two-Family and Multi-Family Residential Structure.
- Make the following changes to uses: add Short-Term Rental as a Permitted use in all districts, with a permit required; add Campground as a use allowed by Special Exception in all districts; removed undefined use Guest House; change Excavations from Permitted in all districts to Special Exception; and change “Other Business Use” from Permitted in Business A and B to Special Exception.
- Add exemptions to the 35-foot height limit for accessory uses such as antennas, telecommunications towers, flagpoles, chimneys, and small wind energy systems.
- Add provisions regarding Expansion of Nonconforming Use, Change of Nonconforming Use, and Expansion of Nonconforming Building; and add additional criteria for building on Nonconforming Lots.
- Remove minimum square footage requirements for dwelling units.
- Prohibit landfills and junkyards.
- Require campers, which are currently allowed to be occupied up to 6 months annually, to be in compliance with applicable codes.

- Add wellhead protection areas to the Aquifer Protection Overlay District, and change the uses allowed by Special Exception from the Zoning Board of Adjustment to be Conditional Uses approved by the Planning Board.
- Change the Wetland Conservation District from all poorly and very poorly drained soils on development requiring Planning Board approval to only those wetlands 20,000 square feet and larger but applicable to any development; change the uses allowed by Special Exception from the Zoning Board of Adjustment to Conditional Uses approved by the Planning Board; add application requirements and performance standards; and remove language regarding septic system setbacks.
- Add criteria for Special Exceptions.
- Replace the existing Wireless Telecommunications Facility Ordinance adopted in 2001 with an up-to-date version.
- Amend the Solar Ordinance by adding ground-mounted solar collection systems for nonresidential use as a Permitted use in all districts, with language regarding mitigation of glare and the requirement for Site Plan Approval by the Planning Board.
- Replace hand-drawn zoning map with GIS version.

An electronic copy of the proposed changes can be found on the Franconia town website. Additionally, there are printed copies posted at the Town Hall and Library for the public to review.